

CONDITION LEGEND**1. Amended & Restated Grace Farms Operating Conditions:**

-- Following Planimetrics' recommendation, the below conditions represent proposed amended & restated operating conditions for Grace Farms. These operating conditions are fully endorsed by the families owning property at 1258 Smith Ridge Road and 1328 Smith Ridge Road, both of whom directly abut the Grace Farms development.

2. Condition Theme:

-- Each condition is labeled with a theme -- "Reporting" for example -- that describes the general nature and purpose of the condition.

3. Condition Application:

-- Those conditions labeled "All" under the column "Special Permit Use" apply irrespective of the special permit principal use approved for Grace Farms

-- Those conditions labeled with a specific special permit principal use -- "Religious Institution" for example -- would apply only if that specific special permit principal use is approved for Grace Farms

#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
A1	Scope	All	The entire 80+/- acre site (Parcels 1 and 2, and the 4.61-acre property commonly known as 82 Puddin Hill Road that abuts Parcel 2) shall be operated under the terms and conditions of this Special Permit. Any new structure or facility, or modification to an existing or approved structure or facility, that is not contained within the text of this Special Permit or results in a change or intensification of use or increase in vehicular traffic, requires an additional Special Permit from the Commission. No accessory use of the property beyond what is specifically approved by the Commission is permitted without further Special Permit approval.	Grace Farms is marketed and used as one contiguous parcel. Ensures that intensity of use and neighbors' concerns re. security, safety and privacy are managed consistently across the entire site. Furthermore, as per the gracefarms.org website, the Foundation has declared that "[a]pproximately 77 of the 80 acres will be retained in perpetuity as open meadows, woods, wetlands, and ponds," leaving little basis for objection to incorporating the entire 80 acres within the purview of these conditions. This condition mirrors a similar operating condition in effect at Irwin Park.	Similar Concept Proposed by Applicant	Major Recommendation & Management Plan Consideration	-
A2	Reporting	All	The Applicant shall designate one (1) board member as a community liaison, and that board member shall notify the Zoning Inspector in writing within five (5) business days of the receipt of any complaint related to any site activity and outline the response/corrective measures taken to address that complaint. The designated board member shall ensure that abutting neighbors are simultaneously provided with copies of all reports required to be delivered to representatives of the Town of New Canaan hereunder.	Formalized process ensures that infractions are properly documented and establishes a defined process for remediation and dialog between the Applicant and neighborhood. Current process is ad-hoc and awareness to concerns and issues raised by the neighborhood are not being addressed in a timely or comprehensive manner. This condition mirrors similar operating conditions in effect at the Glass House property, Irwin Park, Silver Hill Hospital and the YMCA development.	Similar Concept Proposed by Applicant		-
A3	Activities	All	There shall be a ten (10) year moratorium, beginning at the date of publication of this approval, imposed on requests with respect to (i) additional special permit modifications or amendments, (ii) site plan modifications or amendments, or (iii) a new special permit or a new site plan for any parcel comprising the Grace Farms site, including the 4.61-acre property commonly known as 82 Puddin Hill Road that abuts Parcel 2. The Applicant acknowledges and agrees that should the Zoning Inspector find a violation of any of these conditions (i) a <i>per diem</i> fine equal to the maximum permissible by law shall be assessed against the Applicant for each condition violated, and (ii) specific privileges granted to the Applicant under this Special Permit shall be subject to immediate suspension notwithstanding any prior approval by the Zoning Inspector and/or Commission.	Similar to the moratorium agreed in 2016 for the benefit of the abutting neighbors of the Glass House, this provides the neighborhood, <u>after the past 10 years of proceedings before P&Z</u> , with a degree of certainty around the scope of permitted activities at Grace Farms by eliminating the potential for "institutional creep", and provides assurances - in the form of potential monetary fines and revoked privileges - that the Applicant will abide by the conditions of this Special Permit. Also allows for the Applicant to demonstrate to the town that it can comply with the stipulated conditions going forward.			-
A4	Activities	All	The site shall not be used as a public park.	Reduces intensity of usage; addresses privacy, safety and security concerns of abutting neighbors.		Management Plan Consideration	Proposed as a condition to the 2013 special permit.
A5	Reporting	All	The Applicant shall submit annual traffic reports to the Commission through calendar 2020. The reports shall include, but not be limited to, determinations of the level of service at the following intersections: the Applicant's driveway/Luke's Wood Road, Puddin Hill Road/Route 123, Luke's Wood Road/West Road and Luke's Wood Road/Route 124. In addition to levels of service, the traffic reports shall also evaluate the on-site parking and attendance records obtained from the Applicant. The traffic reports shall not only include Sunday services, but also account for mid-week peak activities.	Existing condition that ensures continued monitoring of traffic conditions with respect to the site.		Major Recommendation	Yes - Condition 32 (2013)
A6	Reporting	All	The Commission reserves the right to retain the assistance of its own traffic consultant to conduct an independent review of the annual traffic report, at the Applicant's expense, in accordance with section 8.1.E.2 of the Regulations. Should the subsequent traffic reports indicate that levels of service at the studied intersections have deteriorated since the initiation of activities at Grace Farms, the Commission reserves the right to require mitigation remedies, including, but not limited to, the placement of additional police officers in the vicinity	Existing condition that allows the Commission to engage an impartial expert at their discretion. Mechanism to address and mitigate any traffic-related issues at the site.		Major Recommendation	Yes - Condition 33 (2013); Condition 4 (2008)

