**STEPPING STONES FARM & EVENT CENTER BUSINESS PLAN**

**March 17, 2021**

Stepping Stones Farm & Event Center provides a stunning pre-Revolutionary farm setting to host gatherings, events, and life celebrations. People of all ages will find fun, rejuvenation, and connection in the peace and beauty of the farm as they experience memorable events.

The following list is the types of people who might be interested in coming to the farm.

1. **Celebrations & Family Gatherings**
* Milestone Anniversaries & Birthdays
* Family Reunions
* End of Life Celebrations
* Weddings
* Bridal and Baby Showers
* Religious Celebrations: Baptism, Confirmation, Bar & Bat Mitzvah
1. **Friends’ Gatherings**
* Crafting Get-Away Weekends: Quilting, Beading, Glass Art,
Scrapbooking, Counted Cross Stitch, Photography
* Musicians’ Retreats
* Writers’ Workshops
* Artists’ Retreats
1. **Wellness & Spiritual Retreats**
* Rest & Relaxation Weekends
* Yoga and Meditation
* Grief and Loss groups
* Recovery Ministry
* Prayer Retreats
1. **Corporate Off-Site Trainings and Holiday Gatherings**
* Holiday Office Parties or Summer Family Outings
* Retirement Parties
* Teambuilding Events
1. **Nonprofit or Community Fundraiser Venue and Strategic Planning Site**
* Fundraiser event space
* Strategic Planning Retreat space
1. **Airbnb or Vacation Rental By Owner (VRBO) for Holidays and Summer**
* Rental by families or friends who desire a vacation in the Monadnock Region

**Group size:**

The majority of our events will be small groups of approximately 10 to 20 people. We will not host any events in the barn with more than 100 guests. We will offer the space in front of the lodge for a tent event for up to 125 guests. We believe that the amount of people at the farm in this Change of Use will be significantly less than the summer camp with 60+ kids and staff living at the farm, their parents visiting each weekend, and the inflow of horse trailers for multiple horse shows. Also, during the school year, we often had 150 students who rode with us each week who needed over 100 volunteers to help them in lessons. With the horse care and teaching staff, we incurred much more traffic than this significantly smaller new business will create.

**Parking:**

For the smaller groups of people who are lodging on site, the parking will be in the existing parking lots by Stepping Stones Lodge and the Homestead. For larger events such as a wedding, the parking will be in the Indoor Arena, in a designated parking area in front of the Lodge or in the biggest ring in front of the barn. Emergency lanes will be kept open to allow for emergency vehicles in the event of a fire.

**Lighting:**

Exterior lighting for parking will meet the requirements of Temple’s Dark Sky Ordinance. Interior lighting in the barn, the Lodge and the Homestead will have emergency lighting in case of a power outage.

**Hours of Operation:**

Amplified music will only take place in the barn. All amplified music will cease at 11PM. A contract stating acceptable decibel levels according to Temple’s Noise Ordinance and time limits will be signed prior to booking. All guests will be required to agree to this policy.

**Environment Impact:**

We believe that having only a few horses and animals on the property will significantly decrease the environmental impact on the land. We will manage the fields to graze these horses while minimizing any over-crowding and over-grazing. The lawns and flower gardens will also be carefully tended to enhance the presentation of the property to our guests. We will also have a flock of chickens, miniature goats, a donkey and miniature horses to enhance the farm feel of our property.

**New Building:**

Our plan does not include the need to build any new structures or change any driveways. Due to the big reduction in horses on the property, we will be taking down several run-in sheds to enhance the appearance of the property. In short, we are changing the business of the farm from being a busy equestrian and camp business to hosting small gatherings of people who want to be on a farm and play with the farm animals!

Thank you for your interest and consideration.