DICK WARD: Comment. In accordance with your wise request, the neighbors who object have submitted the conditions they feel are necessary and appropriate for their purposes.

CHAIRMAN GOODWIN: Right.

DICK WARD: Will the applicant have an opportunity or be asked to comment on the conditions that the neighbors have now put forward or indicate whether there's been any further discussion between the two parties with respect to those conditions?

CHAIRMAN GOODWIN: Yes. I absolutely agree, the applicant does have that opportunity tonight.

DICK WARD: Okay.

CHAIRMAN GOODWIN: Okay. Mr. O'Hanlan.

MR. O'HANLAN: Thank you.

Good evening members of the planning and zoning commission. Thank you for the opportunity tonight to present our response and to close this hearing. It's been a long process. We're here tonight -- I'm going to slide up here, essentially set forth the scope of it. Initially it was planned to address the neighbors' presentation, but
supplements to the Grace Farms' campus, the additional screening that's identified as being needed, the trails have been modified, there have been adjustments to lighting. All in response to identify concerns to the neighbors through discussions directly with them and through discussions with the town planner and their attorneys.

Grace Farms is offering a special permit amendment that's going to tighten up its operating hours, it's going to establish procedures, it's going to demonstrate and ensure P and Z and the community that it is a place of grace and peace and that there isn't an agenda to grow wildly or without -- with abandon or without concern for the community around it.

The one thing I would mention that was troublesome about the neighbors' presentations, there was a suggestion that in response to their concerns Grace Farms never -- I think the quote from one of the attorneys was that all they heard was crickets. The Foundation representatives -- we've met with the neighbors over 30 times
moved by Grace personnel. Rod Khattabi is
the director of safety at Grace Farms. He's
the former director of Connecticut Homeland
Security, so he knows the police departments
well. He's in constant contact with them.
The understanding with the police departments
is that the Luis Bureau Police Department
will follow what the New Canaan Police
Department does. The New Canaan Police
Department will follow what you all
recommend. Each of those departments knows
and has alumni on the Grace Farms' police
force, so they know the qualifications and
the training of the safety staff at Grace
Farms. And they also know that there's, now
and nearly two years, that Grace Farms and
Grace Community Church have been operating
there haven't been any traffic incidents
there. So we would ask that -- and I think
that Mr. Palmer can confirm this -- that that
be part of the permit, but we were not able
to get anything in writing to submit today.

The next question was enforcement. And,
you know, the question from a couple members
was thoughts on a third-party monitoring and
that's something that some of the neighbors
have harped on in their submissions, and then
self-reporting was the other issue.

The Foundation manages this site very
effectively. It's been doing it through
parking and it started doing it through
parking and through counting people. The
third-party monitor is simply not required.
And, respectfully, I don't think that that's
been imposed on any other property in town.
It's -- you know, the way that the property
is managed can be verified very easily. When
anybody who goes through that gate, they take
down your license plate. You know how many
cars are on site. You can be verified by
staff going to the front gate, ask him for
the log of how many cars are there then and
counting parking spaces. Very easy. How
many people are there. But, again, if the
count reaches close to 300 or if the parking
spaces is close to 226, they very easily just
close the gates, tell people respectfully
that, you know, we -- you'll have to come
back another time because the site is full.
And that's worked very well. We've never had
a problem. I think the correct -- you know, the town planner can confirm that.

The self-report, the other way that staff can verify what's going on up there is that there are cameras located at the front gate and around the site. If there's a complaint or an incident, those tapes are available for 30 days. There's no park or public property in New Canaan that has that type of safety features. Self-reporting is something that Grace Farms welcomes. Part of the management plan was submitted and anticipates an annual report. But one of the things we talked about with the town planner is reporting to him, looking back what happened last month and what we anticipate this month, and it gives him an ability to see how the swing of events is. I think he's going to see very quickly that it -- what's anticipated is often less of what actually happens because these are non-profits that work there and these are very dynamic schedules so a lot of things get rescheduled. But that would be the type of reporting that I think the town planner indicated he would
welcome and we would welcome. That information is there in realtime and available.

