

Agricultural 'Farm Event(s)' Analysis

Lavender Waves Farm

**3814 Commodore Oliver Hazard Perry Highway
Assessor's Plat 78-3 - Lot 7**



Prepared for: Lavender Waves Farm (C/o Henry Cabrera)

Prepared by: Pimentel Consulting, Inc.

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TOWN OF
SOUTH KINGSTOWN

INTRODUCTORY STATEMENT

Lavender Waves Farm ("Applicant") has retained the professional land use planning and zoning consulting services of Pimentel Consulting, Inc. ("Consultant"), in order to evaluate the appropriateness of permitting by-right 'Farm Events' for the express purpose of realizing successful continued agricultural usage of certain property located along Route 1 'Commodore Oliver Hazard Perry Highway' ("Route 1"). The Applicant's desires are aligned with the community's aspirations to preserve and protect historical agricultural operations; continued usage necessitating non-traditional measures.

"The Town's traditional development pattern will continue and provide opportunities for walkable villages with diverse housing stock, resources, and commercial areas surrounded by rural landscapes, scenic roadways, and agricultural operations. Valuable assets at the University of Rhode Island (URI) will be fully utilized, and the Town and URI will be partners. South Kingstown will continue to be a community where people know their neighbors and treasure the close-knit, small town character and expansive (protected) open spaces. The rights of individual property owners will be carefully balanced with the rights of the community to maintain this quality of life." [Comprehensive Plan - Page 27]

Guiding Principles - "The purpose of land use planning is to balance the needs and aspirations of the community with the rights of private property owners." [Comprehensive Plan - Page 28]

o **"South Kingstown's village character and natural resources must be protected and enhanced. (This can be done through land use regulations, design guidelines, and environmental protection, site planning and landscaping regulations.)"**

In response, carefully crafted regulations have been adopted permitting accessory activities that albeit not necessarily agriculturally oriented, are nevertheless compatible, even in residential locales. There is a clear understanding of the unique characteristics and operational components associated with the types of accessory activities deemed otherwise appropriate, thereby necessitating careful attention to both type and individual intensity of the respective 'Farm Events'.

Spotlight on Agriculture & the Food System - "As noted in "A Vision for Rhode Island Agriculture: Five-Year Strategic Plan and South Kingstown: Designing a Healthier Community," there are many exciting opportunities for agriculture throughout the State and within South Kingstown. That said, there are also a number of needs that must be met for these opportunities to be fully realized. Below is a summary of the opportunities and needs described in these two documents, as well as some local resources that can help." [Comprehensive Plan - Page 179]

"Regulatory issues challenge farm profitability. Clarifying local, state, and federal regulations and permitting processes is a high priority for the state's farmers, just as it is for other small businesses." [Comprehensive Plan - Page 180]

Access to Healthy Food Recommendations - Healthy Food Goal 1: "Maintain and expand allocations for agricultural lands and uses within the community." [Healthy Community Report - Page 21]

A. "Conduct an audit of existing policies and land use ordinances regarding agricultural activities for consistency with the goals of Healthy Places by Design and the Rhode Island Agricultural Partnership's Five Year Strategic Plan to ensure the viability of farming and to support a local food system."

B. "After conducting the above audit, consider amendments to identified policies and ordinances to improve the support of agricultural activities and uses within the community."

This Consultant is well aware of a prior unsuccessful attempt to realize regulatory permissible accessory Farm Event activities. Considering the appropriateness of such activities and the fact that they are permitted as a matter-of-right via the Development Plan Review ("DPR") regulatory procedural process, it was rather apparent to this Consultant that the submission failed to be approved because it did not properly address most pertinent operational components squelching regulatory officials, Planning Board ("PB") members, and neighborhood concerns, alike.

