RE: NASCAR PARKING [IMAN-ACTIVE.FID2821443]

From Andres, Charles R. <CAndres@barclaydamon.com>

Date Wed 2/5/2025 6:29 PM

To fenbois@aol.com <fenbois@aol.com>; Abby Conroy <aconroy@salisburyct.us>

Michael:

The legal question is whether the parking of vehicles for an off-site commercial event is allowed on residentially zoned lots used for single family dwellings. To say this would be an accessory use to the dwelling seems a bit of a stretch. It probably doesn't make a difference whether a fee is charged – though it certainly seems more like a commercial use if a charge is imposed.

That said, this notice suggests this is a one-time event. I know Lime Rock has on-site parking, and it certainly a fair question whether the need for additional parking is likely to occur other than this event. I know current planning literature emphasizes that zoning regulations require *too* much parking, particularly paved parking, which can have detrimental environmental effects. I understand the traffic issue you mention – but a case can be made that using existing nearby driveways on residential lots would be better than trying to transform currently vacant areas to parking lots if those parking areas are sparsely utilized. Then again, perhaps "overflow parking" areas could be set up on site with little environmental impact.

If this were to be a frequent issue *and* you were inclined to allow it (vs. requiring more on-site parking at Lime Rock), you could amend the regulations to allow in the affected residential zones for __ times a year. It would be interesting to hear what the neighborhood thinks (a public hearing would be required) if you were to go this route.

Somewhat rambling – but just wanted to give you my hodge-podge thoughts.

Chuck

Charles R. Andres

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From: fenbois@aol.com <fenbois@aol.com>
Sent: Wednesday, January 22, 2025 9:25 PM
To: Abby Conroy <aconroy@salisburyct.us>; Andres, Charles R. <CAndres@barclaydamon.com>
Subject: NASCAR PARKING

Hi Abby and Chuck:

Please see the attached letter which was distributed to the Lime Rock community.

Turning the RR1 and R20 zones into *defacto* event public parking is something we have dealt with before--under the old Track administration when they tried to turn the front lawn of the Williams House into overflow parking as well as the hayfield next to 45 White Hollow Road.

The fundamental policy issue is that LRP needs to contain its activities to its footprint in the RE zone. As you may remember, in our recent Zoning Map revision, we enlarged the RE zone considerably along White Hollow Road to recognize that LRP was using the adjacent fields of the Light family for parking.

Possibly LRP could legally use areas of the small CG20 Zone for overflow parking, but I think it's important to recognize that the roads around the Track often are clogged with traffic on days of key events. The establishment of parking in the RR1 and R20 zones contravenes Zoning and may lead to an intensification of use that could be considered detrimental to the residential community that abuts the Track.

The new management of the Track are trying to accommodate the neighbors in a cooperative fashion. I believe that this offer to allow overflow parking in the RR1 and R20 zones was well-intentioned. However, it is in my opinion, impermissible.

Michael