

Jason Parker

From: Moosbrugger Marika <mangomoon7@gmail.com>
Sent: Sunday, July 12, 2020 6:43 PM
To: Jason Parker
Subject: Re: Lavender Waves Farm proposal

CAUTION: This message originated outside of the organization. Use caution when opening attachments, clicking links or responding to requests for information.

I represent the Zech family 3870 & 3872 Commodore Perry Hwy, aka Zech Drive, west of Lavender Waves Farm owned by Henry Cabrera 3814, Comm. Perry Hwy, SK.

We never received any notification of planned use changes to the Cabrera property. We would like to register our opposition of such usage. Weddings, with their accompanying music, drinking, lighting, possibly 150 parking cars not to mention the effects on the wonderful wildlife we have enjoyed. Potentially totally destroying the quiet country atmosphere we have come to enjoy and appreciate for the last 35 years.

Gerda Zech
Michaela Zech
Herbert Zech
Marika Moosbrugger spokesperson for the family

From: [deborah.mcnulty](#)
To: [Jason Parker](#)
Cc: [nevindriscoll@gmail.com](#); [Patrick Jr.](#); [Abby McInerney](#)
Subject: [EXTERNAL] Development Plan Review for Lavender Waves Farm
Date: Tuesday, July 21, 2020 11:41:57 AM
Attachments: [Letter_SKPlanningDepartment_LavendarWaves07172020.2.docx](#)
[Lavender Farm Vid.mov](#)

Please find the attached letter and video for your review regarding the upcoming planning committee meeting scheduled for July 28, 2020.

Thank you for your attention in this matter.

Best,

Deborah McNulty
3848 Comm. Perry. Hwy.
Wakefield, RI 02879

South Kingstown Planning Department
Jparker@southkingstownri.com
Jay Parker, Planning Committee Members
Re: Development Plan Review for Lavender Waves Farm

July 20, 2020

My name is Deborah McNulty. I am a home owner at 3848 Comm. Perry Hwy. I am responding to the proposed development plan for events to be held at Lavender Waves Farm currently under review with the South Kingstown Zoning Board.

I am aware that a hardship needs to be proven, and to say that "I just don't like it" is not the reason I am voicing my concerns.

Little communication to residents has fostered confusion as to the proposed development for the farm.

Henry Cabrera's vision for the property has created a unique and beautiful lavender farm. The agricultural and horticultural purposes bring to fruition Henry's dream for Lavender Waves Farm. Henry has hosted "Cut Your Own Lavender" events and these events were organized, well managed, and offered attendees a lovely experience to enjoy the peace and natural beauty of the farm.

Accessory events present a different set of concerns.

Weddings and personal recognition events are celebrations. They are happy, exciting, and boisterous parties involving food, alcohol, and dancing to amplified music. The timing of the event involves set-up as well as break down. The proposal states a ten o'clock end to events, with an additional hour and a half to break down event equipment. This will bring the actual event end closer to eleven o'clock. This is a quiet neighborhood on the north side of busy route one.

The lavender field is an open space. Sound carries. A celebratory atmosphere will be noisy. It will disturb the lives of neighboring property owners. The proposal states that there will be upwards of 150 people on the premises during events. With this large number of guests, employees, and vendors, there is reason for alarm that complete strangers and curiosity seekers will wander onto my property. Guests will congregate at the gazebo. This focal point from which the waves of lavender plantings extend is approximately 125 yards from my property line.

Entering and exiting traffic for events will be troublesome affecting access to our driveways. In the event of a medical emergency additional traffic could hinder response time for first responders. The introduction of alcohol creates an additional safety issue and carries the risk of attendees driving while intoxicated.

The proposed site map designates parking four feet from the back of my property line. I believe this will create a negative impact and harm to the value of my property. Noise will accompany vehicles entering and exiting the parking area including car doors opening and closing, voices of attendees calling out greetings, increased foot traffic, loss of privacy, and the possibility of fluid leakage from vehicles contaminating my nearby well. I have told my young grandchildren never to go into the lavender fields. If they inadvertently cross into these parking spaces at the back of my property line, it could be dangerous.

As a South Kingstown taxpayer, I strongly recommend the Planning Committee examine carefully the impact my neighbors and I are being asked to accept. Further communication that will address residential property owner concerns is necessary before the Development Plan for Lavender Waves Farm is approved.

In the twenty-eight years I have lived here, I have seen the fields farmed by the Carpenter Family for corn and watched the harvesting of hay. I applaud Henry Cabrera's effort and appreciate the beauty of his farm. I worked for Henry, and planted hundreds of lavender starts that now bloom in the field.

