EXHIBIT A:

783
RE: Mt. Philo Rd. Barn

During the last ZBA meeting our impression of your primary concerns for issuing an adaptive reuse for the barn were; noise, traffic, and impact on neighborhood. Here is the information we have obtained on these issues since the meeting on October 12th, 2016.

Traffic:

Current rates of traffic on Mt. Philo road are 1500 cars per week. The projection for added cars during an event is 80 cars. The impact on traffic during event weeks would be .05% increase in traffic. The initial 2-3 years of the venue being in business we are projecting to have 20 events per year. The increase on traffic for the year would be .02%. Once we are able to become a year round event space and if we were to be fully booked at 60 events, traffic impact for the year would be .06% increase

Noise:

Result of Sound Test on 10/29/2016 @ 9:45am (conditions, raining)

Decibel Levels:

The average level of a wedding event would be 65-75 decibels. A DJ in the state of Vermont cannot play music in an enclosed area over 90 decibels due to damage to the ear drum.

Inside the Barn	Street Level	Lazar Property
55dB	43dB	Not Tested
65dB	50dB	Not Tested
75dB	61dB	Undetectable
90dB	66dB	Undetectable

Nosie reduction with renovations:

Derek Bean of Bean Construction and Engineering evaluates that the decrease of decibel levels with phase one renovations would lower the decibel levels by approximately 15%. This phase would include new windows, doors, repair or replace roof, repair flooring, repair and paint siding, new fixtures, added furniture and décor. Once full insulation is installed the readings would be approximately 35% lower with batting insulation.

Impact of neighborhood:

It is not our place to say what the impact of the neighborhood would be, but we feel that the neighbors most affected by this project are Chance and Lailah across the street. We will work with them currently and in the future to make this project as low impact as possible for their family. Some initial accommodations that have been made are:

- moving the parking area and entrance to bypass their property
- add landscaping on the roadside to give them more privacy and sound protection
- keep the time frame to no later than 9:30pm
- commit to no more than two events in one week
- commit to no more than 60 events per year once year round occupancy is available

During the initial years when events will only happen between May-October, the barn will be unused 345 days out of the year, with events taking up 140 hours during the season. With full year round capacity the barn will be unused 305 days a year and events will take up 420 hours a year.

Mike Dutch

Derek Bean