Proposal for new Structure to be built at Smith Farm Gardens

We are requesting permission to build an 800-1000 Square foot building in the center of the vegetable/flower garden to replace the current garden shed. It will be situated 40' from the property line. The height of the roof will be 25ft. to the ridgeline and an additional 8ft cupola will be placed on top of the roof. Included in the building will be a small kitchenette, one bathroom, one bedroom with an open floor plan. There will be small foundation with a crawl space to make room for piping/ wiring.

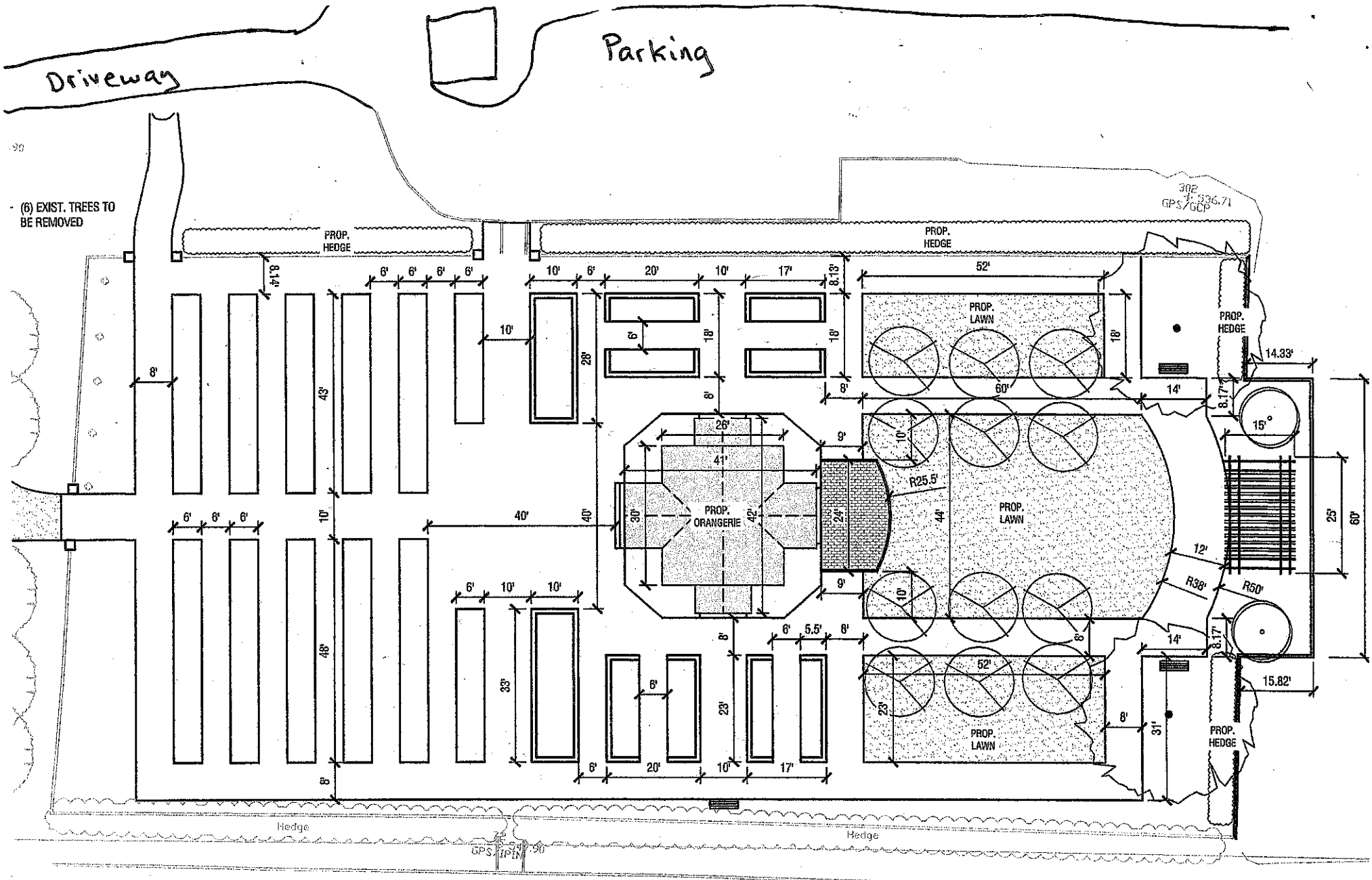
A new well and septic will be installed as well as additional power brought in from the street.

