

## Project Narrative

Reference B-23-423

The purpose of the requested Site Plan Review is to allow for the existing smaller snack shack (aka Far Point Pavilion) to be replaced with a larger and more accommodating Snack Shack/Refreshment Center. The older snack shack will remain and serve as storage and support for the newer Snack Shack. The original Special Permit issued on September 17, 2012 has been recorded with the Worcester DRD in Book 70276, Page 141. No changes to the lot lines, parking, or driveways are proposed. Replacement of the existing snack shack is intended to improve a golfer's enjoyment of the course but is not likely to affect the number of golfers.

The new Snack Shack will be positioned in between pre-existing golf cart pathways at Holes 6 and 13 with short gravel entrance paths added. It would be accessible by walking or by golf cart. The Golf Course is expansive, being over 170 acres, meaning that the 473 square foot footprint of the new Snack Shack would be extremely minor relative to the entire property. No decking is proposed. The location of the proposed Snack Shack is adjacent to the older snack shack, secluded by surrounding forest, and is far removed and well in excess of the setback requirements regarding any wetlands, abutting property, and roadways. (See Site Plan.)

The small fifteen (15') foot high structure is designed in classic Shaker style as a tribute to our local heritage and is a highlight to urban golfers who visit. It would be constructed of rough barn board with small antique windows for style. Cedar shake shingles adorn the roof. The Snack Shack, being of seasonal nature and limited hours, allows our electricity requirements to be accommodated by a small Honda generator which is low noise and perfect for our operation. All food and drink sold are of a "grab and go" nature since the customers are golfers playing their golf round with no time to sit. The Snack Shack would not be connected to any public or private water supply as only bottled water will be made available. There will be no restrooms in the Snack Shack so there is no need to connect to septic. Trash would be picked up according to the procedures already in place. There is no need for external lighting on or at the Snack Shack as operations would only occur when the golf course is open and according to the terms of the existing Special Permit.

In the event of a fire, water would be provided from a pond located less than 1000 feet away. Arrangements regarding emergency services, such as the ability to reach the Snack Shack by ambulance, would remain unchanged as the location of the new Snack Shack is close to the existing pavilion.

A concession stand is a commonly recognized structure on other local golf courses. This is further supported by the fact that a similar structure was previously approved at the Shaker Hills Country Club in the 2012 Special Permit. The Snack Shack proposed is an upgraded version of the previously approved pavilion and while it performs the same function, it would be better looking and better suited to its patrons.