The character of a neighborhood is defined by its inhabitants. I believe the proposed commercial development for Accessory Farm Events poses a harm to the private residential properties of this neighborhood. This quiet neighborhood cannot turn into a commercial district.

Attached is a video taken from my property related to the "Pick Your Own Lavender" farm event. It is intended to show the field's close proximity to both the McNulty/ Driscoll properties. It is not an Accessory Event.

I appreciate the opportunity to voice my concern.

Sincerely,

Deborah McNulty
3848 Comm. Perry Hwy
Wakefield, RI 02879

Jason Parker

From: Nevin Driscoll <nevindriscoll@gmail.com>
Sent: Tuesday, July 21, 2020 5:11 PM
To: Jason Parker
Subject: [EXTERNAL] Development Plan Review for Lavender Waves Farm
Attachments: LWF Zoning Proposal Letter.pdf

Attached are the concerns of Cory and Nevin Driscoll as it relates to the plans of Lavender Waves Farm.

South Kingstown Planning Department
jparker@southkingstownri.com
Jay Parker, Planning Committee Members
Re: Development Plan Review for Lavender Waves Farm

July 21, 2020

Our names are Cory and Nevin Driscoll and we are the homeowners of 3850 Comm. Perry Hwy. We have lived at this address for just over a year and are writing to address the proposed development plans that have been submitted for review to the South Kingstown Zoning Board by Lavender Waves Farm.

Henry Cabrera, the owner of Lavender Waves Farm has worked hard to create a beautiful luxury farm for locals and visitors alike. While there is a menagerie of wonderful animals to visit, the real draw is the blooming lavender. When I sit on my back deck, 65 feet from the property line, I am in awe of what Henry has accomplished. It is lovely view and I can understand the draw the farm has for visitors.

Henry has received very positive feedback from the public for opening his farm during the "Cut Your Own Lavender Events" and we have been impressed with how well they have been run. From people directing traffic as they pull off of the highway to the punctual start and stop times for the cuttings, these events have appeared to be a well-oiled machine.

While we applaud and support these spectacular farm events, we have a few concerns in regards to the accessory events that have been proposed to the Zoning Board, of which we did not know about until they were presented in the Project Review Memo.

It is our understanding that Lavender Waves Farm is proposing to host weddings and other celebrations. We believe that hosting joyful events will be well received by those looking for a venue, however the proposed 10 pm end time is too late. Weddings and other celebrations are happy occasions and often times can get loud. Music, dancing, drinking, and the revelry of party goer will no doubt create noise. Sound travels across the field, which undoubtedly will affect what time we will be able to go to sleep (our 11 year old son included).

We also believe that 150 people is too many for a venue that is surrounded by houses. By nature, people are curious and when combined with alcohol and partying, some may find themselves intentionally or unintentionally wandering onto our property. Managing 150 people would provide a challenge.

We believe a smaller number of people, similar to the amount of the "Cut Your Own Lavender Events" would be quieter, easier to contain, and create less vehicle parking. Which brings us to our final concern. The proposed parking to the north of the lavender field abuts our entire backyard. The proposed 50 parking spots would be 4 feet off of our property line. Noise, lack of privacy and safety are of concern. We have a puppy who is trained to stay in our yard, but as

most puppies are she is curious and may wonder across the property line. Our well is located at the back of our property approximately 45 feet from the proposed parking spots and the possibility of hazardous fluid leakage into the groundwater and our well is troubling. Also, the introduction of alcohol, a dark field, and driving creates a recipe for concern.

Our neighborhood is quiet, peaceful, and beautiful. This is why we chose to move here. We have the added benefit of sitting on our back deck and looking out over the lavender farm. It is a joy to watch the excitement of the people cutting lavender for the first time and we appreciate the unique experience that Lavender Waves Farm brings to our community.

It is our recommendation that South Kingstown Planning Department carefully review the Lavender Waves Development plan in relation to the proposals we have identified as problematic and causing us hardship. We believe that with these concerns in mind, the Planning Board can approve a plan that will work for all parties involved.

Thank you for taking our concerns into consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature on the left is a stylized, cursive signature that appears to be 'Cory'. The second signature on the right is a more legible cursive signature that appears to be 'Nevin Driscoll'.

