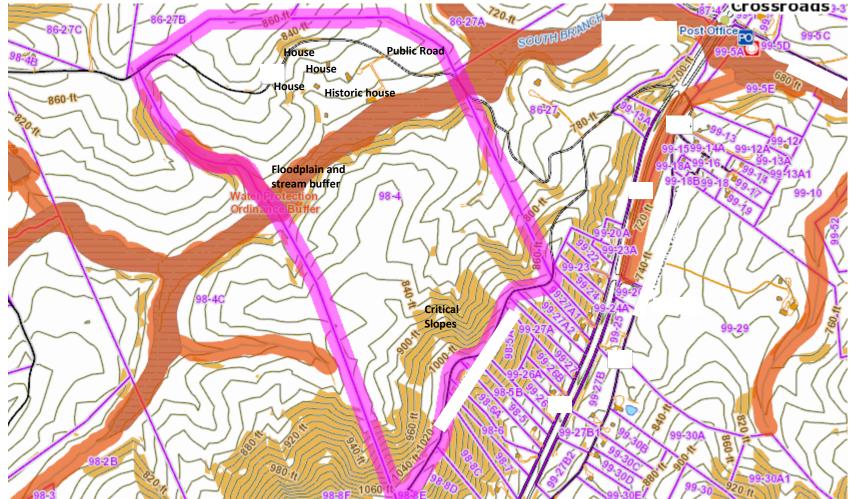
## ATTACHMENT B.4: Theoretical Scenario for Resident Artist Community on Unidentified Property in the Rural Area

240 Acres – which allows for five 2 acre lots; 10 or 11 other divisions are possible for a total potential of 15-16 houses possible on property

4 existing houses, 1 of which is historic

On public road, near crossroads community

Contains woodland, a stream, floodplain, and critical slopes



## Under this scenario to provide 30 bedrooms for the use:

- Existing stream crossing should be adequate for use and meet current ordinance requirements without the need for expansion.
- Existing houses on the property would be used for bedrooms for residents and manager. If necessary to provide sufficient bedrooms, each house could be enlarged to have no more than 6 bedrooms and bathrooms; the use could also allow for building one more house with 6 bedrooms and bathrooms.
- Additions to the historic house for dining and offices could be done if it doesn't damage the integrity of the historic building and site.
- Outbuildings could be modified for studio space and administrative offices; new construction for studio or administrative offices would also be allowed.
- Applicant would need to agree to not exercise division rights for 10-11 houses, at least during the duration of the use. Alternatively or in addition, the owner could put land in excess of what is needed for use in conservation easement. There would also need to be a commitment to natural resource protection.
- In addition to other RA SP criteria, none of the changes would be allowed to cause a negative impact on historic resource; resource needs to be able to and to retain historic status on registers.