



Dear Egremont Zoning Board of Appeals,

We have requested a hearing for new uses to be added to our overall special permits, as well as a change in hours of operation in the Barn.

The following changes are requested. Reasons for our requests are listed with each one. None of these changes involve any building or physical change to our property. In our opinion, there will be NO negative alteration to the current quality of the neighborhood as a result.

#1

To add the uses of RETAIL and OFFICE SPACE for the Main Inn Building and Carriage House.

Reason for request:

We are currently endeavoring to open a coffee shop in the Main inn building in early Summer 2020. As a result we will be changing our business model for the inn and need the flexibility to potentially rent some of our rooms on a long term basis as private offices or small retail shops. The main reason is that our current septic system may not be able to handle what we are planning. The easiest and most environmentally sound solution is to take some rooms out of stock for the hotel and turn them into offices/shops which use less water by far. This is a “failsafe” option as we have every intention of continuing to operate the inn as is dependent on our septic plans.

#2

To add the use of outdoor retail/farmers market/public assembly for our parking lot, driveways, and grounds.

Reason for request:

In 2018, we had an informal event called Night Market, an outdoor market of local vendors, on an Open Mic night and it had the promise of being a nice event for the community and local vendors. Upon further investigation, it turns out we need a change of use to be able to put this on. Therefore we seek this change of use to accommodate these events. Obviously we will not be having these events in the winter. We also may or may not have such events during the day in good weather. However, our plan is to only have these occasionally as they require a good deal of coordination and work. All vendors that will participate will have to follow any requirements such as getting a license to do so in Egremont and following any Health Code requirements if their products involve food and/or drink.

#3

To add the hours of operation for the Barn to include Monday and Tuesday with the same hours of operation as Wednesday, Thursday and Sunday.

Reason for request:

We have no plan to open regularly on Monday or Tuesday at this point. However, sometimes special holidays such as New Years Even fall on a Monday and we require the flexibility to be able to open on those nights as we see fit without yearly special permit hearings. In addition, every once and a while, we have requests from high profile artists who can only play a small venue like ours on a Monday or Tuesday as well as from private events that are requesting a Monday or Tuesday night. This flexibility is crucial to our continued success and business plan.

Thanks for your consideration in this matter,
Nick Keene
General Manager