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**5 BUSINESSES USING BICENTENNIAL PARK  
AFFECTED BY LOSS OF PARKING IN BICENTENNIAL PARK**

**1) 20 Millerton (RJS Holdings/Schaefer) (abutter)**

- Usage – 2 one bedroom apartments.
- 3 commercial offices (1,500 SF)
- Required parking – 10 spaces. (Zoning Regulations, § 703.11)
- On-site parking – none (no deeded parking spaces; no zoning permit for satellite parking).
- Average number of HB spaces used: 6.
- See Nov. 5, 2020 Capecelatro letter to PZC.

**2) 12 Millerton (Celeste Shannon)**

- Usage – 1 large commercial tenant (Assured Partners for 30 years) with 6 employees.
- 1 smaller commercial tenant (Aperture) with 1 employee.  
(Total SF = 3,672)
- 1 two-bedroom apartment. (1)
- Shannons have owned since 1977.
- Required parking – 18 spaces. (Zoning Regulations, § 703.11)
- On-site parking – 1 space (deed).
- No zoning permit for satellite parking.
- Average number of HB spaces used is 5-7.
- See 3/15/21 letter from Dennis Dressel, manager of Assured Partners.  
Six employees use the HB lot for parking – no other parking option.
- Specific Facts: In 2018 Town removed 2 on-street parking spaces in front of 12 Millerton Road to create traffic bump outs. First Selectman verbally assured owner that spaces would be made up by use of parking spaces on HB lot. (See Shannon affidavit.)

**3) 7 Holley Street (Lakeville Interiors – Passway Partners LLC)**

- Usage – 10,000 SF retail; 10 year successful business; 3 employees.
- Required Parking – 50 spaces (no deeded spaces or permit for Bicentennial Park). (Zoning Regulations, § 703.11)
- On-site parking spaces: 2.
- Average spaces used on Bicentennial Park: 0.
- Specific Facts: Business uses parking lot off Route 44 (20 spaces; 3 deeded to Argazzi Gallery).

**4) 22 Millerton Road (Judith Singelis (Argazzi Art))**

- Usage – c. 1,500 SF retail; owner in building for 17 years.
- Required parking spaces: 8 (Zoning Regulations, § 703.11)
- On-site spaces: 1 on site space and 3 deeded off site (no zoning permit for satellite parking).
- Needed spaces in Bicentennial Park: 4.
- Average spaces used on Bicentennial Park: Up to 3 daily; many more for client receptions (6-8 times per year). (See Shannon affidavit, March 16, 2021)
- Specific Facts : 10/16/20 title policy – refers to right to use 3 spaces on adjoining Lebuscher property.

**5) 24 Millerton (Deano's Pizza, LLC) (Dean Diamond owner)**

- Usage – 600 SF high turnover restaurant with approved seating for 14 customers and 1 apartment (9/1/06 site plan); (Capecelatro 11/5/20 letter to Commission attaching 2006 special permit/site plan). Business has 3 employees. Building predates zoning (Capecelatro 11/5/20).
- Required spaces: 5 (Capecelatro 9/1/06 site plan letter). 4 on-site and 1 on the street; site plan also shows satellite parking on HB.
- On-site spaces: 4.
- Zoning permit (10/27/06) – requires all employees to use satellite spaces on HB site. (See 11/5/20 Capecelatro letter.)
- Specific Facts: Adjacent parking lot to west is used for some parking, and is not owned by Diamond; no deeded rights; owner of lot could prohibit usage at any time by Diamond or any other business.