



## Greensboro Fire Department

PO Box 83

Greensboro Vt. 05841

Email: [greensboro\\_fire@yahoo.com](mailto:greensboro_fire@yahoo.com)

Chief David Brochu Jr.

*Exhibit #3  
January 11, 21  
Attached*



To: Audrey DeProspero and the DRB

Subject: Greensboro Fire Department opinion on the Greensboro Barn Venue application

This opinion is based on (2) site visits to the Greensboro Barn owned by Jennifer Ranz. These visits were performed by myself (Fire Chief). The first visit was 10/24/2016 at the request of Ms. Ranz. On that date I visited the actual area where she intends to hold venues. She wanted me to look around and provide any suggestions and information that I found relevant. I compiled a report which I have attached.

The second visit was on 12/27/2016. I asked Ms. Ranz if I could visit to her Air B&B apartment as I had received a call from concerned parties about the apartment and the fact that it is attached to the venue space. Ms. Ranz provided me access to the apartment and answered questions on its use especially during events. Please find that report also attached.

After both visits I find no reason from a fire department perspective that the Greensboro Barn cannot be used as an event venue. The fact that there is an apartment attached to the venue does not increase the fire concern as it is equipped with all necessary detection devices. The fact that the fire department is aware of the apartment makes it easier for us to plan. The fire department hopes that Ms. Ranz takes the recommendations in the reports and implements them.

If there any other questions or concerns please call me at 802-310-1784 or email me at [greensboro\\_fire@yahoo.com](mailto:greensboro_fire@yahoo.com).

Thanks for your time

David G Brochu Jr  
Fire Chief, Greensboro Fire Department



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Chief David Brochu Jr.



Subject: Site visit of the Greensboro Barn and Gallery

Jennifer;

On 10/24/2016 you invited me to visit your barn for Fire Safety suggestions as you are looking to open up your barn as a venue for events. During our visit you informed me that all you were supplying was the building for events. All cooking / catering and event supplies were going to be supplied by vendors hired by the event requesters.

Suggestions that I offered during our visit were as follows:

- Replace existing EXIT signs (which are hand painted) with more traditional EXIT signs
- Place formal Fire Extinguisher marking signs above each fire extinguisher to make them easier to locate.
- NO Smoking in the barn.
- NO Open flames of any kind inside the barn
- I also suggested putting a phone in the venue area for faster notification of the fire department.

We did discuss smoke alarms but with the fact that this is a barn, not sealed in anyway with plenty of airflow, I believe a smoke alarm would be ineffective.

Once again thank you for allowing me a site visit and hope these suggestions are of use.

David G Brochu Jr  
Chief, Greensboro Fire Department



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Chief David Brochu Jr.



Subject: Site visit of the Greensboro Barn and Gallery Air B&B Apartment

Jennifer;

On 12/27/2016 I asked if I could visit your Air B&B apartment due to a recent inquiry about concerns that might arise from having such an apartment attached to the planned event venue. During our visit you and your daughter informed me that you were not going to rent the apartment space while events were taking place. You mentioned that the only use of the small apartment space would be by the people involved in the event for changing and or make-up and the like. You also mentioned that you or your daughter would be present during events as well. It was noted that the space had smoke detectors and CO detectors and adequate exits (1 on each end).

In order to improve the fire safety aspect of both the venue space, the apartment, your own living space (located in ell off the main barn) and your shop out back, I suggested that you invest in linked smoke alarms. By installing these units in the above mentioned areas, when 1 alarm sounds all alarms will sound giving occupants warning though out the building areas. You were very receptive to the idea and would look into installing these units. No time frame was discussed.

Taking into account the above facts I see no impact that this apartment will make on the event venue space.

Once again thank you for allowing me a site visit and being receptive to my suggestions.

David G Brochu Jr  
Chief, Greensboro Fire Department