

April 11, 2021

To: Barbara Greenwood, Chair Cornwall Development Review Board
From: Rebecca Kinkead, 1680 West Street, Cornwall

Dear Barbara,

I would first like to thank you and the other members of the DRB for your service to the town of Cornwall. The April 7th hearing was my first attended and it is a great comfort to know that we have such thoughtful and capable board members.

I live at 1680 West street, directly opposite the proposed "barn on the flats" venue owned by Cam and Kayla Schaefer. I Would like to express some additional concerns that I did not address in my comments at the hearing.

I moved to Cornwall to practice my full-time occupation as a professional artist, which is 100% of my livelihood. The draw for me was overwhelmingly the natural beauty, wildlife, and quiet rhythms of nature that inspire my work. I chose this lot specifically because the view would remain undeveloped; noise and light pollution practically non-existent.

I am concerned that an event venue with an 11pm curfew would result in an extraordinary amount of noise, potentially going into the early morning hours, trash that will inevitably end up in my yard (much of it hidden in brush and only discovered once the leaves are gone), fire hazard with an unenforceable no-smoking policy at the venue (folks will smoke outside), and increased traffic (combined with alcohol use and drivers unfamiliar with West street) making the neighborhood unsafe for pedestrians, cyclists, horseback riders for 50% of weekends May-October.

I do not have air conditioning in my home and rely on open windows for cooling and ventilation during the warmer months. The noise from the events would travel inside my house and studio making it impossible to sleep and work without disruption.

In addition to these concerns, I own four horses that are pastured under 50 feet from the proposed 'barn on the flats' venue, directly across West street. I am concerned about their safety and wellbeing. The risk of guests wandering across the street to see the horses, getting shocked by the electric fence, climbing over the gate, feeding them a treat that could end up harming them, as well as the risk of someone being hurt themselves should they enter the pasture (and my liability in that scenario). It would be impossible to ensure the safety of the pasture boundary during events without a designated monitor.

The sacrifices that the residents of the Cornwall (West street in particular) would have to make so that one family can run a for-profit commercial venue in an LDR zoned neighborhood seem far too great and would set an unfortunate precedent in our town should the permit be granted.

Thank you again for your service and for taking my concerns into consideration during the review process.

Rebecca Kinkead

