

LIME ROCK CITIZENS COUNCIL

FOR THE NORTHWEST CORNER

Organized to Preserve and Protect our Community

January 12, 2024

Dear Dr. Michael Klemens Chair and Members of the Salisbury Planning & Zoning Commission:

(Please read into the minutes)

We write to express our concerns regarding the permit application recently submitted by Lime Rock Park (LRP or Track) seeking a “blanket special permit” to hold 25 undefined “social events” per calendar year, and strongly encourage the Planning & Zoning Commission (P&Z) to deny the application. We request that this letter be read into the record.

First, neither the zoning regulations nor Connecticut’s general statutes provide any basis for or definition of a “blanket special permit” as far as we are aware and the Track has provided none. There is good reason the regulations do not provide for a “blanket special permit”: because such a thing—evading site plan requirements and the opportunity for public comment—flouts the very purpose of a special permit contemplated by the regulations; it is, by definition, for a “special” purpose and the process for obtaining one is clearly defined by 221.4 of the Town of Salisbury Regulations. Unless and until the Town is prepared to radically amend its zoning regulations, this request must be denied.

Second, the LRP’s position that the “small social events” they wish to hold such as weddings, birthday parties, family reunions and other “group meeting” hosted by LRP is an accessory use because those events will be attended by Track-goers is completely unavailing and belies yet another attempt to circumvent the regulations. The Track sits in the RE Zone which was expressly created for the purpose of a track for racing motor vehicles. The owners of LRP may not turn the Track into an event center by use of a “blanket special permit” especially without public hearing on the type and size of each event they wish to host. Calling undefined social events an “accessory use” because Track-goers may attend those events, is like saying the shoppers at Labonne’s may use its parking lot for Go-Cart racing after hours because they buy groceries there. Go Cart racing is not an accessory use to a grocery store simply because people who shop for groceries enjoy Go-Cart racing, and “social events” are not accessory to a race track simply because people who attend races also may attend weddings, funerals and birthday parties.

Finally, details matter. Despite the promise of “small” events, weddings, for example, can be as large as 200-300 guests and involve loud music late at night. The Track sits in a valley where sound is amplified and likely to be disruptive to neighbors. There may be any number of issues that need to be addressed depending on the type and size of a proposed event, which is precisely what the special permit process is designed to address.

For these reasons, we strongly encourage the P&Z to deny the Track’s application for “blanket special permit.” LRP must be held to the same standard as every other business and homeowner in Town, and apply for special permits for clearly defined “special” purposes as the current regulations contemplate.

Sincerely,

Lime Rock Citizens Council Steering Committee

Peter Wolf, Doug Howes, Lisa Keller, Sarah Wolf, Jocelyn Cohen, Victor Germac, Rick Malkames

LRCCcommunity@gmail.com www.savesundays.org (413) 446-1105 P.O. Box 509, Lakeville, CT 06039

Peter Wolf, Doug Howes, Lisa Keller, Sarah Wolf, Jocelyn Cohen, Victor Germac, Rick Malkames

January 11, 2024

Dr. Michael Klemens,
Chairman and Members of the Salisbury PZC Salisbury Planning & Zoning
Salisbury, Ct 06068

By Email: landuse@salisburyct.us

RE: #2023-0237 LRP Special Permit Application for up to 25 Social Events

Dear Dr. Klemens and Commission Members:

I live about a mile from Lime Rock Park ("LRP" or the "Track") and am certainly impacted by the various events conducted at Lime Rock Park. I am opposed to the granting of any Blanket Special Permit for the use of the LRP's RE Zone for up to 20-25 "Social Events" per year. – almost half of the 52 weeks/year. Lime Rock Park seeks this "Blanket Permit" so that the Planning & Zoning Commission (the "Commission") doesn't need to host a public meeting for each specific activity."