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A7	Reporting	All	Bi-annually (Spring and Fall), the Applicant shall cause all elements of the storm water management system identified by the Applicant in the two page memo "Storm water Facilities Maintenance Plan" to be inspected by an independent technically qualified individual to validate compliance with such maintenance plan; and the independent inspector shall submit a report of such findings and recommendations to the Applicant with a copy to the Planning and Zoning Department. To assure proper functioning of the storm water system, any and all issues identified in the report shall be repaired/corrected within 30 days of notice to the Applicant.	Existing condition that allows for monitoring and correction of storm water-related issues at site.			Yes - Condition 24 (2013)
A8	Reporting	All	The Applicant shall submit on an annual basis to the Commission an emergency action plan and a security site assessment report with respect to Grace Farms. Such reports shall be commissioned by a nationally recognized, ASIS International accredited, security services firm and shall be delivered to the abutting neighbors simultaneous with their delivery to the Commission. Within 90 days of receipt of the report, the Applicant shall address any deficiencies identified in the report or explain its alternative plans to the Commission and the abutting neighbors in writing. The New Canaan Police Chief will review and approve the Applicant's annual emergency action plan.	Ensures that the Applicant's emergency and security procedures at Grace Farms are comprehensive and in-line with current best practices. Also ensures complete transparency regarding security & safety incidents and concerns. This condition will also allow the Commission to adjust or correct any security & safety issues directly with the Applicant.		Major Recommendation	-
A9	Enforcement	All	The Chairman of the Commission shall appoint a Special Zoning Inspector to serve as the Zoning Inspector for all purposes of this Special Permit during the moratorium period set forth in Condition A3. The Special Zoning Inspector shall be certified as a CZEO by CAZEO and shall responsible for (i) managing the Applicant's compliance with the conditions of this Special Permit, (ii) coordinating with the Applicant's community liaison referenced in Condition 2 and abutting property owners to Grace Farms, and (iii) reviewing and approving any proposed programming events at Grace Farms. The Special Zoning Inspector shall report to the Chairman of the Commission and shall issue an annual compliance report. The Applicant shall contribute up to \$50,000 per year toward the cost of the Special Zoning Inspector during the moratorium period referenced in Condition A3.	Enforcement of the 2013 special permit conditions has been inconsistent and has exacerbated a situation of non-compliance. A dedicated institutional use enforcement officer would be prudent for New Canaan			-
A10	Enforcement	All	The Commission reserves the right to conduct periodic reviews, both on-site and off-site, to determine compliance with the terms and conditions of this approval, and to amend or revoke said approval, including, without limitation, suspending specific privileges granted to the Applicant under this Special Permit (for example, the ability to hold programming events at Grace Farms) for failing to comply with one or more of the terms and conditions of this approval. Any abutting property owner to the Applicant shall be deemed a third party beneficiary of the terms and conditions of this approval for all purposes. The Applicant shall be responsible for any costs and reasonable attorney's fees associated with enforcing the terms and conditions of this approval.	Pro-active review and enforcement of zoning rules coupled with impactful penalties if violations are found, will help establish a culture of compliance at the Applicant. Revoking programming privileges (as opposed to simply levying monetary fines) should help drive compliance with zoning regulations. This condition mirrors a similar operating condition in effect at the Glass House property.		Major Recommendation	-
A11	Scope	All	The granting of this Special Permit does not obviate the Applicant's obligation to obey all federal, state and local laws, or to obtain any required federal, state and local permits.	Existing condition that helps drive a culture of compliance at the Applicant.			Yes - Condition 14 (2013)
A12	Operating Hours	All	Grace Farms may be open no more than six days a week and shall be closed on all Federal and Connecticut holidays. Grace Farms shall be open between the hours of 10:00 A.M. and 6:00 P.M. If the principal use is club or philanthropic, (i) the site may be open until 8:00 P.M. one extended evening per week, except on Saturday or Sunday, and (ii) once per month, in connection with a special programmatic event, the weekday extended evening close hour may be further extended from 8:00 P.M. until 10:00 P.M. If the principal use is Grace Community Church (religious institution), the site may be open on commonly recognized Christian holidays for religious observances.	Condition serves to mitigate intensity of use; and address neighborhood concerns about security, safety and privacy. This condition mirrors a similar operating condition in effect at the Glass House property.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
A13	Activities	All	There shall be no public advertising, marketing or promotion of the Commons kitchen facilities. The Commons kitchen facilities shall be operated only as an incidental amenity for programmatic events conducted under the principal use designation. The Commons kitchen facilities shall be subject to all relevant health codes and inspections and shall be operated in accordance with all applicable Connecticut and New Canaan registration and licensing requirements. No alcoholic beverages shall be served at the Commons. All alcohol will be served at only at designated special events and will have the proper permitting as required by the State of Connecticut and local laws.	In conjunction with the public park condition, this mitigates intensity of use by limiting operation of the Commons kitchen for only programming events; Grace Farms would no longer be engaged in commercial retail activities or serve as a destination location for the general public.	Similar Concept Proposed by Applicant	Management Plan Consideration	-

