



Andy's Summer Playhouse

P.O. Box 601
582 Isaac Frye Highway
Wilton, NH 03086
603-654-2613

March 23, 2019

Town of Wilton
Zoning Board of Adjustments
42 Main Street
PO Box 83
Wilton, NH 03086

Dear Chairperson and Board,

My name is Jared Mezzocchi and I am the Producing Artistic Director of Andy's Summer Playhouse, neighboring Pam and Peter Clemens. On behalf of the Board of Directors and Executive Staff of Andy's Summer Playhouse, I am writing to you with express interest and support of the Clemens and their incredible Bed and Breakfast that is located at 602 Isaac Frye Highway.

In 2015, I took over for Andy's Summer Playhouse. My chief interest has been to broaden our artistic community in order to become a nationally acclaimed theater working with the local children of Wilton and neighboring communities. A challenge for the Playhouse has been finding partnerships and families who could help provide housing and hospitality for our visiting artists, who hold residency anywhere from a few days up to eight weeks during the summer months. At this same time, Pam and Peter Clemens were beginning to renovate and restore their property to become what it is today. Together, Andy's and the Clemens have worked to create an incredible new energy in Old Wilton Center. Pam and Peter were the first to give our national artists, many coming from as far as California, housing, food, and a relaxing place to find creative inspiration. **All of this was at no cost.** Over the past two summers, they have donated food and housing that exceeds well over \$30,000. This number doesn't include their additional labor, support and general hospitality throughout the summer by hosting BBQ's, tea times, and leisurely activities to our families and artists. All of their dedication and generosity, in turn, benefits the children at the playhouse. Having nationally acclaimed, award-winning artists who inspire our children to think deeply about their lives and impact in the world is – quite frankly – revolutionary in a time when art is being cut from public funding. Pam and Peter are true stewards in our community and are a primary reason why Andy's Summer Playhouse has been able to grow so efficiently in just four years.

Andy's Summer Playhouse has turned over a new leaf and is in an incredibly prosperous new generation. As Producing Artistic Director, I can definitively state that we would not be as successful as we are today without the Clemens' generosity, hospitality, and incredible love of our shared hillside. As I look to our future, I cannot imagine doing it without a neighboring business like SereniTea Bed & Breakfast.




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The Board of Directors stand by me and my administrative director, Katerina Klavon, when we ask that you approve SereniTea's application for the special exemption and variance. A vote to approve SereniTea's request is a vote to approve the continued growth and success of the entire Old Wilton Center. In just four years, we have seen a booming growth in artistic and familial activity every summer between the Playhouse and SereniTea. Families and artists from the Playhouse look forward to attending SereniTea for specialty teas and activities, and summer guests from SereniTea in search of local entertainment have been able to walk over to the Playhouse for our evening and matinee performances. I trust that if you allow SereniTea to expand under Pam and Peter's incredible stewardship, both of our institutions will help garner a reputation that the Town of Wilton can absorb, support, and celebrate for decades to come.

Sincerely,

Jared Mezzocchi
Producing Artistic Director


Claudine Hessmer-Husainy
Board Vice President


Marc Lancaric
Board President and Resident of Wilton


Katerina Klavon
Administrative Director

Alicia Mercier
Board Member and Resident of Wilton

Keith MacKay
Board Member and Resident of Wilton

March 22, 2019

To whom it may concern,

My wife Helen and I moved to Wilton in December of 2016. Our primary reason moving north from the Philadelphia area into NH was to be close to our children and grandchildren. We were intrigued by the Wilton Center area because of its rural nature and proximity to numerous hiking trails.

Having now settled into the area and become more aware of our general surrounds, we are slightly disappointed to see the town of Wilton slowly transforming into what can only be described as a western "ghost town." Although there are numerous residents and associated committees looking into various solutions, there has been little progress. New businesses are immediately needed in Wilton to help stimulate the local economy and help recapture the stellar reputation Wilton once held years ago.

