

Points to request during negotiations....

1. Legacy Theater should purchase private parking area within surrounding area.
2. Lighting Outside should be limited to that which is necessary for safety of patrons. And not illuminate residences surrounding the theater.
3. Signage should be required to meet Stony Creek Association Specification as well as any such signage in Residential Branford Areas. Also this signage should not in any way advertise any performance that promotes any performance of a Sexual or drug related nature.
4. Sound outside the premise should be limited to Town of Branford specifications for buildings in residential areas. Concerning Hours as well as DB limits. I suggest that the Stony Creek Association test the building before negotiations to see if such levels are acceptable to Residences in the immediate area. Perhaps lower levels are necessary.
5. The theater should have no activities after 10PM or before 7AM in the morning. This to include such items as trash Pick-up. Venue Cleaning, Septic maintenance, etc.
6. Septic should be inspected by an engineer and be brought up to current standards for the amount of potential use.
7. Use of said building should only be used for the rehearsal and performance of Plays and the associated Planning for said plays..
8. No alcohol would be allowed on premises.
9. No concerts of any kind.
10. No Training, Camps, or any other educational use shall be made without signoff of the Stony Creek Association.
11. Should traffic, parking, or neighborhood disturbances become an issue, The legacy theater shall provide Branford Police officer at their cost for before, during and after performances or activities that caused such issues.

We should remember that We do have a pending case, which would force all of these and more issues to be accepted at public hearings. So Legacy does have a course of action to pursue should they not like to conform these items.

Should we lose, the case we also have another course of action to have the city enforce limitations such as these. There is settled cased law on that subject.

2/2/15