The next thing is a moratorium on future special permit requests. That's an attractive thing to seek. It may not be such a good idea because you want, in any special permit situation, a very healthy and constant dialogue between the town planning office and a special permit user because the -- and in our operations plan that was submitted we have articulated a long-term strategy that's intended to demonstrate to you a low-intensity use of the property, the concept of grace and peace. The whole idea of this is that it's not growth for growth's sake or growth unmanaged so -- and the advantage of that is that's our words. It's not your words in a permit that somebody says they don't understand or that somebody says it didn't mean what it says. It's our words. And it's an effective enforcement mechanism. But the other reason is that, you know, it also -- and that's long-term strategy. There is one of the parcels that we're merging with
on it and various ways of enforcing.

    Again, the two uses, it's only the peculiarity of those two uses. If I had known now what, I mean, a year ago what I talked to Steve Kleppin about, the idea of using two uses was just easier than doing a text change. The idea that somehow there would be a legal limitation or protest raised to that was just not considered. But there's no expansion or alteration of the structures, and there's no increase in the pace of activity or intents of the use from what we're proposing.

    Accessory uses, you can see them listed there. The trails, tours, the passive recreation, the space grants. Again, if you make those clear, then there's no problem with enforceability, there's no misunderstanding. The entry house is a clean-up item. The operations of the management plan, you know, I've got to take credit for the authorship of that. But, again, it was Glen's idea. I asked him if he had a paradigm, he said no. But, you know, I think we did a pretty good job in setting
CERTIFICATE OF REPORTER

I, Wendi M. Bendzinski, a commissioner in and for the State of Connecticut, do hereby certify that the videotaped hearing of the Grace Farms New Canaan Planning & Zoning Commission was transcribed by me on Monday, January 15, 2018.

I further certify that I am neither attorney nor counsel for, nor related to, nor employed by any of the parties to the action in which this deposition is taken, and further that I am not a relative or employee of any attorney or counsel employed by the parties hereto, nor financially interested in the outcome of the action.

IN WITNESS THEREOF I have hereunto set my hand this 15th day of January, 2018.

Wendi M. Bendzinski, LSR 156
Notary Public
GRACE FARMS NEW CANAAN

PLANNING & ZONING COMMISSION

August 29, 2017

Reporter: Theresa Bergstrand, CSR #406
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and under, and under number five, you should be revoking
the permit. And you will have to deal with those
complaints. So just so be aware of that.

JOHN GOODWIN: But the way I am reading it, shall
be considered sufficient justification, not will be,
there is not a requirement, right?

IRA: It doesn't require that you rescind the
special permit. I would agree with that.

JOHN GOODWIN: Okay. Six?

STEVE: Just something for six. At the end I put a
list with a question mark. I intend on listing all of
the relevant plans that that came with the application.

JOHN GOODWIN: That were submitted.

STEVE: Yeah.

JOHN GOODWIN: So that will be an addendum?

STEVE: Yes. Well, it will be, that will be a
modification that I will make to six on the draft.

JOHN GOODWIN: Okay. Seven?

IRA: This is another one where you legally don't
have to say this, but you probably should say it just as
a reminder.

JOHN GOODWIN: Okay. Eight.

MALE COMMISSION MEMBER: I have a question -- just
one second. So let's say if use of the church is
terminated ten years from now, is seven covering that
or, I am not sure -- that would change the use.

IRA: I think that covers it.

MALE COMMISSION MEMBER: So they would have to come back to us.

IRA: Certainly if it was replaced. If it was just reduced, I supposed, by eliminating the use. But if it is replaced by something else, then yes.

STEVE: Other than another church use.

MALE COMMISSION MEMBER: Yeah, I am just --

STEVE: I think that number seven is probably more specifically dealt with elsewhere in this, as well. Specifically. And it may be at the end, and this actually may, I am wondering if this doesn't belong in the enforcement section or, I mean, I suppose --

JOHN GOODWIN: Anything we should know about, Glen?