To this end, our neighbors Pam and Pete Clemens, have worked tirelessly to bring their dream of a quaint BandB to the local neighborhood. SereniTea is a welcomed small business that will certainly help in not only attracting clientele, but simultaneously reinvigorating the notoriety Wilton once garnered. As part of the furthering the allure of SereniTea, Pam and Pete have been planning a number of larger events that will help put Wilton back on the map. These events will be a direct benefit to the community as a whole and need to be embraced. The Clemens have more than ample enough land to allow for a town variance to accommodate the necessary parking.

As next-door neighbors, Helen and I are excited about both the near and long term plans are for SereniTea and hope the Wilton Zoning Board of Adjustments approves their application. Unfortunately, we are away on 18Apr, but if we were not, we would be attending this meeting to help acquire what we feel is a vital Board approval.



Helen and Tim Wyllie

610 Isaac Frye Hwy

Wilton, NH 03086

267 908 1674

March 20, 2019

Town of Wilton
Zoning Board of Adjustments
42 Main Street
PO Box 83
Wilton, NH 03086

Dear Chairperson and Board,

My name is Robert Keller and I live at 605 Isaac Frye Highway, Wilton, NH. I live directly across the street from Pamela and Peter Clemens. I am writing to you today in support of their application for a special exception and variance located at 602 Isaac Frye Highway and the SereniTea Bed and Breakfast.

Prior to Pamela and Peter Clemens purchasing their home and moving to Wilton in 2014, they initially proposed large functions at their home which I was against due to my fear of negatively impacting the character and value of the neighborhood. Since the Clemens have moved to town and settled into the neighborhood, I no longer have the initial concerns of the Clemens vision for a B&B or events negatively impacting the neighborhood. Pamela and Peter have put an incredible amount of time, effort, money and love into restoring their beautiful historic home, barn and surrounding property into a welcoming attraction while maintaining the neighborhood character in a small town which thrives on its visual aesthetics.

I have come to know the Clemens very well and are confident that their intentions are not only good for the neighborhood but also the town. In addition, I am a Director at Andy's Summer Playhouse. For several years they have opened their home to help support Andy's at no-cost welcoming the numerous national artists that Andy's is lucky to have help and work with the local kids throughout the summer. The Clemens provide these artists and other guests with lists of local activities and other businesses to visit that are unique to our little town. The Clemens generosity and natural hospitality are the perfect stewards for Wilton and their guests to never forget their time here in town and leave with a lasting impression wanting them to return.

In closing, the Clemens are the type of families, entrepreneurship and attractions our little town needs to survive. They are involved with the town government, support local charitable and non-profit organizations, preserve the integrity of the neighborhood and historical relevance all while wanting to call Wilton their home and show others what Wilton has to offer.

I ask that you approve their application for the special exception and variance.

Thank you,



Robert Keller
605 Isaac Frye Highway
Wilton, NH
603-801-5342
Rkeller963@gmail.com

Wilton Zoning Board
42, Maine Street
Wilton, NH 03086

To whom it may concern,

We are happy to support the Clemmens' and their business proposal for Sereni Tea events, and have no objection to the proposal for a parking variance for their business.

Cheryl & Randy Beers

A handwritten signature in cursive script, appearing to read 'C&R', is written in black ink.

31 Wilton Center Road
Wilton, NH 03086

March 23, 2019

Christine Keller
605 Isaac Frye Hwy
Wilton, NH 03086

Dear Zoning Board of Adjustment:

This letter is to affirm support for SereniTea's request for a special exception for the SereniTea Bed and Breakfast and a parking variance for teas and events. As a direct neighbor to SereniTea and also an owner of a historical property, I appreciate the dedication and love Pam and Pete have invested in their home to bring life back to Wilton Center and share a historical experience with their guests and the surrounding community. Pam and Pete have restored the historical significance of the property, encouraged commerce in the area, and considerably contributed toward the neighborhood and the town of Wilton.