Cory and Nevin Driscoll
3850 Commodore Perry Highway
South Kingstown, RI 02879

Jason Parker

From: Lisa Nedwidek <lisanedwidek@yahoo.com>
Sent: Sunday, July 26, 2020 3:49 PM
To: Jason Parker
Cc: Lisa Nedwidek
Subject: [EXTERNAL] Abutting neighbor response to the Lavender Waves Farm Development Plan Review

South Kingstown Planning Department
Jay Parker and Planning Committee Members
Regarding: Lavender Waves Farm Development Plan Review

July 26, 2020

My name is Lisa Nedwidek -

I was just made aware of this development proposal yesterday by a phone call from one of the other abutting neighbors of that property. I immediately viewed it on the town website. I own the property at 3834 Commodore Perry Highway which is a one acre property on the northwest boundary of the farm property.

I'm aware of no attempt by the farm property owner or representative to communicate any of these plans to me. Since there is no time to formally submit any response in writing, I've resorted to this direct email which I do hope you will read at the hearing for this review:

While I do appreciate the sights, sounds and even the smells of the animals on the farm = love it all = this proposal is beyond burdensome for those of us who live in this area to accept.

I agree that it is a lovely idea, but I respectfully submit my feeling that it is far too ambitious for this property, given it's limitations and hazards.

First of all, it's most definitely too large of a burden to accept for the owners of the properties directly bordering the field where the parking and events would take place, for obvious reasons (ie: proximity of vehicles, noise, possible guest trespass, etc.)

Second of all, the property which shares a driveway would find it difficult if not impossible at the time of the event, to leave or enter their own property. They and the rest of us would have a similar problem when attempting to enter or exit

the service road leading to our properties while the guests would be arriving and leaving - which leads me to my last point.

Lastly, and which concerns everyone who uses Route 1, (Commodore Perry Highway) there is only one small access to this whole area and all of our properties.

It is a small road directly off of the north bound side of Route 1.

There is no on-ramp, no off-ramp -

just a small road which must be accessed by slowing down in the breakdown lane to safely turn into it.

We must also be very careful when exiting, since we enter directly onto Route 1 North from a complete stop.

In addition to that, we must make sure that we avoid cutting anyone off as we drive to the opposite side of the highway

if we wish to access Route 1 South. All of us who live in this small area do this very well on a daily basis.

But I ask you to imagine dozens of vehicles, unfamiliar with this area and unique situation, to safely access the farm - by the dozens.

They will be lined up - filling the entire breakdown lane and probably the slow lane next to it as they try to enter into this tight area.

Now image the mayhem that would ensue when they are leaving the event - directly onto the highway - many of them attempting to access the southbound side by crossing both lanes by the dozens.

I believe as a result of this hazard, that there will be vehicle accidents, injuries and fatalities if this plan is to be approved.

If none of us who live in this small rural community was ever made aware of this plan which has made it this far for your review,

I would hope that you all, in your wisdom and experience, would see the folly in this plan and protect us all by rejecting it.

I do wish the owners of the farm well, in their endeavors to continue just being a lovely farm with simple small activities.

Thank you for your consideration of my concerns and views on this matter.

Lisa Nedwidek

3834 Commodore Perry Hwy.

Wakefield, RI 02879

To: J Parker, South Kingstown Planning Board

RECEIVED IN
PLANNING DEPARTMENT

From: Carl and Josiane Schieldrop
75 Hummighbird Hollow
South Kingstown, RI 02879

JUL 24 2020

TOWN OF
SOUTH KINGSTOWN, RI

Re: Lavender Waves Farm

My name is Carl Schieldrop, my wife Josiane and I are the property owners and the residents of lot 9 plat 78-3 in South Kingstown. We wish to state our objections to the proposal Mr. Cabrera has made to the planning board. We object to this proposal on the following grounds

- 1) Our property is directly across the way from Mr. Cabrera's and the private right of way which would be used for the events planned in the application is actually on our property as well as lots AP 78-3 lot 15 and 78-3 lot 16. This right of way is a PRIVATE right of way not a PUBLIC one for the only use of the owners of lot 78-3 lot 18 at the end of the right of way to give them access to Route 1. Mr. Cabrera's property AP 78-3 lot 7 and the owners of property 78-3 lot 8 have access to their property from Rte 1 by using the right of way only down to the edge of our property. As evidence on how much this right of way is restricted, even though it is located on our property we can only use it by foot, bicycle or horse. No vehicles can go on that Private right of way by anyone except for the owners of property 78-3 lot 18.
- 2) Our second ground for objecting to Mr. Cabrera's proposal is its total inappropriateness for the residential zone in which his property is situated. The proposal indicates hosting events (weddings, lavender picking, fund raisings, etc...) with as many as 125 guests and upwards of 50 vehicles coming and going and parking within a protected watershed area around Factory pond which is an essential part of the water supply for the Town of South Kingstown. The pollution created by these cars would have a significant impact on the pristine environment of that watershed area.
- 3) We are extremely concerned with the noise that would be created by the traffic back and forth on our PRIVATE right of way, as well as the dust and gas emissions during preparation of these events. The weddings will include caterers, musicians, bar service and, presumably, portable toilets. As anyone who has attended a wedding recently knows, the bands that play do so at a decibel level that equals a concert stage performance and no amount of shrubbery will mitigate it. Our property is directly across from the proposed venue and we would be subjected to extremely loud activity until 10 pm on each occasion and then to an additional hour and a half as trucks remove the lights, tent, equipment and portable toilets. This can hardly be accomplished in silence.

These kinds of events, the traffic they involve and the large number of participants in attendance would be a major intrusion into the quiet enjoyment of our property that we are entitled to as well as the other directly adjacent properties.

We urge the members of the Board to view the area for themselves to see the problems this proposal would cause for us and our neighbors nearby.

Sincerely,

Carl and Josiane Schieldrop

Jason Parker

From: Herbert Zech <herbert.zech@zimba.cc>
Sent: Monday, July 27, 2020 11:13 AM
To: Jason Parker
Cc: Moosbrugger Marika; zech.gerda@aon.at; michaela.zech@hotmail.com
Subject: [EXTERNAL] Development Pan Review for Lavender Waves Farm - Concerns
Attachments: Letter to South Kingstown Planing Committee 2020.07.27.pdf

Dear Mr. Parker

Please find attached our response as direct neighbours to the proposed development plan for events to be held at Lavender Waves Farm, 3814 Commodore Oliver Hazard Highway, Wakefield, RI 02879. I think we stated many good reasons not to allow events in the planned dimension and at these hours at this premises.

If you have any questions please do not hesitate to contact me.

Sincerely,

Herbert Zech

3870 and 3872 Comm. Perry Hwy
Wakefield, RI 02879

South Kingstown Planning Department
Jparker@southkingstownri.com
Jay Parker, Planning Committee Members
Re: Development Plan Review for Lavender Waves Farm

July 27, 2020

My name is Herbert Zech. I am writing on behalf of my mother Gerda Zech, my sister Michaela Zech and myself.

We are the owners of 3870 and 3872 Commodore Oliver Hazard Highway.

We just gained knowledge, that there exists a development plan for events to be held at Lavender Waves Farm (3814 Commodore Oliver Hazard Highway), our direct neighbouring lot, currently under review by the South Kingstown Zoning Board.

We see this development plan very critical, because

- a) The entry and exit situation for the proposed events is insufficient.
- b) The parking situation for events with the proposed dimension is unclear. How many parking lots are planned? Where will the cars park on a rainy day? On the farm and guest walk to the events on wet grass in their fine shoes?
- c) Noise from these events will affect the surrounding wildlife and us neighbours. We heard that the events should end at 10.00 pm and that there will be another hour and a half of cleaning up. That means noise till 11:30 pm. That is unacceptable. We all know cleanup creates a high noise level as well (screaming orders, banging while loading trucks, ...).
- d) Artificial lights from these events will affect the surrounding wildlife and the neighbourhood.
- e) The proposed events have nothing to do with farming events. They are celebrations or call it by the name, parties.
- f) The maximum number of guests is far too high for this rural zone.
- g) The hygienic situation for events like these is insufficient. Portable toilets are not the solution. Women in ball dresses should go there? Really?
- h) What happens in an emergency?
- i) Most likely the events will only be held in summer. That means an event almost every weekend during this period. Right?
- j) Do we always have to call the police when there are too many guests, guests not following the rules, guests not leaving on time, guests walking on our land, rubbish on our land, ...? It is a rural area with no fences. Only low stonewalls divide the lots.

We are business people and support Henry Cabrera's vision for the property as a unique and beautiful lavender farm together with accompanying events like "Cut Your Own Lavender", which allow people to experience peace and natural beauty of his farm.

But weddings and personal events are something completely different. They are noisy parties involving food, alcohol, light shows and dancing to loud music.

How will the neighbours and the wildlife (Factory Pond and its neighbouring wetlands is close by) be protected from this?

As owners of this wonderful piece of land for more than 30 years we oppose therefore the proposed plan.

The area around Factory Pond is no suitable for events like these and loud noisy parties contradict the aims of the zoning plan for this neighbourhood. They will change the whole character of the area.

We have not moved to South Kingstown for something like this. Peace, quietness and the beauty of the land were the reasons.

