

Email from: Abigail Goldberger
Date: Oct. 27, 2023

Hello Cathy-

It was great meeting you all last Tuesday and I am grateful that we were able to do it in person as it felt more conducive to getting to know the town and to give you all clarity about our intentions.

I am sorry I was not more prepared with the following information for our proposed art center-Sheepscot Arts Preserve. I had assumed the school already had dealt with the town ordinance issues and that all you wanted to know were my intentions for the art center.

So now hopefully these answers will answer the questions brought up during the meeting.

I asked Kinne Stires for a few of the answers to the questions you asked, primarily about what work had been done by the school and what issues the school had with parking. We also looked in our inspection report, conservation easement agreement, and forestry plan for basic answers.

I did not call Mike Trask, as Kinne was able to answer my questions about the fire lane, and with the current shelter in place orders due to the tragedy in Lewiston, I did not want to bother someone who may be involved in the search.

I hope that you and everyone you know is safe.

Here is some further info-

- The septic tank at the house is 1000 gallons. We will be having someone come next year to do a clean out and give us any recommendations about what might be needed based on our plans and will maintain it and upgrade it as needed.
- Kinne told us the pit toilet holding tank is 1000 gallons. This is consistent with the products offered by the installation company and the measurements of the above ground portion of the concrete tank. The outhouse that contains the pit toilet has 2 separate stalls, a hand-wash station and a ventilation system.
- Together the capacity of the two toilet systems is 2000 gallons

- Kinne said that the driveway had been widened considerably to comply with an ordinance. We also have a forestry plan that states that during the 2017 Tree Harvest Ron Dostie, the harvester, widened and graveled parts of the driveway to allow access.
- Kinne said the issue with the fire department had to do with drop off and pick up times where cars would be parked on the side of the driveway which would limit access to emergency vehicles at those times. Otherwise there was no issue with emergency vehicle access. The school also created the loop driveway up top to keep the main driveway, that would be used as a fire lane, clear.
- The proposed parking lot was up top at the loop portion of the driveway, it was not completed due to complications brought on by covid and the eventual closing of the school.

- We have counted a total of about 24 parking spots both down at the homestead area and off the path of the loop driveway, none of which would block access to the driveway or the turnaround at the bottom of the hill. We also can do overflow parking in the field.
- My experience participating in and running open studios events are that people trickle in throughout the day and stay about an hour, so that while the events are well attended, they are not usually crowded.

- We will make sure that no one parks on the side of the driveway or anywhere that obstructs the fire lane or on Golden Ridge Road. If we find we are doing an event that seems like it will be too crowded for our parking situation we will talk to the town about alternative spaces that we can shuttle people in.
- To clarify our plans- We expect no more than 10 artists living on the property (plus any aides or interpreters as needed) during each group retreat. As of now, the group retreats will last for a maximum of 6 weeks. There will be 1 -2 of these a year with an interval in between. Individual artists may also be given work space (as space is available) to pursue projects for a few months at a time. I am the manager/founder etc and will always be living on the property when we have guest artists. We anticipate that most artists will be coming from far away and therefore will not have their own cars.
- Open Studios events will take place at the end of residencies and will last all day. They will only be held a few times a year depending on the residency periods.
- Artists will be coming here to work. While we are nominally a commercial venture, the purpose of the art retreat is for artists to have access to work space and unhindered time to help grow their practice. As such, we are not renting out living space, nor are we inviting people here based on the recreational potential of the property. That being said, we will encourage artists to explore the property in compliance with our conservation easement with MidCoast Conservancy. (agreement attached)
- We also plan to host workshops run by individual artists, separate from the retreat/residency. They would be limited to 15 people and 1-2 teachers. They would be during the day (not a live in situation) and would last either a week at a time or once or twice a week for a specified period.
- We would also like to host pop up shows with local and visiting artists, these would be up for short periods of time. We could potentially coordinate with the town to rent the old school house or one of the other available buildings if it seemed necessary.
- We plan to do community art nights where people can show up and make art together for a few hours. My experience with these events in the past is that they usually attract about 15 people although we have room for whoever shows up. This would be occasional and be used as a way to get to know the artists and art lovers in the area.

The reality of our business is that we are going to be very low key. We do want a public component to the art space as we do want to form a relationship with the community and to foster a relationship between the artists and the community. But the primary objective of our vision is to give artists quiet unhindered work spaces, and time to complete projects.

Hosting workshops, pop up shows, and art nights are a secondary purpose that further our goal to have public offerings and create a wider community amongst the artists already in the area. As this is not our main focus we will be hosting these events infrequentl when space and time allows.

The numbers given are the maximum for the foreseeable future but we will be starting smaller and learning from that what works and what our max capacity should be.

We are very happy to have found this property and although we are new to the area, have met a lot of really great people and fallen in love with everything about the area. We will work with the town to make sure we are in compliance with the town's ordinances, and the needs of the community.

Thank you for your time and please let me know if I haven't covered everything here or if you need any other information.

Attached to this email are our agreement with midcoast conservancy and 2 emails I received from them after informing them of our plans. I also attached the official notification letter I sent to them after our email exchange.

Abigail