

Rec 7/21/22

July 21, 2022

VIA EMAIL AND U.S. MAIL

Steve Hammond
Town of Winchester Building Inspector
1 Richmond Road
Winchester, New Hampshire 03470

Re: Getaway House, Inc. – Zoning Interpretation for Proposed “Hotel, Motel, BB, Inns & Cabins” off Forest Lake Road and Rabbit Hollow Road in Winchester, New Hampshire (the “Project”)

Dear Mr. Hammond,

Getaway House, Inc. (“Getaway” or the “Company”) is submitting a special exception permit application and related submissions for a proposed cabin destination on roughly 167 acres of land off Forest Lake Road and Rabbit Hollow Road in Winchester (the “Project Site”), which is situated within the Agricultural (“AGR”), Forest Lake (“FL”) and Rural Residential (“RR”) Zoning Districts. As the Company prepares application materials for the Town Planning Board’s consideration, we hope to provide you with an overview of the proposed Project as well as Getaway’s successful experience constructing and operating similar sites across the country, known as Outposts, where guests are invited to disconnect from their busy routines and simply enjoy the quiet, natural beauty of serene environments.

Getaway fully appreciates the value of Outposts designed to reflect the character of the local environment and operated to ensure the safety and protection of guests and the community. As the Company continues in that tradition, we request that you determine if the proposed Project is a “Hotel, Motel, BB, Inns, Cabins” according to the Town of Winchester Zoning Ordinance. Please also let us know what documentation the Town will need to apply for a special exception permit and site plan approval for the Project.

Enclosed is a copy of Getaway’s initial concept plan drawing and real estate overview for the Project, to provide you with a sense of the Company’s design for the hotel, motel, BB, Inns & cabins, as more fully detailed in the attached letter from Getaway’s Vice President of Real Estate and Construction, Mr. Stephen Maulden.

We hope to touch base with you soon to address any questions or comments you may have on the Project.

Very truly yours,

Scott Levit

Scott Levit



JULY 2022

**GETAWAY
X
WINCHESTER**

GETAWAY x WINCHESTER

Who We Are

Getaway offers escapes to tiny cabins nestled in nature. The units provide undistracted time in nature that allow our guests to slow down from their busy routines, disconnect from work and technology, reconnect with themselves and each other, and just be off.

We started Getaway in 2015 with a single cabin in the woods in rural New Hampshire. The idea was simple: create a simple escape to nature, that allows people to reconnect with what matters most. Strip away the Wi-Fi, the notifications, the distractions, and delight in the serenity of doing nothing.

Today, we operate 19 Outposts across the US with over 730 cabins.



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Our Tiny Cabins

The Getaway Cabin serves as the primary environment for our guests. It provides a cozy space that is nestled in nature, but protected and comfortable.

The cabins are simple by design, offering a kitchenette and dining areas, a full restroom, and a queen bed in front of our signature *Big Window*. It's everything you need, and nothing you don't.

We currently build 3 cabin types - 1 bed cabins, 2 bed cabins, and Accessible cabins. The cabins are fabricated off site by our builders and hitched to site for setup and connection.

