



Stephen Mauldin
VP of Real Estate + Construction
Getaway House, Inc.

July 2022

VIA EMAIL AND U.S. MAIL

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

Re: Getaway Outpost off Forest Lake Road and Rabbit Hollow Road

Dear Mr. Hammond,

On behalf of Getaway, I would like to introduce you to our company. Getaway provides escapes to tiny cabins nestled in nature that allow our guests to disconnect from their busy routines and simply enjoy undistracted time in a remote and serene environment. Our locations – or Outposts, as we call them – are situated in within a short drive of large populations and offer easy and frequent opportunities to enjoy the beauty of the great outdoors while within the comfort of their own tiny cabin they book by the night.

Getaway opened its first Outpost in 2015, two hours north of Boston. Since that time, we have added 19 more Outposts, including locations outside of Washington DC, Atlanta, Pittsburgh, Portland, Los Angeles, Dallas, Austin, Houston, Charlotte, Chicago, Nashville, Seattle, New Orleans, Hartford, Minneapolis and two outside of New York City.

In Winchester, we are proposing the design of an Outpost that reflects the character of the local environment and has operating standards that ensure the safety of our guests, immediate surroundings, and the community. Based on its stunning natural features and location near Pisgah State Park and Winchester, this property provides the perfect canvas for our proposed use. Our goal is to create a unique, low-impact experience that connects our guests with nature, while creating local jobs and driving commerce to the area.

Getaway is pleased to provide the attached overview, which we have found addresses the most frequently asked questions raised by community members. If you have any additional questions, please feel free to reach our team at Development@getaway.house, as we would be happy to connect with you directly.

Sincerely,

Stephen Mauldin

Stephen Mauldin



About the Proposed Project:

1. **Proposed project** – The proposed project site totals roughly 167 acres of land to the north of NH-18 and directly off of Forest Lake Road and Rabbit Hollow Road. Our project would consist of the development of the property to create up to 55 year-round portable micro-cabins and a back-of-house maintenance area. The site will also allow for temporary parking of vehicles for the guests.

All Getaway Cabin units are certified by the Recreational Vehicle Industry Association (“RVIA”), are constructed off-site and will be towed to a designated pad situated 100+ feet apart from one another. Once placed, the micro-cabins remain portable on wheels and will be moved only for repairs or upgrades. Each unit will contain an individual bathroom and kitchenette and will be connected to on-site utilities, including water, septic, and electricity. The project will be operated by a full-time General Manager and Assistant General Manager, a full-time Facilities Manager, part-time housekeeping staff supported by company operations based in New York and remotely. One of the full-time employees will reside on site.

2. **Fire danger/restrictions/safeguards** – Getaway currently has 19 locations across the country with very detailed standard operating procedures for guest use of our USFS-approved firepits. Onsite staff monitors and enforces fire safety measures, including burn bans, as dictated by the local fire department; unattended fires are strictly prohibited. Upon entering the cabins at check-in, guests are provided with internal regulations concerning fire safety. Additionally, each cabin is independently equipped with a fire extinguisher and smoke detector. Individual firewood boxes and fire rings will be padlocked during burn bans.
3. **Emergency response/access** – There will be a point of ingress/egress into the property along Rabbit Hollow Road and Forest Lake Road that could be used by emergency services. All internal roads and driveways will be constructed to code to support the flow of emergency vehicle traffic.
4. **Impact on neighbors** – In an effort to respect the privacy of the residents who live along Rabbit Hollow Road, Forest Lake Road, and adjacent to the property, Getaway has intentionally designed our site plan to utilize the most densely wooded acreage to reduce the possibility that neighbors see our cabins and that our guests see our neighbors. Each cabin is positioned such that views rarely look at another cabin, road, or neighboring structures. Privacy for both our guests and our neighbors is of great importance to our company.
5. **Environmental impact** – Our goal is to remove as little vegetation and disturb as little land as possible; our ideal site is heavily wooded and highly private – the removal of trees and natural habitat runs counter to our business model and our values. Getaway seeks to help people reconnect with nature and is invested in the long-term sustainability of the environment. Our employees are avid outdoors people who cherish their relationship with nature.
6. **Noise control** – Getaway enforces a noise curfew consistent with all local laws and noise ordinances. Any guest in violation of the curfew may be subject to a monetary fine. Getaway’s 24/7 on-site staff member is permitted to enforce all campground rules, including those related to noise. Additionally, all of Getaway’s Outposts are designed to encourage quiet reconnection with the natural environment, without the distraction of communal facilities or large gatherings spaces.

