

McCann & McCann, P.C.

Attorneys AT LAW
89 Newbury Street, Suite 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

June 26, 2023

Topsfield Town Hall
8 West Common Street
Topsfield, MA 01983

Re: Connemara Farms – Special Permit Application

Dear Board Members:

As you are aware, I am representing English Commons Condominiums, a direct abutter, and the closest residential abutter to the Connemara Event Facility. I have stated at several ZBA meetings that the English Commons residents are significantly impacted by the noise emanating from the DJs, announcers and live band events taking place at the Connemara Farms. While my clients do not oppose an event center use, it must be conducted in such a manner as to not negatively impact the long standing residents of the neighborhood.

To that end, we request that should the Board see fit to grant a Special Permit to Connemara Farms to operate an event center at 232 Rowley Bridge Road , the Board impose the following conditions on the Special Permit:

- Noise levels must be maintained at a level not to exceed 10 decibels over ambient at the lot line with English Commons (labeled SM4 in the recently submitted CavanaughTocci Sound Study
- All events must conclude by 10 pm
- Tent speakers must be positioned to face away from English Commons Condominiums
- No speakers shall be permitted to be placed outside the tent
- As recommended in the Sound Study submitted by Connemara Farms, live band noise levels must be addressed and regulated such that the noise level at SM4 will not exceed 10 decibels above ambient.
- A *60 day temporary* Special Permit only shall be issued at this time, with further review by the Board at its August or September meeting to see if a permanent Special Permit should issue. If the ZBA finds that the noise has been maintained in accordance with the above conditions, a Special Permit may be issued.
- Enforcement – upon receipt of a noise complaint during a Connemara event, the Topsfield police shall respond with its sound meter; if the police determine that the sound at the Connemara/English Commons property line violates the 10 decibels above

ambient condition imposed, the police will notify the ZBA. Two such violation notices shall result in revocation of the Special Permit.

We have reviewed the sound study prepared by CavanaughTocci recently submitted. Based on the information provided in that study, including the reference therein to the EPA standard of 10 decibels over ambient at the lot line, we feel the requested conditions are reasonable and will allow the event facility to operate without undo nuisance and negative impacts on the residents of English Common.

Very truly yours,

Nancy A.S. McCann

Nancy A.S. McCann, Esq.

cc. Frank Diluna, Esq.