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A14	Activities	All	The Applicant must obtain all necessary permits for any programming events at the site from the Building Department, Health Department, Police Department and Fire Marshall. Any required support services provided by the Town of New Canaan for any programming event shall be at the Applicant's expense. No events shall be held at Grace Farms by or for the benefit of or in conjunction with (i) any "for profit" organization or (ii) any "not-for-profit" organization except pursuant to the Applicant's designated principal use.	Other institutions within town pull the appropriate permits when hosting programming events -- e.g. St. Mark's Episcopal Church's annual May Fair. This ensures that the town has adequate health & safety coverage at the programming event should the need arise, and allows for the town to flex its municipal resources in a responsible and timely manner to meet the community's needs as they may arise. This condition mirrors a similar operating condition in effect at the Glass House property.			-
A15	Activities	All	The property shall not be used as a school as defined in the Regulations.	Existing condition that mitigates intensity of use.			Yes - Condition 10 (2013); Condition 4 (2007)
A16	Activities	All	There shall be no renting or use of any portion of the property, including any building or athletic field, to (i) outside commercial or "for-profit" organizations, or (ii) "not-for-profit" organizations except pursuant to the Applicant's designated principal use.	This condition has been modified from the existing condition to dovetail with the principal use of the site. The existing condition reads - "There shall be no renting or use of any portion of the property including any building or the athletic field to outside commercial or for-profit organizations, or to non-profit organizations unaffiliated with Grace Community Church". If the Applicant now elects philanthropic or eleesymonary as its principal use, then based upon their developed space grant program, the Applicant can permit a space grant holder to use the site.			Yes - Condition 11 (2013); Conditions 3 & 5 (2007)
A17	Activities	All	No commercial activities of any nature, including, but not limited to, the sales of souvenirs, merchandise and food, shall be permitted on the site.	This condition mirrors a similar operating condition in effect at the Glass House property.		Management Plan Consideration	
A18	Activities	All	The gymnasium and athletic field shall be incidental and accessory to individuals and activities related to the Applicant's designated principal use, and shall not be rented or used by outside organizations. There shall be only one athletic field permitted on the property.	This condition serves to mitigate intensity of use and has been modified from the existing condition to dovetail with the principal use of the site. The existing condition reads - "The proposed gymnasium and athletic field shall be incidental and accessory to individuals and activities related to the Applicant and shall not be rented or used by outside organizations without the approval of the Commission." Given the Applicant's history of allowing outside organizations to use its gymnasium and athletic field without seeking Commission approval, that exception mechanism has been removed.		Management Plan Consideration	Yes - Condition 13 (2013); Condition 5 (2007)
A19	Environmental and Landscaping Matters	All	The Applicant shall take all necessary steps to control storm water discharges to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourses.	Existing condition that addresses environmental matters.			Yes - Condition 23 (2013); Condition 8 (2007)
A20	Environmental and Landscaping Matters	All	The Applicant shall comply with all terms and conditions of the Long Term Stewardship Plan approved by the Inland Wetlands Agent.	Existing condition that addresses environmental matters.			Yes - Condition 26 (2013); Condition 9 (2007)
A21	Environmental and Landscaping Matters	All	The Applicant shall submit a landscape maintenance agreement, approved by the Zoning Inspector, to be recorded on the Land Records for all required plantings and screening installed at Grace Farms as a condition to the approval of the 2013 Special Permit and required to be installed for the benefit of the Smith Ridge neighbors as a condition of this approval. Any dead and dying plants shall be replaced within three (3) months by the Applicant.	Mitigates abutting neighbors' concerns re. lighting, security and privacy. Expands on existing Conditions 5, 6 & 28			Yes - Conditions 5, 6 & 28 (2013)
A22	Environmental and Landscaping Matters	All	The Applicant shall preserve as dedicated open space (i) a 4-acre area on the easterly side of Parcel 1, as delineated on Exhibit 1 of the May 2008 approval and (ii) the entire Parcel 2.	In 2008, the Applicant agreed to the following an open space requirement -- "The Church will preserve as open space an area on the easterly side of the Church parcel as delineated on Exhibit I hereto which will be an additional condition of this Amendment to Special Permit." In its marketing and promotional materials, the Applicant touts that it has preserved 77 of the 80 acres comprising Grace Farms as open space for the benefit of the community. A formal open space dedication by the Applicant with respect to Parcel 2 would help the town to meet its statutory open space preservation obligation under Connecticut public law (incorporated by reference in New Canaan's POCD), and is necessary to mitigate the intensity of usage of the property and address neighbors' concerns regarding continued institutional creep.			Yes - Condition 43 (2013); Condition 10 (2008)
A23	Parking Matters	All	Any proposed (i) increase to the number of parking spaces, (ii) expansion of paved surfaces, and/or (iii) change in parking lot configuration as indicated on the Overall Site Development Plan (C-100), requires an amendment to the Site Plan and Special Permit applications.	Existing condition. Mitigates intensity of use and abutting neighbors' concerns re. traffic and noise. Parking is one of the ways that the Commission can enforce and manage activity levels at the site.		Major Recommendation	Yes - Condition 29 (2013)

