

The Commonwealth of Massachusetts

TOWN OF LENOX

Filing fee is due with the petition. If hearing expenses exceed this amount the Zoning Board of Appeals will bill the petitioner.

Send bill ??

The undersigned hereby petitions the Town of Lenox Zoning Board of Appeals for:

- ☒ A Special Permit for exception under the provisions of Section _____ of the Town of Lenox Zoning By-Law.
- ☐ A Variance from the following provisions of Section _____ of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):

PLEASE READ THE ATTACHED
SUPPORT MATERIAL WHICH EXPLAINS
THE REASONS FOR THIS APPLICATION
IN DETAIL.

For premises:

Owner of Record THOMAS + SUSAN WERMAN for Stonover Farm

Address 169 Under Mountain Road

Map and Parcel _____

Zoned as _____

Deed Reference Book _____ Page _____

(This information is available from the Assessor's Office or townoflenox.com in the Property Assessments-Online Database section.)

Petitioner Thomas
(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)

Address (Mailing Address) 169 Under Mountain Road Lenox MA 01240

Telephone Number 413.637.9100

Email address Stonoverfarm@aol.com / Stonover413@gmail.com

Date _____



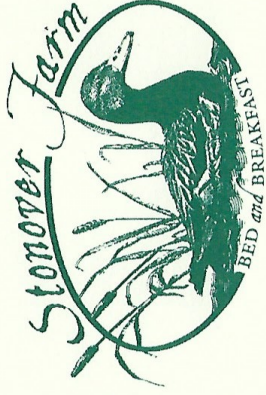
Support for Special Permit Application

Background

Stonover Barn donations to Not-for-Profit Organizations:

Lenox Memorial High School Spring Prom -- 2 years
Tanglewood Education Program
Berkshire Music School
Gould Farm (NAMI)
IS 183 Art School -- 3 years
Deval Patrick campaign fundraiser -- 2 years
National Public Radio -- fundraiser
Kripalu Institute of Exceptional Living
The Mount
Berkshire Country Day School Gala
Pittsfield Carousel Committee
Charley's Fund
Store Front Artists
Waldorf School

Phone: 413-637-9100 Fax: 413-637-1717 E-mail: stonoverfarm@aol.com stonoverfarm.com
169 Under Mountain Road, Lenox, MA 01240



Stonover Farm has had over 100 weddings.

Each wedding puts an average of \$75,000 directly into the pockets of Lenox merchants and \$50,000 into the pockets of various county vendors.

In all the years of our weddings, there hasn't been one disturbance or complaint, and we now hire a Lenox police officer and a Lenox firefighter for every wedding.

Immediate Financial Difficulties

Like all small Lenox businesses, we face huge losses this season. With mitigation, we can stay in business, continue to contribute to the Lenox economy, and direct lodging tax money to the town and to the state. We and the town will certainly incur substantial losses from this Summer's guest cancellations alone. Nearly half of our gross revenues comes from B&B lodging (\$230,000) and the rest from our 12 annual weddings (\$250,000).

As of January we had 12 contractually confirmed weddings for this year and 6 for 2021. In mid-March, anticipating that only our June weddings would need to be postponed, I requested 5 additional weddings for next year.

Soon after that, it became apparent that we will very likely need to postpone ALL of our 2020 weddings (there are 8 scheduled for this Fall) So we now find ourselves with contracts for a minimum of 18 weddings, all to be held in 2021.

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Normally we would have 24 weddings in 2 years. If we are allowed only 5 more weddings for next year (instead of 8), we will lose 7 weddings, or \$140,000. The difference between our initial request (5) and our final request (8) is **3 weddings.**

We fully understand that this special permit applies only to 2021.

The wedding couples and their parents are putting us under a great deal of pressure to reschedule right now. We need to be able to do this as soon as possible because 2021 weekends are being booked as quickly as wedding vendors can indicate their availability (everyone has to be able to reschedule – planner, caterer and all sub-contractors). If we have to wait until May for a Board meeting, we'll have very few options, if any. A delay may result in cancellations, additional losses, and even potential legal action.

Allowing this one-time exception may well be the one thing that allows us to stay in business -- and to provide income for 5 employees and many independent contractors. Stonover Farm is a Lenox landmark that we have restored to its pristine condition (thanks to our wedding business) over the last 20 years. We're a part of the Lenox business community and a year-round celebrated tourist destination. Considering the smooth execution, safety record and history of our weddings, granting this one-time request means that all of Lenox will benefit - without any downside.