ZONING DISTRICT BUS A as shown in the New Canaan Land Records: VOLUME 526, PAGE 12 and more particularly described by bounding owners as follows:
Northerly by: 121 Cherry Street Southerly by: 28-32 East Maple Street
Easterly by: 17 & 23 Raymond Street Westerly by: Cherry Street

MAP # T BLOCK # 76 LOT # 638

I am requesting a SITE PLAN APPROVAL of Section(s) 4.4 C. 5 described as follows: Bus A Zone, Uses Permitted with Site Plan Approval, General and Medical Offices

*You must attach a detailed statement describing the existing and proposed use or uses.
Were Special Permits or Variances previously granted for this property? YES NO (X) If yes, attach Cert. of Decision(s).

PRINT: Saxe SIGNED: Saxe
Owner of Record/Authorized Agent Owner of Record/Authorized Agent

Official Use Only
Date of Receipt: Hearing Date(s): Decision Date:

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

1. Was a Public Hearing required for this application? 
2. That said Site Plan Application is DENIED.
3. That said Site Plan Application is GRANTED in accordance with the approved plans unless modified herein.
4. That notice of such Action is published as required.
5. Conditions, modifications, or restrictions:
services, drive-in banking and certain professional and personal services which often represent a special-purpose trip are appropriate uses in this area. Residential uses may also be permitted under certain conditions to provide a greater variety of use alternatives for large lots, to include uses which generate less traffic and contribute to the housing resources for smaller households, thereby providing for diversity in housing choices and opportunity.

B. Design Review Authorized
The Business A Zone is hereby designated as a Village District as authorized by CGS 8-2 and any new construction or remodeling of the exterior of a building shall be reviewed in accordance with the provisions of Section 6.12 of these Regulations.

c. Uses Permitted with Site Plan Approval
1. Any non-office use permitted with Site Plan Approval in the Retail B Zone subject to the same conditions.
2. Green Grocers, provided they do not exceed a total gross floor area of 10,000 square feet.
3. Supermarkets, provided they do not exceed a total gross floor area of 30,000 square feet.
4. Banks
5. General and Medical Offices provided that:
   
   not more than 10,000 square feet of total gross floor area of general and/or medical office use shall be in any one building unless permitted by Special Permit.

D. Uses Requiring Special Permit
1. Any non-office use permitted by Special Permit in the Retail B Zone subject to the same conditions.
2. Underground parking subject to the same requirements as for the Retail B zone except that public parking shall not be required to be hidden from public view or be a substitute for surface parking.
3. Quasi-Public Libraries
4. Walkway Systems
Current Total Floor Area of General Office Use in 111 Cherry Street 4,453
(Includes Fresh Greenlight Driving School, Dean Design Archtects, NCCF and Tombrock Corp.)

Proposed New Total Floor Area of General Office Use in 111 Cherry Street 6,142
(Addition of Store #5 on Ground Floor)

The parking requirements for office and retail are the same as the existing uses so there will be no change in respects to that regard. The new office use will co-exist well with all other uses at the site.

### Retail, Business, Bank, or Office Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Spaces</th>
<th>Minimum Loading Spaces</th>
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<tbody>
<tr>
<td>Located on any floor nearest in vertical height to the curb level of any adjacent street.</td>
<td>One space per 200 square feet of gross floor area on that floor</td>
<td>At least one (1) loading space per building²</td>
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<tr>
<td>Located on any other floor, (including basement or cellar).</td>
<td>One space per 270 square feet of gross floor area</td>
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Please do not hesitate to contact me at btsaxe@tombrockcorp.com or on my cell at 203-273-1547 with any further questions.

Thank you.
Thank You for Your Time and Consideration

Brock Saxe as Manager for Cherry Center, LLC