

South Kingstown Planning Department
Jparker@southkingstownri.com
Jay Parker, Planning Committee Members
Re: Development Plan Review for Lavender Waves Farm

July 20, 2020

My name is Deborah McNulty. I am a home owner at 3848 Comm. Perry Hwy. I am responding to the proposed development plan for events to be held at Lavender Waves Farm currently under review with the South Kingstown Zoning Board.

I am aware that a hardship needs to be proven, and to say that "I just don't like it" is not the reason I am voicing my concerns.

Little communication to residents has fostered confusion as to the proposed development for the farm.

Henry Cabrera's vision for the property has created a unique and beautiful lavender farm. The agricultural and horticultural purposes bring to fruition Henry's dream for Lavender Waves Farm. Henry has hosted "Cut Your Own Lavender" events and these events were organized, well managed, and offered attendees a lovely experience to enjoy the peace and natural beauty of the farm.

Accessory events present a different set of concerns.

Weddings and personal recognition events are celebrations. They are happy, exciting, and boisterous parties involving food, alcohol, and dancing to amplified music. The timing of the event involves set-up as well as break down. The proposal states a ten o'clock end to events, with an additional hour and a half to break down event equipment. This will bring the actual event end closer to eleven o'clock. This is a quiet neighborhood on the north side of busy route one.

The lavender field is an open space. Sound carries. A celebratory atmosphere will be noisy. It will disturb the lives of neighboring property owners. The proposal states that there will be upwards of 150 people on the premises during events. With this large number of guests, employees, and vendors, there is reason for alarm that complete strangers and curiosity seekers will wander onto my property. Guests will congregate at the gazebo. This focal point from which the waves of lavender plantings extend is approximately 125 yards from my property line.

Entering and exiting traffic for events will be troublesome affecting access to our driveways. In the event of a medical emergency additional traffic could hinder response time for first responders. The introduction of alcohol creates an additional safety issue and carries the risk of attendees driving while intoxicated.

The proposed site map designates parking four feet from the back of my property line. I believe this will create a negative impact and harm to the value of my property. Noise will accompany vehicles entering and exiting the parking area including car doors opening and closing, voices of attendees calling out greetings, increased foot traffic, loss of privacy, and the possibility of fluid leakage from vehicles contaminating my nearby well. I have told my young grandchildren never to go into the lavender fields. If they inadvertently cross into these parking spaces at the back of my property line, it could be dangerous.

As a South Kingstown taxpayer, I strongly recommend the Planning Committee examine carefully the impact my neighbors and I are being asked to accept. Further communication that will address residential property owner concerns is necessary before the Development Plan for Lavender Waves Farm is approved.

In the twenty-eight years I have lived here, I have seen the fields farmed by the Carpenter Family for corn and watched the harvesting of hay. I applaud Henry Cabrera's effort and appreciate the beauty of his farm. I worked for Henry, and planted hundreds of lavender starts that now bloom in the field.

The character of a neighborhood is defined by its inhabitants. I believe the proposed commercial development for Accessory Farm Events poses a harm to the private residential properties of this neighborhood. This quiet neighborhood cannot turn into a commercial district.

Attached is a video taken from my property related to the "Pick Your Own Lavender" farm event. It is intended to show the field's close proximity to both the McNulty/ Driscoll properties. It is not an Accessory Event.

I appreciate the opportunity to voice my concern.

Sincerely,

Deborah McNulty
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Wakefield, RI 02879