

May 13, 2016

Mr. John Goodwin  
Chairman, Planning & Zoning  
Town of New Canaan  
77 Main Street  
New Canaan, CT 06840

Re: Grace Property Holdings -- Special Permit Conditions

Dear Chairman Goodwin:

By way of introduction, the undersigned families are owners and residents whose properties abut Parcel 1 (47.98 acres) of the Grace Property Holdings (Holdings) development (the Site). Following the opening of the Site last October, there have been a number of developments that we have become aware of and/or experienced at our respective properties that we believe run counter to the conditions (Conditions) established by the P&Z Commission (Commission) when it approved Holdings' special permit for development of Parcel 1 (Special Permit). A listing of these developments and activities at the Site is set forth on Exhibit A. We are reaching out to you to ensure that (i) the Commission is fully apprised of these developments and activities at the Site, and (ii) appropriate direction is given to the town's zoning enforcement officers to ensure Holding's compliance with the Special Permit and stipulated Conditions.

As you likely recall, in March 2013, the Commission approved Holdings' special permit application for the development of the Site based, in large part, on Holdings' and Grace Farms Foundation's (Foundation) repeated representation that the development was intended for Grace Community Church (Grace Church), a local non-denominational church, and to support Grace Church's religious mission. While New Canaan's zoning regulations might have permitted Holdings to apply for a number of other "institutional-type" uses by means of special permit – for example, philanthropic institutions and clubs & organizations – Holdings remained consistent with their 2007 special permit application: their intended use of the

Site was for a religious institution.

Holdings' and the Foundation's usage representations are well documented in the Commission's special permit hearing minutes from 2007 and 2012/2013. The Commission's record clearly reflects consistent testimony given by various individuals associated with/representing the development, including Grace Church's Senior Pastor, Cliff Knecht, the Foundation's President, Sharon Prince, Mr. Robert Prince, and Holding's attorney, Joseph Hammer, attesting to the use of the Site for religious purposes and to support Grace Church's religious mission. Similar usage representations were made by Holdings before several courts, including Connecticut's Supreme Court, in various court proceedings with Sanjit Shah concerning the Site development.

To be specific, during the 2007 hearings, when the Commission questioned the use of the various buildings, such as the gymnasium which had been proposed initially to be Grace Church's temporary sanctuary, representatives of Holdings made clear that the Special Permit was for Grace Church and to support its religious mission. Similarly, during the 2012/2013 proceedings, when the Commission explored the intersection/relationship between the Foundation and Grace Church, the Commission asked about the running of the property, decision making at the proposed development, and the overall intentions of the applicant. The Commission asked for a calendar of events recently sponsored by Grace Church as well as proposed future events to confirm that the nature of activities contemplated at the property would comport generally with activities associated with other religious institutions in New Canaan. In each case, the Commission was assured by representatives of Holdings and the Foundation that the special permit was for Grace Church and to support Grace Church's religious mission. No mention was made of plans for frequent public events, a volume of weekly visitors beyond Grace Church's congregation, or anything that might reasonably approximate today's broad usage of the Site.

For example, at the December 18, 2012 hearing, Mr. Prince stated that "we anticipate that our activities will be very normal in relation to what churches do and they have not changed since we originally



filed our application [in 2007].” He also stated that the largest activity at the Site would be the Sunday church service. “Otherwise most of the *activities are kind of like 10 or 20 people getting together and having some sort of meeting*. That’s common just like any other church... sort of like Alcoholics Anonymous or whatever...you know like a small group of people that gets together on a regular basis.” [Emphasis added.]

In Exhibit B, we have included extensive excerpts from the testimony of Attorney Hammer and Mrs. Prince at two of the Commission’s public hearings on the matter. As indicated in this testimony, the existence of the Foundation was discussed. Note that the Foundation, which now makes extensive use of the Site, was not even in existence when the 2007 application was filed. There was no mention in the application or in the public hearings of the Foundation’s ability or intent to use the Site for any future purpose. The Foundation was merely identified as an entity that had a mailing address at the Site, that the only person from the Foundation on the Site was overseeing the project and that the Foundation itself was operated out of Mrs. Prince’s home office. In his testimony, Attorney Hammer specifically stated that “We’re not asking you for a philanthropic organization permit. ... whether it be Grace Farms Foundation or anyone, any individual or any entity if, if anybody wants to do something that needs a new and different permit then either that permit is sought or that activity doesn’t get done.”