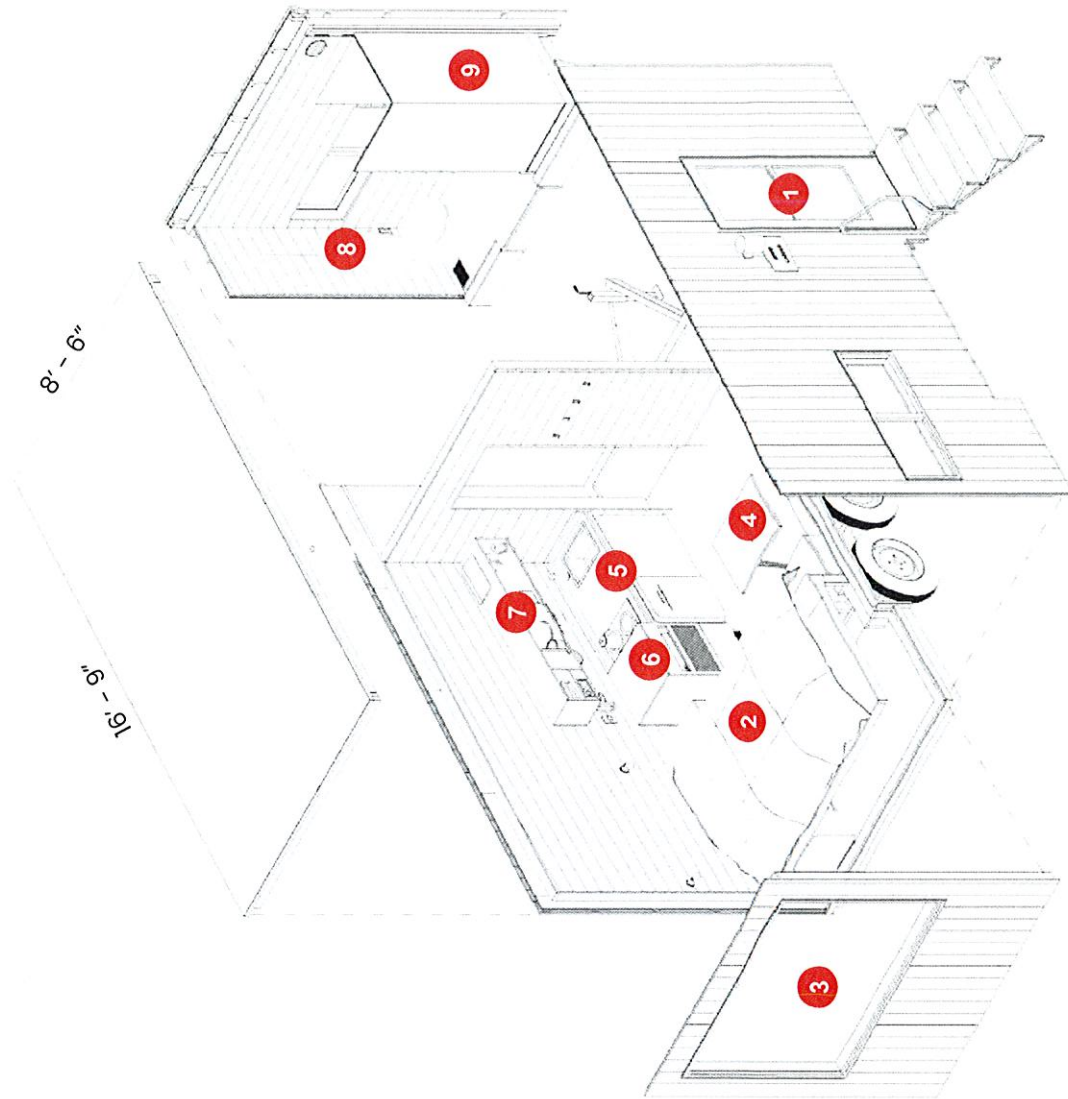


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1 Bed Cabin

Our typical model featuring a single queen bed, bathroom, living and cooking space.

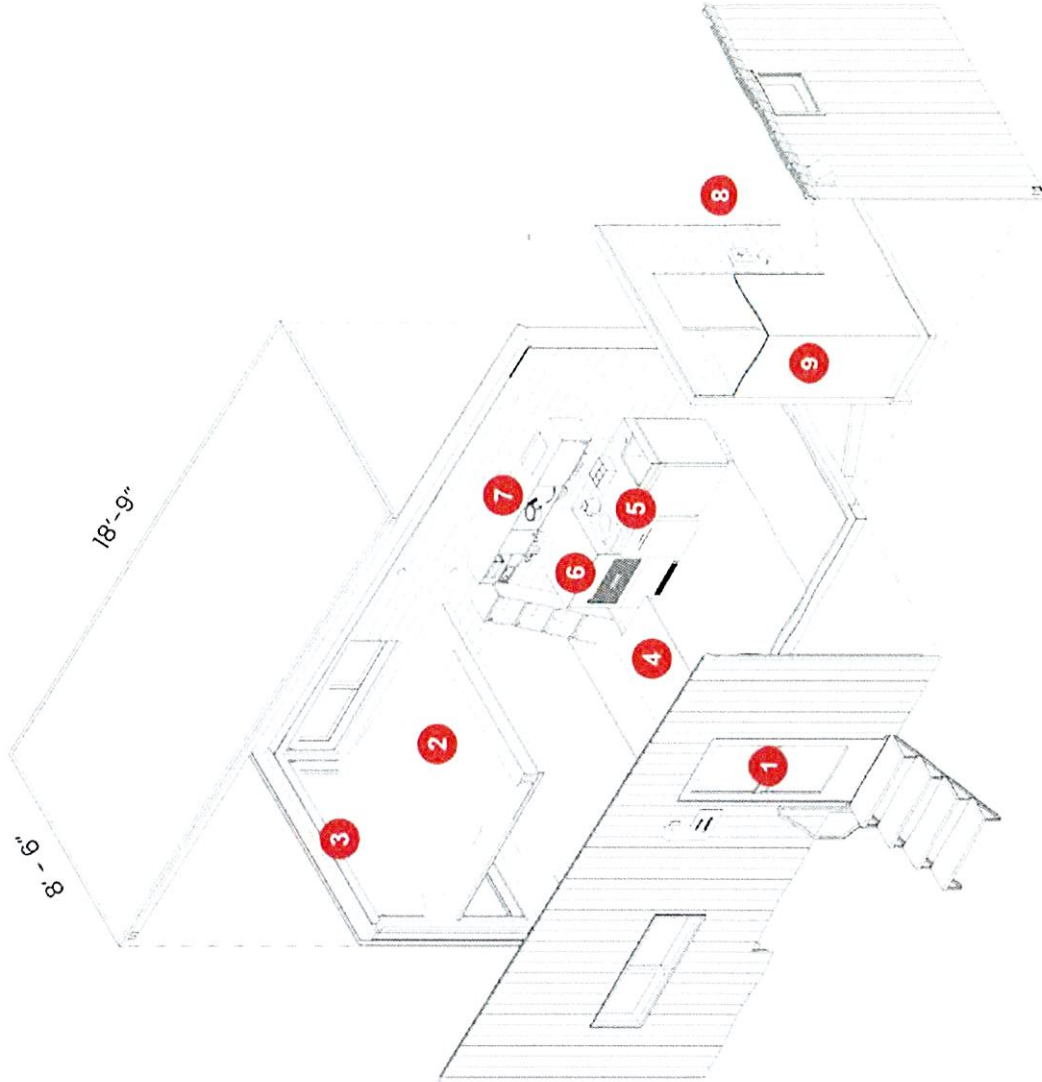
- 1 Front Door with Keypad
- 2 Entry
- 3 Queen - Size Bed
- 4 "Big Window"
- 5 Built - In Table and Seating
- 6 Kitchen with Sink, Cooktop, and Fridge
- 7 HVAC Unit with Heating and Cooling
- 8 Storage Cubbies
- 9 Toilet and Towel Rack Shower Stall



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2 Bed Cabin

Capacity for more guests, featuring two bunked queen beds, a bathroom, living and cooking space.



