**SPECIAL PERMIT APPLICATION DESCRIPTION OF PROPOSED USE**

 **MFSPA2013, LLC 116 WOODBURY ROAD**

The purpose of the Event Tent is to provide picturesque event facilities and exceptional services to create unmatched and unique venue for the most important moments in our guests’ lives. The tent has been strategically placed on the grounds of the resort to allow for privacy and breathtaking scenery. The Event Tent offering now allows the Mayflower appeal to a very select market segment within the luxury wedding and corporate meeting world.

The Event Tent allows Mayflower to host events for up to 150 guests from May 1 through October 31. The market plan is intended to attract one luxury wedding per weekend and smaller corporate groups throughout the week. During wedding the Event Tent will be used for wedding receptions including cocktail hours, dinner and dancing with live music. Mid-week events will include corporate retreats involving team bonding exercises, board meetings and dinners, none of which will include live music.

Events will occur between 11 a.m. and 10:30 p.m. Mayflower anticipates that there may be between 20 and 26 weddings per season. Approximately 15 – 20 employees would be serving weddings. The dimensions of the tent are 48’ X 88’. **No generators, fixed or portable, will be provided to any event at** **the tent.**

Event Tent is located on a level lawn area adjacent to the Spa. Wedding guests arrive via Mayflower’s main entry on Route 47 and are directed to the circle in front of the Spa. From there they follow a footpath across the lawn to the tent. The Application is submitted in the belief that the Event Tent structure itsel has previously been approved by the Commission and is not subject to further review in the instant Application, which focuses on the addition of live music at weddings, because the Special Permit Modification Application submitted in November 2018 was not clear about whether generators would be used at events and the character and level of live music at weddings.

Tented functions are all staffed and catered by Mayflower employees.

**Special Permit Standards**

**13.1.C.1** The proposed use is permitted by Special Permit in the R-1 District under Section

4.4.1. Appendix C – Village Centers Information to the 2014 Plan of Comprehensive Development includes Mayflower Inn & Spa among the “architecturally significant homes and other structure” near the Washington Green, thereby recognizing its contribution to the Green’s character, and states that “[m]aintaining this character is an important future objective…”

Mayflower must compete with a host of other venues for premier wedding events. It is an undisputed fact that Mayflower has sponsored wedding events with amplified, live music for decades from locations on the property, other than the location of the Event Tent, that have not educed concerns from neighbors about loud music. Provided that Mayflower can demonstrate to the satisfaction of the Commission that live, amplified music from the Event Tent can be satisfactorily attenuated by measures that will be discussed in detail below, Mayflower believes that the greater Washington community will also enjoy the benefits of increased local employment and local business patronage if Mayflower is permitted to compete for this important market segment.

**13.1.C.2** The characteristic residential scale of buildings and grounds at Mayflower was created

 by Robert Mnuchin to achieve an environment that is consistent with the neighborhood

 Washington in general. With the same objective, the proposed Event Tent is set low on

 the property, on a level section of lawn adjacent to the Spa. The tent’s peak reaches

 to the eave of the Spa.

 The nearest residence not owned by Mayflower if 450’ away. This is the same

 separation distance from the Shakespeare Garden, where may recent functions have

 sited, to the nearest residence.

**13.1.C.3** No change has occurred to the interior driveway access system of Mayflower since its

 November 20th, 2019 Special Permit Modification Application.

**13.1.C.4** No change is proposed to the present access configuration for Mayflower on State

 Highway #47, which is used to enter the Inn. The Event Tent is an alternative venue,

 not a new use or activity that could alter traffic.

 Historically, parking for tented functions at Mayflower has been accommodated

 comfortably by a combination of existing spaces and valet parking, where cars can be

 stacked and retrieved on demand for outside guests. Mayflower will continue this

 practice and has installed 6 additional spaces near the Spa to insure that guests are properly served and public roadways are not adversely impacted.

 Based on this past season’s events, parking needed for the Event Tent is the

 combination of 29 valet spaces and the 6 spaces added in 2020 for a total of 35

 spaces. Although the precise use is not listed in Section 15.2, it seems closest to an

 *eating and drinking establishment* which requires parking in the range of 6-11 spaces

 per 1000sf. Measured against the gross area of 7,700sf of the Event Tent, 35 spaces

 equates to approximately 9’5 spaces [er 1000sf, comfortably within that range.

**13.1.C.5** In 2003, the Zoning Commission determined that 116 and 118 Woodbury Road are

 merged for zoning purposes because a) they are contiguous with a common lot

 boundary; b) they have the same ultimate ownership; and c) they have commingled

 uses. This interpretation was acknowledged as correct by the Commission with

 respect to the Mayflower’s November 2019 Special Permit Modification Application.

 The combined properties total 45.922 acres and proposed lot coverage is 8.797%.

**13.1.C.6** Substantial landscape screening is already in place since the construction of the Spa

 and no additional screening is proposed.

**13.1.C.7** AH Howland’s 2019 civil engineering proposal for the Event Tent incorporated

 measures that have adequately controlled sedimentation, erosion, run-off and drainage,

 short and long term. No activities have been conducted within the 100’ buffer from

 wetlands soils, nor were there any material changes to topography, surrounding

 vegetation or drainage and no new activities are proposed.

**13.1.C.8** Mayflower will not be hosting activities that risk “fumes, odors, bright lights, glare,

 visual obstructions, vibrations, or other nuisance conditions, including excessive

 noise. However, wedding guests will be providing live music during receptions. With a

 toward addressing concerns that have been raised by neighbors and the First Selectman,

 Mayflower has done the following:

1. Wedding contracts state that sound level of music provided during receptions must comply with local regulations and ordinances and otherwise be under the ultimate control of Mayflower;
2. Sound levels during daylight hours will not exceed 55 dBs at the property lines until 10 p.m. and 45 dBs from 10 until 10:30 p.m., when events must conclude;
3. Engaged the professional services of Brooks Acoustics Corporation, Vernon, CT and

Powerstation, LLC, Cheshire, CT to design and implement sound mitigation designs

to assure that wedding reception live music will not exceed these thresholds. Copies

of the proposals from these firms are attached hereto as Exhibits A and B, respectively. Representatives from both firms will attend the public hearing for the

Application to discuss their designs and efficacy and answers questions from the

Commission and public.

Exterior lighting continues Mayflower’s approach of using low wattage “mushroom” style path lights where necessary to get to and from the tent, and low wattage festoons over the open terrace.

**13.1.C.9** No blasting or earth removal is proposed.

**Standards Specific to the Use**

**13.9** Mayflower conforms to applicable sections of the Public Health Code of the State of

 Connecticut and Health Department approval has previously been granted for the Event

 Tent, including a plating station.

**13.9.A** The present Mayflower property of +/- 46 acres exceeds the minimum requirement of

 5 acres.

**13.9.B** The present Mayflower property has street frontage of 670’ on State Highway #47,

 exceeding the minimum requirement of 500’.

**13.9.C** The Event Tent is approximately 350’ from the nearest lot not owned by it. It is

 approximately 150’ from #35 Wykeham Road which Mayflower owns.

**13.9.4** The Event Tent conforms to the required set backs.