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Subject: Grace Farms -- Landscaping Meeting -- February 17th  
Date: February 19, 2017 at 12:48:45 PM EST  
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Hello Steve, John,

We wanted to provide you with a quick recap of Friday afternoon's landscaping meeting with Sharon Prince, Roy Medile, Adam Thacher and Agnes Ladjevardi from Olin Landscaping.

The main focus of the meeting was on Grace Farms' existing trail network, proposed buffer zone and fence solution, and possible plantings in and around the buffer zone. As a group, we walked the trail network adjacent to our respective properties; Agnes and Roy Medile then subsequently visited each of our properties to see things from our perspective.

Overall, we believe that the meeting facilitated a productive exchange of ideas, and we understand that the Foundation is now planning to present to the neighborhood a comprehensive proposal that addresses not only the buffer zone and trail network, but also the lighting impacts of the River building complex. What the neighborhood is looking for is simple, permanent solutions for the benefit of both sides. We also want to avoid "variability" which would require the neighborhood to act as a continuous monitor - e.g. certain trails open during May to September, the sound sculpture only active from 11 to 3pm, etc. We truly want to avoid a continuation of the "cat and mouse" games over the past year; and when there is a violation of a condition, it is clear and immediately actionable by the town.

A few specific points of attention:

1. The Foundation's leadership agrees conceptually on the need for a buffer zone. What the parties were debating on Friday was (i)

depth of buffer zone, (ii) the placement of fencing within the buffer, (iii) the type of buffer fencing, and (iv) plantings within/around the buffer zone. We reminded the Foundation that a buffer zone is mandated by the POCD for institutional uses in residential zones.

We think the simplest approach is to have the buffer zone extend along the wetlands corridor that runs between the properties and that there are no walking trails east of the brook. Making certain trails “seasonal” is not a simple and permanent solution to the issue, and we have concerns about the level of wetlands disturbance that would be required by the volume of planting materials necessary to adequately screen our respective properties should the trails east of the brook remain. This would also provide peace of mind to the neighbors from a security & privacy perspective, and not require us to be constantly monitoring strangers coming near our property. We discussed with Foundation leadership the security incident that had occurred on the trails on Saturday, February 4th.

We are uncomfortable with both the movable metal post fencing with attached chicken wire proposed by the Foundation and its placement within the buffer zone. Again, we are looking for permanent solutions, and what we would consider to be a temporary metal landscaping fence that can easily be moved does not serve the intended purpose. As you had suggested, we were expecting a wood split-rail fence similar to the existing paddock fencing on the property.

If the Foundation is concerned about the aesthetics of wood fencing, our preference would be for a native fieldstone wall to be installed.

The fence’s purpose is to act as a very solid visual deterrent/reminder to a walker to stay on the mowed paths.

From a safety and security perspective, we believe that the placement of this fencing/hardscaping within the buffer zone should be adjacent to their trail network — not our property lines. It is important to not only signal to trail walkers that there is a clear boundary line, but also provide a security “white space” area for Grace Farms security so that their security has sufficient time to intervene if a visitor crosses into the “white space.” We believe that it is in the best interests of all parties for Grace Farms visitors to remain closer to the building complex where they can be properly overseen



by Grace's security team. This would also eliminate the need for guard houses along the trail network as proposed by the security expert hired by the Ostling/Curt families. We expected the fence to demark the beginning of the buffer zone and not be in the middle of it.

2. The Foundation is considering the elimination of the lower trail trail by cattail pond and the installation of some supplemental white pines/evergreens around the upper cattail pond trail to fully screen the Markatos/Holme property. The Foundation is researching the cost estimates to provide screening on the lower cattail pond trail and might consider eliminating that trail if the planting plan becomes cost prohibitive. As with the trail network east of the brook, we have concerns about the level of wetlands disturbance that would be required by the volume of planting materials necessary to adequately screen our property should the lower cattail pond trail remain.

3. The Foundation is still struggling with the removal of the sound sculpture around cattail pond. We expressed again our request that the sound sculpture be taken down and moved inside one their structures as part of their permanent art installations/program. It should not be moved elsewhere on the grounds to become a nuisance for another abutting neighbor.

4. The Foundation has apparently rejected our concept of a planting zone around the River Building complex to address the light pollution at night. We expressed again our support of Planimetrics' proposal of a full "cut-off" of interior & exterior lighting at the River Building complex at dusk — with all evening activities at Grace Farms moving to the Barn complex. We also offered for Foundation leadership to come over to our properties at night to see the visual impact first hand. To be clear, if the Foundation's updated application allows for any evening activities at the River Building complex, we will be looking for substantial additional screening to address the light pollution emanating from the River Building.

5. The Foundation is still debating whether the operating conditions should apply across all parcels comprising Grace Farms, and whether to agree to a formal open space designation with respect to

parcel 2.

6. The Foundation's leadership understands that we have additional concerns around the activities taking place at Grace Farms, and are waiting to review their comprehensive proposal and whether that proposal offers workable solutions before engaging on those additional concerns.

Please let us know if you have any questions.

Kind regards, David