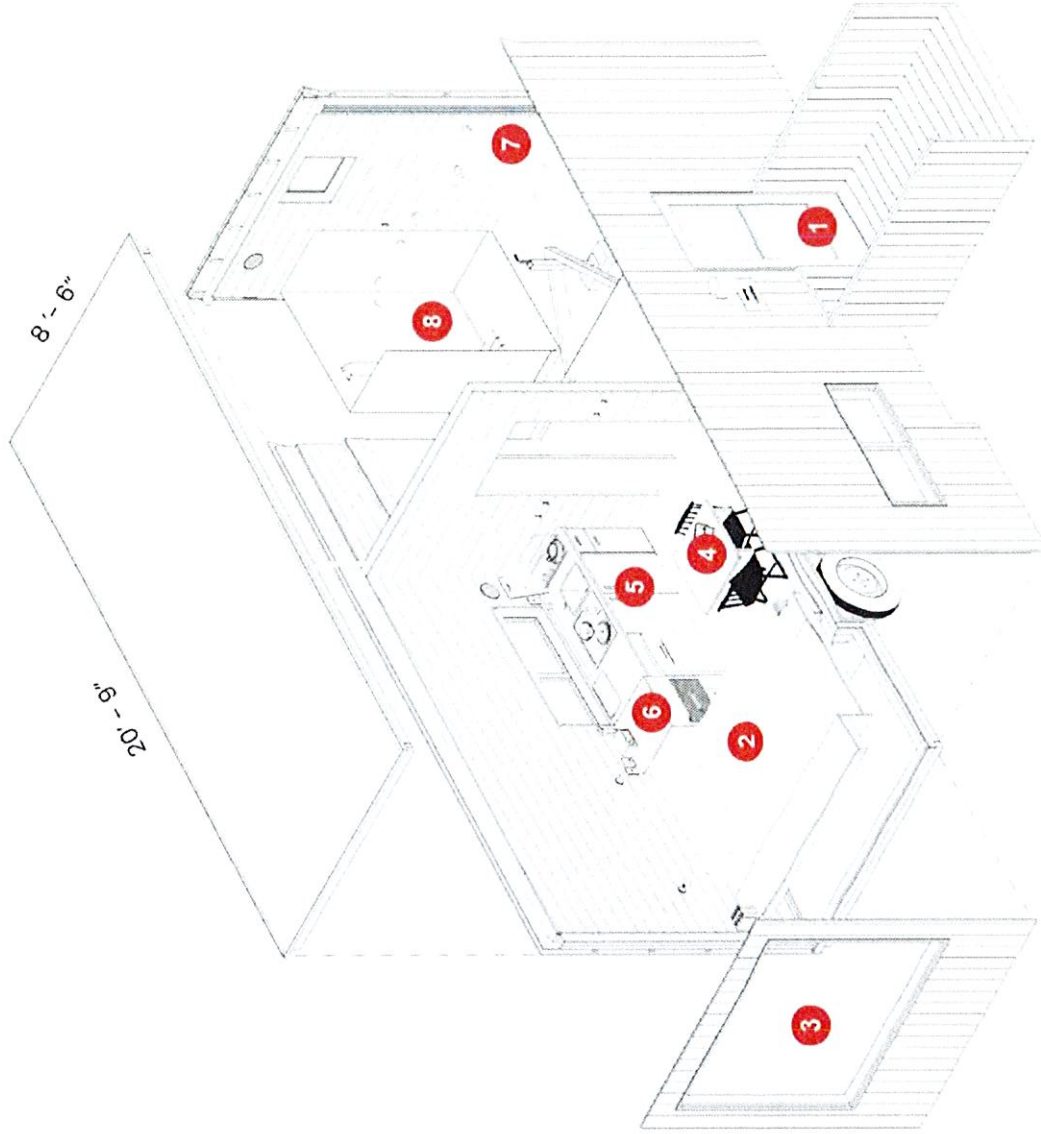
- 1 Front Door with Keypad Entry
- 2 Bunked Queen-Size Beds
- 3 "Big Window"
- 4 Built-In Table and Seating
- 5 Kitchen with Sink, Cooktop, and Fridge
- 6 HVAC Unit with Heating and Cooling
- 7 Storage Cubbies
- 8 Toilet and Towel Rack
- 9 Shower Stall