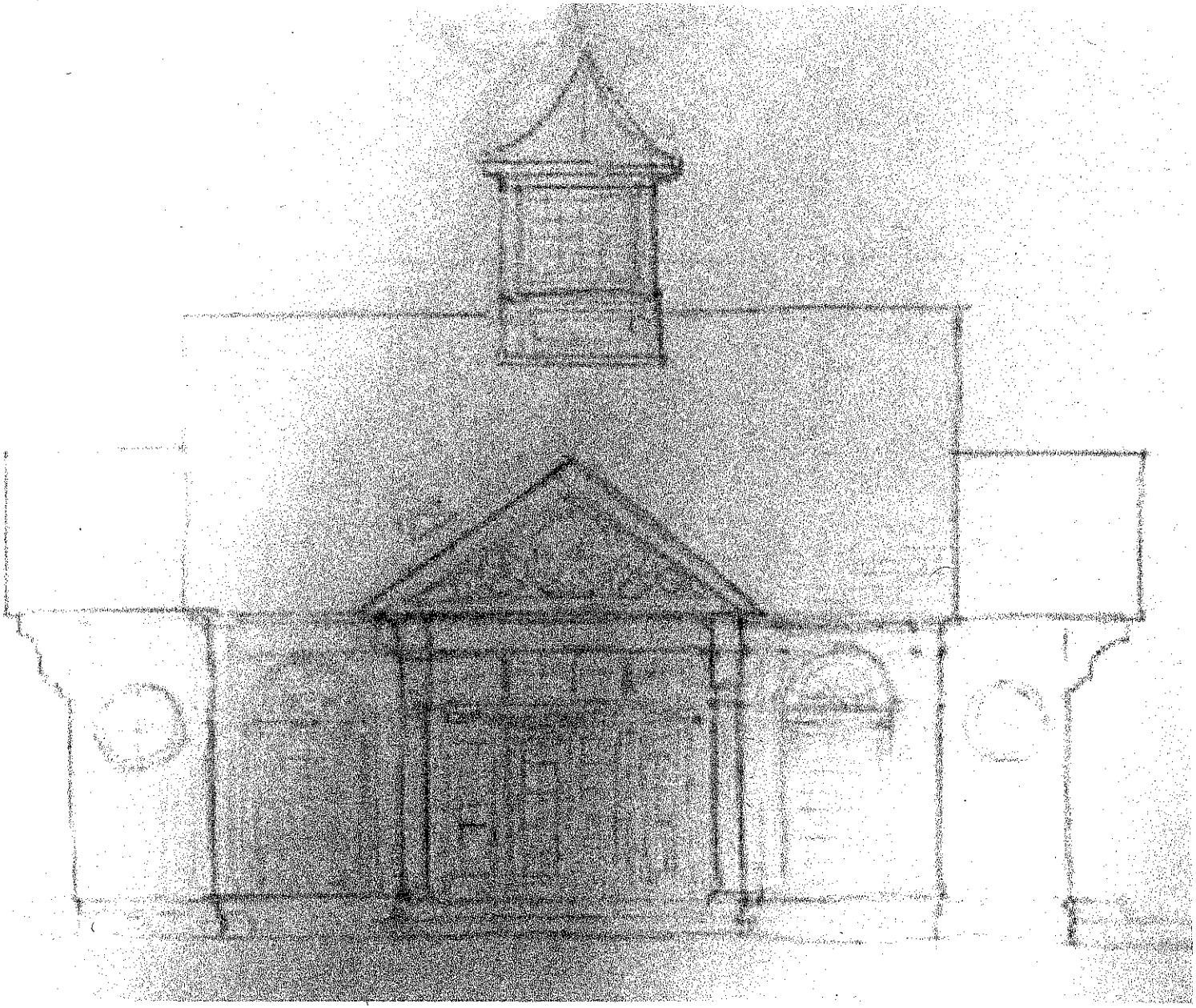
The building will mimic the 18th century style and form as represented in the house and grounds.

