

To the Hearing Officer and the Board:

We object to the application by Chip Corson for a special exemption at 412 North Road. The uses being applied for include, but are not limited to, retail sale of prepared foods; hosting “special events” including weddings, musical performances, cocktail parties and other public gatherings for revenue generation. Hours of operation are proposed to be 6AM to midnight, seven days a week. There is to be parking for 35 cars which would be one of the largest parking areas on the island if built. These uses are incompatible with the IR zone.

Section 110.150 clearly spells out what criterion a request for a special exemption has to meet:

“promote the public health, safety, order, comfort, convenience, appearance, prosperity, or general welfare.”

The proposal before you meets none of these criterion but rather is primarily a commercial endeavor.

Granting the exemption would undermine the character of the neighborhood. There have been lengthy, thoughtful and in-depth discussions about zoning on the island and the area around the school house in particular has had extensive review. The community at large has clearly stated that commercial activity in this part of the island is not desirable nor is it compatible with current land use.

The existing IR zoning does allow Mr. Corson to undertake many of his proposed activities without exemption, including the farming and husbandry activities at this location.

It is vital to encourage and support young entrepreneurs on the island, within areas zoned 1B. Even there, however, Corson’s development in its current form, **without any restrictions whatsoever on noise levels, traffic or occupancy**, would not be acceptable.

Please reject the request for the special exemption.