

Exhibit #4

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Nov. 25 2015

Development Review Board  
Town of Greensboro  
PO Box 119  
Greensboro, VT 05841

Ref: Greensboro Art Alliance and Residency application # 2014-027B.

Dear Development Review Board:

As most people in Greensboro know by now, Martha and I have been against the size and design of the proposed theatre. We have never been against "a theatre" we just would have like to have had one that fits the character of our rural area.

Since the size and scope of this project has changed considerably since the original application #2014-027 and the accompanying letter from GAAR dated Aug 7, 2014, the original building size stated on the application was 90' by 152' (which is 13,680 sq ft of ground coverage).

The new building size and storage building as stated in the new application 2014-027B is:

New theater which is	16,170 sq ft of ground coverage.
Storage shed 51.5 x 31.5 which is	1,622 sq ft of ground coverage.
Total of	17,792 sq ft of ground coverage

**This is a 30 % increase over what was requested in the original application.**

**This is a significant increase in size!**

This increase not only affects the **visual sprawl** of the project, but it also affects the total lighting required and **storm water run off**. This should be addressed by the district environmental commission before the project moves forward.

That being said, the "conditions" for approval of the application should be the same as the DRB applied to the original application 2014-027 as it states in your "finding of fact, conclusion of law and decision" dated 9/16/2014.

Which were as follows:

1. All Hazendale Farmstand buildings will be removed on the GAAR site.(this has been completed)
2. All necessary state and federal permits must be in place before the construction of the facility. In addition, all state and federal requirements such as ADA accessibility requirements must be met.
3. The performing arts complex and café will not provide housing on site nor serve as a wedding venue.
4. The proposed cafe will not exceed 50 seats on the interior.
5. Performances and events conducted on the site will not utilize amplified sound outside of the structure.
6. Evergreens will be planted along the existing line of deciduous trees, and to fill in the area that has no tree line, to provide sight and sound protection for neighboring landowners. An evergreen privacy HEDGE will be installed on the boundary line between the GAAR parcel and the Niemi parcel.
7. The parking design (and the round-about) must be acceptable to the Greensboro Fire Chief for the purpose of fighting fires. In addition, the water volume must be sufficient for fire protection.
8. The total water demands of the site should not create undue adverse effect on the town water supply or specifically the local fire department's water demand to maintain its intended purpose.
9. **Every effort will be made to incorporate natural exterior materials and a design to allow the structure to blend into the RURAL LANDS DISTRICT.**
10. The building will be no higher than 35 feet.
11. The area of any sign will be 6 sq ft or less.

These conditions that you applied to the original Application are all the more important now that the buildings have increased in size and the seating capacity has increased from 200 up to 300 which is a 50% increase.

In view of the increased scope of this project, where approval is needed, I feel that there should be additional conditions imposed.

A) All outside public gatherings should require a permit from the Greensboro Select Board which should include reasonable hours to conclude the event.

B) Screening is all the more important to me as an abutting property owner to provide sight and sound protection. This should be in place and **functionable** before any occupancy permit is issued.

## **HEIGHT EXEMPTION**

I am opposed to granting a height exemption for what they refer to as a cupola. Greensboro Zoning Bylaws #3.12 height exemption which gives cupolas a height exemption was met for cupolas as defined in the dictionary:

A small structure on top of a roof or building.

Other definition:

In Architecture:

A light structure on a dome or roof serving as a belfry, lantern or ventilation  
A cup shaped or domelike structure.

In British dictionary:

A roof or ceiling in the form of a dome.  
A small structure usually domed on top of a roof or dome.

Their “cupola” the barrel shape facade which surrounds their theatre’s roof measures 74 ft. by 80 ft across, which is neither small nor domed. **IT IS STRICKLY A FALSE FAÇADE** that has no structural importance. One could even say it is a disaster waiting to happen.

Therefore: the height exemption over 35 feet should be denied.

#### **New Lighting and parking relocation:**

We cannot support the new lighting and parking lot relocation as proposed in application 2014-027B and accompanying information dated October 26, 2015.

These proposals move traffic noise from cars leaving after a performance held at night and the additional lighting considerably closer to the abutting landowner’s property. The additional light poles that they have requested are 60% of the total number of street lights in the entire Town of Greensboro. This definitely does not blend into the **RURAL LANDS DISTRICT**. Once again this makes screening of the area all the more important and much more difficult if approved.

Also stated in the letter that was part of the original application, **NO NEW EXTERIOR LIGHT POLES** are proposed for the project. The full statement in that letter that accompanied application 2014-027 is as follows:

**LIGHTING: No new exterior light poles are proposed for the project. Since the majority of performances are at night, low profile light bollards will be provided within the parking lot area and pedestrian paths to guild pedestrians to the doors. Low profile mounted lighting will be provided at the building entrances. Some decorative lighting may be used to highlight the building structure, primarily used during performances. All exterior lighting will be full cut-off type light fixtures so as to have no adverse impact on the neighborhood and be night-sky friendly.**

It would make more sense to move the parking lot back to the front of the building along Hardwick St whereby the total number of light poles could be reduced and the

building would act as a buffer for all the noise and lights from the 100+ cars leaving a performance at one time. This would be a win-- win for everyone in the area.

It is obvious that most of the standing trees along Hardwick St have been removed.....for the theatre's new curb cut.

I hope that the DRB has consulted the Greensboro Fire Dept about the exit and entrance driveway that has been moved directly across from the fire station's driveway. One can only imagine at the end of a performance at the theater, many cars will cross over Hardwick St and drive through the fire station parking lot to avoid the congested intersection of Hardwick St and Center Rd.

The additional conditions, that we have requested and the concerns over the GPAC amended application, is an effort to find common ground that can allow two completely different entities to exist with a common border.

I can ask no more of the Development and Review Board than to put themselves into our position of trying to protect our future home.

Thank you for your consideration in this matter.

William B. Niemi

Martha H. Niemi