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A24	Parking Matters	All	At no time shall there be parking at any residential property (including the 4.61-acre property commonly known as 82 Puddin Hill Road that abuts Parcel 2), along any Street (as defined in the Regulations) or roadway in the State of New York, or on the field grounds of Grace Farms, for any event or activity taking place at Grace Farms. Any overflow parking that may be necessary for any programmatic event shall be approved in advance by the Zoning Inspector with arrangements made at the Applicant's expense to shuttle guests to and from Grace Farms and the approved overflow parking location(s). All parking lots at Grace Farms shall be fully-screened and not visible from any abutting property.	Mitigates intensity of use and abutting neighbors' concerns re. traffic, noise and privacy. Expands on existing Condition 30. This condition mirrors a similar operating condition in effect at the Glass House property and Irwin Park for the benefit of abutting neighbors.		Management Plan Consideration	Yes - Condition 30 (2013)
A25	Lighting & Sound Matters	All	There shall be no lighting of the athletic field.	Existing condition. Reduces light pollution, external noise issues and intensity of use.		Management Plan Consideration	Yes - Condition 34 (2013); Condition 7 (2007)
A26	Lighting & Sound Matters	All	All interior lighting in the River Building shall include motion sensors that shut off interior lighting due to inactivity.	Existing condition. Reduces light pollution.		Management Plan Consideration	Yes - Condition 35 (2013)
A27	Lighting & Sound Matters	All	Exterior lighting including parking lighting, with the exception of indoor security lighting, shall be turned off at the designated closing time of the facility.	Light pollution continues to be a significant adverse impact to the abutting neighbors due to the size, scale and predominantly glass architecture of the River Building complex. A requirement that the parking lot lighting being turned off will serve to mitigate the lighting impact on abutting properties. Expands on existing Condition 36.	Similar Concept Proposed by Applicant	Management Plan Consideration	Yes - Condition 36 (2013)
A28	Lighting & Sound Matters	All	All exterior lighting shall comply with sections 6.11.B.1, 6.11.B.2, 6.11.B.3, 6.11.B.7 and 6.11.B.8 or as otherwise approved or referenced in this special permit. Shielding shall be added to all exterior light fixtures.	Existing condition. Downlight/uplight shielding reduces light pollution.	Similar Concept Proposed by Applicant	Management Plan Consideration	Yes - Condition 37 (2013)
A29	Lighting & Sound Matters	All	All exterior up lighting shall not exceed 20 watt, ceramic metal halide. In addition, all site lighting shall comply with the Memorandum prepared by Buro Happold dated January 29, 2013.	Existing condition. Reduces light pollution.		Management Plan Consideration	Yes - Condition 38 (2013)
A30	Lighting & Sound Matters	All	Outdoor use of bullhorns, loudspeakers, or other noise amplifying devices is prohibited. This condition applies to all property owned by Grace Farms Foundation or any affiliate.	Existing condition has been updated to include noise amplifying devices. This condition would apply to all parcels comprising Grace Farms per proposed condition #1. This condition mirrors a similar operating condition in effect at Irwin Park.		Management Plan Consideration	Yes - Condition 39 (2013)
A31	Lighting & Sound Matters	All	Noise emission from Grace Farms, as measured at the site's property lines, shall not exceed 55 dBA. Noise emitted by construction equipment while engaged in construction-related repairs or maintenance activities, in emergencies, and warning signals from vehicles as may be required by OSHA shall comply, as applicable, with Chapter 36A of the Town of New Canaan Code of Ordinances. Except in the case of emergency repair work, no construction vehicles shall be allowed to enter and/or operate at Grace Farms prior to 10:00 A.M. Noise generating construction activity, including, but not limited to excavation, sawing, hammering, etc. shall occur only Monday thru Friday during the hours of 10:00 A.M. and 4:00 P.M. During the moratorium period, the Applicant shall cover all costs associated with equipping and training the Police Department to use sound monitoring equipment.	The Applicant continues to build on the site. This condition mirrors similar operating conditions in effect at the Glass House property, Irwin Park, Silver Hill Hospital and the YMCA development.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
A32	Security & Safety Matters	All	The existing fence line shall be maintained around the perimeter of the property to delineate the Applicant's property from that of its abutting neighbors.	Existing condition. Provides abutting neighbors with a physical barrier and a demarcation of property lines; addresses neighbors' concerns re. security and privacy; reduces liability exposure for both abutting neighbors and Applicant.			Yes - Condition 40 (2013)
A33	Security & Safety Matters	All	As agreed to by the Applicant and at their expense, police officers shall be stationed at the Applicant's driveway/Luke's Wood Road intersection and the intersection of Route 123/Puddin Hill Road during all programming events where more than 50 attendees are reasonably expected.	Existing condition. Serves to address neighbors' security and traffic concerns re. large programming events. This condition mirrors a similar operating condition in effect at Irwin Park.	Applicant proposes substituting state certified flaggers for police officers	Management Plan Consideration	Yes - Condition 31 (2013); Condition 2 (2007)

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A34	Security & Safety Matters	All	Dedicated onsite security services shall be maintained during Grace Farms' operating hours, at the Applicant's expense. The Applicant shall establish policies and protocols to ensure that any firearms or munitions at Grace Farms are solely possessed by those possessing a proper license. Breaches of security by visitors shall be promptly reported to the appropriate law enforcement authorities and to the Zoning Inspector.	Since at least 2015, the Applicant has contracted with Securitas to provide security services at the site. To date, the Applicant's security focus has been on its real property improvements and not that of abutting neighbors. Serves to address abutting neighbors' security and safety concerns.	Similar Concept Proposed by Applicant		-
A35	Security & Safety Matters	All	No walking paths shall be established within 250 feet of the property line of any abutting Smith Ridge Road property (the "Buffer Zone"). The Buffer Zone shall be reduced to 180 feet in the area immediately surrounding the existing southernmost parking lot. No activities shall take place within the Buffer Zone. All persons using the walking paths shall be directed via prominently located and dedicated signage in the relevant areas to remain on the mowed paths and to respect the privacy of abutting neighbors. Per the landscape maintenance agreement referenced in Condition A21, suitable plantings and a native fieldstone stone wall with a height of at least three (3) feet or paddock fencing that matches the existing paddock fencing shall be installed by the Applicant along the inside edge of the Buffer Zone to reinforce, visually, the requirement that visitors remain on the mowed paths. No walking paths shall be paved. Use of the walking paths are allowed only for guests at the facility who are attending a programming event.	Mitigates intensity of use of the site and addresses neighborhood concerns re. security and privacy. A hardscaping/fencing element is necessary to clearly delineate the buffer zone and serve as a visual marker for facilities personnel when monitoring visitors and allowing them time to re-direct anyone who may have strayed into the buffer zone to come back to the walking trail. Paved walking trails are an attraction and would draw increased foot traffic and more encroachments on the neighbors. Dedicated signage directing visitors to remain on paths and to respect neighbors' privacy important given several incidents that already have occurred with visitors on/around the paths & ponds.	Similar Concept Proposed by Applicant	Management Plan Consideration	Proposed as a condition to the 2013 special permit
A36	Security & Safety Matters	All	Visitors shall be prohibited from bringing alcohol, recreational drugs or any controlled substances to Grace Farms without a valid prescription. Any visitor who is or appears intoxicated or under the influence of drugs/alcohol shall be prohibited entry or, if discovered thereafter, promptly escorted off the property by the Applicant's security staff and reported to the appropriate law enforcement authorities. Any visitor engaging in lewd and lascivious conduct or acts of indecency shall be escorted off the property promptly by the Applicant's security staff and reported to the appropriate law enforcement authorities.	Serves to address neighbors' security and safety concerns. This condition outlines the requirements for proper reporting and the procedure in case incidents arise due to illegal behavior/activity.			-
A37	Security & Safety Matters	All	The Applicant shall conduct periodic security patrols by uniformed security staff during Grace Farms' operating hours. Such patrols would include periodic visual inspections each day of the entire perimeter of the property and a security log shall be maintained and available to the Commission and Police Department for inspection and used for the semi-annual review of security procedures	Since at least 2015, the Applicant has contracted with Securitas to provide security services at the site. To date, the Applicant's security focus has been on its real property improvements and not that of abutting neighbors. Serves to address abutting neighbors' security concerns.	Similar Concept Proposed by Applicant		-
A38	Security & Safety Matters	All	The Applicant shall conduct at the time of hire/engagement and thereafter, on a periodic basis, security background checks and drug testing for all personnel working at Grace Farms (including contractors and subcontractors) and have such documentation available for inspection by law enforcement authorities upon request. Compliance with this policy shall be evaluated and addressed in the compliance report referenced in Condition A9.	Serves to address neighbors' security and safety concerns.			-
A39	Security & Safety Matters	All	Campfires, pyrotechnic displays or the use of incendiary devices of any kind is prohibited.	This condition eliminates risks and hazards at the property that could impact the personal property and real property of abutting neighbors, and tax town resources should an incident arise requiring intervention.			-
A40	Miscellaneous Usage Matters	All	"Catch and release" fishing shall be permitted solely in cattail pond by persons with valid fishing licenses, and the property shall be accessible to Connecticut DEEP enforcement officers for purposes of licensure validation.	This condition tracks Connecticut DEEP licensure requirements.			-
A41	Miscellaneous Usage Matters	All	Hunting (other than nuisance animal control), discharging of firearms, training of dogs, or use of recreational ATVs, snowmobiles or similar vehicles at Grace Farms other than in connection with security patrols per Condition 37 (above) is prohibited.	Previously the property had been used as a training area for field dogs and in the winter as a snowmobile course.			Proposed as a condition to the 2013 special permit
A42	Miscellaneous Usage Matters	All	Use of power generation equipment at Grace Farms shall be limited to emergency use and such minimal use as required to test normal operation and maintenance of power generation equipment. No power generation equipment shall be sited in the Buffer Zone referenced in Condition A35.	Reduces noise pollution and diesel emissions, and ensures that any power generation equipment at the property is used only for emergency purposes. During the 2016 winter carnival, the Applicant installed a generator to keep the outdoor skating rink cold. This generator ran continuously as the weather conditions were not cold enough to maintain the rink naturally.			-
A43	Miscellaneous Usage Matters	All	Overnight camping is prohibited. Travel trailers, camper trailers and caravans are prohibited.	Addresses intensity of use and security, privacy and safety concerns of neighbors, especially during evening hours			-
A44	Miscellaneous Usage Matters	All	Temporary structures such as tents, marquees, canopies or pavilions are prohibited.	Addresses intensity of use and ensures that the size and scale of programming events is linked to existing occupancy limits of the River building complex.			-

