

## Lucy St. John

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**From:** mandy sebring <mandysebring@gmail.com>  
**Sent:** Tuesday, June 14, 2016 11:31 AM  
**To:** Lucy St. John  
**Subject:** 6/14/16 Commercial Alpaca Farm

Good Morning:

This is in response to the alpaca farm site plan application for the property at 127 Sutton Road adjoining ours.

I am unable to attend tonight's hearing, but want my concerns about the possible size and scope of the proposed operation considered.

The May 31 application includes a proposed barn that will total approximately 3200 sq ft. Further, the application notes that the manure will be contained in the barn area. Currently, our house is one of the closest properties to the proposed barn. We are certainly concerned about the following issues that will result from this placement and business:

1. Barn location and height - currently the site plan places the barn in direct view of our home. It will diminish the direct view to Kearsarge from our property.
2. Manure pile location and management - currently the site plan places the manure location directly in front of our house. It is concerning what smell and noise will result from this placement. Especially taking into account the size of the production (35 alpacas).
3. Fencing - the size and location will adversely affect our abutting property.
4. Commercial Traffic
5. Diminished Property Value
6. Health and Safety Concerns

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,

Justin Ray Snyder  
Amanda Sebring  
79 Sutton Road  
New London



# 79 Sutton Road abutter to Alpaca Farm

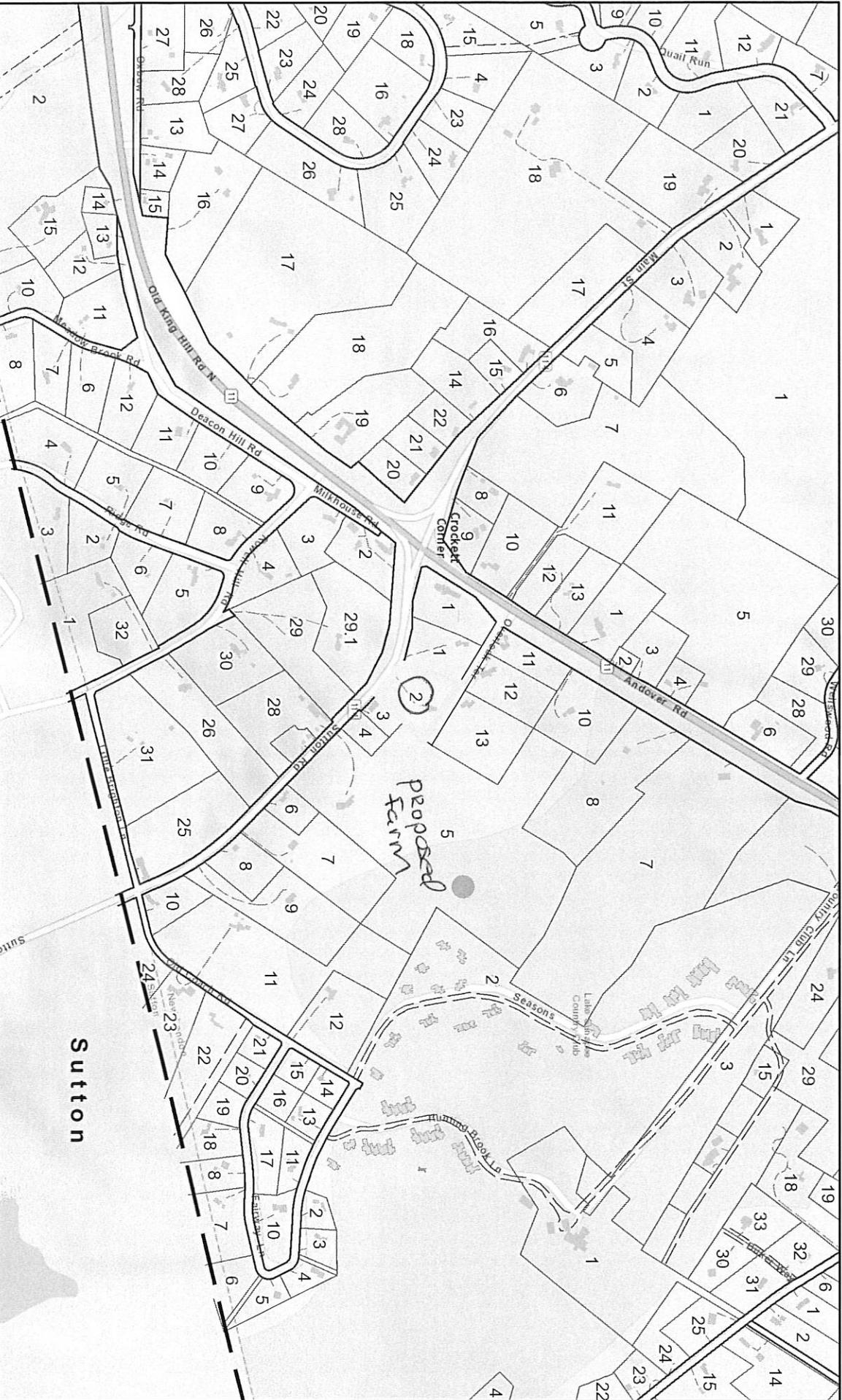
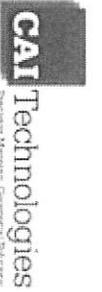
TM 123-002-000