Marika Moosbrugger, who has managed and has been living on our premises for 30 years, has been nominated to represent us in this case.

Thank you for your attention.

Sincerely,

Herbert Zech

also in the name of Gerda Zech and Michaela Zech
3870 and 3872 Comm. Perry Hwy.
Wakefield, RI 02879

Jason Parker

From: Victoria DiDomenico <victoria.didomenico@gmail.com>
Sent: Monday, July 27, 2020 11:55 AM
To: Jason Parker
Subject: [EXTERNAL] Submission of objection letter: Lavender Waves Farm
Attachments: DIDOMENICO Letter of Objection 270720 SKingstown Planning Board .pdf

Dear Mr. Parker,

Attached please find a letter for your consideration with regards to the South Kingstown Planning Board meeting on 28 July. The letter records my objection to the development plan for Lavender Waves Farm under Agenda item F.

I would appreciate a confirmation of your receipt and wish you a pleasant day.

With thanks,

--

Victoria DiDomenico
victoria.didomenico@gmail.com
skype: victoria.didomenico

Victoria DiDomenico
130 Hummingbird Hollow
South Kingstown, RI 02879

July 27, 2020

South Kingstown Planning Department
Attention: Jay Parker, South Kingstown Planning Board

Jparker@southkingstownri.com

Re: Development Plan Review for Lavender Waves Farm

My name is Victoria DiDomenico and I am the homeowner of 130 Hummingbird Hollow in South Kingstown. I am writing to voice my objection to the proposal that has been made to the planning board.

I begin with the point that I am extremely disappointed at the scale of outreach on the part of the proponents of the proposal that neither informed nor sought out agreeable terms with neighboring properties that would be directly or indirectly affected by elements of the proposal. Omission of this basic courtesy exhibits both distrust and outright disregard for the residents of this community. With regards to the content of the proposal itself there are a number of disturbing components.

First, as a property owner of environmentally protected land I am gravely concerned at the impact on the nature and wildlife in this area. The drastic increase in construction, vehicles and people included in this proposal warrants an environmental impact study to fully assess what effect this will have on air quality, water sources and wildlife patterns both during the day and at night.

Along with the physical impact there is undoubtedly a significant and unprecedented noise increase associated with this proposal and the holding of large events. Construction, vehicles, amplified sound on top of crowds of people will indefinitely alter the state of this residential community. I have lived a decade in war-torn and conflict-ridden environments. For this reason, I chose a residence for myself in a peaceful and serene setting with limited exposure to noise. I am greatly concerned at the potential for disturbance of this setting that would come with the approval of this proposal.

I am very concerned with the implications of the proposed increase in vehicle traffic including how this will affect day-to-day activities including access and traffic concerns. As stated above, this is a significant environmental and noise concern. As stated in the proposal the lighting of

the parking area at night will also have an impact. This is a community where we do not even have streetlights on the highway; the proposal is literally putting a parking lot in our back yards.

Lastly, in addition to the very obvious threat to the ability of the residents of this community to enjoy their respective properties, I will include in my objection the concern that this will negatively impact the value of my property. I chose to live in a rural residential area and do not wish to be in any proximity to a commercial enterprise.

I deeply urge the Members of the Board consider the negative impacts associated with this proposal for myself and all the affected residents of this community. I thank you in advance for your careful review.

Sincerely,

Victoria DiDomenico

Jason Parker

From: Ruth Bellino <ruthbellino@verizon.net>
Sent: Monday, July 27, 2020 12:47 PM
To: Jason Parker
Subject: [EXTERNAL] Lavender Waves Proposed Development Plan

Hello,

We are just learning of the proposed development plan for events to be held at Lavender Waves Farm.

We reside at 260 Walden Way, part of the Land 'N Sea V-A Property Owner's Association, which abuts Lavender Waves Farm.

After relocating here 17 years ago from Southern California to raise our family and care for our horses, we chose this location for it's safety, tranquility, peacefulness and privacy. Weddings and social celebrations include crowds, loud music, alcohol consumption, traffic, etc. will significantly change the dynamics of the neighborhood. Not to mention that it will create an unnecessary amount of stress and anxiety for our own horse and other domestic pets.

In addition, I have successfully been selling real estate in this particular area for 14 years and this type of entertainment facility will negatively impact market values for residential properties.

We are adamantly opposed to this development plan and thank you for your consideration.

