

Date: February 7, 2022

To: Jesse Steadman - Town of Stow Planning Board (planning@stow-ma.gov)

From: Jordan Mackey, Owner/Operator at Nan's Market

Re: Final Comments: Tables, Juice Bar & Backyard Tent Replacement.

Hi Jesse,

This should be the final notification/request regarding any remaining changes/additions to the property here at Nans. **There are five remaining issues.**

- 1) The Picnic Tables & Outdoor Seating:** Please refer to the attached schematic. We plan to move 6 picnic tables to the front yard area, away from the backyard or main lawn. The tables will largely be out of view from the neighbors to the rear, and a full 100 yards away from the back fence. This will surely be 100% non-intrusive regarding any sound or other disruptions. This will happen in the Spring (after March 20, 2022).
- 2) The Juice Trailer:** This trailer (the "Juice Caboose") is a converted horse trailer, and the footprint is about the same as a Volkswagen Beetle. There's enough room for one person to stand inside. No alcohol ... just fresh squeezed vegetable and fruit juice during the warm months only. Many local residents want the health benefit of these juices and there is no place nearby to buy fresh squeezed juice. We plan to park the trailer in ONE small parking space in the parking area in front of the store entrance (see the attached schematic).
- 3) Replacement of the Backyard Storage Tent:** As everyone already knows, there was a white tent in the backyard - since last May - which we used to store paper goods. This was a temporary storage solution. We now replaced the tent with a permanent pre-fab shed, roughly the same size, which is quite attractive, water-proof, and it also matches the design of the larger building. It's white and grey and far more pleasing to the eye than the tent (which will be removed). **The new shed is now at least 40 ft. from any property line.**
- 4) Lighting:** We have researched many options for low-impact non-intrusive lighting, and we have come up with a solution. **This is clearly a safety issue with customers walking to and from their cars in the dark, and our own staff working till 10 pm each night.** We'll be installing MOVEABLE dim 150 lumen solar-powered LED lights JUST 3 feet off the ground that point directly to the ground and should not be intrusive to any neighbors - front or rear. The goal is to simply and safely illuminate the ground between dusk and 10 pm.

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5) Regarding Planting Additional Trees: Planting more trees along the rear fence line is impossible for several reasons. The pine tree root system is quite extensive, very shallow and some of the root diameters are as thick as small tree trunks.

1) Roots would absolutely have to be cut in order to dig holes for small saplings.

2) Disturbing the hardpack soil and roots will surely weaken the root system, leading to a major catastrophe during a wind storm.

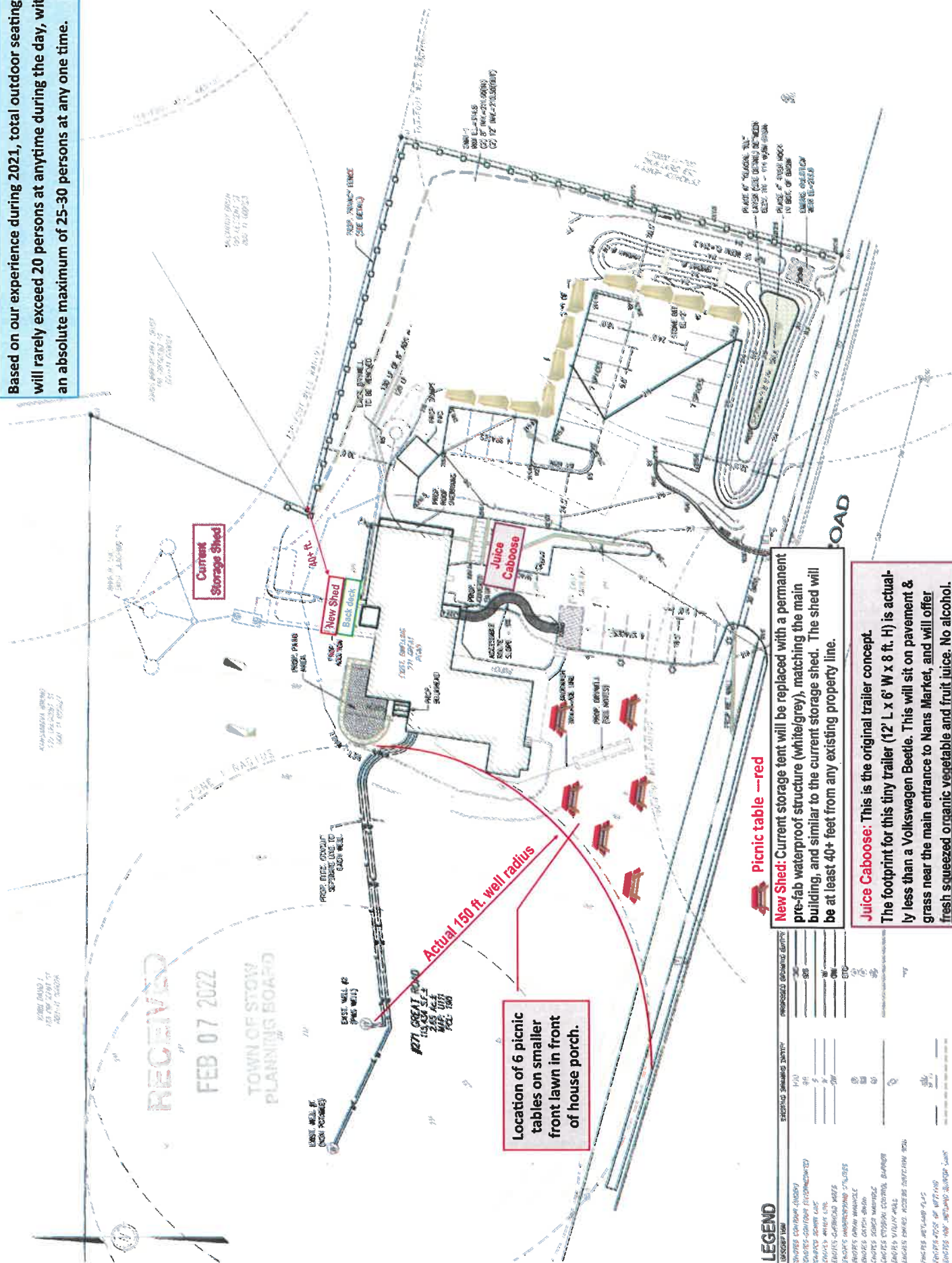
Overall I think we've done our very best in trying to accommodate all the neighbors. The new fence is up, the streetlights are dimmed or turned off and a few picnic tables should not be a problem along Route 117.

Respectfully,

Jordan Mackey

Cell: (707) 304-2638

Based on our experience during 2021, total outdoor seating will rarely exceed 20 persons at anytime during the day, with an absolute maximum of 25-30 persons at any one time.

 Picnic table —red

New Shed: Current storage tent will be replaced with a permanent pre-fab waterproof structure (white/grey), matching the main building, and similar to the current storage shed. The shed will be at least 40+ feet from any existing property line.

Juice Caboose: This is the original trailer concept. The footprint for this tiny trailer (12' L x 6' W x 8 ft. H) is actually less than a Volkswagen Beetle. This will sit on pavement & grass near the main entrance to Nans Market, and will offer fresh squeezed organic vegetable and fruit juice. No alcohol.

[illegible]