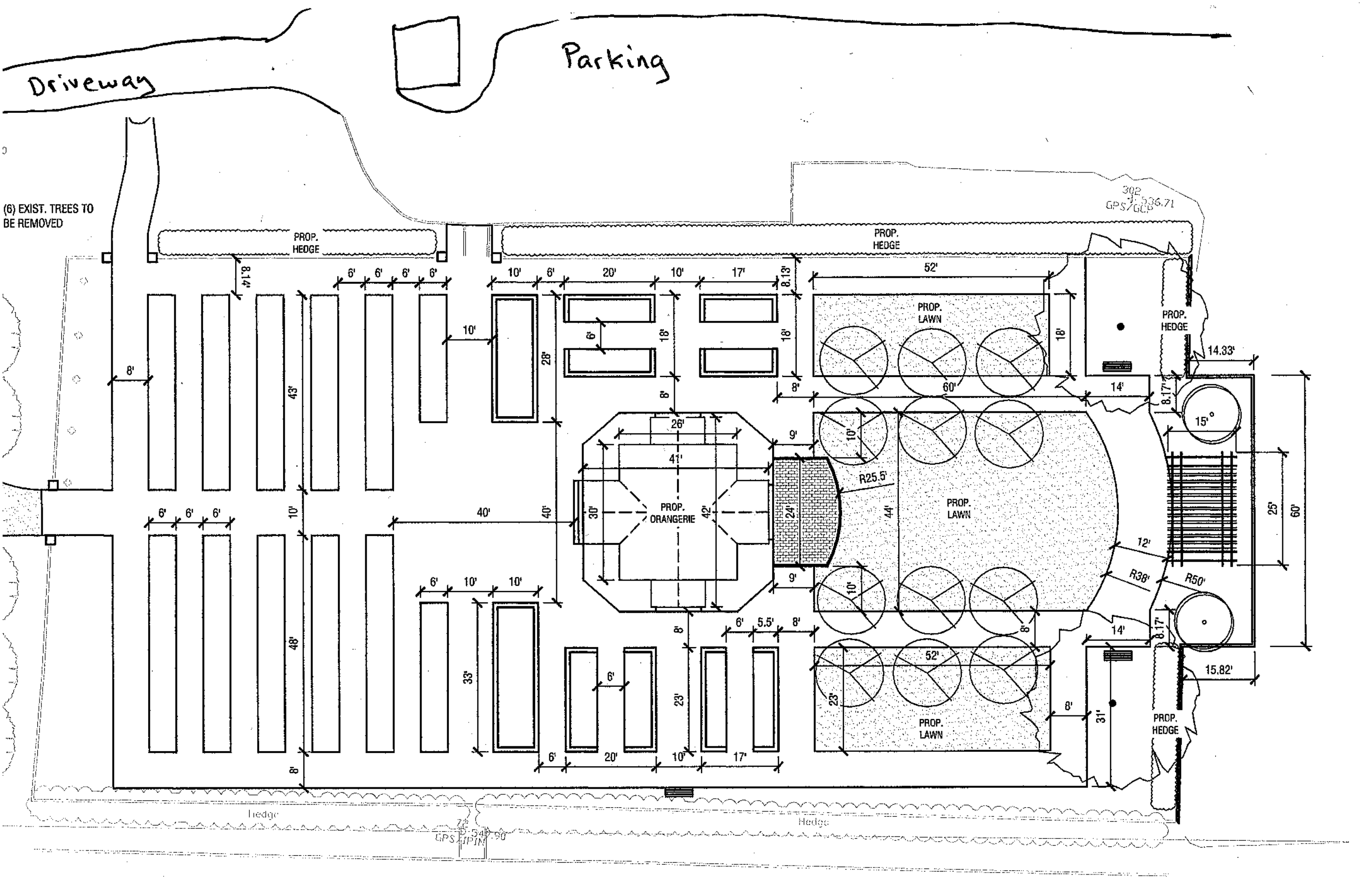
The current garden will continue to be used as cultivation for vegetables, flowers and fruit.