Sincerely,
David and Ruth Bellino
260 Walden Way
South Kingstown, RI

Ruth Bellino
ruthbellino@verizon.net

From: [C. Graziano](#)
To: [Jason Parker](#)
Cc: jfk@kenyonlawyers.com
Subject: Lavender Waves Farm Planning Application Meeting June 23, 2020
Date: Tuesday, June 23, 2020 3:18:25 PM

Good afternoon,

Thank you for speaking with me earlier today. As I indicated, I represent Henry and Jackie Thacher with respect to the above application. It is my understanding that Attorney Kenyon will be requesting a continuance in order to allow for the applicant and the abutters to discuss this particular application in greater detail. The private ROW is apparently the subject of some confusion and my clients and other neighbors are concerned about the recent appearance of "one-way" signs.

I am hopeful that all issues can be amicably resolved by parties during the one month continuance.

Regards,

Cathy

Catherine E. Graziano, Esquire
1215 Reservoir Ave.
Cranston, Rhode Island 02920
401-228-7790
401-228-7794 (fax)

Jason Parker

From: C. Graziano <cgraz930@aol.com>
Sent: Tuesday, July 28, 2020 1:42 PM
To: Jason Parker
Subject: [EXTERNAL] RE: Lavender Waves Farm Planning Application Meeting July 28, 2020

ATTN: Jay Parker, Principal Planner
South Kingstown Planning Board

Dear Mr. Parker:

Please be advised this office represents Mr. and Mrs. Henry Thacher of 3810 Commodore Perry Highway, South Kingstown. The Thacher's property is adjacent to the subject property referenced above and they have deeded access/use to the private right of way which is depicted in the applicant's plans. The Thachers have lived at this location for over thirty years. Jackie Dexter Thacher's family has been there for six generations.

My clients are opposed to this application for a number of reasons. The applicant's revised plans show both a parking area close to their property as well as an "Event Area #2" immediately adjacent to the Thacher property. Jackie Thacher and Henry Thacher believe the proposed use as an event venue is inconsistent with the residential character of the neighborhood. The subject property, although now designated as a farm, is surrounded by single family residential homes. The area has always been a very quiet area and is accessible only by private rights of way. The excessive lighting, noise and traffic which is to be expected from such a proposed use, is not in keeping with the general character and would likely be an unreasonable nuisance. The recent increase in traffic when people arrive to pick lavender has already caused disruption on this private right of way.

Additionally, the only means into this small neighborhood is an access point from Route 1 onto a private right of way, which can be dangerous to navigate from Route 1. The risk of harm due to accidents resulting from increased visitors to this location would be extremely high. The private right of way proceeding towards the entrance to this property has been the subject of much recent research and there are still questions regarding the legal status with respect to use of the ROW. My clients and their predecessors have a deeded right to an "unobstructed use" of said right of way. To allow a commercial business to operate on or near this 16' foot (on paper) right of way, would substantially interfere with my clients legal use of same. N.B. Your ordinances require a 24' foot wide, two-way roadway for such a proposed use. If the roadway is less than 24', the use must be limited to one-way travel. This option does not exist at this location and there is no legal ability or authority for anyone to alter this right of way to a one-way, based upon the various recorded deeds and agreements. It is important to note that emergency vehicles would have an enormous task to navigate this area if this use were allowed.

My clients are also aware of large wetlands area on the property as well as the fact that this property is all within a protected watershed area. Has RI DEM or RI Coastal Resource Management been consulted with respect to this issue? It would seem that input from these agencies would be

appropriate prior to any consideration by this Board. The parking of vehicles on these grounds may lead to run off from the cars into the wetlands areas.

In light of all of the above, my clients respectfully request that the Planning Board not approve this application. We did have a short meeting with the Applicant recently, however, it was not productive.

Thank you for your attention to this matter,

Catherine E. Graziano, Esquire

1215 Reservoir Ave.

Cranston, Rhode Island 02920

401-228-7790

401-228-7794 (fax)

Jason Parker

From: Town Hall
Sent: Thursday, July 30, 2020 8:57 AM
To: Jason Parker; Lynn Smith
Subject: FW: [EXTERNAL] Proposal for Lavender Wave Farm

-----Original Message-----

From: jra b <atlast269@yahoo.com>
Sent: Wednesday, July 29, 2020 9:29 PM
To: Town Hall <townhall@southkingstownri.com>
Subject: [EXTERNAL] Proposal for Lavender Wave Farm

Dear Planning Board Members,

We are writing regarding the proposal for events to be held at Lavender Wave Farm located at 3814 Commodore Oliver Hazard Perry Hwy.

