



CENTER HARBOR PLANNING BOARD

Non-Residential Development/Change in Use/Home Occupation
Site Plan Approval Application

Applicants Name: Mark & Nancy Haines
 Address: 10 Frost Rd, Ashby, MA Email: mnhaines@comcast.net
 Telephone: 978-340-2732 Date: 03/05/2024
 Property Location: 52,54,74,76 Red Hill Farm Road Map 215-010 Lot 000
 Owners Name: Keewaydin Farm LLC (Mark Haine Telephone: 978-340-2732
 Address: 52,54,74,76 Red Hill Farm Road Email: mnhaines@comcast.net
 Existing Deed Book # 3587 Page: 509

Briefly describe proposed change(s) or project:

We are requesting approval for events to be held at the Farm. The focus would be on local events such as farm to table dinners
Smaller sized private events that might include music or theater. Family parties or weddings. Non-profit fundraising
events or dinners. See Attached.

Plans prepared by: Brendan Carey ATLeona Address: 28 Allard Circle Ashland, MA 01721
 Telephone: 617.997.1539 Email: bcarey@atleonard.com

Will there be a Variance requested from any Town Regulation? Circle Yes No

Owner's Signature: 

Planning Board Use ONLY

Zoning District: _____ Planning Board Meeting Date: _____
 Application No: _____ Deadline for Action: _____
 Application Decision Approved _____ Denied _____ Withdrawn: _____

Abutters List

Name of Applicant (s): Mark & Nancy Haines
Physical Address: 52,54,74,76 Red Hill Farm Road Telephone: 978-340-2732
Mailing address if different: 10 Frost Road, Ashby MA Email: mnhaines@comcast.n
Property concerned: Tax Map 215-010 Lot: 0

The following are the abutters to the above property. Please include those across the street.

Tax Map <u>215</u> Lot <u>10.1</u>	Name: <u>ERB COLLEGE ROAD LLC</u> Address: <u>PO Box 70, Exeter, NH 03833</u>
Tax Map <u>215</u> Lot <u>10.2</u>	Name: <u>Gary & Alison Newton</u> Address: <u>21 Weston Lane, Center Harbor NH 03226</u>
Tax Map <u>215</u> Lot <u>10.3</u>	Name: <u>LANCASTER 2023 TRUST LANCASTE</u> Address: <u>PO Box 982, Center Harbor NH 03226</u>
Tax Map <u>215</u> Lot <u>10.4</u>	Name: <u>SMITH, SCOTT AND MICHELLE, SMIT</u> Address: <u>PO Box 687, Center Harbor, NH 03226</u>
Tax Map <u>215</u> Lot <u>10.5</u>	Name: <u>George W Tall</u> Address: <u>PO Box 200, Center Harbor, NH 03226</u>
Tax Map <u>215</u> Lot <u>10.6</u>	Name: <u>George W Tall</u> Address: <u>PO Box 200, Center Harbor, NH 03226</u>
Tax Map <u>215</u> Lot <u>16</u>	Name: <u>ROXABOXEN TRUST TALL, CA</u> Address: <u>PO Box 200, Center Harbor, NH 03226</u>
Tax Map _____ Lot _____	Name: _____ Address: _____
Tax Map _____ Lot _____	Name: _____ Address: _____
Tax Map _____ Lot _____	Name: _____ Address: _____

April 8, 2024

Mark & Nancy Haines
Keewaydin Farm, LLC
10 Frost Road
Ashby, MA 01431

52,54,74,76 Red Hill Farm Road

Center Harbor, NH 03226

To the Center Harbor Planning Board,

We are requesting consideration for a change in use for our property 52,54,74,76 Red Hill Farm Road (formerly "The Red Hill Inn" and "Belknap College"). In addition to a Bed & Breakfast, we would like to expand to use the west side of the property grounds for some events. The intention this year is to hold only outside events until we have final approval and approved occupancy before holding inside events. We anticipate the future use of the interior of the facility as an owner occupied bed and breakfast/airbnb. The expected overnight head count for the B&B will be up to approx 30 guests. Future Inside events would be limited to 49 people based on the fire suppression system we plan to install.

Parking will be both behind the Main House in available parking spaces as well as utilizing the large gravel parking area (installed by Belknap College) with access from College Road. We anticipate guest arrival to be through the existing grass path that connects the main house to the parking area. This will minimize use of the Red Hill Farm Road private drive.

We will consider events that have less impact on the overall community and nearby properties.. Any events where music is played or DJ is hired will be required to end by 10:30pm.

Events under consideration may include:

Exterior facility events

- a. Farm to table events
- b. Reunions - Family and Belknap College
- c. Educational events such as food venue, cooking, gardening, farming
- d. Small concerts - examples classical music, local musicians
- e. Local vendor showcase / fair
- f. Large events over 100 people – LIMIT to 6 per calendar Year no more than 1 per month
- g. Summer - special purpose camps
- h. Fundraisers

Future Indoor events may include: