

Re-record to add exhibit 1

**APPLICATION FOR AMENDMENT TO SPECIAL PERMIT/PUBLIC HEARING IF
REQUIRED**

The undersigned owner of record and contract purchaser hereby apply for an Amendment pursuant to Section 8.2.B.6.d SPECIAL PERMIT dated November 27, 2007 and recorded in the New Canaan Land Records on December 5, 2007 relating to the property located off Lukes Wood Road and Smith Ridge Road to its (the "Special Permit"). A copy of the Special Permit is attached hereto as Exhibit A.

Within 500 feet of another municipality? Yes (☒) No (☐) Town of Lewisboro, NY

Applicant's Name: Grace Property Holdings LLC

Applicant's Telephone Number: 972-0200 Email Address: emellick@aol.com

The property is located in the 4 Acre Zone and shown as "Parcel B 47.984 Acres" on the Resubdivision map approved by the Planning & Zoning Commission on November 27, 2007 and attached hereto as Exhibit B and is more particularly described by bounding owners as follows:

Northerly by: Pacific Farm LLC and Lukes Wood Road
Easterly by: Route 123 and Pacific Farm LLC

Southerly by: n/f Gatt Ostling, Curt & Bissonnette
Westerly by: 2nd Taxing District Norwalk & n/f
Truesdale Associates.

The Applicant is requesting an AMENDMENT to the SPECIAL PERMIT approved on 11/27/07.

I hereby acknowledge that unless I comply with provisions of Article 8. Section 8.1.G. of the Zoning Regulations, which require specific notification of certain neighbors, my application will not be complete and cannot be heard.

PRINT: Pacific Farm LLC

Owner of record

SIGNED: Edward G. Mellick

BY: Edward G. Mellick, Attorney & Agent

PRINT: Grace Property Holdings LLC

Contract Purchaser

SIGNED: _____

Owner of record

Official date of receipt: 04/21/08

Hearing scheduled: 05/20/08

I, XX Jean Grzelecki, Secretary of the Planning & Zoning Commission of the Town of New Canaan, hereby certify that at a meeting of said Commission duly held on 05/20/08, said Commission by resolution voted:

1. That said Special Permit be DENIED.
- XX 2. That said Special Permit be GRANTED.
- XX 3. That said Special Permit be effective upon its recording on the Land Records in the Town Clerk's Office.
- XX 4. That notice of such Action be published as required.
- XX 5. Conditions, modifications, or restrictions: See attached.

Jean N. Grzelecki
Jean Grzelecki, Secretary

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Grace Property Holdings LLC
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Conditions, modifications, or restrictions are as follows:

AMENDMENT TO SPECIAL PERMIT TO GRACE PROPERTY HOLDINGS LLC

On November 27, 2007 Grace Property Holdings LLC was granted a Special Permit (recorded in the New Canaan Land Records in Volume 779 at Page 1023) to allow use of the subject property [Parcel B 47.984 Acres shown on the Resubdivision map approved by the Commission on November 27, 2007] for Grace Community Church and permitting renovation of the existing buildings and construction of a temporary sanctuary.

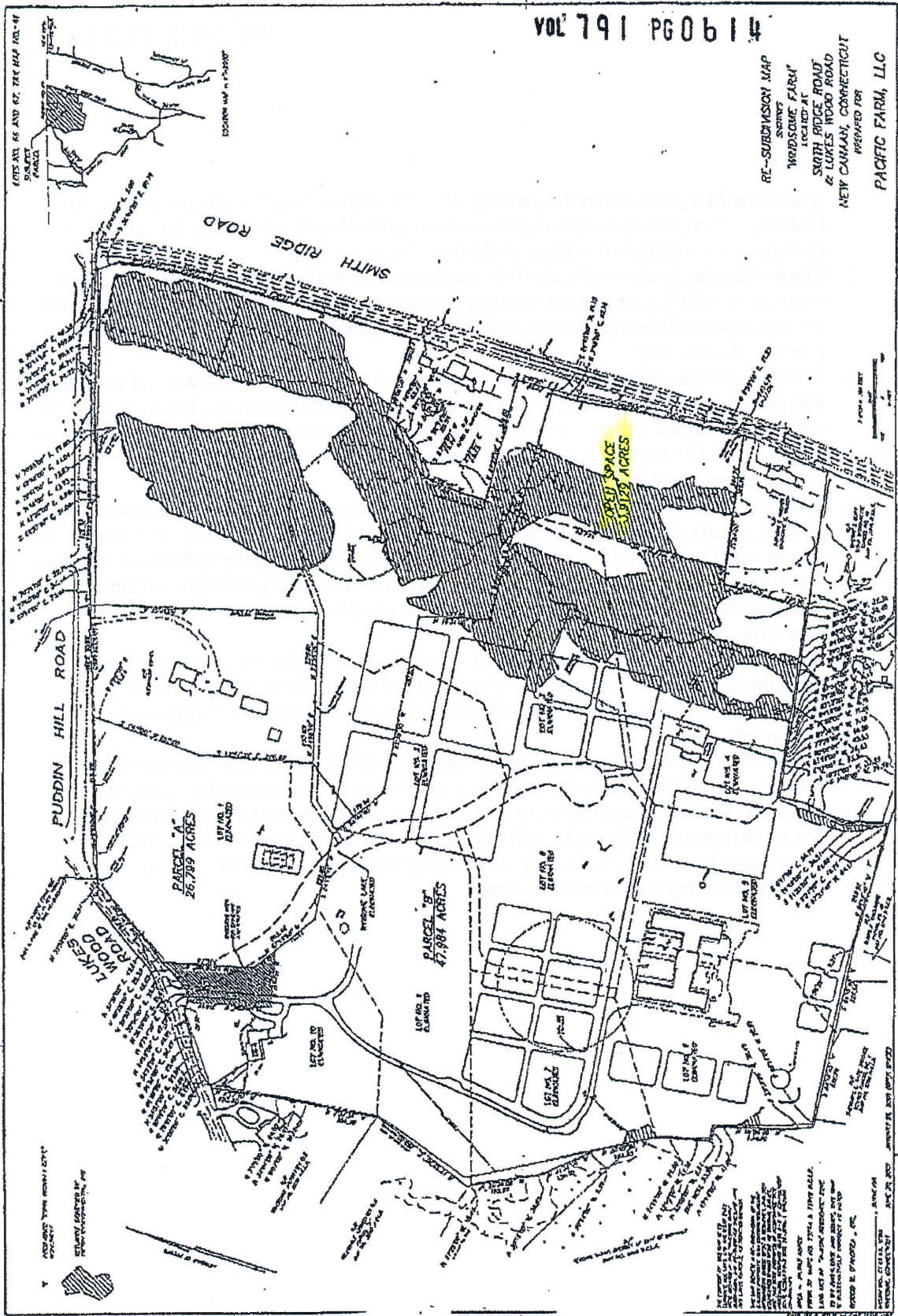
On May 5, 2008, Grace Property Holdings LLC applied for an Amendment to Special Permit. The Application for Amendment to Special Permit is hereby granted with the following additional conditions, modifications and restrictions:

1. In addition to Phase I as allowed under the Special Permit granted November 27, 2007, construction of a permanent sanctuary building with a capacity up to 900 persons is permitted.
2. The construction of the permanent sanctuary building will be in accordance with the site plan already filed.
3. The architectural drawings for the permanent sanctuary building will be submitted to the Commission for design review.
4. Construction of a permanent sanctuary building with a maximum capacity of 901-1200 persons (in lieu of or as an enlargement of the permanent sanctuary under Paragraph 1 above) is permitted subject to the condition that the Church will submit an updated traffic study that the Commission will review and approve, prior to such construction or expansion of the permanent sanctuary building, if the Commission decides the traffic conditions are in accordance with the criteria under Section 8.2.B.4.c and Section 6.8 of the New Canaan Zoning Regulations. The Commission, in its discretion, may require an independent traffic study at the applicant's expense.
5. If a capacity of greater than 900 in the permanent sanctuary is proposed, the traffic report required in the preceding paragraph 4 shall not be submitted to the Commission or satisfy the requirements of such paragraph 4 unless such traffic report is begun no earlier than one year after the date Grace Church commences holding Sunday services in the gymnasium building (the temporary sanctuary).
6. The church shall provide 190 – 200 parking spaces to accommodate persons using the existing barn building and the proposed addition to the existing barn building. These

spaces shall be provided in the parking lot to the west and south of the existing barn building. This parking is intended to accommodate church attendance for up to 900 persons in a temporary sanctuary in said buildings.

7. The parking lot to the northeast of the entrance drive will not be constructed except in connection with the permanent sanctuary building, provided that the Church may install the drainage facilities, grade and seed this parking area prior to construction of the permanent sanctuary.
8. If the permanent sanctuary building is constructed initially with a capacity of only up to 900 persons, the Church shall adjust the parking between the parking lots shown on the site plan submitted with the original Application for Special Permit, in order to provide a minimum of 190 parking spaces and a maximum of 241 spaces for the 900 person capacity permanent sanctuary.
9. The Church shall provide additional parking to accommodate a permanent sanctuary with a capacity of 901-1200 persons. The number of parking spaces, up to a total of 321 spaces, shall be determined by the Commission after reviewing the updated traffic study.
10. The Church will preserve as open space an area on the easterly side of the Church parcel as delineated on Exhibit 1 hereto which will be an additional condition of this Amendment to Special Permit.
11. The period of time for work to commence pursuant to the site plan submitted with the original Application for Special Permit as set forth in Section 8.2.A.6.a of the New Canaan Zoning Regulations will start to run from the date all appeals have been concluded.
12. As clarified by the applicant's agent during the public hearing, after the permanent sanctuary is constructed and Sunday church services commence in the permanent sanctuary, Sunday church services shall not also be held in the temporary sanctuary (the multi-purpose building). This restriction shall not prohibit other ancillary church activities in the multi-purpose building including, but not limited to, children's Sunday school and services.

Exhibit 1



Received for record on 6-17-08 at 10:25 am

And recorded by Chandra J. Weber Book: 791 Page: 611 File Number: 4864 Seq: 4
 TOWN CLERK