

INDIAN ISLAND COMPANY
C/O Ted Morse, Treasurer
507 Askin Rd.
Saint Davids, PA. 19087

Board of Adjustment and Appeal
Town of Chebeague Island
192 North Rd.
Chebeague Island, ME. 04017

RE: Application of Shady Grove Farm, 412 North Rd.

Dear Mr. Chairman and Members:

The Indian Island Company is a neighborhood association consisting of families owning property at the west end of Chebeague Island, principally near the intersection of North Rd. and Cottage Rd. The shareholders collectively own several properties on the west end of the Island, including the Hook and approximately 40 acres of wooded land adjacent to the proposed Shady Grove Farm enterprise being considered for a variance and special exemption by your board. The Board of Directors of the IIC is opposed to the approval of this variance and special exemption.

The application package submitted is incomplete with regard to the level of detail required by the Town of Chebeague as per the Zoning Ordinance Site Plan Review Criteria. As a result, it is difficult to evaluate particular site planning requirements. The site plan provided has not been prepared by a licensed professional and is incomplete in terms of the details required by the town. Specific details such as grades, elevations of structures, parking, storm water calculations, pipe sizes, traffic control measures, lighting features, are absent from the site plan. These and other details are required under the Town's Site Plan Criteria.

Specific concerns of the Board of Directors of the IIC include the following:

Traffic, Access and Safety:

The size and scope of the proposed business would create excessive traffic, access and safety concerns. Approaches to the use of shuttles, carpooling, and taxi service are not clearly presented in the project description and generally "mass transportation" options on the island are not always available. The development parcel is not within easy walking distance or access to either ferry.

Noise, Lighting and Hours of Operation:

The most significant detrimental impact on the neighboring properties will be the noise associated with late night events. Forested areas are not effective in

obstructing sound transmission. The ability to enjoy the rural character of the island will be severely diminished by bothersome amplified music and crowd noise.

Hours of operation and operational activities within them are not clear and it is not clear what the plan for enforcement will be for failure to adhere to "normal business hours". Specific measures to minimizing the impact on adjacent properties with respect to traffic, noise and lighting are not clearly stated. Specific performance measurements or standards for limiting traffic, noise and lighting at the lot line should be stated.

Environmental Quality and Impacts:

Protection of natural resources such as existing wetlands, watershed, and wildlife are not adequately addressed. Specifics of storm water management are not adequately addressed. The applicant is not clear as to the types of farm animals that would be in residence. Smaller livestock like chickens are mentioned in the text and the site plan sketch with the barn indicates goats and pigs. Large animals will present specific challenges regarding odor and storm water runoff control.

The Indian Island Company supports the goal of a sustainable, year round community of families on Chebeague Island, including the creation of sustainable businesses and economic opportunity. Our concerns expressed above should not be taken to imply otherwise and we would hope that a more appropriate location and a more clearly presented business plan might be developed for this enterprise.

Thank you,

Robert J. Halpin
President, Indian Island Company