January 10, 2020

VIA Email and Hand Delivery
Planning and Zoning Commission
77 Main Street
New Canaan, CT 06840

Re: Waveny Health Care and New Canaan Historical Society
65 and 73 Oenoke Ridge Applications

Dear Commission Members:

As discussed on the December 17, 2019 meeting, and requested by the Commission we submit the following materials for further review and discussion on January 22, 2020.

3. Lantz-Boggio updated building floor plans, elevations, and an enlarged detail section
4. McCord engineering site plans and drainage reports will be delivered under separate cover directly from McCord engineering.
5. Copies of the December 10, 1977 and January 10, 1978 Planning and Zoning Commission Minutes discussion and approval of the New Canaan Inn site. The Commission in their approval determined that the elderly facility will be in harmony with and not contrary to the orderly development of the district and in which it is located and will promote the welfare of the town. (These minutes were also submitted by the Town Planner at the December 17, 2019 meeting). Please note the highlighted discussion of the 40 bed New Canaan Inn site as appropriate for elderly housing, elderly housing was needed and based on the surrounding inns, churches, Historical Society and Condos and at the time a single-family yellow house, the site would not adversely affect any of the neighboring properties. You will note in the highlighted text Harlan Anderson and Louise Anderson, long time New Canaan residents, specifically noted the importance of elderly housing and a location close to town and their final comment when asked if the future building was designed for further expansion and their answer was “No”, they could only hope they might do another somewhere else in Town”. Additionally, we note that the Commission accepted that
this was consistent with the other uses in the neighborhood, that traffic associated
with this type of housing was low and in fact less parking would be needed in that
respect. We also call the attention of the Commission to the Appraiser at the time,
George Hanes (page 252), who indicated that based on the other uses of the area, The
New Canaan Inn would have no detrimental impact to the value of other properties.
While we accept the fact that this report was done in the late 1970s, we do note that
the neighborhood has not changed with respect to uses and the locations of
neighboring institutional and residential properties. What is of course different in the
minutes is the support from St. Marks Church and the neighboring residential
properties at the time. Specifically of the fact that the yellow house, who’s owner is
now the New Canaan Historical Society, was in favor of the project.

6. Zoning Board of Appeals February 14, 1978 minutes allowing for additional coverage
and parking relief. You will note the discussion that the project is in harmony with the
neighborhood and testimony that “having a well-balanced community, one that
provides essential services and facilities for all segments of its population, makes the
community more desirable and therefore promotes the welfare of the town.”

We will submit the updated survey and SHOZ next week. We will be prepared to present the
above and answer any additional questions on the 22nd of January.

Very truly yours,

[Signature]

David J. Rucci

CC: Attorney Stephen Finn via email only
     Attorney Joel Green via email only