



TOWN OF NEW CANAAN

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STEVE PALMER
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January 27, 2017
Edward O'Hanlon
Robinson & Cole
1055 Washington Boulevard
Stamford, CT 06901-2249

**RE: 365 Lukes Farm Road
Grace Farms Foundation
Withdrawal of Special Permit Application**

Dear Attorney O'Hanlon,

This letter follows your letter of withdrawal dated January 20, 2017, of the Special Permit application for Grace Farms Foundation (GFF) at 365 Lukes Farm Road. I appreciate your stated commitment to resubmit a new and complete application in a timely manner so outstanding violations of the 2013 Special Permit outlined in a letter dated June 24, 2016, by former Town Planner, Steve Kleppin, as well as other issues with the use of the property raised during the recent public hearings, can be addressed and resolved.

I acknowledge the temporary interim measures you outlined in your letter. It demonstrates your understanding of the importance of these issues and your willingness to cooperate in seeking resolutions. While the self-imposed interim limitations are an important step in the right direction, in order for this office to delay enforcement of violations of the Special Permit, the following additional measures shall be carried out during this interim period (the timeframe from the date of withdrawal to the date that a decision is rendered on a resubmitted application):

1. A Special Permit application shall be received within 45 days of the date of this letter and not 60 days as proposed. We would like to open your application either at the March 28th meeting or schedule a special meeting close to that date. This timeframe should provide sufficient time to prepare a thorough application and ensure it is considered in a timely manner.
2. No new space grants or other Foundation events shall be scheduled beyond what is already booked. Within 7 days of the date of this letter, GFF shall submit a list of

space grants and other foundation activities or events scheduled for the next six (6) months for days and evenings. The list shall include the date of the event, the event or group name, the location on the property, start and end times, and the number of attendees expected.

3. The walking trail shall be reduced to eliminate access across and to the east of the brook adjacent to residential properties on Smith Ridge Road. Adequate signage and trail markers shall be installed within 15 days of the date of this letter and GFF shall contact the Planning and Zoning Department to inspect the installation.

These additional measures are integral to this process and compliance with them will be a consideration in the Commission's review of the future Special Permit application. Within 15 days of the date of this letter this office shall inspect the property to verify that the all interim measures are in place.

In your preparation of a new application please keep in mind that the Commission is seeking a detailed yet concise application that identifies specific requests with reasoning, conformance with special permit criteria, any proposed measures to mitigate impact and ability to enforce on a run rate basis. Importantly, the record from the withdrawn application will be incorporated into the record of the future application proceedings so there is no need to duplicate presentation material already received or necessarily to re-present such information at a future hearing.

I will continue to be available to help answer questions and provide direction and Glen Chalder, the Commission's planning consultant, will be available as well. It is strongly recommended that you make efforts to meet and work with your neighbors as you prepare the application, listen to their concerns and attempt to find common solutions.

Thank you in advance for your cooperation.

Sincerely,


Steve Palmer
Town Planner

Cc: Planning and Zoning Commission
Ira Bloom, Town Attorney
Robert Mallozzi, First Selectman
Sharon Prince, Grace Farms Foundation
Michael Chen, Grace Farms Foundation