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Accessible Cabin

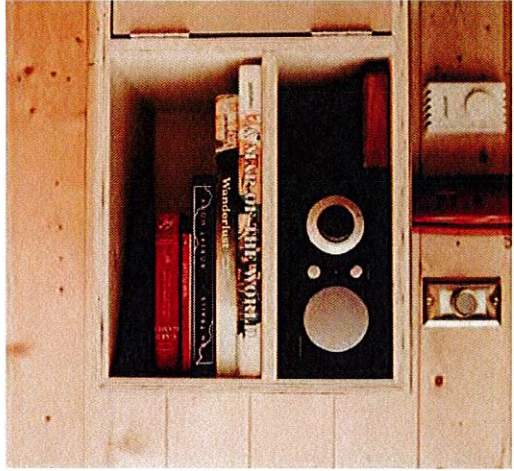
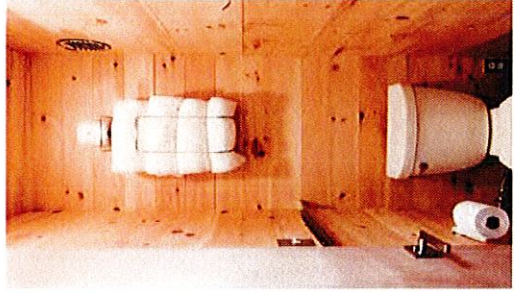
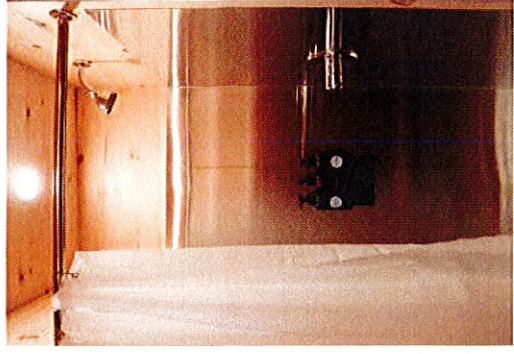
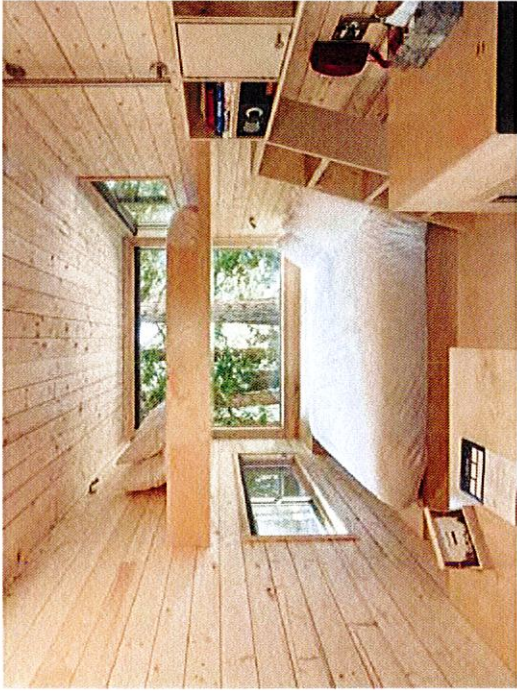
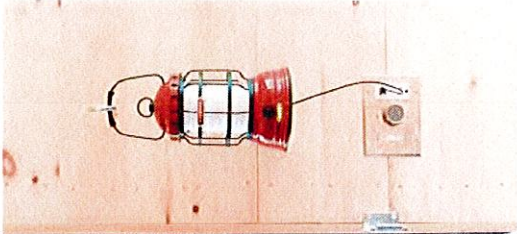
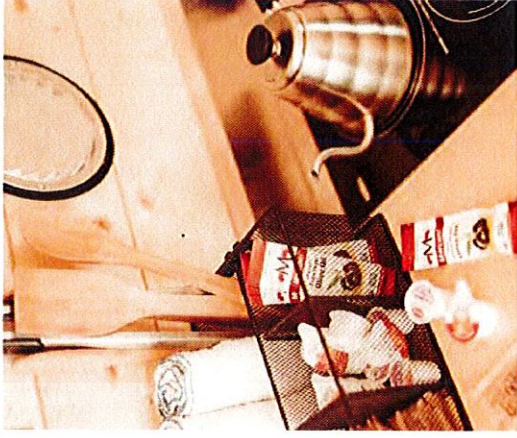
A larger model designed for wheelchair users or anyone with limited mobility, featuring a single queen bed, bathroom, living and cooking space.

- 1** Front Door with Keypad Entry and ADA-Compliant Walkway
- 2** Queen-Size Bed
- 3** "Big Window"
- 4** Built-in Table and Seating
- 5** Kitchen with Sink, Cooktop, and Fridge
- 6** HVAC Unit with Heating and Cooling
- 7** Toilet with Grab Bars and Towel Rack
- 8** Roll-In Shower Stall with Folding Seat



GETAWAY CABIN
Interior
Photos

Everything you need and nothing
you don't.



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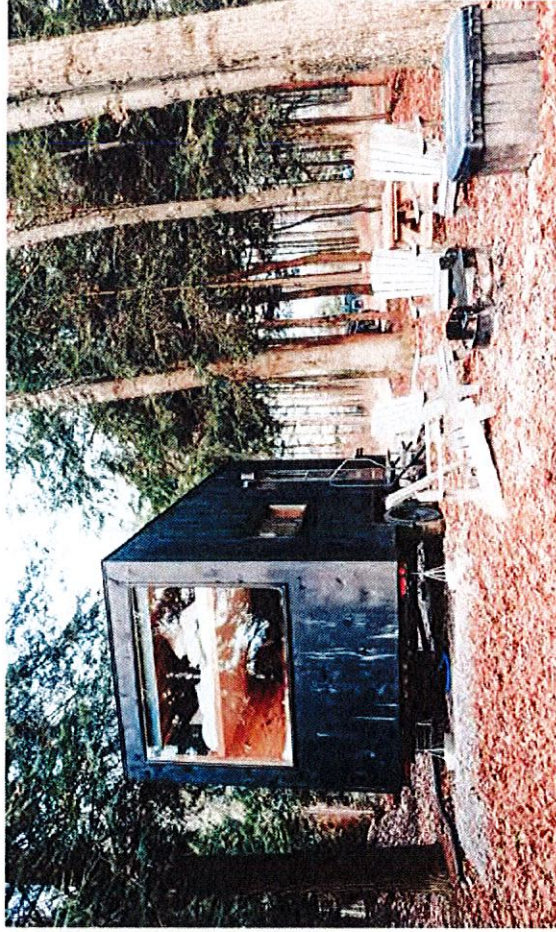
The Cabin Pad

Cabins sit on a gravel pad that serves as the small oasis for each guest to enjoy. It also has a firepit and table seating area and is oriented to take advantage of the surrounding view of nature.

Services are run to the pad for electrical, plumbing and sewage to connect the cabin to the local grid.

