

ABBUTTERS MOTION TO DECLINE ALL VARIANCES, EXCEPTIONS AND FUTURE GROWTH PLANNING IN A RESIDENTIAL NEIGHBORHOOD

A/K/A SUNDAE DRIVE ICE CREAM

LOCATION IN VIOLATION: 346 ROUTE 13 BROOKLINE, NH 03033

LOCATION IN VIOLATION: 5 RUONALA ROAD BROOKLINE, NH 03033

As of June 12, 2023, the neighborhood of Ruonala road and Nichols Road has been greatly impacted by the operating of a commercial business, known as Sundae Drive Ice Cream, in our residential neighborhood. Please read ALL facts listed below:

- **Expansion of parking is NOT a correction to an overpopulated destination.** Expansion is inviting more accidents, more strangers lurking the neighborhood, more litter in our streets and more car accidents of cars pulling onto route 13.
- **Noise** is beyond describable. It is not children's laughter we are concerned with. It is the 20 motorcycles that come on motorcycle night. It is the "Live bands" inviting people to stay longer, it is the peeling out of car tires. It is the teenagers and friends loitering.
- **Security** is a concern. Strangers are looking into our homes, viewing our tools in our garages, unknown cars park at night on side streets waiting for Sundae drive patrons to "meet them on the side street".
- **Homeowners** with children are concerned for their own children. Child predators will be allowed to view them if expansion is approved. No Privacy what so ever.
- **Crime invited to Brookline should not be encouraged.** Owner of Sundae drive mentioned previously that 80% of there business is from Massachusetts and out of town locations.
- **Pollution.** Air pollution, noise pollution, ground pollution all are REAL factors to consider. Residential neighborhoods have families who suffer from these factors 7 days a week.
- **Water Supply to the neighborhood.** Ruonala road has had repeat well problems consistently since 2018 when the business opened. On busy days when ice cream is in high demand, the well water tables fall and not enough water is being produced. This has caused a well to run "dry", and a replacement of a well pump due to being over worked from over use at the commercial location sharing underground water supplies.
- **Traffic** enters and exists through a driveway located at 5 Ruonala road causing the narrow road of Ruonala to be dangerously over populated. This also blocks an exit across the street of a homeowner.
- Children at the Sundae drive ice cream shop often play in the middle of Ruonala road without parent supervision. Eye witnesses have seen cars nearly hit these pedestrians not realizing kids are at play in this location. Fear of a **future catastrophe** is a REAL problem.

- **Property Value** has been significantly impacted. Limited number of buyers will come if we ever need to sell our homes. Nobody wants to live in or next to an over populated noisy parking lot. As homeowners, we have invested our entire life's work to our home value and retirement. This one business is single handedly ruining all that we have worked so hard to build and maintain.

SUGGESTIONS :

- Open a second location in town:
Joan, owner of Sundae drive, mentioned that they want to be "BIGGER THAN HAYWARDS IN MILFORD". This location is NOT the place to do that.

The Town of Brookline should be aware that the owners have purchased the home next to Sundae drive and are planning even more expansions in the future. **WHAT IS MAX CAPACITY?** Will we be living in a commercial area like MELS FUNWAY PARK IN LITCHFIELD, NH next? A different location in town would be more appropriate for ALL parties involved. We suggest the Planning board ask to see daily/yearly "customer counts" and know the Volume that is being produced.

Ed, owner of Sundae drive, mentioned that 80% of there business comes from Massachusetts and outside towns. A bigger location closer to the border may need to be considered. Since Ed is currently planning a parking lot sized for 50+ cars, the board should know the truth from all sides.

A suggested Vacant location in Brookline, NH would be the old TDBANK building with plenty of parking, safe entrances and exits, commercial zoning, closer to the majority of their business.

