1. First, I would contend that the present system is working quite well, and the volume of events has not been burdensome to the Commission or to the Track.
2. Secondly, a very limited number of events gives the Commission and the Community an opportunity to observe how the LRP handles each Special Permit event and whether any problems arose.
3. Thirdly, LRP claims (in its letter of October 30th) that "each of these Social Events ("such as weddings, anniversaries, family reunions, birthdays or other group meetings") is **inherently accessory** to the Park's business as a racetrack" – however there is no evidence provided to support their contention. The only connection stated by the Track is that anyone seeking to have such an event "has been at Lime Rock either as a race fan or participant." This is so tenuous that it defies logic and reason. What this means is that the Track becomes, in effect, a banquet hall or public event space which was never the intent of the zoning regulation or the final stipulation.
4. Lastly, there is a contradiction between what the LRP submitted to the Commission and what the Commission put in its Lakeville Journal legal notice which ran on January 4 and 11, 2024. The legal notice stated in part: "...Public Hearing on Special Permit Application #2023-0237 by owner Lime Rock Park II, LLC for up to 25 private events per year not customary or incidental to a track for racing motor vehicles at 497 Lime Rock Road, Lakeville, Map 4, lot 16 per Section 221.4 of the Salisbury Zoning Regulations." So, which is it? Lime Rock Park must define clearly for the community, what the connection is. If there is no significant connection between the motor vehicle activities of the LRP and its private events, then indeed we have the LRP serving as a public event space which was never the intention of the zoning regulation or the final stipulation.

If Planning and Zoning were to allow this Blanket Special Permit, it raises the concern of all kinds of control parameters and possible enforcement issues pertaining to hours, noise, late night disturbances, lighting issues, crowd control, alcohol and traffic. Who is going to enforce compliance with these issues? It is far better to have special permits for each event so that compliance with zoning regulations can be observed and followed-up on an event-by-event basis.

May I please read this letter at the Public Meeting on January 16.
Thank you for your time and consideration.

Sincerely,

Victor Germack
37 Route 7
Salisbury 06068
917-582-8411

Rick and Dale Malkames
520 Lime Rock Road
Lakeville, CT 06039

Email: rmalkames@gmail.com

January 11, 2024

Dr. Michael Klemens Chair and Members
of the Salisbury PZC

Re: #2023-0237 Special Permit Application for up to 25 Social Events

Dear Salisbury P&ZC,

In my opinion the special permit applied for by Lime Rock Park should not be granted because:

- (1) The description of the social events, specifically "other group meetings" is vague. A clear and definitive description of all events should be provided.
- (2) The description of where the events will take place (events will generally be held in the infield area of the Park) doesn't specifically exclude the outfield area.
- (3) LRP states that: "Any social event held at the Park under this special permit will conform to noise and other Town regulations". What are the noise regulations? Will the LRP public address system be used at these events? I believe a sound monitoring system should be in place.

I am opposed to a "blanket" special permit because it would give LRP carte blanche for these events. The permitting procedure in place appears to be working and addresses the need for oversight.

Respectfully,

Rick and Dale Malkames

January 12, 2024

Dear Dr. Michael Klemens and Members of the Salisbury P&Z,

The Special Permit #2023-0237 for 25 "Social Events" at Lime Rock Park is very loosely written with far too many missing details. It lacks clarity, details, and does not list all the specific events that might be conducted or limit the maximum number of participants that would be allowed to attend. The word "generally" is used which leaves too much latitude for creep and an impossible situation for any necessary enforcement by the Land Use Director. We all know what happened in the second year of the Grid Life group's events with the Drifting demonstrations.

Individual use Special Permits that have been permitted for the Mutt Show and Trade Secrets events are more typical and far more appropriate. A Not for Profit that does exceptionally excellent work for the surrounding communities with Women's Support Services, and one that supports animal rescue and adoption are both special permit worthy causes.

There are already several "Sunday in the Park" events where various car clubs meet on Sunday mornings. These events add Traffic and congestion on White Hollow Road and Route 112. They are not currently providing police protection on our neighborhood roads in conjunction with all these events. Any additional events that might get scheduled on Sunday would further disrupt the neighbors quite enjoyment of their property.

Weddings could potentially be scheduled every Sunday afternoon from May to October, and as the application is written one might question if this Special Permit could give these rights to a future onsite Hotel even before it is built.

A handwritten signature in black ink that reads "Douglas R. Howes". The signature is written in a cursive, flowing style.

D R Howes
442 Lime Rock Road
Lakeville, CT 06039

From: Ceely Ackerman <ceelyaa@att.net>
Date: January 11, 2024 at 9:37:54 PM EST
To: landuse@salisburyct.us
Subject: RE: 2023-0237 Lime Rock Park Request

Hello -

Please allow my comments below to be submitted in relation to to permit request 2023-0237.