Getaway

7. **Lighting** – Each cabin is equipped with a single, dimmable, and downward-facing exterior light which emits a low, warm glow (2700K). Each cabin is also equipped with retractable shades on each window, which are often drawn down at night.
8. **Trash control** – Getaway's mission is to allow guests to have an immersive experience in nature and expects that guests respect the environment. Getaway instructs guests to leave all trash and recyclables in their cabins, which are then collected by the on-site staff for storage in a central dumpster.
9. **Water usage** – Each Getaway cabin will be connected to an existing private, onsite water system that meets public water supply standards. Being a steward of the environment, Getaway encourages low water usage through the installation and utilization of low-flow fixtures as well as through guest messaging.
10. **Electricity usage** – Cabins will be connected to electricity throughout the property; however, each is designed to have a low carbon footprint. Getaway installs energy star rated heating and air conditioning systems, mini-refrigerators, and two-burner electric stoves to limit power consumption and meet its vision as an environmentally conscious company.
11. **Sewer connections** – Each Getaway cabin contains a toilet, sink, and shower which are connected to a private, onsite wastewater system, to be constructed and operated consistent with New Hampshire State Department of Health and Cheshire County Department of Health standards.
12. **Propane** – Getaway cabins do not use propane for heating or cooking.
13. **Impact on property values/taxes** – Getaway has a positive impact on the local economy, providing jobs to contractors during site construction, as well as providing ongoing full and part-time jobs to the local community. Furthermore, Getaway has a history of providing tax revenue to the surrounding communities in addition to directing guests to nearby local businesses for meals, groceries, activities, etc.
14. **Property maintenance** – Getaway has detailed standard operating procedures in-place for the maintenance of the land. Getaway strives to achieve the highest level of maintenance, cleanliness and stewardship.
15. **Pets** – Getaway only allows guests to bring their dogs with prior notice during the reservation process. Getaway enforces the use of a leash and requires owners to pick up after their dogs. No other pets are allowed onsite.
16. **On-site manager** – Each Getaway Outpost employs a full-time general manager, assistant general manager, and facilities manager, plus approximately eight to ten part-time employees to manage the upkeep of the cabins. Typically, one of our full-time employees will live onsite and will have after-hours responsibilities to enforce regulations related to campfires, security, noise, and other safety matters.

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17. **Personal RVs & Tents are not Allowed** – Getaway is not a traditional campground; Outside/personal RVs and tents are not permitted at Getaway. Guests are only able to stay at Getaway's cabins by booking a stay through our website. "Walk-in" guests are not allowed. The address of Getaway is not published, all pertinent information is provided to guests once they complete their booking.
18. **Length of stay** – The maximum length of stay at a Getaway Outpost is seven days; however, the average length of guest stays across all locations is 1.5 nights. Our website does not allow guests to book stays longer than the maximum period.
19. **Occupancy** – Getaway Outposts offer three types of cabins: one-bed cabins, two-bed cabins, and one-bed accessible cabins. A typical outpost will consist of 75% one-bed cabins (including accessible cabins) and 25% two-bed cabins. Note that the 2-bed cabins are often occupied by only two guests.
20. **Onsite security** – Getaway does not employ outside security. There is always a Getaway Staff member onsite doing rounds of the property 7am-7pm, as well as staff that live full-time onsite and/or are on call 24/7. Getaway staff have training in security protocols and work collaboratively with local public safety departments.