Based on these usage representations, in granting the Special Permit to Holdings, the Commission adopted 25 Conditions relating to the ongoing operation of the Site. These operational Conditions are all geared towards a religious institution at the Site, and New Canaan’s zoning regulations define a “Religious Institution” succinctly as “[a] place where persons regularly assemble for religious worship, and which is maintained and controlled by a religious body which is organized to sustain public worship.”

In its application and in relevant testimony, Holdings did not apply to allow the Foundation to operate a philanthropic enterprise at the Site. Any such contention is directly contradicted by the testimony of its representatives. To the extent there was discussion of the

Foundation, it was merely identified as the parent organization for Holdings with limited operations.

The Foundation currently claims that its activities are consistent with the terms of the Special Permit. To support this claim, the Foundation seems to be relying on the following finding of fact in the resolutions of the Commission:

"4. Evidence presented in the record indicates that Grace Farms Foundation is a not-for-profit charitable foundation established in 2009 in New Canaan, Connecticut, to support initiatives in the areas of faith, the arts, social justice and community."

However, Holdings did not apply to permit the operation of a philanthropic organization on the Site, the Foundation came into existence after the application was filed, and Holdings and its representatives specifically disclaimed any intent for the Foundation to actively use the Site. The Special Permit was granted to Holdings and not its parent company. And most importantly, none of the operative provisions of its Special Permit reference activities of the Foundation. The resolutions speak only to the operation by Holdings of a Religious Institution. This finding of fact has no bearing on the remainder of the Special Permit, except perhaps to distinguish it from Holdings.

The following conditions of the Special Permit would appear to place beyond any reasonable doubt that the majority of the activities that the Foundation is currently conducting and actively seeking to expand on the Site are far beyond the scope of the Special Permit:

12. While the Commission acknowledges that as part of its religious mission, the Applicant, among other activities, pursues interfaith meetings and charitable initiatives, the use of the property for multi-organizational conferences and/or usage as a conference center is not part of this approval.

13. 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.



As an example, this past March tai chi classes were held in the gymnasium by an outside instructor, Suzanne Vining, for a fee of \$10.00 per session. These sessions are not in keeping with this condition; being for profit and open to the public. Without the approval of the Commission, the use of the gymnasium and athletic field should be restricted to members of the Grace Church congregation whose members are "related to the Applicant". The general public cannot be said to be related to the Applicant, and we are not aware that the Commission has provided any approval for activities such as tai chi classes run by an external vendor.

Similarly, as published on *NCAAdvertiser.com* on April 18, 2016, the Foundation is actively soliciting additional applications for grants of space in its conference facilities for use by outside organizations. The grant application process includes potential grants to organizations to hold events in excess of 100 people and does not require the organization applying for the grant to have activities that relate in any way to the religious mission of Grace Church or any other faith. The restriction in condition #12 is applicable to prohibit such grants because (i) they are not "part of the religious mission" of Grace Church and (ii) such activity constitutes "usage as a conference facility." The fact that such grants may be offered to non-profit organizations free of charge is irrelevant to the application of condition #12.

A review of the Grace Farms events calendar makes clear that the vast majority of activities sponsored by the Foundation at the Site since October 2015 are not ancillary, or related in any way, to the activities of a Religious Institution. In fact, none of the calendared events appear to be organized or sponsored by Grace Church. Considering the scope and scale of the Foundation's activities, one comes away with the distinct impression that the operation of Grace Church as a Religious Institution at the Site is now ancillary and incidental to the operations of the Foundation. For example, the Foundation held a winter outing at the Site on March 5, 2016. This event was open to the public, had no stated religious purpose and, unlike anything comparable that might be hosted by a Religious Institution in New Canaan, was not a fundraiser for Grace Church. The winter outing was free of charge.

It has even reached the point where uses of the Site by the Foundation now preclude Grace Church sponsored activities with similar operational/infrastructure needs. For example, on May 20, 2016, Grace Farms is planning a May Community Dinner that includes an "After Dinner: Architecture on the Cusp" lecture. This event is open to the public and features a dinner provided by their restaurant. On the same evening, Grace Church is kicking off its Feed My Starving Children/Pura Vida for Children Food Packing Event at the New Canaan High School cafeteria.

#### Grace Farms

" Enjoy a special meal with friends and neighbors, featuring a performance by Arms & Voices. This affordable dining experience promises expansive views and excellent company. The evening will take place in the River building's Commons—a 6,900 square foot glass room appointed with social community tables built from trees harvested on the grounds, comfortable sofas, and a coffee bar serving our very own Heavenly Roast. Stay in the Commons after to participate in our free conversation, After Dinner: Architecture on the Cusp."

#### Grace Community Church

Feed My Starving Children/Pura Vida for Children Food Packing Event

WhenFri, May 20, 5pm – 7pm

WhereCafeteria, New Canaan High School, Farm Road, New Canaan, CT, United States (map)

DescriptionPlans are underway for the annual Pura Vida Club Feed My Starving Children Food Packing Event. This amazing initiative gathers the entire community to pack 250,000 meals for children in need. Grace Community Church will rally a big team for Sunday 5/22 from 3:30-6pm, but there are lots of volunteer spots open all weekend for you, your family, friends, small group or sport team! Visit [www.fmssc.org](http://www.fmssc.org) to register.

That the Foundation's activities have taken precedence at the Site seems to have been part of the plan for some time. According to a *New York Times* article published on October 16, 2015, "Because of



the overlap between the church founders and the movers behind Grace Farms, Ms. Prince took great pains to note their separation. 'We're not building a church,' she said pointedly."

And in *The Guardian* on October 9, 2015: "It is not a church," Prince stresses, keen to emphasise [sic] that this is not the HQ of some strange religious cult for the well-heeled bankers of Fairfield County, one of the wealthiest communities in the US. "It is a place to make good things happen, for people to come and make a difference."

On its website, the Foundation prominently features the River Building and other areas on the Site and describes its mission as being focused on five core initiatives: "nature, arts, justice, community and faith." In short, the focus on faith seems to have been demoted to a much more minor role now that the eyes of the public are not as focused on its contentious application process.

The additional developments and activities highlighted on Exhibit A make clear that Holdings and the Foundation have a much more expansive view of Grace Farms' mandate. From October 2015 to February 2016, there were more than 50,000 visitors to Grace Farms, and in addition to the grant applications the Foundation is currently soliciting, it has awarded space grants to at least 42 not-for-profit organizations, many of which are state and national organizations with little, if any, obvious connection to Grace Church's stated religious mission of "... chang[ing] lives for the better by helping people to know Jesus Christ, to grow in Christ-like character and to live out authentic Christian community..."

As part of the Site experience, Holdings and the Foundation have even proceeded to incorporate Parcel 2 (26.38 acres) owned by the Foundation into the development of Parcel 1 by means of walking trails, staging areas for overflow parking, etc. That is to say, the parcels comprising Grace Farms are viewed and treated as one property, such that the walking trails that Holdings have developed run across both Parcels, and for certain events at the River building the Foundation has designated parking areas on the lawns of Parcel 2. We believe that this conflation of Parcels 1 and 2 and specific development/use of Parcel 2 is in contravention of the Special Permit

and express representations made to the Commission by representatives of Holdings and the Foundation during the Special Permit application hearings.

If the broader usage that has come to pass at the Site had been properly represented by the Foundation and Holdings in 2012/2013, a new special permit for a community center – as opposed to an amendment to the existing special permit for a Religious Institution – would have been required, and the abutting neighbors would have sought additional conditions to address security, safety, noise, and privacy concerns – concerns, frankly, that could not have been reasonably anticipated in the abstract based on representations made by the Foundation and Holdings during the special permit proceedings. We can understand that Holdings and the Foundation may feel constrained by the fact that the Special Permit limits their activities to that of a Religious Institution, or by certain of the operational Conditions that the Commission imposed when granting the Special Permit. It is equally true that Holdings alone determined the basis for its Special Permit application, and that, in light of the representations made by Holdings and its representatives, the Commission did not adopt many of the conditions requested by the abutting neighbors.

Our request is simply that the usage of the Site be limited to Grace Church and its religious mission, as required by the Special Permit. If the Foundation wishes to use the Site for philanthropic purposes, it should apply for a Special Permit in order to do so. In addition, consistent with the representations made by its own representatives at the hearings, we ask that the Foundation be required to seek a separate special permit for its use of Parcel 2. As the current usage of the Site is not within the mandate of the Special Permit nor the Conditions established by the Commission for the Special Permit, we respectfully request that you instruct the town's zoning enforcement officers to enforce the Special Permit and Conditions.

Our desire is not to be critical in any way of the mission or good intentions behind the Foundation or the organizations it supports. The Foundation is clearly focused on being a force for good in society. But its activities are clearly far beyond the scope and scale



that were described in the application process. The nobility of the Foundation's cause does not justify a disregard of applicable zoning rules and the procedures by which towns seek to regulate activity for the benefit of all residents.

It is also particularly unfortunate that we find ourselves living in four acre residential zoning and we are currently being forced to live next to an enterprise which is actively drawing traffic away from perfectly suitable venues in the middle of town for the activities it offers. Within close proximity to town resources and adequate parking facilities, New Canaan already offers Waveny and Irwin Park, the Lapham Center, the New Canaan Library, the YMCA, among other facilities. And it is a shame that we learn this past week of the closing of The Hub (the former Outback Teen Center) which was unable to attract sufficient interest from organizations seeking use of its facilities. We wonder whether that venue would have been able to succeed had it not been for the competition from the Foundation, which, as shown in the table in Exhibit A has granted space to local organizations which might have been just as well served by holding their meetings in town.

As property owners and residents who live in close proximity to this facility, we are directly and adversely impacted by the material departures from the Special Permit. Our privacy, our safety and security, and our ability to enjoy the properties in which we have made our own significant investments deserve to be respected and the Commission has a duty to duly consider our interests in the context of a robust evaluation of the Foundation's activities before they are allowed to continue to expand their scope and scale. In addition, relative to the intended operation of the Site for a Religious Institution, our property values may be meaningfully impaired if the Foundation is allowed to continue its use of the two Parcels as the equivalent of a public park without proper review and remedies that a review by the Commission is intended to address. We deserve the

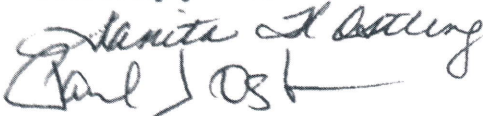
Mr. John Goodwin, Chairman, Planning and Zoning

May 13, 2016

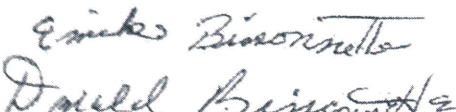
opportunity to be heard on these issues and for the Commission to require that its authority be respected and that proper procedures are followed.

We look forward to understanding the Commission's position on these developments and activities at Grace Farms and receiving your assurance that the Special Permit and stipulated Conditions will be enforced without further delay.

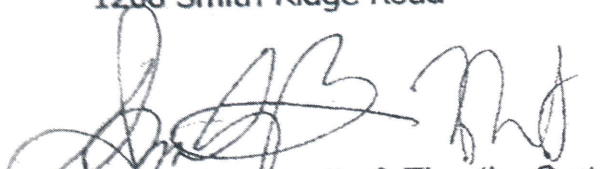
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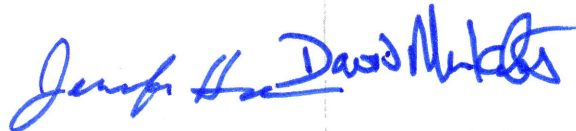
Danita & Paul Ostling  
1196 Smith Ridge Road



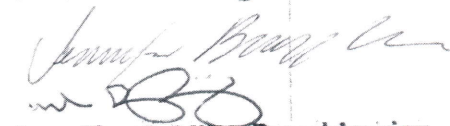
Donald & Emiko Bissonnette  
1208 Smith Ridge Road



Dona Bissonnette & Timothy Curt  
1218 Smith Ridge Road



Jennifer Holme & David Markatos  
1328 Smith Ridge Road



Jennifer & Mike Buczkiewicz  
1258 Smith Ridge Road

cc: Rob Mallozzi, First Selectman  
Steve Kleppin, Town Planner  
Ira Bloom, Esq., Town Attorney



Exhibit A

The following are activities of Grace Farms and its affiliates (highlighted text is excerpted from the Foundation website):

1. Total visitors:

In the Foundation's February 26, 2016 press release, it states:

"Since we opened to the public in October of last year, Grace Farms has already welcomed more than 50,000 visitors and partnered with 25 not-for-profit organizations," said Sharon Prince, President of Grace Farms Foundation. "Now, as we continue to broaden our reach and make new connections across all five initiatives of Grace Farms—nature, arts, justice, community and faith—we are delighted to partner with these additional organizations. This two-way relationship will help advance the missions of the grantees and provide greater opportunity for visitors to get involved and give back to the community."

Commentary: Assuming 50,000 visitors each only visited once from the time that the property opened to February 26, 2016, the average daily visitors would have totaled nearly 400. At the time of the 2012/2013, the representatives of the Church claimed that the average attendance at a church service was approximately 450, and that was only on Sundays. So with the expanded use that the Foundation has put to the facility, the traffic has now expanded to nearly the equivalent of one church service every day. But of course, during peak event attendance, the traffic is far greater.

Grace has not released total attendance figures for the Earth Day celebration that it announced in its February 26, 2016 press release. It has been observed that on April 23, 2016, supplemental bus transportation was required in order to transport visitors to and from a remote parking facility. Therefore, one can assume that the peak attendance during its Earth Day festivities exceeded the roughly 900 people for which the property has on-site parking.

2. Operation of a restaurant:

"The Commons is a central meeting place where visitors can enjoy fresh meals at 18-foot-long community tables, custom made from responsibly sourced timber. The kitchen is open from 9 am to 5 pm, Tuesday through Saturday (lunch is served from 11 am to 3 pm, and pastries until 5 pm) The kitchen is open from 12 pm to 5 pm on Sunday (lunch is served from 12 pm to 3 pm, and pastries until 5 pm). The menu features light breakfast options, healthy lunch choices, and a selection of homemade snacks. Visit the [calendar](#) for more information about our affordable and social monthly *Community Dinner* series."

Commentary: The Special Permit does not contemplate the operation of a restaurant, nor would it be reasonable to anticipate that a Church would be operating a restaurant in its facilities.

### 3. Guided group tours:

"Please note that Wednesday Group Tours at Grace Farms accommodate 16 to 45 participants and cost \$22.50 per person. Reservations must be made online two weeks in advance and are accepted on a first-come, first-served basis. A staff member will contact you to confirm your request by email or phone."

Commentary: Note that providing guided group tours does not appear to have been contemplated in the Special Permit application and seems to represent a commercial activity. Such activity, if contemplated, would likely have been subject to restrictions comparable to those of the Glass House, to which Grace Farms often compares itself.

### 4. Conference Center activities:

#### ▪ Symposium

On November 5<sup>th</sup> and 6<sup>th</sup> of 2015, the Foundation organized and sponsored a symposium a two-day symposium on child trafficking at which representative from more than a dozen organizations presented on various topics or participated in various panel discussions. Grace Church had no involvement with this symposium as evidenced by their website and in related press announcements.



According to the Foundation website "800 courageous and committed ambassadors, leaders, storytellers, survivors, enforcers, pioneers, and experts from the public and private sectors gathered for the workshop."

During this symposium Mrs. Prince stated in her speech:

"So as a new institution and place, Grace Farms Foundation is providing a platform here for people to engage in advancing the common good. *And our justice initiative is at the core of why we created Grace Farms.*" [emphasis added].

- Space Grants

"Grace Farms Foundation serves as a nexus for non-profits, near and far, by offering Grace Farms as a place where groups pursuing initiatives in a variety of fields can carry out their important work alongside each other. It is our hope that the exchange of knowledge between these entities—working in different disciplines, but close proximity—will encourage new ideas and connections to advance shared goals.

"We are eager to welcome 42 not-for-profit organizations as 2016 Grace Farms Space Grantees, and look forward to supporting their good work with grants of program space. [Read](#) our recent announcement for more details.

|  |  |                                  |  |
|--|--|----------------------------------|--|
| The Aldrich Contemporary Art Museum      | Full Court Peace                           | New Canaan Beautification League | Pura Vida  |
| Arts for Healing                         | Future 5                                   | New Canaan Boys Basketball       | Resiliency Center of Newtown                             |
| Blossom Hill Foundation                  | Horizons Enrichment Program                | New Canaan Community Foundation  | Second Response  |
| Creative Connections                     | International Cinema Education/UN Films    | New Canaan Historical Society    | Silvermine Arts Center                                   |
| Cultural Alliance of Fairfield County    | International Institute of CT (IICONN)     | New Canaan Land Trust            | Social Ventures Partners/Fairfield Community Association |
| Department of Children & Family Services | International Organization for Adolescents | New Canaan Police Department     | STAR Lighting the Way                                    |
| Discovery Center at Ridgefield           | Keep America Beautiful                     | New Canaan YMCA                  | Staying Put of New Canaan                                |
| Domestic Violence Crisis Center(s)       | Liberation Programs                        | NOMI Network                     | Voices of September 11th                                 |
| Elm City Postmasters                     | MOPS (Mothers of Preschoolers)             | Norwalk Community College        | Walter E. Luckett Foundation                             |
| Family ReEntry                           | New Artisans Group (with AFH)              | Norwalk Hospital Foundation      | Westchester Land Trust                                   |
|  |  |                                  | Young Life   |

In its April 13, 2016 solicitation for additional space grant applicants, the press release states:

"The Foundation offers space grants to support existing not-for-profit organizations that can leverage the physical structure, staff, and grounds of Grace Farms to succeed in meaningful work, advancing one or more of the Foundation's core initiatives of nature, arts, justice, community, and faith."

Commentary: There is no requirement that the applicants have any connection to the Church's religious mission, any of its broader, loosely defined missions will suffice.

#### 5. Loud Speaker/Amplification

During Grace's Earth Day celebration on April 23, 2016, announcements could be clearly heard from our properties of a gentleman giving directions over a loudspeaker. Condition #39 of the Special Permit prohibits the outdoor use of amplification devices on their property.

In addition, the Foundation operates walking trails which extend into Parcel 2. At one location along the walking path, there is an amplification device (a "sound sculpture") which emits a noise at 30 minute intervals for approximately two minutes in duration. The noise is quite audible from some of our properties. Even though this is an integrated walking path sponsored by the Foundation, Grace has responded by stating that since the device is located on Parcel 2, for which no Special Permit was issued, Condition #39 of the Special Permit is not applicable.

Among its numerous marketing materials that reference a single 80 acre property, the following description of the Foundation appears in its press releases and on its website. The reference to the single 80 acre property, rather than referencing either Parcel individually, suggests a commonality to the use such that any one must conclude either that the Foundation's activities at the Site are unlawful and inconsistent with the Special Permit or the Special Permit conditions must be applied to both Parcels.

"Grace Farms Foundation is a private operating foundation with 501c3 status, established in New Canaan, Connecticut in 2009 to support initiatives in the areas of the arts, justice, community and



faith. Supported by individual gifts and program revenues, the Foundation carries out its work principally through the facilities and programs of Grace Farms, an 80-acre property that the Foundation owns, has developed and is managing for the benefit of New Canaan, the local nondenominational Grace Community Church and the greater community."

#### 6. Lighting

Condition #36 and #37 include restrictions on internal and external lighting, with the exception of exterior security lighting after 11:00pm. There have been numerous instances where bright lights have been visible from our properties well past 11:00pm.

#### 7. Parking and Traffic

On several occasions, for special event and for Sunday services, Grace has used adjacent parcels as well as parts of the soccer field (as was the case on Palm Sunday) for supplemental parking. This suggests that the attendance and the traffic associated with such activity level exceed the planned capacity of the facility. We understand that the last traffic study for the planned use as a Church was done in 2007 and a baseline study was done before the opening of the property in 2015. As a condition of the Special Permit, Holdings agreed to conduct traffic studies is expected to perform additional traffic studies in the future. In connection with any additional actions by the Commission, in light of the significant activity levels at the Site, an additional study should be considered.

#### 8. Concert venue:

At the opening ceremony in October 2015, Grace held a benefit concert. In its press release announcing the November 5 and 6 2015 symposium, it stated that:

"Grace Farms recently opened to the public with a hugely successful two-day celebration, which welcomed more than 5,000 visitors throughout the festivities. Proceeds from the Foundation's Opening Night Benefit Concert that featured Aloe Blacc will support Grace Farms' Justice Initiative."

Commentary: The Special Permit does not contemplate that the Site would be used as a venue for a concert hall. To the extent that a concert might be held in a church building, one might anticipate that

the concert might be a benefit to raise money for the church or some other religious activity, rather than an unrelated initiative of its parent organization.



Exhibit B

**Planning and Zoning Commission Testimony**

*[Text Transcribed from online video of Planning and Zoning Hearings—  
emphasis added]*

Testimony of Attorney Joseph Hammer before Planning and Zoning,  
December 18, 2012.

"And I'd like to put it in as simple terms as I can possibly try to put it for you, which is: the intent is to live within the scope and bounds of the permit that you've already granted when it comes to uses and ancillary uses...

And again, from our perspective, we think this commission probably has given as much if not more scrutiny five years ago to the uses of this church than any other church in town and many of those churches granted have been operating perhaps since before there even was zoning in New Canaan but you imposed specific conditions on the ancillary uses five years ago and we don't think it is appropriate to be revisiting that because that is not we don't think within the scope of this application.

"But to keep it simple, we intend to comply with the terms of the existing permit, we're not asking you for some other type of permit that we don't have. We're not asking you for a philanthropic organization permit, or any other type of permit and I guess I probably can't be any simpler than to say that if anybody wants to perform a use on this property that is not within the scope of the existing special permit, whether it be Grace Farms Foundation or anyone, any individual or any entity if anybody wants to do something that needs a new and different permit then either that permit is sought or that activity doesn't get done and I don't think we can be any clearer about it than that."

Text of testimony from Mrs. Prince before Planning and Zoning, January 29, 2013.

*"We know that the 48 acres is for Grace Community Church. The 27 acres has been preserved for open space. And it [the Site] was just called Grace Farms, it's the name of an area that was formerly Winsome Farms. And we're really, you know just that um, we realize that and we're very careful in noting that the 48 acres is what we are applying for. If we ever want to come back for a um, for a permit, for the open space intentionality of that site we know we have to come back for that...for any of those uses...on the 27 acres. ... Um there's many other, there's a few other, I couldn't write fast as he was talking... about a park, the idea of a park, we have a right to have, we have a beauti.. I mean every other church has you know they have picnics ... they are outside you know people can sit down on their property too. The fact that we have acres that are able to be sit you know to be sit to be meditative and to enjoy as a family, and with friends, does not mean we are a park. And if we want to get a park application for something like that on the 27 acres, we'll have to come back to you for that. Um. Also, the question about 365 Lukes Wood Road being operating as a foundation, um out there... there's um I think Joe you mentioned that there's one off.. there's one person there who is um, has to be on site because we're you know trying to do the designs you can tell it's been an enormous amount of effort. We have someone on site to meet with all the contractors um that we've been in design team and its been years and years of planning and we need someone there to do that and we need someone there . We need someone on site to preserve the security of the site, too. Um that's that's another element. My office is not and I'm the president I am not at 365 Lukes Wood Road. I am at a ... in a different place which is, I'd rather not say. [It's my home office.]"*