

Jill & Brian Lancaster

51 Red Hill Farm Rd.
Center Harbor, NH 03226

Alison & Gary Newton

21 Weston Lane
Center Harbor, NH 03226

Michelle & Scott Smith

64 Red Hill Farm Rd.
Center Harbor, NH 03226

Nancy & Mark Haines
Keewaydin Farm, LLC,
54 Red Hill Farm Rd.
Center Harbor, NH 03226

CC: Center Harbor Planning Board

May 5, 2024

To: Nancy & Mark Haines,

As your closest neighbors, we would like to state our position on their application for a Non-Residential Site Plan for Lot 010-000 owned by Mark and Nancy Haines.

Everyone who bought property in our neighborhood was informed of your plans to use the original, largest building as a B&B or something similar when restoration was complete. We each had some apprehension when we purchased our properties, due to the state of disrepair of the historic home and outbuildings.

We could see that the cost, expertise, and effort required for restoration were considerable. If the restoration failed, and the Keewaydin Farm was left in disrepair, the value of our properties would have been negatively impacted and we would have had an unsightly hazard in plain view.

However, because the progress on Keewaydin Farm has been continuous, conducted safely, and is consistent with the history of the property, our concerns have been alleviated.

You have been more than considerate of your neighbors and have discussed your plans with each family separately so that we could comfortably voice any objections. As neighbors we have discussed the restrictions which we would like in order to ensure that we keep the character of our neighborhood intact.

The proposed change of use at Keewaydin Farm is requesting permission for small events to be held at the Farm. The focus would be on local events such as farm to table dinners, smaller sized private events

might include music or theater, family parties or weddings, and/or non-profit fundraising events or dinners.

We would like to see the following restrictions in place for approval of the above request:

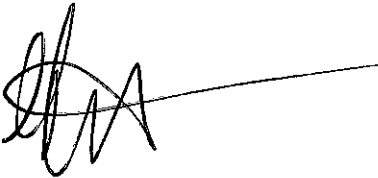
- A maximum number of people based on the event type. For weddings with loud music (150), smaller outdoor events (60-100), indoor (49).
- A maximum number of events based on size, i.e. 6 large events during summer months.
- All gatherings are to be held within the large brick house or outdoors on the College Rd. side of property
- Parking is restricted to the Haines' property using the entrance directly off College Rd. to ensure that there is no parking or impact to Residents on Red Hill Farm Rd. or Weston Ln.
- Quiet hours after 10pm
- Either the Haines' or an employee must be on the premises during the entirety of any event to ensure adherence to the above.
- Upon sale or new ownership of Keewaydin Farms, reapproval of this change is required and new owners would be required to adopt all of these guidelines.

These stipulations incorporate what all of us have requested. We find the proposal with these limitations to be a reasonable one which will allow for the property to continue to be restored, benefit the area and surrounding properties and as such we have no objections.

Respectfully,

Jill Lancaster Brian Lancaster

Jill and Brian Lancaster

Alison Newton 

Alison and Gary Newton

Michelle and Scott Smith

Michelle Smith, Scott Smith