Farm Events - "Subject to development plan review (DPR) approval, for each category of event, farm structures and grounds may be used to host farm events as an accessory use to the principal use of the premises for agricultural purposes..." [Zoning Ordinance - Section 503.7.G]

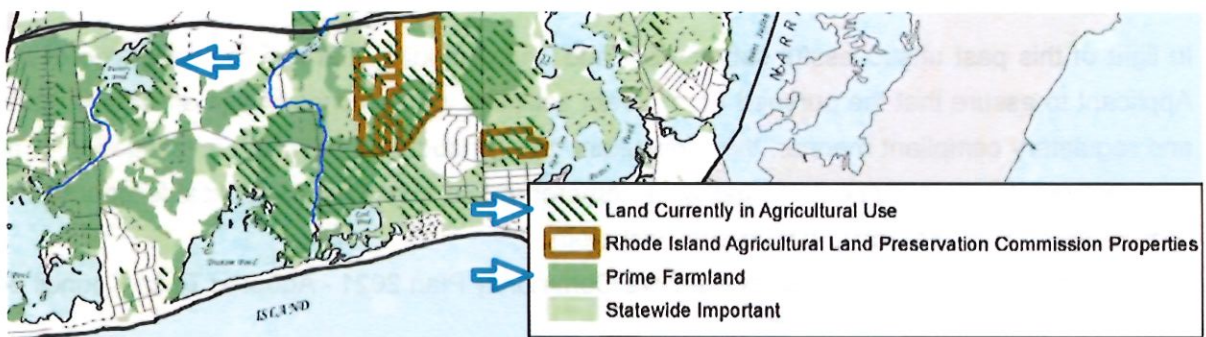
In light of this past unsuccessful submission, and understanding that it is the obligation of the Applicant to assure that the pursued Farm Event activities will be conducted in an orderly, safe, and regulatory compliant manner, this Consultant has conducted a thorough investigation of all pertinent regulatory documents to gather a comprehensive inventory of applicable operational components. The referenced documents, included:

- o Town of South Kingstown Comprehensive Community Plan 2021 - Adopted Town Council 24 May 2021 ("Comprehensive Plan");
- o Town of South Kingstown Zoning Ordinance, inclusive of recent statutory amendments ("Ordinance");
- o Subdivision and Land Development Regulations ("LD Regulations"); and,
- o South Kingstown: Designing a Healthier Community Report ("Healthy Community Report");
- o A Vision for Rhode Island Agriculture: Five-Year Strategic Plan - May 2011 ("Agriculture Plan"); and,
- o Pertinent Rhode Island General Law ("RIGL"), inclusive of recent statutory amendments, and case law.

In addition, an analysis of the immediate neighborhood has been conducted to assist in addressing the requisite 'performance standards'. Considering the surrounding neighborhood is sparsely populated, the neighborhood analysis was limited to those residences sandwiched between Route 1, Hummingbird Hollow, Walden Way, and Zech Drive. The purpose of this report is not merely to address the requisite DPR 'standards' of approval, but more importantly, the performance standards that must be instituted to assure Farm Event compatibility.

GENERAL PROPERTY and AGRICULTURAL OPERATION DESCRIPTION

The property that is the focus of the proposed accessory Farm Events is addressed 3814 Commodore Oliver Hazard Perry Highway, further designated Tax Assessor's Plat Map 78-3, Lot 7, and containing approximately 13.6-acres of total land area ("Property"). The Property is improved with a single-family residence, in addition to several outlying structures used to serve the on-site agricultural operation, one of which also contains a secondary residential unit used for short term rental purposes. However, it is the on-site lavender farm that is most pertinent, because its continued success is most definitively dependent upon the Applicant's ability to engage in permissible accessory activities. Agricultural presence is well recognized, as evidenced by the following illustration excerpted from the Comprehensive Plan - Map 26: 'Agricultural Resources' [Page 171]



This Consultant has been informed that the Property has historically been used for a variety of agricultural purposes, upwards of 90-years, commencing with livestock maintenance and retail sales in the mid-1930s. Over the years, in response to ever-changing market needs and personal ownership decisions, agricultural operations have likewise changed, morphing into the present lavender farm. However, this is not unusual, and most assuredly celebrated, because agricultural entities are forever being lost statewide at alarming rates; lost to fiscally consuming and community impacting residential development.

Baseline Information - Overview - "...Commercial and residential infill within villages is encouraged to both protect outlying rural areas from development and to provide a range of goods and services within walking or biking distance of village residents..." [Page 30]

"Prime agricultural land is an important natural resource which needs to be preserved. Since the early 1980's Rhode Island has recognized the importance of land suitable for food production and supported the conservation of this resource. However, a large percentage of farmland has been lost to development in South Kingstown and will continue to be under pressure from development." [Page 174]

Challenges - Land availability and affordability are significant obstacles to expanding or starting farm operations: "The land base needed to sustain and expand RI's agricultural production faces continual threat from residential and commercial development pressures. In the 25 years between 1982 and 2007, RI lost 13,900 acres, or 22 percent, of its agricultural land to development. In that same period of time, the state converted to development a higher percentage of its prime agricultural land—the most productive of its farmland—than any other state: nearly 30 percent. [Agriculture Plan - Page 10]

It is without question that the present lavender farms operation is greatly enjoyed and appreciated, smaller agriculturally-oriented events being well-attended. However, the economics of these events does not translate to long-term success. This is fully understood by the community, thus the reason for instituting regulatory measures to ensure their continued generational existence. These measures have been thoughtfully vetted, with the full understanding that most farms are located amidst residential neighborhoods. One such consideration is vehicular access, a condition that may very well be quite problematic. This Consultant can professionally attest to this dilemma, which can result in legitimate concerns. The Property is appropriately situated along US Highway - Route 1, thereby providing direct and expedient access without the necessity of interfering with the enjoyment of surrounding residences. Vehicular access and other activity oriented considerations have been carefully contemplated, all of which are detailed in the next section of this report.

Goal I.4: Rhode Island farmers will increase production of RI farm products to meet increased in-state consumption: "Strategies included in the Business and Technical Assistance and Land sections of the Plan will serve to increase production of RI farm products through such approaches as expanded access to affordable farmland, a more supportive regulatory environment for farm businesses and an increase in business and technical support services to current and new farmers to better meet new market opportunities and expand direct- to-consumer sales." [Agriculture Plan - Page 14]

Protecting Community Character to Attract New Business - "In order to maintain and enhance its special character, the Town needs to communicate with developers that design and appearance matter. Construction needs to respect scenic roadways and landscapes, including our working farmland...The Town should continue to make sure that local zoning and regulations encourage further growth in the agricultural sector and should look for ways to connect this sector with the growing food services sector." [Page 119]

The Property is presently zoned in a R200 'Rural Very Low Density District' ("R200 District") manner, defined pursuant to Section 101.A 'Zoning Districts Residential', of the Ordinance, in the following manner:

R200 - 'Rural Very Low Density District' - *"This district allows a residential density of up to two-tenths (0.2) dwellings per acre. The minimum lot size for single-household detached dwellings is two hundred thousand (200,000) square feet. The primary purpose of this district is to provide protection to sensitive environmental resources, such as groundwater reservoirs and recharge areas, immediately adjacent thereto; and coastal pond watersheds. It provides a residential density low enough to discourage the conversion of open lands and farmlands to more intensive use, while still allowing reasonable economic use of the land. It also includes privately-owned open spaces, freshwater wetlands, coastal features such as beaches and salt marshes, and farmlands. Public water service may be provided, but public sewers are discouraged in favor of waste water management districts and water conservation practices. This district also includes open space, conservation lands and land unsuitable for development. Portions of this district are within the High Flood Danger (HFD) Overlay District."*

The referenced zoning designation is consistent with the Comprehensive Plan [Page 37] - Future Land Use Map ("FLUM"), the Property being classified in a similar 'Residential Low Density' manner. The referenced land use classification literally recognizes and supports the presence of agricultural entities pursuant to the Comprehensive Plan [Page 41]:

Table 7: Comparison of Zoning Districts & Future Land Use Map (FLUM) Description

Zone: R200

FLUM: Low Density Residential

Description

Purpose: *"To protect environmental resources, such as groundwater resources and coastal pond watersheds."*

Characteristics: *"This district contains agricultural uses, very low-density residential development, and sensitive environmental resources, such as coastal ponds, barrier beaches, salt marshes, and groundwater resources. Clustered development which preserves large open spaces and farmland is preferred. Public water may be available in some locations but public sewers are discouraged."*

Allowed Uses: *"Residential uses at a density of 0.2 dwelling units per acres, agricultural uses, and privately-owned open space are allowed. This district may also include open space and conservation lands and some public facilities such as public safety and educational facilities."*

Anecdotally, everyone understands the economic value stemming from the preservation of agricultural operations. However, there are actual economic studies that give numerical substance; one such method being the Cost of Community Services Study ("CCS Study"). This Consultant personally prepared a CCS Study for the Town of North Kingstown, in the latter part of the 1990s. The purpose for the study was to evidence the value of purchasing development

rights, thereby averting residential development, and possibly preserving agricultural land resources. Although, everyone understood the general value of preserving 'farm(s),' 'forest(s),' and 'open space areas,' the unknown was actual dollar value. The American Farmland Trust had already engaged in several such studies for communities throughout the southeast portion of New England, however the referenced studies were very general in their preparation, relying on educated estimates at times. The North Kingstown study actually analyzed all expenditures during a specified fiscal year, realizing quite accurate dollar values. Ultimately it was determined that for every dollar generated from farms and similar land uses, merely between \$0.33 and \$0.37 cents were expended. In contrast, residential land uses expended in excess of between \$1.15 and \$1.20 for every dollar generated. Although, commercial and industrial land uses can similarly be evidenced to be generally positive, the associated difference is not as profound as agricultural operations. Furthermore, what is most difficult to calculate, are the immeasurable impacts associated with commercial and/or industrial entities, such as infrastructural impacts and environmental considerations. Therefore, ultimately, farming is the most productive, with the least measurable impacts.

FARM EVENT(S) ANALYSIS

The Town of South Kingstown has already adopted the requisite regulations to ensure the preservation of town-wide agricultural operations, understanding that their loss is unacceptable and contrary to the very spirit of the Comprehensive Plan.

Maintaining South Kingstown as a Year-Round Tourist Destination

"South Kingstown is a beautiful place, and its beauty will continue to attract visitors to its beaches, rivers, salt and freshwater ponds, forests, and other natural resources, as well as its historic villages, the University of Rhode Island, and cultural resources. South Kingstown needs to continue protecting all these resources in order to maintain a healthy tourism sector." [Page 117]

"South Kingstown has an opportunity to expand tourism in a sustainable way by making sure that there is land zoned near tourist attractions for supporting complementary businesses and increasing tourist revenue. One major example of this is the food economy. Many tourists want to taste the best of what the area has to offer, which means ready access to farm stands, farmers' markets, restaurants that source locally, and local producers of prepared foods and beverages. Linking these local businesses with visitors has arguably the primary benefit of keeping them economically viable so that they are available to residents as well. Another major draw for tourists is the arts community. Artists and artisans have a strong presence in South Kingstown, but more can be done to help coordinate and market their work to visitors. Another recent trend for visitors is destination events such as weddings, reunions, conferences, and other such events. Making sure that South Kingstown enables local property owners to host destination events, while being mindful of the impacts on their neighbors, can help strengthen the viability of local farms, museums, and other potential venues..." [Page 117]

Goal 3: "Agricultural land within the Town will be protected, preserved and maintained for the future health, character, and economy of the community." [Page 185]

Policy 3.1: "Support the preservation of farmland for farming activities and encourage a local healthy food system by providing opportunities for local farmers to sell their products locally." [Page 185]

