

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
1. Principal Use	Religious Institution	a. Religious Institution b. Club or Organization C. Philanthropic/Eleemosynary Institution	a. Religious Institution b. Club or Organization C. Philanthropic/Eleemosynary Institution	New Canaan's Zoning Regulations prohibit multiple principal uses in the lowest density 4-acre residential zone where Grace Farms is located
2. Accessory Uses	a. Bible Studies b. Church Socials c. Ministry Meetings d. Sunday School e. Individual Counseling f. Youth Programs g. Pastor's Meetings h. Pantry Collection i. AA Meetings j. Pick-up Basketball	---	a. Limited Food Service b. Space Grants for Nonprofits c. Walking trails/Tours/Passive Recreation d. Entry House Operations Center	<p>Renewed Application omits (i) accessory uses to Religious Institution use, (ii) staff office building accessory use, and (iii) artist-in-residence building accessory use</p> <p>Proposed accessory use of limited food service (i) constitutes a prohibited retail activity in a residential zone, (ii) is not associated with any proposed principal use, and (iii) itself constitutes a principal use</p> <p>Proposed artist-in-residence accessory use is not associated with any proposed principal use</p>
3. Parcels Subject to Special Permit	Lot 77 (48 acres)	Lot 77	Lot 77, Lot 76 (27 acres) and 82 Puddin Hill Road (5 acres)	All New Canaan parcels comprising Grace Farms to be subject to special permit conditions
4. Site Plan Changes	Special Permit Conditions Nos. 3, 5, 6, 27 & 28	---	a. Buffers/Screening/Fence Barriers for Neighbors b. Trail Delineation and Signage	No screening proposed to address light pollution from evening activities at River Building

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
	<p>No. 3 – Abutting Neighbor Landscaping Plans</p> <p>No. 5 – Curt Landscaping</p> <p>No. 6 – Markatos Landscaping</p> <p>No. 27 – Ostling Landscaping</p> <p>No. 28 – Ostling Landscaping</p>			<p>Insufficient plantings proposed to screen cars parked in Grace Farms’ southernmost parking lot from the viewshed of all Smith Ridge neighbors</p> <p>Proposed fence barriers do not constitute a continuous fence line and are easily circumvented by visitors</p> <p>Proposed placement of fence barriers does not allow for the creation of a security “white space”</p> <p>Significant other acreage available at Grace Farms for walking trails that would not impact wetlands or encroach on abutting neighbors</p> <p>Seasonal access proposed for trail looping through 4-acre dedicated open space wetlands</p>
5. Management Plan	N/A	---	<p>Management Plan to include:</p> <ul style="list-style-type: none"> a. Neighborhood Outreach Plan b. Safety Protocol c. Site Management through Parking d. Description of Events and Procedures for attendance e. Description of the Space Grant process f. Long Range Plans 	<p>Anticipated increase of more than 40 parking spaces at Grace Farms (see, for example, Appendix H to Withdrawn Application) undercuts credibility of Applicant’s suggestion of site management through existing parking</p>

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
				<p>Notwithstanding clear “institutional creep” since 2013 Approval, Applicant unwilling to agree to a moratorium re. further zoning applications to provide certainty to the neighborhood re. the nature of the institutional use and demonstrate compliance with stipulated conditions</p> <p>Grace Community Church’s activities outside scope of management plan</p> <p>Applicant unwilling to agree to a formal open space dedication re. Lot 76 (27 acres)</p>
<p>6. Reduced Public Hours of Operation</p>	<p>7AM to 11PM daily</p> <p>Since 2007 Approval, use of Grace Farms limited to congregants & clergy of Grace Community Church. General public access limited to accessory uses (e.g. Alcoholics Anonymous)</p>	<p>---</p>	<p>a. Sunday: Noon – 7 PM b. Monday: Closed c. Tuesday – Saturday: 10AM to 7PM</p>	<p>Proposed operating hours limited to general public visitation – no proposed reduction in hours events can occur at Grace Farms</p> <p>No consideration given to when neighbors are most likely to be active at and enjoying their respective properties – i.e. weekends and in the evenings after work</p> <p>No other institutional use in New Canaan has unregulated hours for its programming events.</p>

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
7. Church and Foundation Evening Lighting	Special Permit Conditions Nos. 35 – 38 No. 35 – Interior Lighting Motion Sensors No. 36 – Exterior Lighting off by 11pm No. 37 – Exterior Lighting comply with Regulations No. 38 – Exterior Up-lighting	---	a. Policy for lowering intensity of interior lights during events seasonally b. Policy for lowering intensity of exterior security lighting c. Earlier shut-off when not in use	2013 Approval mandated light sensors to cut-off interior lighting when no activity Variable (i.e. policies evolve) versus permanent solution that screening or a full light “cut-off” at dusk provides Neighbors shouldn’t have burden of monitoring Applicant’s compliance and calling for enforcement Light trespass caused by intensity of glowing band of interior lights that are orders of magnitude greater than Applicant’s representation to Commission of “less than 50% of 1 foot candle” of light spill-over at January 2013 P&Z hearing River Building should be completely dark during the overnight hours Renewed Application contemplates a level of activity at Grace Farms with corresponding impacts & encroachments to the neighborhood that is significantly greater than contemplated in the 2013 Approval

