

To: Mayor and Board of Alderman,

The business of 901 West Main Street and its neighbors have found themselves without clear guidelines as to what is permissible under accessory use of the property. Without clearly established limits the business and neighbors have been forced into a position of contesting all new non-retail uses at the property.

The business owner and a group of representative neighbors have met to discuss areas of common ground to create a climate most hospitable to the success of a small retail store while maintaining the protections of the properties' nonconforming retail status. We have found substantial areas of common ground that we believe will allow the business to promote its retail activity without violating the business' retail status. By strictly defining what is permissible at the property it provides all parties assurance that the business will maintain the retail status that we all support.

We realize it is an unusual request that accessory uses be defined ahead of time for a property, but this is a unique situation in the town zoning. Because of the circumstances, history and protections on this property we do not believe the process or agreements laid out here are applicable to defining the uses of any other property in town.

We have agreed on the following allowable uses:

- Farmers' stands as they operate now
- Food trucks as they operate now
- Christmas trees
- Pumpkin patch
- Craft/local artist table (a small presence of artisans)
- No sales of alcohol for onsite consumption
- Wine or beer tastings inside only: 2 per month total
  - wine/beer tastings will follow ABC permit rules
- 49 maximum people
- Reasonable hours: not later than 10pm
- Reasonable outside noise: to follow town noise ordinance guidelines
- Up to 3 outside seasonal events per year: only non-amplified acoustic music & notification to nearby neighbors
- Up to 3 indoor promotional events per week
  - only inside non-amplified acoustic music
  - acoustic indoor music to be limited to 5 acoustic musicians

We are asking simply that the town formally accept this agreement on the definition of those accessory uses that legitimately promote the retail nature of this particular business. The agreement allows the business to remain as an R-10 grandfathered for retail use and to operate with the greatest chance of success, and provides the neighbors assurance that the business will not change its essential use.