Policy 3.2: "Utilize a combination of regulatory techniques and amendments (zoning), public and private funding resources (land trusts, easements, purchase of development rights), and economic strategies (providing opportunities to sell/purchase locally grown products) to achieve the necessary protection of farmland and encouragement of farming activities." [Page 185]

One such regulatory method is permitting accessory Farm Events in conjunction with a recognized agricultural operation. The Applicant is not merely pursuing Farm Events on a whim, having already successfully engaged in lavender-direct (e.g., floral cuttings) and indirect (e.g., flora picnicking) events for several years now. It must be emphasized that the stated events are celebrated, and to the best knowledge of this Consultant, conducted without incident, being considerate of the immediate neighbors. Obviously, the Farm Events now pursued are somewhat more detail-oriented, necessitating careful attention to each operational component to ensure a successful neighborhood compatible experience. The first step in evidencing regulatory compliance is assuring that the proposed events are indeed permitted by the respective regulations. Farm Events are defined pursuant to the Ordinance, in the following manner:

Farm events - "In addition to allowable farm enterprise uses farms may, as an accessory use, host events that are not agricultural in nature but provide a means to promote and/or increase the exposure of the agricultural operation. Such events are classified into the following categories: educational conferences, fundraisers for nonprofit entities, weddings, other personal special recognition events, and mobile food establishments."

The Applicant desires to introduce weddings, wedding receptions, and such similar events. The Applicant fully understands that certain events are much more active than others, necessitating greater oversight. The Applicant also understands that events are not merely a measure of their individual financial success, ultimately benefiting the agricultural operation proper, but also how they functionally interact with the immediate neighborhood. It is rather apparent that during the initial submission, the operational components were improperly addressed, ultimately failing to garner a successful outcome. Therefore, at the direction of Legal Counsel and this Consultant, alike, the Applicant has sought out the requisite expertise. Joe Casali Engineering ("JCE") has been engaged to address all operational site design details, to include vehicular access and parking. Operational performance standards, to include noise and lighting, will be thoroughly investigated and addressed in a regulatory compliant manner as well. And finally, operational

event details will be fully vetted with the assistance of the PB, assuring that they have virtual input in the ultimate event parameters, to minimally include number of annual events and physical hours of operation.

1. Vehicular Parking: Off-street parking will be concentrated along the Property frontage due to the short distance from Route 1 and being readily visible, in addition to limited residential presence. Driveway access is situated alongside the northwesterly corner, having already been approved by the Rhode Island Department of Transportation - Physical Alteration Permit No. 201203. The parking arrangement will naturally integrated into the landscape, averting usage of impervious materials that would otherwise impair the environment (increased runoff) and detract from the rural serenity of the Property. The referenced guest parking has been purposefully limited to 47-spaces, to control number of event occupants; maximum of 150 guests. Alternatively, the already present parking area located alongside the single-family residence will be purposefully limited to staff parking, because it is within proximate distance of residential Lot 9. The referenced parking will likewise be maintained in a natural setting. During the larger events, a parking lot attendant will be physically present to direct guests into parking area and then onto a specified stall. This will avert guests accidentally bypassing the parking area and needlessly traveling down Zech Drive, potentially interfering with the enjoyment of proximate residents.

2. Event Placement: Each event will be accommodated within a temporary fully enclosed tent, having an approximate 3,200 square foot building footprint. The tent will be located directly to the rear and southwest of the lavender field, because it is the area with the greatest distance from any residence. There is literally a singular residence on the adjacent parcel, distanced in excess of 500 linear feet. All event activities, other than those that are directly associated with the lavender farm proper, will be relegated to within the physical structure for purposes of minimizing neighborhood interaction. For example, dining and entertainment will be entirely concentrated within the tent.