I am against granting Lime Rock Park a blanket special permit that will allow all 25 special events to be held in the upcoming season. Each event could be different and thus, should be taken under consideration separately by P & Z.

Thank you for giving this your full consideration.

Sincerely,

Ceely Ackerman

16 Falls Mountain Road

Salisbury

Mailing address: Falls Village, CT 06031

From: Lori Shepard <lshepart@aol.com>
Sent: Thursday, January 11, 2024 3:09 PM
To: Land Use <landuse@salisburyct.us>
Subject: Lime Rock Park request for blanket permit

Dear Dr. Klemens, P & Z Commissioners and Ms. Abby Conroy,

Please deny the LRP request for up to 25 "social events" a year, without specific hearings for each.

This request is an over-reach for Lime Rock Park as such 'social events" which they request are frankly not customary or incidental to a track for racing motor vehicles. It is a stretch, above and beyond racing, education, testing vehicles, general motor vehicle events and beyond normal public relations.

These 20-25 "social" activities would presumably be in addition to scheduled events on race days, race weekends, industry promotions and the special charity events (which do need individual special permits). The "RE Zone" designation was not intended to turn this zone into a party venue. One can imagine that if this were permitted, once word spread, it could become very popular and unmanageable. Not only would a variety of specific stipulations and parameters be required to control the usage (hours, traffic, numbers of people/cars,

set up/vendors, lighting, photography including drones, noise, etc.) but they would require enforcement, which is traditionally difficult, sadly. Further, for the community, developing a social event venue where alcohol is served only adds to the potential for pedestrian and traffic accidents.

Most social events are planned well enough in advance that there should be adequate time to request a special permit for each. Weddings, for example, are often planned a year or two in advance; graduation parties and other celebrations also are booked well ahead.

LRP's request for 'blanket approvals' creates a risky precedent for the town. Finally, we need to continue to remember that the RE zone is essentially a carve-out in a residential zone, a neighborhood which includes an active church that abuts the LRP property.

Thank you.

Sincerely,
Lori Shepard

*37 Route 7
Salisbury, 06068*

From: Rippe, Dick <Dick.Rippe@evercoreisi.com>
Sent: Thursday, January 11, 2024 8:58 PM
To: Land Use <landuse@salisburyct.us>
Subject: Lime Rock Park application for a Blanket Permit for Events

Dear Dr. Michael Klemens and Member of the Salisbury Planning and Zoning Commission,

I live on Wells Hill Road, near Lime Rock Park. I write to you to oppose granting of this Blanket Permit.

Such a permit would provide authorization for an enormous number of events to take place over the course of a year. That potentially means a huge increase in the traffic in the Lime Rock area, something that would strain the current infrastructure, especially the roads; traffic could increase substantially. How would questions of hours and noise to the nearby community be handled?

Moreover, without having to permit the events individually, the town would have no idea of what would be involved in each event, including how many people would be in the area. How would security and policing be handled? The town would not know if such arrangements would be adequate in advance.

Moreover, if there were problems at an event, you would only find out afterwards. While that might be the case at individually permitted events, a blanket permit would allow future events to occur without any ability to prevent future problems. It would be better, in my view, to insist on individual

event permitting, so any problems could be rectified at future events by conditions imposed by the Commission, if that was needed.

For all of these reasons, I am opposed the issuance of the Blanket Permit.

Sincerely yours,

Richard D. Rippe
(917) 536-6867

January 11, 2024

Town of Salisbury P & Z

PO Box 548

Salisbury

Connecticut 06068

To Whom It May Concern:

I understand that Lime Rock Park is requesting a non-specific Blanket Permit for up to 25 Special Events in 2024.

I am requesting that the Salisbury P & Z consider this request carefully with consideration of the pros and cons related to this request.

As residents of Lime Rock, having lived in the community for 35+ years, my family and I have experienced a range of activities at Lime Rock Park. When a request is non-specific and permission is given to up to 25 permits, a situation is left open to unbearable noise, traffic backups, environmentally damaging noise and air pollution, and unpredictable consequences from each event.

There were several situations in the last year when I was not able to get to my home or get out from my driveway, due to traffic backups for a couple of miles on route 112. It would have been difficult for emergency vehicles to navigate the road or get to homes, as well. There were days when the level and length of noise from the activity at the track were unbearable. My grandchildren were visiting during one event (11 years old twin boys) and said the constant, day long noise was so irritable and loud they could not tolerate being here. That particular activity was called drifting, one that will probably happen again with a non-specific Blanket Permit.

I ask that you give this request from Lime Rock Park very careful consideration, keeping in mind the peaceful, tax paying residents of the lovely, historic community - Lime Rock.

Sincerely yours,

Mary Bush

21 Forge Lane, Lakeville Ct.

From: Lisa Keller <casinokeller418@yahoo.com>
Sent: Friday, January 12, 2024 12:01 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter regarding #2023-#0237

Dear Dr Michael Klemens Chair and Members of the Salisbury Planning & Zoning:

I would like to comment regarding the request for a Blanket Permit for 25 Special Events annually at Lime Rock Park.

Though in theory, this simple request seems to be a convenient way for Lime Rock Park to lessen the burdon of Planning & Zoning, I feel that it is difficult to know what the residents are agreeing to without more details of each specific event.

I support the Town of Salisbury's existing system for Special Event approvals that addresses each unique event, and allows the residents to comment for or against these events.

As a cautionary tale, we have seen how residents of Sharon found themselves victims of poorly thought out zoning regulations regarding "Social Events", with seriously impacts to the quiet enjoyment of their homes. I would like us to be able to comment on each event, based on the previous event's success or failures.

I am not saying I would blanketly disapprove of each or any individual event, but I'd need to evaluate each one. As an extreme example, the wedding of motorcycle enthusiasts, may lead to in essence a motorcycle rally the likes of "Bike Week in Myrtle Beach". I'd like to be able to vote a big "NO!" on that wedding.

Thank you,

Lisa Keller
418 Lime Rock Rd
Lakeville, CT 06039
860-309-3567

From: INGE HECKEL <ingeheckel@comcast.net>
Sent: Tuesday, January 16, 2024 10:16 AM

To: Abby Conroy <aconroy@salisburyct.us>

Subject: permit application# 2023-0237

I am writing with regard to the application submitted by Lime Rock Park LLC for up to 25 private events per year not customary or incidental to a track for racing motor vehicles.

While it is understandable that LRP wishes to host non car-related event -- as they have done with Trade Secrets and the Little Guild's Mutt Show, permits were applied for and granted in advance of these events.

Size, time, and dates are an important factor in granting approval for events. So are noise and related traffic.

There are roughly 15 weeks between Memorial Day and Labor Day.
This would translate into at least one if not more events a week in addition to the racing schedule.

I therefore urge P& Z **not to approve** this blanket request for 25 events.
Each event should be applied for an approved or not based on appropriateness and its impact on the well-being of the community.

Inge Heckel
Lakeville CT

From: Harriet Fried <hcfried@gmail.com>

To: landuse@salisbury.us

Cc:

Bcc:

Date: Fri, 12 Jan 2024 10:41:33 -0500

Subject: Lime Rock Park Blanket Permit Request

Town of Salisbury:

We want to express our strong opposition to Lime Rock Park's (LRP) request for a non-specific Blanket Permit for up to 25 special events in 2024. The Town of Salisbury has a very effective and longstanding system for special permit applications outside the approved zoning use that should not be sidestepped.

It is imperative for the Town to maintain some oversight and control over the size, number, type and timing of events such as those Lime Rock Park undertakes. The events have a massive -- and in our view, negative -- impact on the entire area. Crowds, dangerous driving, overwhelming noise and air pollution are all side effects of LRP's events, effects that

are totally contrary to the peaceful, beautiful nature of the area and the preferences of most of its residents.

We respectfully request that the LRP's request be denied and the Town's regular system be kept in place as a common-sense method of reviewing and controlling special events that have such a big impact on the area.

Sincerely,

Harriet Fried/David Schwartz
322 Under Mountain Road (Unit B)
Salisbury, CT

From: jocelyn cohen <jocelynhcohen@gmail.com>
Date: Thu, 11 Jan 2024 09:22:10 -0500
Subject: LRP permit request #2023-0237
To Dr. Michael Klemens and Members of the Salisbury PZC

I am opposed to the LRP request for a blanket special permit for special events. A Special Permit for up to 25 social events does not protect the community from unjust air or noise pollution. Nor does it take into consideration controlling traffic on Rte. 112. A blanket permit allows the LRP to unmonitored events that may have negative effects on the community. Each special event needs to follow the rules and have its own application submitted.

Thank you,
Jocelyn Cohen
