

P&Z Application Requirements Meyer's Barn Relocation

April __, 2025

GENERAL

Current Status of Site. The site is on flat land in the parking lot near the top of the ramp down to the Little Beach Amphitheater.

All Proposed Uses and Structures. The barn is proposed to be used as the multi-purpose concession building to support the Little Beach Amphitheater as contemplated in the Little Beach Master Plan. The barn is the only structure in Phase I of the plan.

How the Proposal Differs From What Already Exists. The barn will not replace an existing building.

Information Regarding Easements or Dedicated Tracts. The existing Town survey does not indicate any easements or dedicated tracts impacting the site.

Zoning of the Property. The site is located in the Lionshead Character Area.

Scaled Drawings of Proposed Design of the Structure; Building Heights. The historic barn will be disassembled and reassembled in Phase I using existing logs and roof materials to the maximum extent practical. We do anticipate needing to replace a few rotted logs that sit closest to the ground. The team has identified a source for replacement old logs that look similar. The team engaged Albert Ewing to prepare the scaled drawing attached as Exhibit A (the "Scaled Drawing") addressing, among other items, structure dimensions, a foundation plan, improvement of the roof (adding a steel center beam for strength) and drainage.

Building Location and Impervious Cover. We propose to locate the barn 35' from the top of the ramp to Little Beach Amphitheater as shown on the site plan attached as Exhibit B-1 (the "Site Plan"). We propose to have the long side of the barn face the amphitheater. The impervious cover will be limited to the footprint of the barn which is 460 square feet. An entire copy of the Town's survey is attached as Exhibit B-2 (the "Town's Survey") to provide more context. The team will meet on site with Town officials to set and approve the final location and orientation before the foundation is dug.

Setbacks. As indicated on the Town's Survey, the site is outside of the 100' setback established by the Railroad.

Ordinary High-Water Mark. The site is located in the parking lot well above the river and any ordinary high-water mark.

Parking Plan; Traffic Circulation. The barn will support the Little Beach Amphitheater and users of the barn would use parking generally available in the area. Since the barn

will be located near the edge of what is a very large parking lot, we don't expect any material impacts to traffic circulation.

Landscaped Area; Location of Existing Wooded Areas and Rock Outcrops. We don't plan any landscaping in Phase I of project. We do, however, expect landscaping will be included in Phase II of the project. The barn will be located more than 100' from any trees. There are some large boulders on the river slope off the edge of the parking lot along the amphitheater ramp, but they would not impact the site.

Utility Easements; Drainage Features; Snow Storage. The team is not aware of any utility easements affecting the site, and none are shown on the Town's Survey. The Site Plan includes design features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in the parking lot where the Town stores snow, the team expects that existing snow storage near the site is more than sufficient.

PRELIMINARY BUILDING PLANS AND ELEVATIONS

Dimensions, General Appearance, Scale. Please see the Site Plan.

Interior Plan. Phase I involves disassembling and reassembling the barn on the proposed site. The interior of the barn will be addressed in Phase II. However, please note that as part of Phase I, we plan to run conduit and/or pipe from the outside of the barn through the foundation and into the inside of the barn so we can bring electrical and water (if and when available) into the barn as part of Phase II.

ELEMENTS NEEDED ON THE SITE PLAN

Scale; North Arrow; Date Prepared; Lot Dimensions, Area, Entire Site Acreage. Please see the Scaled Drawing, Site Plan and the Town's Survey.

ARCHITECTURE DETAILS

Windows, Doors, Siding, Roof Material, Paint Color. In Phase I, the barn will be reassembled in its current form with a few logs replaced and a steel beam added to support the reassembled roof. To the maximum extent practical, the team plans to have the barn look like it does currently, except that the small shed on the side of the barn (facing the amphitheater) will not be rebuilt in Phase I. The materials will be preserved for possible use in Phase II but the opening for the shed will be covered until addressed in Phase II. No building changes are planned for Phase I.

BOUNDARY SURVEY

Please see the Town's Survey.

GRADING AND DRAINAGE PLAN

The Scaled Drawing includes features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in a large parking lot, the team expects that drainage surrounding the barn should be sufficient to address water coming off the roof of the 17'x27' structure.