

Gentlemen,

I want to address the application that Chip Corson has before you tonight. It looks to me that he might be applying to have three different businesses on one property. I think they need to be addressed that way.

1. A commercial animal business.
2. To use the site as a commercial wedding site.
3. A catering business with onsite parties.

While I understand that islanders do what they can to generate an income, I do have some questions about this intensive use of property in a residential area.

A commercial animal business opens the property to the existence of an undefined huge number of animals on a relatively small, only 16 acres, of property. A few chickens seems to be the norm for the island and no one objects to that. But, my understanding is that a commercial chicken or animal farm can have large numbers of animals. There are too many aspects of the impact to be addressed here such as noise, waste and odor.

The site to be used as a spot for weddings and parties on the island has the potential of drawing 200 people to the site and the impact of traffic and noise would be huge even if the 35 requested parking spots were used. Parties with music make noise that is far above any decibel level that is comfortable for a long distance. Noise carries on the island. This is not the type of business that belongs in this quieter section of Chebeague Island even with restricted hours of operation. I recommend that you don't approve.

Catering businesses usually take the food to another spot to be cooked and served. I can see that this might be a fair use of the property with restrictions. I would recommend that if approved, the business conform to the standards of a home occupation with limited employees and that the food is taken off the property for delivery to another site. Otherwise this business could end up as a restaurant in an area that is strictly residential. It seems that onsite parties is what the application is for and I recommend that you don't approve,

If approved, this application has the potential to open all areas of the island to "pop up" businesses. I have spent many years on planning boards and know what can happen to a community that allows this to happen. Property values decline generally and properties next to a business take a huge hit in value. Adherence to zoning regulations is essential for good community development.

Sincerely Yours,

Patricia Festino, March 25, 2014