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A45	Environmental & Landscaping Matters	All	Additional screening shall be installed for the Holme-Markatos residence - See Exhibit Y. As permitted under Section 6.1-G-1 of the New Canaan Zoning Regulations, a performance bond shall be provided to ensure the faithful performance of the landscaping work.	Condition addresses light and privacy concerns. Landscape mitigation strategy designed to meaningfully screen the River building complex from abutting property and substantially mitigate the existing light spill-over.		Management Plan Consideration	-
A46	Environmental & Landscaping Matters	All	Additional screening shall be installed for the Buczkiewicz residence - See Exhibit Z. As permitted under Section 6.1-G-1 of the New Canaan Zoning Regulations, a performance bond shall be provided to ensure the faithful performance of the landscaping work.	Condition addresses light and privacy concerns. Landscape mitigation strategy designed to meaningfully screen the River building complex, walking paths and footbridge from abutting property and substantially mitigate the existing light spill-over.		Management Plan Consideration	-
A47	Activities	All	Except as may be expressly permitted by these conditions, the use of the property for multi-organizational conferences, as a conference center, or off-site location is prohibited.	Existing Condition; Mitigates intensity of use		Major Recommendation	Yes - Condition 12 (2013)
A48	Enforcement	All	The Applicant shall have 60 days from the date of issuance of this Special Permit to bring all deviations raised by the 2015 As-Built Site Plan -- for example, the footprint and building height of the community garden shed, movie theater and the continued existence of a parking lot adjacent to its gate house -- into compliance with the Overall Site Development Plan C-100 that formed part of the 2013 Approval.	The 2015 As Built Survey reveals material deviations from the approved 2013 Overall Site Development Plan, including, the approved Architectural Plans (A-101 to A-111 and A-200 to A-254) dated September 24, 2012, and those deviations have a material adverse effect on abutting property owners. The Applicant should be required to obtain a Certificate of Correction from the Building Department.			-
A49	Activities	All	With the exception of designated and approved events compliant with the terms of this Approval, the general public is not allowed access to Grace Farms. There shall be no general advertising or search engine optimization for Grace Farms or its amenities as a gathering place or destination for general visitation.	This condition ensures that the general public is aware that the site is not promoted as a destination location and the space is not open to the general public.		Management Plan Consideration	-
A50	Activities	All	Indemnity Agreement -- The Foundation agrees to indemnify and hold harmless the residents at 1258 Smith Ridge Road and 1328 Smith Ridge Road (collectively, the "Property") from and against any and all loss, cost, damage, liability, claim, or expense, including, but not limited to, reasonable attorneys' fees and court costs, arising out of the injury to or death of persons, or damage to or destruction of property, in any manner caused by, resulting from, or connected with (i) a visitor to Grace Farms trespassing on the Property or (ii) an activity taking place at Grace Farms.	This condition makes clear that should there be an incident affecting an abutting neighbor that involves either a visitor to Grace Farms (e.g. a trespasser) or an activity at Grace Farms (e.g. faulty stormwater containment system), the Foundation will hold harmless the abutting neighbors from any claims, liabilities, damages, etc. associated with that incident. It is not reasonable for the abutting neighbors to bear solely the financial risks associated with this abutting institutional use.			-
A51	Activities	All	Additional Insured Endorsement -- The residents at 1258 Smith Ridge Road and 1328 Smith Ridge Road (collectively, the "Property") shall be included as an additional insured on the Applicant's commercial general liability insurance policy (and any related excess liability policies), under a form of additional insured endorsement providing the maximum protection to the residents of the Property allowed by applicable law. All such policies will be endorsed to reflect thirty (30) days notice of cancellation or modification to the residents of the Property. Each year, the Applicant shall provide the residents of the Property with a certificate of insurance and policy endorsement from the issuing insurance company(s).	The Foundation's insurance company should respond on a primary basis if there is an incident involving a visitor to Grace Farms on an abutting neighbor's property (e.g. trespasser that commits burglary) or an activity at Grace Farms that directly impacts the abutting neighbor's property (e.g. stormwater runoff surges into wetlands corridor). Should such a visitor/activity incident occur, it is not reasonable for the abutting neighbors to bear solely the financial risks associated with this institutional use. Those financial risks would include higher insurance policy premiums and out-of-pocket deductible payments.			-

CONDITION LEGEND

1. Amended & Restated Grace Farms Operating Conditions:

-- Following Planimetrics' recommendation, the below conditions represent proposed amended & restated operating conditions for Grace Farms. These operating conditions are fully endorsed by the families owning property at 1258 Smith Ridge Road and 1328 Smith Ridge Road, both of whom directly abut the Grace Farms development.

2. Condition Theme:

-- Each condition is labeled with a theme -- "Reporting" for example -- that describes the general nature and purpose of the condition.

3. Condition Application:

-- Those conditions labeled "All" under the column "Special Permit Use" apply irrespective of the special permit principal use approved for Grace Farms

-- Those conditions labeled with a specific special permit principal use -- "Religious Institution" for example -- would apply only if that specific special permit principal use is approved for Grace Farms

#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
C1	Scope	Clubs and Organizations	The Community Center will maintain a membership list and will be capped at total of 200 memberships. All applicants will be reviewed and screened prior to acceptance as a member to the Community Center. When accessing Grace Farms, all members, including any family members, associated caregivers and/or guests, shall be require to register/check-in. The Applicant shall provide the Commission with an annual certification with respect to the Community Center's membership.	Grace Farms' parking lots have a capacity of 231 cars. With a staff of more than 70 persons to maintain the facility, approximately 160 parking spaces would available for Community Center members at any given time. Addresses security concerns of abutting neighbors.	-	Management Plan Consideration	-
C2	Activities	Clubs and Organizations	Community Center programming activities at the site involving up to fifty (50) persons shall be considered regular events (each a "Regular Community Event"), and shall require specific review and advance written approval by the Zoning Inspector. There shall be no more than two simultaneous Regular Community Events occurring at any one time at Grace Farms and each event shall be deemed to occur for at least one hour before and after the scheduled times. Regular Community Events may only take place between the hours of 10:00 A.M. and 6:00 P.M., and attendees must register in advance for these programming activities.	Mitigates intensity of use and mirrors the practice of established community centers in New Canaan, such as the Library and YMCA.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
C3	Activities	Clubs and Organizations	Community Center programming activities at the site involving more than fifty (50) persons shall be considered special events (each a "Special Community Event"), and shall require specific review and advance written approval by the Zoning Inspector. There shall be no more than four (4) Special Community Events -- one per calendar quarter -- each calendar year at Grace Farms. Special Community Events shall be open to members and their guests, shall take place between the hours of 10:00 A.M. and 6:00 P.M., and shall not extend for more than two consecutive days. The Applicant shall maintain a registry of all attendees of a Special Community Event, and make those registration logs available for inspection by the Zoning Inspector and other law enforcement authorities upon request.	This would be for tournaments or events with outside groups similar to programming activities sponsored by the YMCA.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
C4	Activities	Clubs and Organizations	The Community Center cannot lease, rent or allow access to the facility to any outside parties, including for "for profits" and "non for profits"	The prohibition of "for profit" activities at the site is long standing.	-	Management Plan Consideration	Yes - Condition 11 (2013); Conditions 3 & 5 (2007)