1 inch = 800 Feet



June 14, 2016

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**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

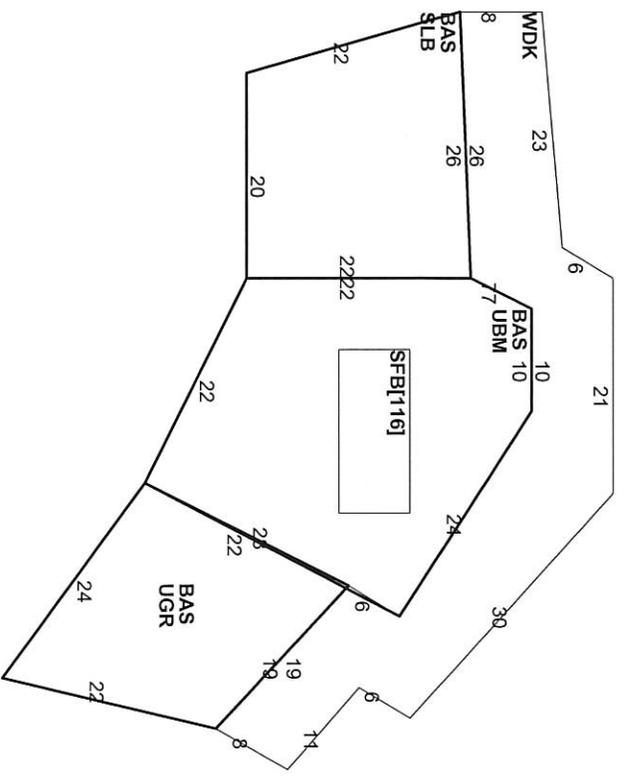
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	1.5		1 1/2 Stories				
Occupancy	1						
Exterior Wall 1	12		Cedar or Redwd				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Fir 1	14		Carpet				
Interior Fir 2	09		Pine/Soft Wood				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathrms	2						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	6		6 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

**OB-OUTBUILDING & YARD ITEMS(D) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Comment	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,788	1,788	1,788		167,014
SFB	Finish Walkout Bsmt	0	116	70		6,539
SLB	Slab	0	496	0		0
UBM	Unfinished Basement	0	852	170		15,879
UGR	Basement Garage	0	440	110		10,275
WDK	Deck	0	780	78		7,286
	<b>Ttl. Gross Liv/Lease Area:</b>	<b>1,788</b>	<b>4,472</b>	<b>2,216</b>		<b>206,992</b>



JAN 17 2013