GLEN: Just a seven, based on the thoughts that were expressed, I was wondering if perhaps it might read, there shall be no material change of use or intensification of use unless specifically authorized herein. So the issue is, you know, if the religious changes that they only celebrate on the summer solstice and the winter solstice, I mean, it is still a religious use in the activity levels, but we are not going to get involved, if you will, in those minor types of activities. But if they suddenly decided they were
John Goodwin: Material seems fair. Everyone okay with that?

Eight? That is a combination.

Nine? Ten?

Okay. So we'll go into the activity section.

Eleven?

Male Commission Member: I have one change. I think we can drop Monday through Sunday. It says any day of the week, I think that basically covers it.

John Goodwin: Maybe they were using a different calendar.

Male Commission Member: What about, other uses?

John Goodwin: I think that comes later, doesn't it, guys?

Glen: It does. The only other thought that occurred to me, Mr. Chairman, was at the end of this one also to put, comment as requested by the Applicant. This language did come from -- the Applicant limited the hours that they proposed to run religious activities. So I didn't want anybody to --

John Goodwin: You want to add, as requested by the applicant.

Glen: What was in there activity statement.

John Goodwin: Got that Steve?
CERTIFICATE

I, THERESA BERGSTRAND, a Certified Professional Reporter/Commissioner within and for the State of Connecticut, do hereby certify the foregoing transcription in RE: GRACE FARMS, NEW CANAAN PLANNING & ZONING COMMISSION hearing that took place on June 28, 2016.

I further certify that I am neither counsel for, related to, nor employed by any of the parties to the action in which this deposition was taken; and further, that I am not a relative or employee of any attorney or counsel employed by the parties hereto, nor financially or otherwise interested in the outcome of the action.

WITNESS my hand and seal the 13th day of January, 2018.

Theresa Bergstrand, CSR.
My commission expires 3/31/2021
GRACE FARMS NEW CANAAN
PLANNING & ZONING COMMISSION
September 26, 2017

Reporter: Theresa Bergstrand, CSR #406
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plans.

GLEN: Correct. So I think the language, which isn't clear, for Keisha, if you will, if we get all the documents, I can help with this too -- can you work on that one -- with Keisha to get the list of documents together and add language up above that indicates that it was modified.

JOHN GOODWIN: That make the sense. Everybody good with that? Okay. Item six we added the world material. Everybody good with that?

MALE COMMISSION MEMBER: I would like to see, say intensification of present use, to make it clear that we are talking about changes, material changes or intensification from the way it is now, present. Otherwise it is a little bit squishy as to just --

JOHN GOODWIN: Well, I think --

MALE COMMISSION MEMBER: This board approves --

JOHN GOODWIN: Right. That's the problem.

MALE COMMISSION MEMBER: There is nothing in there about what we are approving.

JOHN GOODWIN: I would go approved. Can't be present.

MALE COMMISSION MEMBER: Approved.

GLEN: So add the word approved to number six.

MALE COMMISSION MEMBER: Right.
FEMALE COMMISSION MEMBER: Where? After change?

JOHN GOODWIN: Intensification of approved use.

FEMALE COMMISSION MEMBER: Oh, okay. Yes.

JOHN GOODWIN: Okay. Seven, straightforward, I think? Eight?

MALE COMMISSION MEMBER: Sorry. But --

JOHN GOODWIN: Which one are we on?

MALE COMMISSION MEMBER: Seven. This says, the entire 80-plus acres. Where does it become 80-plus acres, when there are about three other places in this that I think we talk about 79.31 acres. Where did they pick up another acre?

MALE COMMISSION MEMBER: It says, plus or minus.

GLEN: No, I agree with, Dick. I think, we'll get the -- I am looking here on page two and there is specific acreages and use.

MALE COMMISSION MEMBER: Okay.

JOHN GOODWIN: Dick, do you know the exact number off the top of your head? It sounds like you do.

MALE COMMISSION MEMBER: Number eight identifies it as 79.31 acres.

JOHN GOODWIN: Okay. There is your answer. You got that Keisha?

KEISHA: Yes.

JOHN GOODWIN: Okay.
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