

**Exhibit C**  
**Zoning Permit Summary**

None of the examples cited by Grace Farms Foundation, Inc. (Foundation) support their position that New Canaan's Regulations allow multiple, contemporaneous principal uses on a single property.

1. ***Group Home -- 162 South Avenue***

**Zoning Location:** Property located in the multi-family residential zone

**Key Facts:**

- Only 1 special permit issued in 1998 -- not multiple special permits
- Group home comprised of 6 developmentally disabled adults -- minimal impact to abutting neighborhood
- Group day care home is classified as an accessory use under Regulation section 3.3.C.3

**Conclusion:** Only 1 permit in effect – example does not support Foundation's position of multiple, contemporaneous permits.

2. ***Irwin Park -- 848 Weed Street***

**Zoning Location:** Property located in 1 & 2 acre residential zones

**Key Facts:**

- Predicate of town's purchase was the property's use for passive and active recreation users by many neighbors and New Canaan community -- specific desire of Commission to expedite and simplify the permitting process for various user groups
- Commission stated it is a unique park because of location within residence zone; intent to preserve large portion of park for passive recreation and natural enjoyment plus provide needed athletic fields
- December 2007 Special Permit application was under Regulation Sections 3.2.C.10 for a municipal facility and secondarily under 3.2.C.11 for a government facility for temporary office space in Irwin House for town hall employees due to renovation of New Canaan Town Hall.
- March 2009 special permit was for Historical Society's use of the Gores Pavilion as an accessory use under Regulation section 3.3.C.7 as an arts center instead of as a pool house (original purpose) and not for an additional principal use. Gores Pavilion is open during specific hours.
- May 2009 special permit was for use of property for baseball fields again under Regulation Section 3.2.C.10 with conditional controls added for use and noise.
- December 2009 special permit was for use of property to construct an overflow gravel parking lot again per Regulation Section 3.2.C.10
- August 2010 special permit for a municipal facility was again sought and approved again per Regulation Section 3.2.C.10

- April 2012 special permit for additional municipal office space was also per Regulation Section 3.2.C.10

**Conclusion:** Principal use of 848 Weed Street is as a municipal facility with passive and active recreation, including athletic fields. Gores Pavilion is an accessory ancillary use. The secondary approval of the property as a government facility was only on a temporary basis and due to the extraordinary circumstances of the pending gut renovation of the Town Hall.

3. ***K.E. Manuel / Congregational Church -- 23 Park Street***

**Zoning Location:** Property located in the 1-acre residence zone at God's Acre

**Key Facts:**

- Application in August 1980 predates special permit regime in Regulations
- Had special permit criteria been in effect, Manuel and Church just seeking addition accessory ancillary use under Regulation Section 3.2.C.8 for 2nd nursery school
- Additional nursery school has minimal impact on abutting neighbors -- 1 day a week for 2 hours for a maximum of 8 children

**Conclusion:** The principal use of 23 Park Street is the Congregational Church as a Religious Institution. Nursery school/daycare activities represent a well-recognized ancillary activity of any church. The 1980 approval addresses an intensification of this ancillary activity at the church's property. No different than ancillary uses approved for Grace Community Church as part of Commission's 2013 Approval of a Religious Institution at Grace Farms.

4. ***671 South Avenue***

**Zoning Location:** Property located at Waveny Park in Waveny Zone

**Key Facts:**

- July 2010 approval relates only to a permit for telecommunication (i.e. cellular) facilities in town per Regulation Section 7.8

**Conclusion:** Completely distinguishable from Foundation's application.

5. ***St. Michael's Lutheran Church -- 5 Oenoke Ridge Road***

**Zoning Location:** Property located in the 1/2-acre residential zone

**Key Facts:**

- Foxglove School's January 1977 application for a nursery school predates special permit regime in Regulations. Permit granted in August 1977.
- Church's Sunday school facilities to be used for a not-for-profit nursery school
- Minimal impact on abutting neighbors – maximum enrollment in nursery school 15 children.

- Foxglove School no longer in operation/existence
- May 2014 application for Toddlertime Nursery School to locate their "5's" class in Church's Sunday school facilities -- appears to have been a temporary request
- Toddlertime no longer operating at St. Michael's church -- back at Congregation Church

**Conclusion:** The principal use of 5 Oenoke Ridge is St. Michael's Lutheran Church as a Religious Institution. Nursery school/daycare activities represent a well-recognized ancillary activity of any church. The 2014 Toddlertime approvals address a temporary intensification of this ancillary activity at the church's property. No different than ancillary uses approved for Grace Community Church as part of Commission's 2013 Approval of a Religious Institution at Grace Farms.

6. ***St. Mark's Church -- 111 Oenoke Ridge***

**Zoning Location:** Property located in the 1-acre and ½-acre residential zones

**Key Facts:**

- January 2002 administrative action to allow for temporary doubling of existing daycare given YMCA construction -- YMCA daycare effectively merged with St. Mark's daycare for duration of YMCA's construction activities
- June 1985 permit for STAR Inc. day care center predates special permit regime in Regulations
- **Conclusion:** The principal use of 111 Oenoke Ridge is St. Mark's Church as a Religious Institution. Daycare activities represent a well-recognized ancillary activity of any church. The 2002 approvals address a temporary intensification of this ancillary activity at the church's property due to the pending YMCA renovations. No different than ancillary uses approved for Grace Community Church as part of Commission's 2013 Approval of a Religious Institution at Grace Farms.

7. ***New Canaan Nature Center -- 144 Oenoke Ridge***

**Zoning Location:** Property located at the Susan Dwight Bliss Park in a Park zone

**Key Facts:**

- New Canaan Nature Center established in 1960 and pre-dates existing Regulation's special permit regime
- Town owns land and buildings -- Nature Center just operates as a not-for-profit lessee on site with a focus as environmental education center.
- 1982 agreement with town relates to building of a horticultural education building to replace the pre-existing greenhouse complex -- upon construction, new education building to become town property
- Nature Center offers preschool for 2, 3, 4 and 5 year olds in the mornings

- Child day care approved administratively by town planner in November 2003 and again in December 2011

**Conclusion:** Principal use of this public park is as an environmental education center via the New Canaan Nature Center. Nursery/daycare are accessory ancillary activities that are related to the Nature Center's environmental education mission. The number of children enrolled at the daycare/nursery is very limited. No different than ancillary nursery/daycare uses approved for Grace Community Church as part of Commission's 2013 Approval of a Religious Institution at Grace Farms.