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
8. Limitation on Type/Number of Events	Special Permit Conditions Nos. 1, 7 – 13 No. 1 – Religious Institution use No. 7 – Worship only in Sanctuary No. 8 – Multiple Religious Services No. 9 – No other use of Grace Farms when Religious Services occurring No. 10 – Grace Farms not to be used as a School No. 11 – No renting/use of Grace Farms by For-profit Organizations No. 12 – No use of Grace Farms as a Conference Center No. 13 – Use of Gym or Athletic Field by Outside	---	Event restrictions for Foundation and Religious Institution principal uses: a. Large Events (= attendance at one time > 700): 12 per year b. Regular Events (=300 > attendance at one time <700): 24 per year c. Sustainability Events (=25 > attendance at one time <300): 24 per year i. Limited opportunity to host for-profit entities. ii. Consultation with Zoning Official. iii. Will count as Large Event or Regular Event if attendance at one time d. Closing of site whenever attendance at one time > 500	No limitations imposed on Club activities No limitations imposed on architectural and/or landscape tours Religious services, weddings, memorials, etc. excluded from any limitations Unlimited events of up to 300 persons each year No limitations on concurrent events Each year an aggregate of 60 Large Events, Regular Events and Sustainability Events – in other words at least 1 significant Foundation event per week. Combined with Sunday Services, then at least 2 significant events per week at Grace Farms A condition prohibiting for-profit activities at Grace Farms has been in effect since the 2007 Approval During 2012/2013 proceedings, Applicant repeatedly assured Commission that Grace Farms

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
	Organizations requires Commission approval			<p>operations, management/staff and maintenance were fully funded.</p> <p>No proposed limit on space grantees</p> <p>New Canaan’s existing security & safety infrastructure insufficient to handle a major incident at Grace Farms (e.g. active shooter at a Large Event) and a large structure fire, multi-car accident or serious domestic incident happening contemporaneously in other parts of town</p>
9. Limitations on Accessory Food Service	---	---	<p>a. General Public Visitors</p> <p>i. Lunch only 11 AM to 3 PM Tues. – Sat.; Sunday Noon – 3 PM.</p> <p>ii. Snacks/beverage 10 AM to 6 PM</p> <p>iii. Self-service; no carryout.</p> <p>iv. Commons and Pavilion only</p> <p>b. Report annually to Commission on revenue/costs</p>	<p>Proposed accessory use of limited food service (i) constitutes a prohibited retail activity in a residential zone, (ii) is not associated with any proposed principal use, and (iii) itself constitutes a principal use</p> <p>Serves as a magnet to attract more visitors to Grace Farms and therefore increasing intensity of use at site with corresponding impacts and encroachments on neighborhood</p>
10. Other	Special Permit Conditions Nos. 13, 31 and 39	---	a. Use Foundation Safety Staff Certified Flaggers for traffic control on Sunday/events where traffic/overflow parking is anticipated	A condition mandating police control of traffic entering/exiting Grace Farms at all Sunday Services, holidays and special events has been in place since the 2007 Approval

GRACE FARMS FOUNDATION, INC.
SPECIAL PERMIT APPLICATION -- SUMMARY OF SUBSTANTIVE CHANGES SINCE 2013 APPROVAL

<u>Item</u>	<u>2013 Approval</u>	<u>2016 Withdrawn Application</u>	<u>2017 Renewed Application</u>	<u>Comments</u>
	<p>No. 13 -- Use of Gym or Athletic Field by Outside Organizations requires Commission approval</p> <p>No. 31 – Stationing of Police Officers at Grace Farms Driveway and Rte. 123 Intersection</p> <p>No. 39 – Noise Amplifying Devices Prohibited</p>		<p>b. Use amplification for scheduled outdoor programs, but in observation of Town noise ordinance</p> <p>c. Limited seasonal display (11AM to 3 PM) at Cattail Pond of site-specific art installation, “New Canaan,” by Susan Philipsz.</p> <p>d. Use of athletic field or court for athletics by outside groups subject to Commission approval</p>	<p>The intersection of Rte. 123 and Puddin Hill Road is in New York State and New York has its own licensure requirements for traffic flaggers</p> <p>A condition prohibiting amplified sound outside at Grace Farms has been in effect since the 2013 Approval</p> <p>There is no prohibition on Applicant installing “New Canaan” sound work inside River Building or barn complex</p> <p>A condition mandating Commission approval of use of athletic field/basketball court by outside groups has been in place since the 2007 Approval</p>