

**Minutes of the Stony Creek Association – Executive Board Meeting  
June 17, 2014**

A meeting of the Stony Creek Association Executive Board was called to order by Dan Bullard -President at Willoughby Wallace Memorial Library at 7:30 p.m. on Tuesday June 17, 2014.

**Present:** Dan Bullard- President, Greg Ames- Treasurer, Jake Greenvall, Dee Dee Hakun, Sam Kirby, Linda Reed, Sandy Fischer, Leslie Consolo, Betsy Wieland, Josh Brooks.

**Absent:** Spencer Bartels, Bonnie Sanders-Newton, Ted Ells- Vice President.

**Public:** 29

**Legacy Theater: Puppet House**

- Zoning Permit was filed by the Legacy Theater on June 6, 2014 with the Town of Branford Town Planner for continued “same use” of the Puppet House Theater building on Thimble Island Rd.
- Concerns have been raised about the definition of continued “same use” and whether the plans for the new theater would be continued use or not. It appears that 130+ seat, year-around theater is not continued “same use” and should therefore need to go through the town planning & zoning commission as opposed to an application through the Town Planner. Stony Creek Association would like to see the Legacy group work with the community and comply with the current zoning laws.
- The Town Planner, Jose Giner, has 30 days to respond to the Zoning Permit filed by the Legacy Theater on June 6 and has stated that if the Stony Creek Association would like to send a letter of fact, it needs to be done by June 25. The Stony Creek Association Board was not aware of the permit filing until June 12. Also, the Stony Creek Association Board has the right to appeal the Town Planner’s decision once it has been made.
- Best way to respond is via letter and affidavits from surrounding property owners regarding non-factual or omitted information in the Zoning Permit application.
- Surrounding community concerns about this application include: no site plan, no plan for parking, no ADA (handicap) plans, no intended schedule of events or timing of shows, trash concerns, and property value changes.
- According to the Town Planner, Jose Giner, and other members of the community, Legacy Theater has explored many options for parking such as the Firehouse, the School House on School Street involving a trolley car, and the Church of Christ.
- Suggestion to employ a zoning lawyer to assist the Stony Creek Association Executive Board in writing a letter of fact to be completed by the June 25 deadline. Linda Reed suggested Fasano Ippolito & Lee in New Haven. They are available to work within the short timeline and specialize in zoning affairs. They need a copy of the Zoning Permit application by tomorrow morning, and can let us know by the end of the day tomorrow (June 18) whether or not there is material to move forward with or not, at no charge.
- Motion made by Josh Brooks, seconded by Sam Kirby that we give the Zoning Permit application and other relevant information to Fasano Ippolito & Lee tomorrow morning (June 18, 2014), get a response from them at the end of the day and have a Special Meeting of the Stony Creek Association Executive Board on Thursday June 19, 2014 at 7:30pm at the Willoughby Wallace Memorial Library to discuss the feedback from the lawyer. All in favor.
- Motion made by Josh Brooks, seconded by Linda Reed to adjourn the meeting at 8:53pm.