We recently purchased property and built our new home for the quiet and quaintness of the location, including the lavender farm. Our property has a view of the lavender farm, including the tent and Gazebo. We never expected or were notified that a commercial venue was to be placed directly in the middle of this residential neighborhood. Now we will be faced with a concern of a devaluing property value due to the inability for resale based on a commercial venue monopolizing the spring, summer and fall months. Every neighbor is to be impacted in one way or another by this commercial venture.

We would like to express our concerns with this site being used as an outside commercial venue for weddings, fund raisers or any other functions. These events containing large amounts of people for 6 months out of the year, while surrounding neighbor's would not be able to peacefully enjoy their own properties. This intrudes on our privacy and quite enjoyment and may infringe on us from hosting events at our home with friends and family due to the inability to get in from Route 1 or out, excessive noise level and light pollution. Vehicles attending picking functions already block the entrance to Route 1 while being stopped to check in at the top of the driveway backing up onto the highway. These events will be bringing thousands of strangers into our small private community and could possibly be dangerous in so many ways.

It is also a concern that the proposal indicates two function areas. It was stated at your meeting of 7/28/20, that there was a pen for animals placed currently in that location. Who is to say that pen does not come down and an event structure go up using the justification that it was on the proposal. The proposed events do not include the Farm events which in the end could exceed a six month window.

While viewing the planning board meeting of 7/28/2020, a discussion regarding a private way that only affords one way traffic in or out at a time should be a major safety issue for any venue. Tragedies have occurred in RI without the proper evacuation planning.

Will there be an environmental impact study completed to determine contamination to our public and/or private water supplies? Will there be a reserve set up if such impact occurs to remediate any contamination?

The lavender picking events appear to be very popular and held infrequently, with a peaceful contingent of attendees. The proposed events will not have the same clientele, and would negatively affect the surrounding property owners.

We urge the Planning Board to reject said proposal to preserve the intent of the residential neighborhood and surrounding landscape.

Thank you for your consideration,
Robin and Jeff Brown
3854 Commodore Oliver Hazard Perry Hwy.

South Kingstown Planning Department
Jason Parker, Principal Planner
jparker@southkingstownri.com

Re: Lavender Waves Farm Development Plan Review

August 8, 2020

Over the past 2 years, we have enjoyed watching the creation of the Lavender Waves Farm at 3814 Commodore Oliver Hazard Perry Highway. We applaud Mr. Henry Cabrera's efforts to bring his property to a vibrant working farm with its animals and lavender plantings. While we support his efforts in that respect, it has recently come to our attention plans to expand the use of his property to include certain accessory events, such as weddings and fundraisers. Our concerns relate to the proposed 15 events to be held over the year, with up to 150 attendees at each event.

Our foremost concern is the increased traffic to the area these events would bring. The access road, right of way along the east of his property, does not seem large enough to support the traffic entering/exiting for these events and would adversely affect the neighbors along that right of way during these events. Already, the Lavender Cutting events have had impact to us moving in and out of the access road onto/off of Route 1 during the time these events have been held.

Additionally, this area has long been a quiet residential spot, its peacefulness part of why we all live here. We know weddings bring music, dancing, people celebrating loudly, as well they should. We are concerned, however, that these events will bring an unacceptable noise level well into the night, especially disturbing those neighbors that align along Mr. Cabrera's property.

While we are not direct abutters to the property, we are close enough that both the increased traffic and noise level would impact us. We join those neighbors that are in opposition of the proposal, as it is currently written.

Sincerely,
Tom & Nancy Steinmeyer
3874 Commodore Perry Highway
Wakefield, RI 02879

401-935-7508
Nsteinmeyer22@gmail.com

August 11, 2020

Maria Cantalini-Petitt
George Petitt
135 Hummingbird Hollow 78-3 , lot 16
South Kingstown, RI 02879

RE: Lavender Ways Farm
78-3, lot 7

James Parker
Planning Board
South Kingstown, RI

Dear Mr. Parker,

We are reaching out to you to express our adamant objection to the proposed development and addition to Lavender Ways Farm in a residential area. We understand it is going to be used for large functions and events. This will eliminate the peaceful and private element that we now enjoy.

The intended use of this above property will be a detriment to the satisfaction and gratification we now have the benefit of. We hope you will acknowledge and consider our objections in this matter:

OUR LIST OF OBJECTIONS ARE AS FOLLOWS:

The loss of peaceful and serene enjoyment of nature.
The environmental degradation due to exhaust from vehicles.
The noise pollution from traffic on a PRIVATE WAY.

We strongly object to the parking of up to 150 vehicles within the sound of our home.

The potential of automobile fluids such as oil, transmission fluid, brake fluid, radiator fluid all of which are hazardous and poisonous to the environment and our beautiful wildlife. Not to mention porta potty odors and potential for spillage and the possible contamination of our well.