SereniTea is located in an exceptionally beautiful 1800's home that unfortunately had fallen into disrepair and had become quite run down. Four years ago, the new owners, Pam and Pete, saw the architectural character and strong historical value of the property as a treasured landmark to be preserved and restored to its vibrant past. Their restoration of the house and land has transformed the property into the perfect historical backdrop for a bed and breakfast, tea parties, and events. Their home has become a symbol of remembrance filled with antiques and collectibles fitting to the valued heritage they wish to share. Throughout their restoration, they have made it a priority to maintain the historical character of the home and neighborhood. A visit to SereniTea promises a glimpse to the past welcomed by friendly hosts, amazing food, and a pristine setting.

SereniTea has developed to be a valuable asset within the neighborhood of Wilton Center and the overall community of Wilton. The Bed and Breakfast and Tea Room have attracted guests from across the country. Its collaboration with Andy's Summer Playhouse provides housing to professional actors, directors, and writers from NYC, DC, Chicago, LA, and Boston. Affluent guests have stayed at SereniTea while visiting boarding schools in the area for their children. This welcoming Tea Room and B&B also draws in guests from throughout Wilton, extended family of Wilton residents, and Wilton's surrounding towns. In addition to tea related gift baskets, customers will see items for sale from local artisans and local writers. When Pam's guests often ask where to eat, shop, or visit, she is an advocate for local small businesses by encouraging commerce to Frye Measure Mill, local farms, House by the Side of the Road, and Wilton's downtown businesses. Her recommendations bring more opportunity and commerce to the small businesses of Wilton.

Through the four short years that Pete and Pam have lived in their home they call SereniTea, they have become extremely active in the community. Pam participates in Wilton's Economic Development Committee and through this helps to provide community cohesion among small

A Local Endorsement of SereniTea to Grant Special Exemption

March 21, 2019

To Whom It May Concern,

I was made aware recently that SereniTea on Isaac Frye Highway, in Wilton Center was requesting a special exemption to allow for more parking for their Bed & Breakfast in addition to small events.

I cannot express enough how beneficial it is to have places like this in town that draw people in to spend their money locally. Wilton has many small local businesses that struggle because they exist off of the beaten path. Tea parties or other small events bring people into our downtown, where they explore our small shops and walk away with pockets full of nostalgia - and candy. Inviting people in to experience Wilton's charm should absolutely be a priority.

That said, I understand the uncertainty people may feel about allowing events in a residential area, where they may not know the hosts. I know Pete and Pam. Anyone who happens to be neighbors with them should consider themselves lucky. They are respectful and supportive members of the community, and would always take their neighbors' concerns and suggestions into account when making decisions regarding their business and their property.

This is their home. They have put a lot of love and sweat into it. As anyone who lives in the area can attest, they don't have loud parties, nor do they have parking up and down the road as other homes/venues do in town. They are not going to disturb the peace. There is plenty of parking available to keep cars off of the streets during small events, if this is a concern for the town.

It is with strongest confidence and deep respect for the Clemens that I urge the ZBA to grant the exemption and allow SereniTea to continue to bring wistful authenticity to the community, helping usher visitors to Wilton.

Sincerely,

Stephanie Gorman
Wilton, NH

To: Wilton ZBA

From: Thomas and Elizabeth Barnett

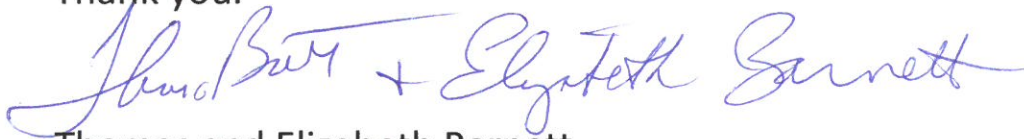
633 Isaac Frye Highway

Wilton, NH 03086

March 22, 2019

We support our neighbor, Pamela Clemens and Serenitea B&B, receiving approval for the special exception and a variance for the parking limit for the purpose of teas.

Thank you.

A handwritten signature in blue ink that reads "Thomas Barnett + Elizabeth Barnett". The signature is written in a cursive style with a large initial 'T' and 'E'.

Thomas and Elizabeth Barnett