Mark Connors

From: Katherine Horgen <[redacted]>
Sent: Sunday, November 2, 2025 9:20 AM
To: Jacob Fiumara; Kate Horgen
Cc: Marnie Crouch; allplanningboard; Mark Connors; Madeline Fiumara; Meredith Kokos; Mary Cookson; Duncan McIntyre; Joanie Schoch; Lauren Ledbetter; Kathleen McIntyre; John Schoch; john johndespic.com; Casey Kokos; Ann and Ryan Ryan-Small; Betsy Clark; Susan Gribbell; Amy Bottomley Cavilla; Brittany Flaherty; Rudolph Pizzano; Phil Down; Tim Ledbetter; Ian Cookson; Ron and Liz Rossetti; [redacted]; Valerie Neighbor; CLARK SANDLER; Debbie Thompson
Subject: External Email Warning Re: BHOD Comments

Good morning,
This use for "weddings and meetings" adds the possibility of further traffic impacts (particularly if this becomes a party venue, spilling potentially impaired drivers onto dark windy neighboring streets late at night, which again raises traffic issues but also board and town liability in my opinion for accidents resulting from decisions to ignore potential safety issues). The traffic information currently represented does not correspond to what our legal counsel reported a few years ago, which described winding roads not fit for this type of commercial enterprise. These roads are dangerous enough during the day with the current traffic flow, but they become downright frightening if one considers partygoers navigating them at night. I respectfully ask that the board consider the possible impact of such a decision on the local neighborhood and safety concerns. We, as residents, have entrusted the Planning Board to be cognizant stewards of our town and safety. I respectfully ask that you prioritize resident (and potential visitor) safety over money-making potential.
Thank you,
Kate Horgen

> On Nov 2, 2025, at 8:50 AM, Jacob Fiumara <jacobfiumara@gmail.com> wrote:
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> Dear Marnie, Emil, and Members of the Planning Board,
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> As we continue to work toward a positive outcome at the upcoming December 9 vote, and in addition to other unanswered requests, I want to express my continued concern that certain recent suggestions from the Board(Marnie and Emil) may be making this process more challenging at a very late stage.
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> At the most recent Select Board meeting, GCTS announced that they would limit their request for Commercial Use to the Gate House and Pilgrim Hall, thereby capping potential commercial activity at approximately 20,000 square feet. However, at the following Planning Board meeting, you and Emil proposed including the Retreat House within the area designated for Commercial Use. This change would add roughly 15,000 additional square feet of commercial space — a significant increase that could translate to an estimated 90 additional vehicle trips to and from the site.
>
> Furthermore, the suggestion that the Retreat House could be used for "weddings" or "meetings" raises additional concerns about traffic and parking impacts on the neighborhood. Such events could bring hundreds of vehicles to the property on weekends. Where would these attendees park? Would this require paving portions of the Heritage Landscape for overflow parking, or would guests be expected to walk from distant lots up the hill?