3. Operational Components: All miscellaneous operational components will likewise be thoroughly investigated by respective experts and their findings provided to the PB evidencing regulatory compliance, and more importantly assuaging any past concerns. At a minimum, the following will be addressed:

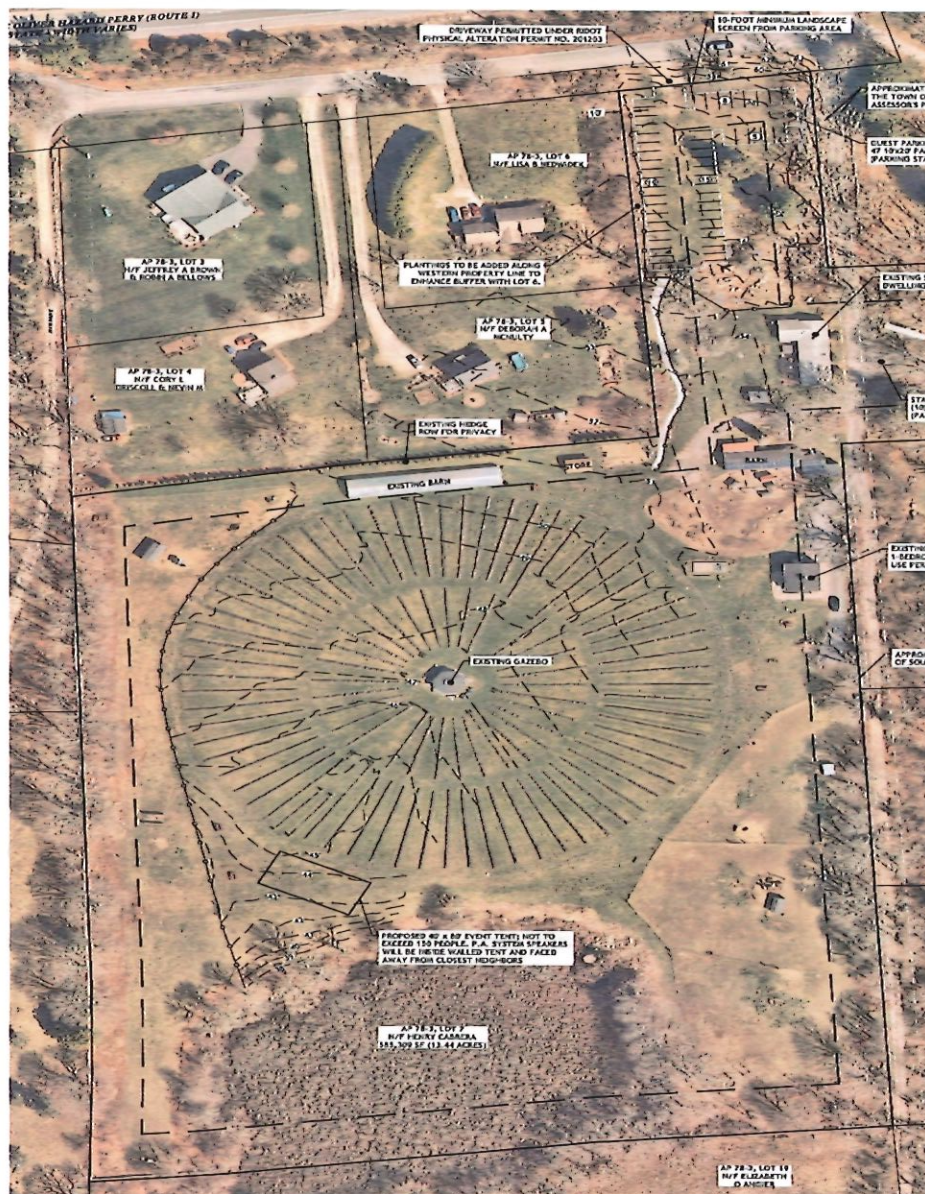
- a. Traffic generation (volume and travel) assuring appropriate ingress and egress, averting neighborhood interaction.

b. The events will obviously generate noise, however a noise study will be prepared to assure noise ratio compliance at the prescribed residential level. Furthermore, as previously noted, event activities will be contained within the physical structure, thereby minimizing noise levels. And finally, should music be provided, it will be limited to acoustical only, non-amplified and directed away from any residence.

c. Lighting will minimal considering events will be limited to a certain curfew, with clean-up within an approximate hour. Regardless, lighting will be likewise contained within the structure and away from residences, assuring dark sky compliance.

d. Alcohol may very well be provided, but only after obtaining the requisite licensing and only by certified servers.

