

## Lucy St. John

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**From:** Lauren Snow Chadwick <lauren.m.snow@gmail.com>  
**Sent:** Tuesday, June 14, 2016 12:21 PM  
**To:** Lucy St. John  
**Subject:** 6/14/16 Commercial Alpaca Farm

Good Afternoon:

This is in response to the alpaca farm site plan application for the property at 127 Sutton Road abutting our property of 53 Overlook Terrace.

We plan on attending tonight's hearing, but wanted to forward our concerns with respect to the possible size and scope of the proposed operation.

### A. Property Value Decrease & Change in Character of Neighborhood

The current zoning of 127 Sutton Road is in line with the surrounding properties. A commercial farm would be a major change in character of the neighborhood.

We have concern that the values of the surrounding properties will be diminished - the evaluation of a property next to a view lot in comparison to a neighboring commercial farm.

To this point, the recent marketing of 105 Sutton Road emphasized an open meadow and Mt. Kearsarge Views. This property is currently under contract and it is unclear whether the future owners (abutter) have been notified of the pending commercial farm application. The marketability of all abutting properties are put in to question with a proposed commercial farm of this size. At 35 alpacas, the farm would be the 5th largest in the New Hampshire (certainly not small).

### B. Pasture - Fenced Area

It is unclear from the application what area of the property that will be fenced in for the open pasture, the material of the fencing (electric) and the height of the fencing.

### C. Barn

The proposed barn is not in size and character with the surrounding developments. The proposed location and height of the building interfere with the use of land and will unreasonably affect value. As written, it is unclear how the barn will be an aesthetically pleasing development of the site and neighboring properties. There is no description of the architectural style concept and/or proposed exterior building materials.

It is also unclear whether any neighboring properties have the benefit of a view easement that could conflict with the potential height of the barn.

### D. Manure Pile Location and Management -

The proximity of the barn as stated in the application will closely border a number of neighboring properties. It is unclear how the emission of odor and noise from this placement will affect the use of land, comfort, health and safety of the neighboring community.

E. Commercial Traffic

Thank you for your time and we remain very concerned and interested with regard to the applicant's attempt to place a commercial property on a residential zoned property.

Best,

Samuel Chadwick  
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New London