#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
C5	Reporting	Clubs and Organizations	The Applicant will prepare and submit to the Special Zoning Inspector and the Commission (i) on or before each January 1, April 1, July 1 and October 1, a calendar of all proposed events at Grace Farms for the upcoming calendar quarter and such events shall require the prior written approval of the Zoning Inspector before being scheduled, and (ii) an annual report within 30 days following the end of each calendar year outlining (A) that year's Regular Small Group Community Events and Special Community Events, (B) the average daily number of visitors to Grace Farms and whether those visitors are members or invited guests, (C) any security incidents during that year, and (D) any complaints registered and actions taken by the community liaison referenced in Condition A2 to address those complaints.	The Applicant agreed to reporting requirements in its November 29th presentation. This condition mirrors similar operating conditions in effect at the Glass House, Irwin Park and YMCA.	Similar Concept Proposed by Applicant	Major Recommendation	-
C6	Scope	Clubs and Organizations	The ancillary use activities conducted by the Applicant shall not constitute activities governed by another special permit principal use under the Regulations (e.g. nursing home or hospital).	Only 1 special permit principal use is permitted in the residence zones under New Canaan's Zoning Regulations.	-	-	-

CONDITION LEGEND

1. Amended & Restated Grace Farms Operating Conditions:

-- Following Planimetrics' recommendation, the below conditions represent proposed amended & restated operating conditions for Grace Farms. These operating conditions are fully endorsed by the families owning property at 1258 Smith Ridge Road and 1328 Smith Ridge Road, both of whom directly abut the Grace Farms development.

2. Condition Theme:

-- Each condition is labeled with a theme -- "Reporting" for example -- that describes the general nature and purpose of the condition.

3. Condition Application:

-- Those conditions labeled "All" under the column "Special Permit Use" apply irrespective of the special permit principal use approved for Grace Farms

-- Those conditions labeled with a specific special permit principal use -- "Religious Institution" for example -- would apply only if that specific special permit principal use is approved for Grace Farms

#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
P1	Activities	Philanthropic or Eleemosynary Institutions	Programming activities at the site (other than Tours) involving up to fifty (50) persons shall be considered special events (each a "Special Small Group Event"), and shall require specific review and advance written approval by the Zoning Inspector. All Special Small Group Events shall be directly related to the nature, arts, justice, community and/or faith initiatives of the Applicant. There shall be no more than two simultaneous Special Small Group Events occurring at any one time at Grace Farms and each event shall be deemed to occur for at least one hour before and after the scheduled times. Special Small Group Events may only take place between the hours of 10:00 A.M. and 6:00 P.M.	This condition would apply to all users of the facility, including space grantees, and cover all small scale programming activities at the site. Serves to mitigate intensity of use and addresses abutting neighbors' concerns re. security, safety, traffic, lighting and privacy. This condition mirrors a similar operating condition in effect at the Glass House property and Irwin Park for the benefit of abutting neighbors.	-	Management Plan Consideration	-
P2	Activities	Philanthropic or Eleemosynary Institutions	Special events on the site involving between fifty one (51) and three hundred (300) persons shall be considered "Special Large Group Events" and shall require prior written approval of the Zoning Inspector. A "Special Large Group Event" shall be directly related to the nature, arts, justice, community and/or faith initiatives of the Applicant. A total of four (4) Special Large Group Events -- one (1) event per calendar quarter-- are permitted each calendar year. Special Large Group Events shall take place only Monday through Friday, and shall be limited in duration to one (1) day. Special Large Group Events may only take place between the hours of 10:00 A.M. and 6:00 P.M.	This condition would apply to all users of the facility, including space grantees, and cover all large scale programming activities at the site. Events that would be covered would include fundraisers, lectures, conferences, community dinners, movie screenings, dance recitals, musical concerts, etc. Serves to mitigate intensity of use and addresses abutting neighbors' concerns re. security, safety, traffic, lighting, noise and privacy. This condition mirrors a similar operating condition in effect at the Glass House property and Irwin Park for the benefit of abutting neighbors.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
P3	Activities	Philanthropic or Eleemosynary Institutions	Special events on the site involving more than three hundred (300) persons shall be considered "Special Programmatic Events" and shall require prior written approval of the Zoning Inspector. A "Special Programmatic Event" shall be directly related to the nature, arts, justice, community and/or faith initiatives of the Applicant. A total of two (2) Special Programmatic Events -- one (1) event every six (6) months -- are permitted each calendar year. Special Programmatic Events shall take place only Monday through Friday, and shall be limited in duration to two (2) days. Special Programmatic Events may only take place between the hours of 10:00 A.M. and 6:00 P.M. No Special Programmatic Event shall exceed 750 people.	This condition would apply to all users of the facility, including space grantees. Events that would be covered would include, fundraisers, lectures, conferences, community dinners, movie screenings, dance recitals, musical concerts, etc. Serves to mitigate intensity of use and addresses abutting neighbors' concerns re. security, safety, traffic, lighting, noise and privacy. This condition mirrors a similar operating condition in effect at the Glass House property and Irwin Park for the benefit of abutting neighbors.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
P4	Activities	Philanthropic or Eleemosynary Institutions	Not more than once each calendar year, the Applicant may conduct a public fundraising event (the "Fundraising Event") at Grace Farms, subject to coordination with the Zoning Inspector. The Fundraising Event shall not exceed 750 people.	Serves to mitigate intensity of use and addresses abutting neighbors' concerns re. security, safety, traffic, lighting, noise and privacy. This condition mirrors a similar operating condition in effect at the Glass House property and Irwin Park for the benefit of abutting neighbors. Aligns with the practice of St. Mark's Episcopal Church and its annual May Fair.	Similar Concept Proposed by Applicant	Management Plan Consideration	-
P5	Activities	Philanthropic or Eleemosynary Institutions	Spaces Grants (Large and Small) will be capped at 15 approved space grantees annually. Only these designated space grantees are allowed to use the facility for their activities & events in accordance with the conditions of this Special Permit. Approved space grantees may utilize the facility for lectures, meetings, fundraising and registered classes.	Mitigates intensity of use; addresses neighbors' concerns re. noise, lighting, privacy and security.	-	Management Plan Consideration	-