The project engineer has prepared a plan, illustrated below and on the following page, detailing all of the described site design components, to include distances to sparse residences [Credit: JCE].





COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The Comprehensive Plan not only documents the community's support for the type of accessory activities proposed is securing preservation of agricultural operations, but also the proximate location.

Goal 6: "Business models that help to define South Kingstown's unique character and history will be identified and fostered." [Page 127]

Policy 6.1: "Support the use of land for agricultural purposes including accessory uses and related operations and encourages a local healthy food system by providing opportunities for local farmers to sell their products locally." [Page 127]

"Our spectacular coastal location has always defined who we are and continues to be a critical resource for our future through aquaculture, tourism, and marine technologies. Our village centers each have their unique history and character. Our nearby farms, fields, and forests provide an easily accessible refuge for locals and visitors alike and play an ever-increasing role in a vibrant local food economy..." [Page 110]



Map 3: Existing Land Uses [Page 36]

Another equally important consideration, is evidencing the economic benefit to be garnered from the proposed use. The Comprehensive Plan acknowledges that there is quite limited commercially zoned resources that contribute to a robust economy. Therefore, those activities that generate revenue, while doing so in a manner that preserve the community's rural character, should be well received.

Needs & Opportunities - Commercial & Mixed Use in Existing Villages: "Less than 1% of land in South Kingstown is zoned for commercial activity. As such, existing opportunities for new commercial development and expansion are limited..." [Page 54]

Baseline Information - Overview - "The purpose of the Land Use Element is to establish a plan for the future uses of land in South Kingstown in a manner which provides for the protection, development, use and management of the land and natural resources within the Town. This element will serve as a guide for thoughtful municipal decision making on how to best use our land. Within this element the reader will find a description of South Kingstown's current and future land use based upon development trends, natural constraints, public services and facilities, and transportation systems. The Town endorses the use of this Comprehensive Plan and its implementation as a means to preserve its diverse landscape and rural, small-town character, to balance the diverse needs of its citizens and businesses, and to implement its land use policies." [Page 30]

Finally, is the community's desire to maintain a healthy fiscal policy, averting unsustainable reliance on residential property taxes. The community therefore welcomes new 'revenue' sources that are also considerate of the overall 'rural' vision. The pursued accessory activities

will greatly assist in the long-term success of the present agricultural operation, while doing so in a manner that is considerate of the immediate residences.

Goal 2: "A sustainable rate of development will be maintained, which is consistent with the ability of the Town to provide essential services, to achieve a stable tax rate, to protect environmental, historic, and cultural resources, and to provide a healthy environment." [Page 59]

Policy 2.1: "The development review process will consider the fiscal, as well as the environmental, social, and cultural impacts of redevelopment projects and new development on raw land."

Future commercial and industrial development must not overwhelm the unique character of the community. Future development should take advantage of multi-modal transportation opportunities at Kingston Station while providing diverse job opportunities for local residents. Economic development initiatives must also protect our natural and cultural resources. Opportunities for mill reuse and infill of commercial development through expansion of existing shops and stores (investment in place), construction of new, or renovation of existing out-of-date or inadequate structures, can foster sustainability of the central core while protecting outlying "greenfields" from development pressure. Finally, and perhaps most importantly, all of these efforts are first and foremost about improving the quality of life for all of our residents..." [Page 107]

Land Use Goal 2: "A sustainable rate of development will be maintained, which is consistent with the ability of the Town to provide essential services, to achieve a stable tax rate, to protect environmental, historic, and cultural resources, and to provide a healthy environment." [Page 28]

"To follow a path of balanced economic growth having the following attributes:" [Page 107]

- o "Protection of sensitive environmental areas."
- o "Provision of economic opportunities."
- o "Protection of the public health, safety and welfare."
- o "Stabilization of an affordable municipal tax rate."