Frequently Asked Questions:

Q: How does Getaway limit the impact of stormwater on neighboring properties?

A: All of Getaway's Outposts are constructed to preserve as much of the natural environment as possible, and to avoid placement of impervious surfaces. These measures greatly reduce any potential impact for stormwater to neighboring properties. Additionally, all of Getaway's Outposts are constructed consistent with the State Department of Environmental Conservation's requirements for controlling stormwater.

Q: What kind of wastewater system does Getaway plan to use on the site?

A: Getaway is planning to install an on-site wastewater treatment system designed and constructed in accordance with all Cheshire County Department of Health and State Health Department standards. This sanitary system is further operated in compliance with all county and state-level requirements for wastewater treatment systems for campgrounds.

Q: How will the Outpost impact traffic on Rabbit Hollow Road Road and nearby roads?

A: Based upon Getaway's experience in other locations, we anticipate that any potential traffic impacts will be minimal.

Q: Will campsites be visible from neighboring residential properties?

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A: Privacy for both our guests and our neighbors is of great importance to our company. For this reason, the Outpost is intentionally designed to utilize the most densely wooded acreage to reduce the possibility that neighbors see our cabins and that our guests see our neighbors. Each cabin is positioned such that views rarely look at another cabin, road, or neighboring structures.

Q: What is Getaway's plan for outdoor lighting at the Outpost?

A: Minimal outdoor lighting, including a single downward facing exterior light on each tiny cabin, and reflective signage for roadways and cabins will allow Getaway's guests to safely the Outpost. This lighting plan is designed to allow our guests to take in as much of the night sky as possible and to have a minimal impact on neighboring properties, which would not be possible with bright outdoor lighting.

Q: Does Getaway have a plan for trash management?

A: Yes. Each of Getaway's tiny cabins is equipped with a small individual trash can. Trash is periodically collected by staff and placed in a centralized dumpster located near the back-of-house structure.

Q: What fire safety measures does Getaway intend use at the Outpost?

A: Each of Getaway's campsites is equipped with a United States Forest Service-approved fire pit. Unattended fires are strictly prohibited, and all burn bans are observed. Guests are only permitted to use Getaway-provided firewood contained in individual firewood boxes and fire rings, which will be padlocked during burn bans. Additionally, internal roadways will be constructed in accordance with recommendations offered by local fire officials to ensure access and flow of emergency vehicles to and within the project site. Getaway's staff, including those who are onsite 24/7, are allowed to enforce all fire safety measures.

Q: Are guests permitted to come to the Outpost without a reservation?

A: No. All guests must pre-register to stay and no walk-up service will be provided. Additionally, the exact location of each Outpost is not publicized; it is only provided to guests after registration.

Q: Does Getaway offer programs for support of local businesses and the community?

A: Yes. Getaway frequently partners with local businesses and encourages its guests to shop local and shop small. In other communities, these programs have served to support local farms, grocery stores, breweries, pizza shops, and more.

Q: Does Getaway have a general concept plan available at this time?

A: Yes. In the enclosed materials, you will find a general concept plan, showing the approximate locations of cabin sites and interior road layout. This plan is by no means final, but we hope it will provide you with a general sense for the project, as currently drafted.

07/21/2022

Ms. Margaret Sharra
1 Richmond Road
Winchester, NH 03470
E: msharra@winchester-nh.gov

RE: Getaway x Winchester, NH Project

Parcel# M: 00009 B:000024; 000025; 000012; 000013; 000007; 000010; 000009

Winchester, NH

Dear Ms. Sharra,

Cardinal Development Corporation and Cardinal Development Corporation Realty Trust, the land owners for the above referenced property, authorize Getaway House, Inc. and The Dubai Group, Inc. to submit land development applications to the Town of Winchester, NH and the state of New Hampshire.

Paul Routhier
Sincerely, *Trustee*