AT A GLANCE:

- Gravel Pad that acts as foundation for each cabin
- Located, angled and spaced to take advantage of views
- Private fire pit and seating area outside each cabin
- Service connections for electrical and plumbing



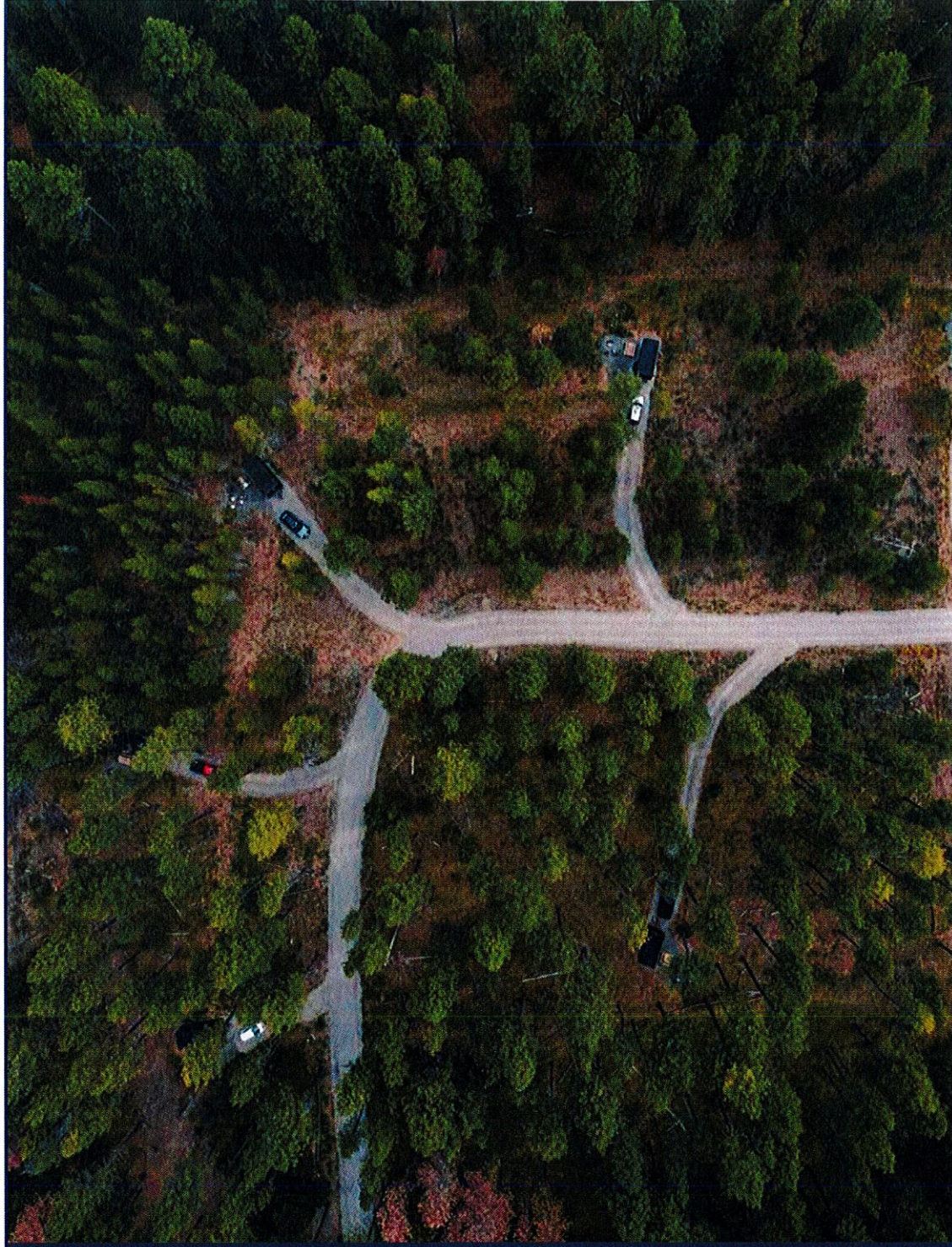
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Our Outposts

The Outpost provides the foundation for and backdrop of the Getaway experience. The natural landscape, the quiet, and the seclusion of these properties creates an environment that invites the disconnection and reconnection that is at the heart of Getaway's mission and each guest's stay.

Shared spaces, such as picnic areas and event spaces, are intentionally not provided; instead, guests enjoy the privacy of their own little patch of land, without the anxiety of isolation.

These properties are typically made up of 75+ acres of woodlands, and a successful Outpost requires the space to support 30 to 60 cabins, as well as a back of house facility.



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Subject Parcel Map



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The Winchester Project

Getaway is seeking a Special Exception Permit for the proposed cabin retreat in Winchester, Cheshire County, NH which would feature up to 55 tiny cabins for short-term nightly rental, dispersed throughout a 167-acre property (7 parcels). The Outpost will feature tiny cabins, roads and pads, individual utility connections, and a structure to house our back-of-house operations and residence for an on-site manager.

There are no usable structures on-site. Electricity and municipal water are available to the property, and the Outpost will be serviced by a new on-site septic system(s).

An internal network of dirt roads exists throughout the property today that will be improved upon and utilized for guest walking trails.



**EXISTING
CONDITIONS
& PROPOSED
PLAN:**

The subject property falls within the Agricultural (AGR), Forest Lake (FL), and Rural Residential (RR) Zoning Districts. Hotel, Motel, BB, Inns & Cabins are an allowable use in the AGR while Hotel, Motel, BB, Inns & Cabins are an allowable use in the FL District subject to a Special Exception Permit.