Major noise pollution from the proposed music from said venues are also disturbing.

Weddings today have extremely loud and deafening music .

The proposal for event area # 2 is less than 100 yards from our home and approximately 30 yards from our property line.

We did not purchase this home to be close to large noisy events just the opposite.

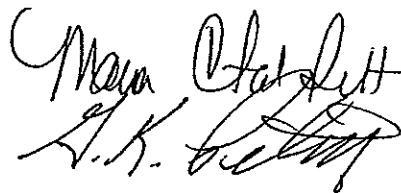
It is our escape from the noise of the city and our enjoyment of nature.

I would hope the planning board understands that people don't buy homes on a dead end street in a wooded area for excessive noise, just the opposite.

Last but not least, this development will without a doubt lower our property value, while raising the value of Mr Cabrera's land.

Sincerely,

Maria Cantalini-Petitt
George Petitt

Handwritten signatures of Maria Cantalini-Petitt and George Petitt. The signature of Maria Cantalini-Petitt is written in cursive and is positioned above the signature of George Petitt, which is also in cursive.

Jason Parker

From: Marc Bosnyak <mbosnyak@gmail.com>
Sent: Friday, August 14, 2020 8:18 PM
To: Jason Parker
Subject: [EXTERNAL] Lavender Waves Farm

Hello Mr Parker

My name is Marc Bosnyak and I live at 100 Walden Way in S Kingstown

I do not think it is fair for Lavendar Farms to operate a commercial business in the neighborhood that brings large amount of traffic into a neighborhood served by one small rural road. I believe the road was not intended for that purpose, creates danger and noise pollution.

Thank you for your consideration
Marc Bosnyak

To: Mr. J. Parker
Principal Planner
Planning department
South Kingstown, RI 02879

RECEIVED IN
PLANNING DEPARTMENT

AUG 17 2020

TOWN OF
SOUTH KINGSTOWN, RI

Re: Lavender Farm proposal

August 15, 2020

Dear Mr. Parker,

My Name is Carl Schieldrop. My wife, Josiane Schieldrop and I reside at lot 3 in Land and Sea IV development. We are writing to the Planning Board to express our very strong objection to the Lavender Wave proposal new being considered by the Planning Board.

First, Mr. Cabrera's property, which is zoned residential is surrounded on all sides by residential lots, ours being one of them.

Mr. Cabrera is proposing to make his property available for weddings, charity and other fund raising events, some of which will extend well into the evening hours. These events and the weddings in particular are extremely noisy gatherings. Most contemporary weddings have live music played at concert stage levels, flood lighting is required as evening approaches and the plan calls for up to 125 guests and 50 or more vehicles at each event. There will be a great many people, some of them children, moving around the property. Our property is no more than 150 feet from the proposed venue and with each event we would be subjected to bright lights and music playing at ear splitting levels well into the evening. In addition, catering trucks, sound equipment and lighting vehicles would be clearing the site until as late as 10.30 pm, not to mention removal of Port-O-John units used by the guests.

There is no amount of vegetation that can mitigate these conditions and they represent a direct assault on our right to quiet enjoyment of our property.

Mr. Cabrera advertises Lavender Wave Farm as a luxury farm experience and it is operated as a commercial operation in the heart of a residential neighborhood.

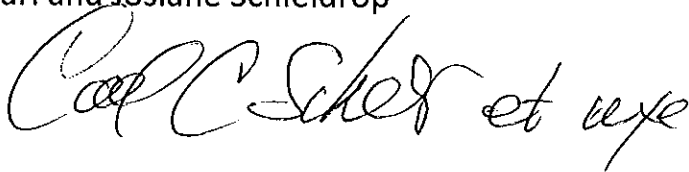
Mr. Cabrera has made modifications to stone walls that are on Land and Sea IV's property without seeking permission and has, at various times, used a 16 foot right of way on Land and Sea property to shuttle cars in out of his venues.

The question of access will be addressed by others at the coming Planning Board meeting but suffice it to say that public use of access to Mr. Cabrera's property is not permissible.

My wife and I strongly oppose any approval of the Lavender Farm proposal as it is totally inappropriate to the residential neighborhood where it is located. In addition, its implementation would have a decidedly negative effect on the property values of those of us abutting Mr. Cabrera's property.

Respectfully Yours,

Carl and Josiane Schieldrop

A handwritten signature in cursive script that reads "Carl Schieldrop et wife". The signature is written in black ink and is positioned below the typed name.