The addition of this new structure will allow for sleeping quarters for up to 2 guests as well as enhance the experience of our guests at Smith Farm Gardens.

When not used for guests that attend events the building will be offered as an Airbnb.


Driveway
Parking
- (6) EXIST. TREES TO BE REMOVED
PROP. HEDGE
PROP. HEDGE
PROP. LAWN
PROP. HEDGE
PROP. ORANGERIE
PROP. LAWN
PROP. LAWN
PROP. HEDGE
Hedge
Hedge
52'
60'
14.33'
15°
15.82'
R25.5'
R38'
R50'
41'
40'
43'
48'
33'
28'
18'
44'
24'
42'
30'
25'
60'
31'




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Smith Farms Garden – 60 Smith Road
2020 Approval

1. The events will be limited to the following:
   Grounds: Weddings, Private Parties, Yoga Classes, Farm to Table Dinners, Wine Tastings, Workshops, Painting Classes
   House: Private Dinners and Wine Tastings, Private Parties,
   First and Second floor of the house will be available space for wedding party guests to get ready for wedding, Inside events are limited to 25 people per event.

Time of Operation

Outside Events	Inside Events
Monday- Thursday (10am- 8pm)	Monday – Sunday (8am – 11 pm)
Friday- Sunday (10am- 10pm)	

These times do not include setup operations and breakdown of equipment after events.

Outside Events Approved in 2020	**2023 request**
	2 events not to exceed 225 guests. 55 dB
13 events not to exceed 165 guests. 55 dB	13 events not to exceed 165 guests. 55 dB
12 events not to exceed 120 guests. 55 dB	12 events not to exceed 120 guests. 55 dB
30 events not to exceed 25 guests. (no amplified music)	10 events not to exceed 85 guests. 48 dB
	10 events not to exceed 50 guests. 48 dB
55 events	15 events not to exceed 25 guests. No
	60 events amplified music

The intensity of sound in decibels is defined as $10 \log(I/I_o)$ where I/I_o is the ratio of the sound's power in watts/m^2 to the intensity of the human threshold of hearing.

To determine the relative loudness of a 50 decibel sound to 40 decibel sound, calculate the I/I_o for each decibel level and divide the results.

So for 50 db, $I/I_o = 100000$ and for 40 db $I/I_o = 10000$. The ratio is 10, so the correct answer is that 50 db sound is 10 times as loud as the 40 db sound.

4. **Food & Beverages** - All events to be catered for by outside vendors who will be licensed through a health district.

5. **Noise/ Music**- no outdoor music will occur after 10pm. Music will be directed to the southeast. Decibel levels shall not exceed 55 db at the property line. No concerts or music festivals are allowed.

6. **Parking**- Parking will be at the house for smaller events and in the main field for larger events. The final entrance to the field shall be located after the property line in common with Wildwood Association to the north is determined.

7. **Bathrooms Facilities** - For any event exceeding 25 people, porta potties will be rented and used in lieu of the house bathrooms.

8. **Lighting**- Spotlights will be used for the field parking areas. The lighting will be directed away from the street and set up with down splash fixtures. The lighting is to be shut off within one hour of the end of the event.