#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
P6	Activities	Philanthropic or Eleemosynary Institutions	The property shall not be made available to any for profit organization or to any not-for-profit that is not one of the 15 annual approved space grantees.	Mitigates intensity of use; addresses neighbors' concerns re. noise, lighting, privacy and security. The prohibition of "for profit" activities at the site is long standing.	-	Management Plan Consideration	-
P7	Reporting	Philanthropic or Eleemosynary Institutions	The Applicant will prepare and submit to the Special Zoning Inspector and the Commission (i) on or before each January 1, April 1, July 1 and October 1, a calendar of all proposed events at Grace Farms for the upcoming calendar quarter and such events shall require the prior written approval of the Special Zoning Inspector before being scheduled, and (ii) an annual report within 30 days following the end of each calendar year outlining (A) that year's Special Small Group Events, Special Large Group Events, Special Programmatic Events and Fundraising Event, (B) attendance figures for the Tour Season, (C) the average daily number of visitors to Grace Farms and whether those visitors are local residents or non-residents, and in the case of non-residents, the postal code of their residence (or country of origin if a foreign visitor), (D) any security incidents during that year, and (E) any complaints registered and actions taken by the community liaison referenced in Condition A2 to address those complaints.	The Applicant agreed to reporting requirements in its November 29th presentation. This condition mirrors similar operating conditions in effect at the Glass House, Irwin Park and YMCA.	Similar Concept Proposed by Applicant	Major Recommendation	-
P8	Scope	Philanthropic or Eleemosynary Institutions	The ancillary use activities conducted by the Applicant shall not constitute activities governed by another special permit principal use under the Regulations (e.g. nursing home or hospital).	Only 1 special permit principal use is permitted in the residence zones under New Canaan's Zoning Regulations.	-	-	-

CONDITION LEGEND

1. Amended & Restated Grace Farms Operating Conditions:

-- Following Planimetrics' recommendation, the below conditions represent proposed amended & restated operating conditions for Grace Farms. These operating conditions are fully endorsed by the families owning property at 1258 Smith Ridge Road and 1328 Smith Ridge Road, both of whom directly about the Grace Farms development.

2. Condition Theme:

-- Each condition is labeled with a theme – "Reporting" for example – that describes the general nature and purpose of the condition.

3. Condition Application:

-- Those conditions labeled "All" under the column "Special Permit Use" apply irrespective of the special permit principal use approved for Grace Farms

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#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
R1	Scope	Religious Institution	While the Commission acknowledges that as part of its faith initiative Grace Community Church, among other activities, pursues interfaith meetings and charitable initiatives, the issuance of space grants to not-for-profit organizations or use of the property for multi-organizational conferences and/or usage as a conference center is prohibited	Existing condition that mitigates intensity of use.	-	Major Recommendation	Yes - Condition 12 (2013)
R2	Activities	Religious Institution	Worship services meant for the entire Grace Community Church congregation shall only occur within the Sanctuary.	Existing condition that mitigates intensity of use.	-	-	Yes - Condition 7 (2013); Condition 12 (2008)
R3	Activities	Religious Institution	Should Grace Community Church conduct multiple services in one day, it shall provide appropriate time between services in order for parishioners from the first service to depart prior to parishioners arriving for the second service.	Existing condition that mitigates intensity of use.	-	-	Yes - Condition 8 (2013)
R4	Activities	Religious Institution	During Sunday services, major holiday worship services, or other large Grace Community Church sponsored events, no other use of Grace Farms shall occur at the same time.	Existing condition that mitigates intensity of use.	-	Management Plan Consideration	Yes - Condition 9 (2013)
R5	Activities	Religious Institution	The Applicant shall not rent, lease or allow any ancillary use of the facility or property that is not sponsored and led by Grace Community Church and related to its religious ministries, as illustrated in the "Sample of Activities at New Canaan Churches" document submitted to the Commission by representatives of Grace Community Church in December 2012. Grace Community Church may conduct religious education and/or a nursery (preschool) school at the facility.	Mitigates intensity of use. Grace Community Church made explicit representations to the Commission during the 2012/2013 proceedings as to the nature of its ancillary activities.	-	Management Plan Consideration	-
R6	Reporting	Religious Institution	The Applicant shall require that Grace Community Church (i) publish on its website a calendar of all proposed events at Grace Farms for the upcoming calendar month with the understanding that individual events shall be published at least one week in advance of being scheduled for the benefit of the Special Zoning Inspector, and (ii) issue an annual report within 30 days following the end of each calendar year outlining (A) that year's ancillary religious activities sponsored and led by Grace Community Church, (B) attendance figures for those ancillary religious activities, and (C) annual membership figures of Grace Community Church.	The Applicant agreed to reporting requirements in its November 29th presentation. This condition mirrors similar operating conditions in effect at the Glass House, Irwin Park and YMCA.	-	Major Recommendation	-

#	Theme	Special Permit Use	Condition - Description	Condition - Rationale	2017 Renewed Application	2017 Planimetrics Reports	Existing Operating Condition
R7	Scope	Religious Institution	The ancillary use activities conducted by the Applicant shall not constitute activities governed by another special permit principal use under the Regulations (e.g. nursing home or hospital).	Only 1 special permit principal use is permitted in the residence zones under New Canaan's Zoning Regulations.	-	-	-