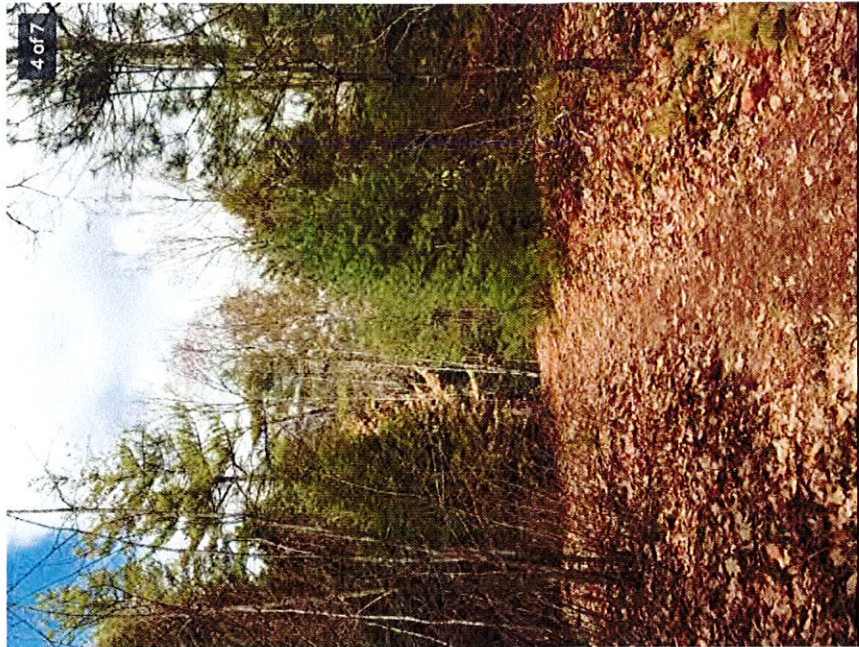
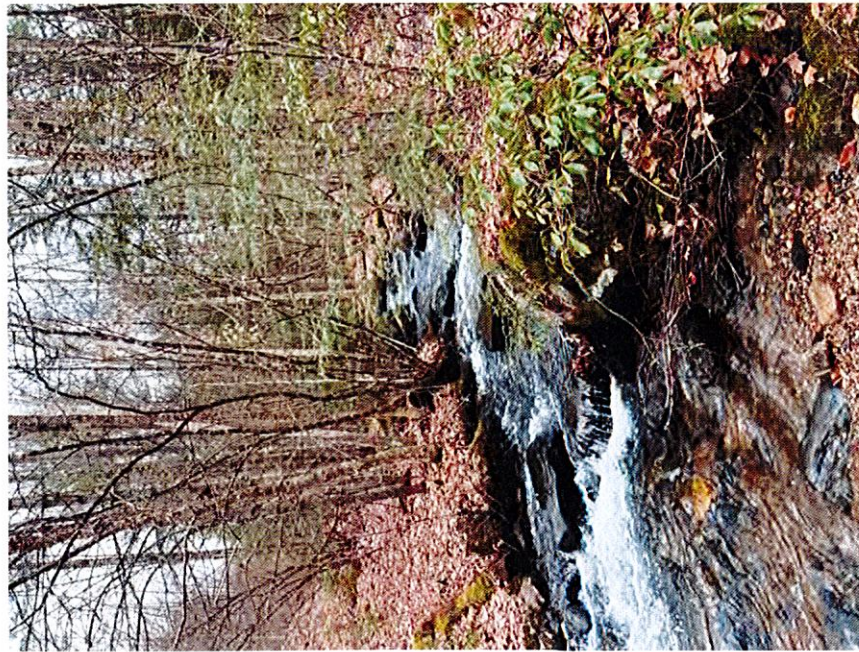
Getaway proposes to develop within the AGR and FL zoning districts of the property, away from streams, wetlands, and neighboring property boundaries. The Getaway model is to space our tiny cabin sites 100+ feet apart to ensure peace, quiet, and guest privacy.

A guest entrance is proposed near the property's northern border along Forest Lake Road that will be marked with a low-profile sign to maintain privacy. A kiosk at the entry with a site map and a phone will assist guests upon arrival.

A staff building ("back-of-house") would be erected off an internal road and include a small office, storage area, accessible restrooms, small meeting room, and laundry area. A residence for the full-time manager would be attached to this building. A small parking lot and trash enclosure will be near the back-of-house.



Property Photos



Property Photos



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Community Benefits

- Hospitality tax revenue
- 3+ full-time positions and 8-10+ part-time positions
- Economic benefits of visitors spending in community year-round
- Promotion of local business partners
- Project is compatible with existing vegetation
- Alternative uses for property could be more intensive



FAQs:

- Personal RVs, tents, and walk-ins
- Fire
- Traffic
- Water + wastewater
- Noise, trash, and light control
- Pet policy
- On-site managers & security
- Employment opportunities
- Length of stay