REGULATORY 'CONSISTENCY' ANALYSIS

The referenced accessory events are permitted as a matter-of-right pursuant to Section 503.7.G 'Farm retail sales activity (farm accessory uses) - Farm events' of the Ordinance, subject to DPR approval from the PB.

Farm Events - "Subject to development plan review (DPR) approval, for each category of event, farm structures and grounds may be used to host farm events as an accessory use to the principal use of the premises for agricultural purposes..." [Zoning Ordinance - Section 503.7.G]

The DPR 'standards' of approval are detailed in the LD Regulations, specifically Article IV 'Special Requirements' - Section F 'Development Plan Review.' The respective 'standards' are individually addressed below.

a) *"The granting of approval will not result in conditions inimical to the public health, safety, and welfare."*

The requested Farm Events have already been determined to be appropriate, thus the reasoning for permitting them as permissible accessory uses. All activities will be operated in a safe and environmentally sensitive manner. Parking will be naturally interacted into the landscape and only temporary structures will be utilized, thereby averting introduction of impervious surface. Events will properly controlled, during the actual event and post to ensure proper clean-up. Music and lighting will be kept to a minimum to protect the tranquility of the Property and neighbors alike. Finally, all refuse will be promptly transported off site.

b) *"The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district."*

The Applicant is very sensitive to the respective standard, thus the reason for seeking the professional assistance of a variety of experts to address all site design details, to include traffic, off-street parking, lighting, noise, and individual operational events (e.g., hours of event operation). Once again, introduction of the accessory Farm Events will greatly assist in the long-term financial security and success of the Lavender Waves Farm, an obvious result desired by Applicant and community, alike.

c) *"The plans for such project comply with all the requirements of the Zoning Ordinance and these Regulations."*

Pursuant to Section 301.01 'Agricultural - Crop Farm' of the Ordinance, the present Lavender Waves Farms is a by-right usage of property. Furthermore, pursuant to Section 503.7.G 'Farm Retail Sales Activity (Farm Accessory Uses) of the Ordinance, 'Farm Events' are permissible accessory uses when associated with a principal agricultural operation. The proposed events will realize compliance with all respective DPR 'standards', in addition to all applicable dimensional criteria (e.g., setbacks).

d) *"The plans for such project are consistent with the Comprehensive Plan"*.

This report has conclusively evidenced Comprehensive Plan 'consistency'. In addition, the thoughtful program that has been prepared with the assistance of various experts should evidence the Applicant's desire to operate 'Farm Events' in a most neighborhood compatible manner.

Agricultural Land - "Protection of farmland maintains the rural character and cultural history of the Town, contributes to economic activity, and provides a tax base without the required services that are needed for residential development. It also provides a local source of food for residents." [Page 174]

Natural Resource & Open Space Goal 3: "Agricultural land within the Town will be protected, preserved and maintained for the future health, character, and economy of the community."

e) *"Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval."*

The Applicant is fully aware that an approval will necessitate satisfying the PB that they will be a 'good neighbor', and is therefore prepared to reach a mutual agreement (at least until it can be evidenced that the events will be operated in a neighborhood considerate manner) regarding such details as number of annual events, hours of operation, etc.

CONCLUSION

It is this Consultant's professional opinion that the proposed 'Farm Events' can be operated in a manner that do not interfere with the enjoyment and privacy of immediate neighbors, provided they function in accordance with a thoughtfully prepared plan. All operational component(s) will be provided the necessary attention (as has been detailed throughout this report), even if necessitating conditions of approval, thereby assuaging any concerns. The approval of such events is a must, otherwise it may very well lead to the loss of another well appreciated agricultural entity.

