

March 30, 2017

Mr. Steve Palmer
Town Planner/Senior Enforcement Officer
Town of New Canaan
77 Main Street
New Canaan, CT 06840

Re: Grace Farms Foundation – Renewed Special Permit Application

Dear Steve:

With Tuesday's filing of Grace Farms Foundation's (Foundation) renewed application for a third amended special permit pertaining to Grace Farms (Renewed Application), we wanted to first and foremost thank you and your team for your perseverance and efforts – we understand that your team has been meeting weekly with the Foundation and its advisors over the past two months! -- to convey to the Foundation's leadership the key concerns of our respective families that we expressed at our February 2nd meeting (see attached February 7th letter), and lend your expertise to the Foundation in its preparation of the Renewed Application. No doubt, the Foundation has made a meaningful overture in agreeing to (i) a lot merger such that all 80 acres comprising Grace Farms now will be subject to the special permit and conditions, and (ii) the development of a formal buffer zone between our respective properties.

That being said, we would like to formally register with you and the Chairman our disappointment in the Foundation's leadership's unwillingness to meaningfully engage over the past two months on any of our other key concerns – namely, mitigation of light pollution, general public access, formal open space dedication, moratorium on further zoning applications, no sound amplification, and no retail activities. As discussed, we were hoping that this withdrawal period would have fostered a genuine dialogue between the parties, allowing the parties to possibly find some measure of common ground and resolve a number of key concerns so that the Commission could focus on any remaining points of contention during the hearings.

The Foundation's leadership, however, has decided to take a different approach. To be honest, we are not surprised by their decision –for the past 10 years it has been the Foundation's tactic to stonewall and obfuscate rather than compromise. In any negotiation, the willingness of each side to approach discussions in good faith and with an open mind to finding common ground is the *sine qua non*.

As you might imagine, we have substantial concerns with the Foundation's Renewed Application, and we will bring forward those concerns to the Commission during the upcoming hearings. Please note that included in our formal response to the Renewed Application will be a broad set of operating conditions that we will request that the Commission impose at Grace Farms to address not only the key concerns highlighted above -- but also the well-documented

material impacts and encroachments caused by Grace Farms' operations to date and as proposed in their Renewed Application. Put simply, we are looking for permanent, meaningful solutions that the Foundation will abide by, and that will not require constant monitoring by the neighborhood, to address the material impacts and encroachments caused by Grace Farms on our respective properties.

Thank you again for your and your team's continued efforts with respect to this matter.

Sincerely,



David Markatos & Jennifer Holme



Jennifer & Mike Buczkiewicz

cc: John H. Goodwin, Chairman, Planning & Zoning Commission

Enclosure