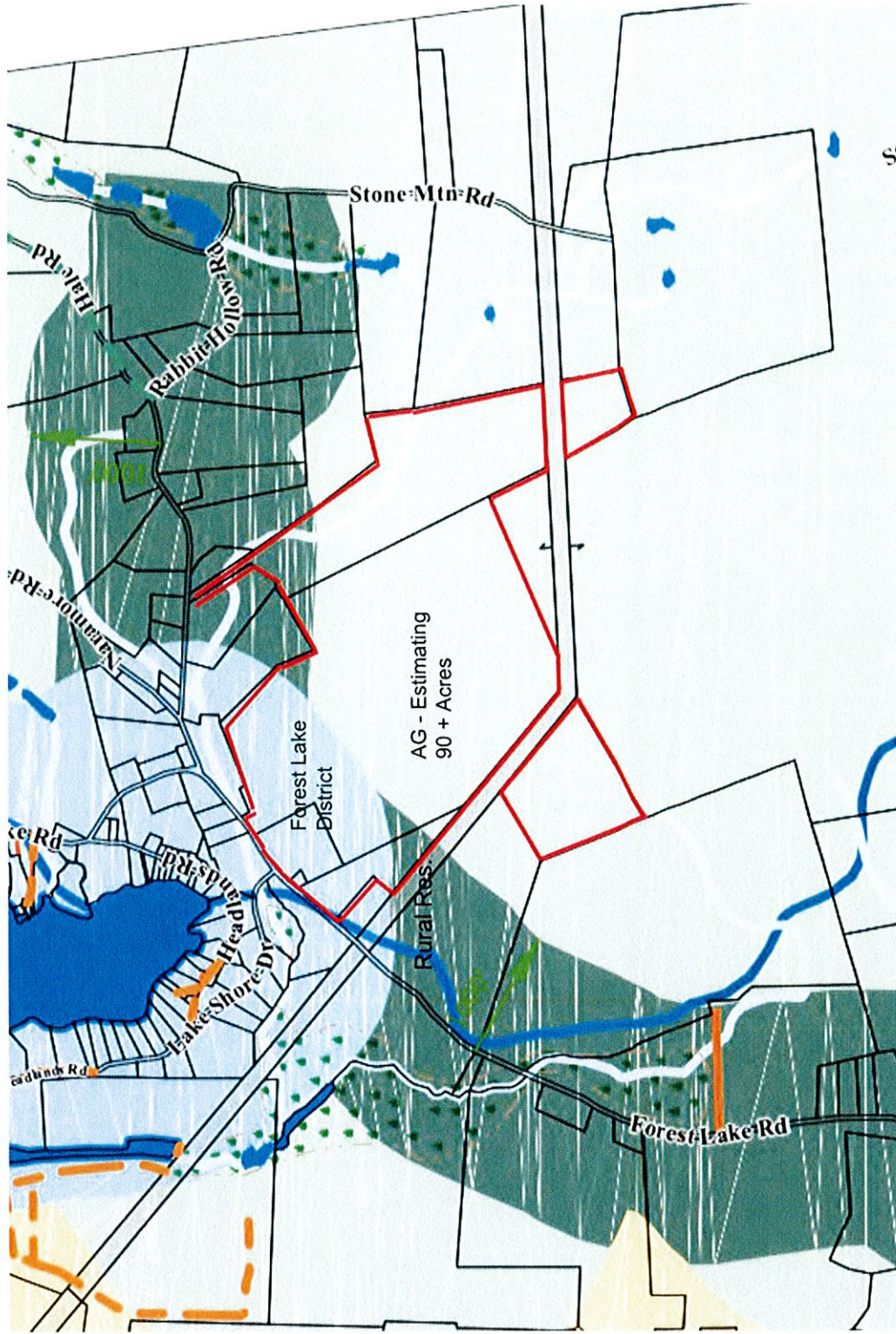
Want to find out more?

- Visit us at www.getaway.house
- Email us at development@getaway.house



Appendix

- Zoning Map
- Ordinance Table of Permitted Uses
- Existing Outpost Photos
- BOH Plans



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Zoning Map

Table of Permitted Uses

TABLE OF USE REGULATIONS

	CBD	RES	RR	AGR	FL	CM	HC	old section #.prior to 2013
RESIDENTIAL								
Single family & Duplex	P	P	P	P	P	SE	SE	A1.2
Multifamily	P	P	NP	SE	NP	NP	NP	A3
Manufactured Housing	NP	NP	NP	P***	NP	NP	NP	A1.b
Senior Housing, subject to conditions	SE	SE	SE	SE	SE	SE	SE	Pg.17
Planned Residential Development (PRD)	NP	P	NP	P	NP	NP	NP	Pg. 40
Assisted living/Nursing Facility/CRC	SE	SE	SE	P	NP	P	SE	B6
Seasonal camps	NP	NP	NP	SE	NP	NP	NP	NEW
LODGING								
Hotel, motel, BB, Inns, cabins	P	SE	SE	P	SE	P	P	A5
Campground	NP	NP	SE	P	SE	NP	SE	Pg.56

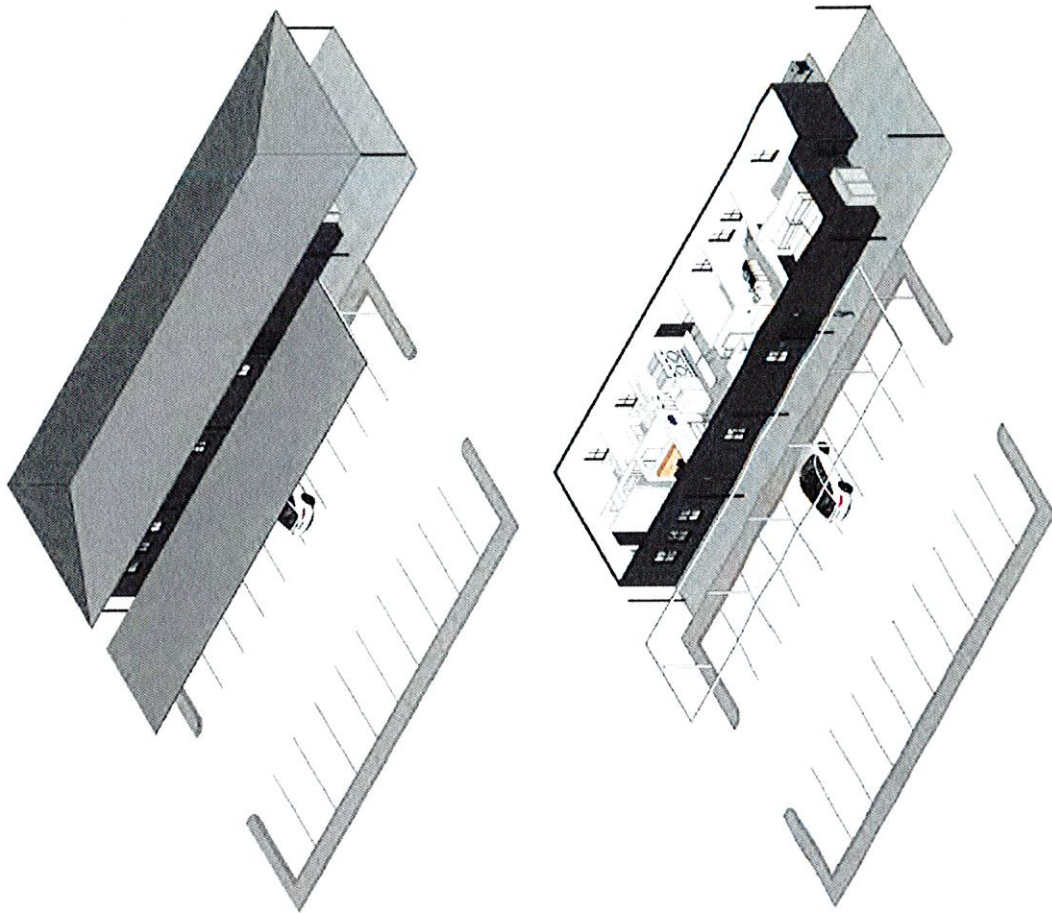


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BOH Plans

Quick Stats

- Approx. 30' x 100'
- Accommodates all back-of-house functions



BACK OF HOUSE **Program**

When possible, we utilize existing buildings and structures on an Outpost to host our Back of House facilities. When not possible, we construct a standard, ground-up building.

The Getaway Back of House space is includes the following spaces:

RESIDENCE

A two-bedroom dwelling to provide housing for a staff member to live directly on the property

LAUNDRY FACILITY

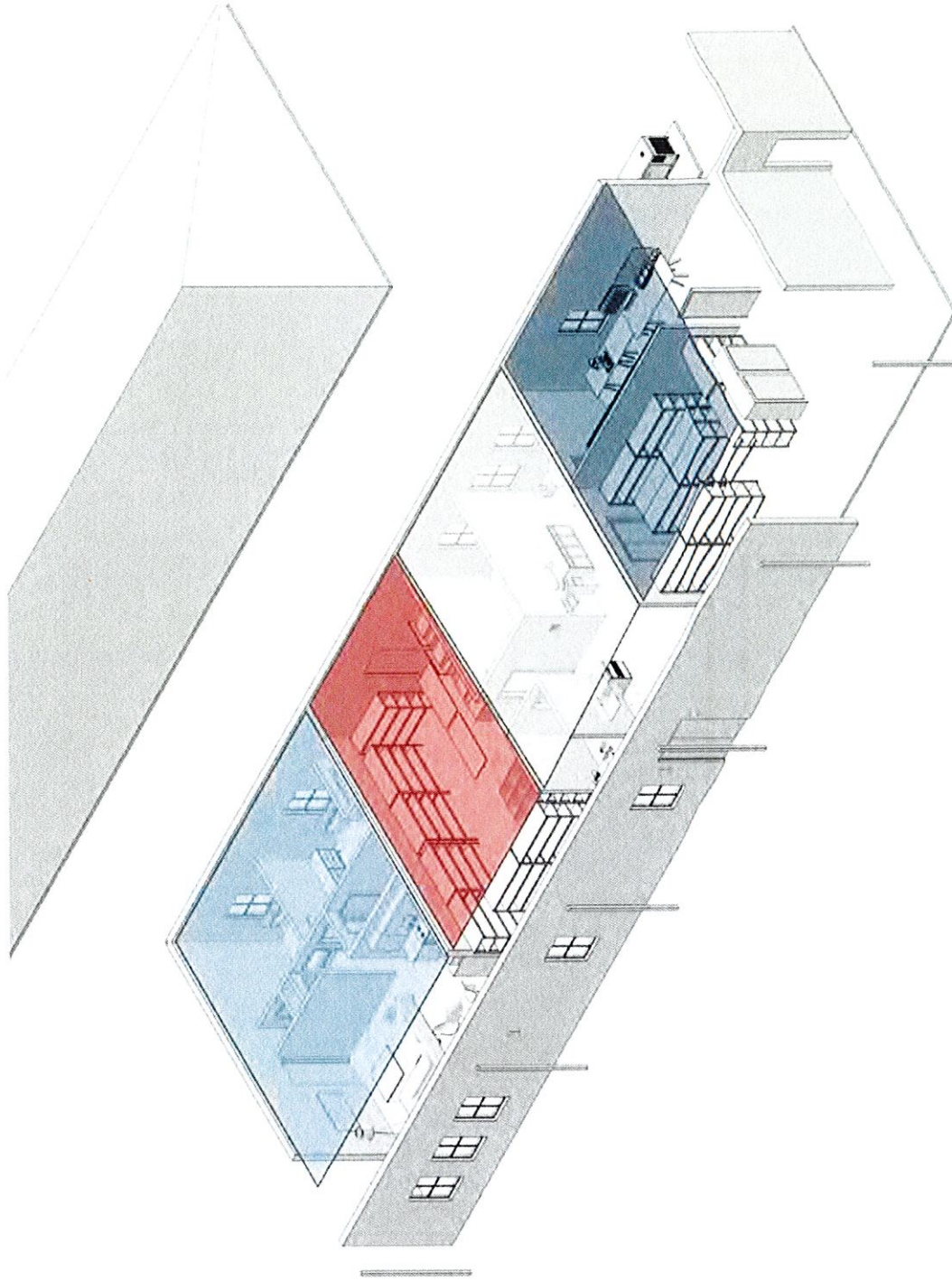
An always-busy space with two industrial washers and dryers, linen storage, and folding tables

OFFICE & LODGE

Workspace for our GM and their staff, as well as a gathering hub

STORAGE & SHOP

Storage and workspace for repairs and Outpost maintenance.



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BOH

