

Oenoke Ridge Neighbors' Association

Preserve New Canaan

Presentation to New Canaan Planning and Zoning Commission (the “P&Z”) regarding Permit Application (the “Permit Application”) by Waveny Care Life Networks, Inc., Waveny Care Center Health Services, Inc. and the New Canaan Historical Society, Inc. at a hearing scheduled for November 19, 2019

Overview

- The Oenoke Ridge Neighbors' Association (the "ORNA") hereby requests that the New Canaan P&Z reject the Permit Application based upon the following grounds that are highlighted and summarized herein
 - The Permit Application is opposed by nearly all of the surrounding neighbors including St. Mark's Church, the Oenoke Association at Heritage Hills, the New Canaan Preservation Alliance and the surrounding neighbors on Oenoke Ridge and adjacent streets. The Application is also opposed by the community at large as evidenced by the signatories and comments to an online petition, articles in local papers, written submissions to the P&Z and speeches tonight.
 - ❖ The New Canaan Historical Society and St. Michael's Church are neighbors of the proposed development, but their support of the Permit Application disqualifies them as supporting neighbors since both organizations have agreements to be paid by Waveny in the event that the Permit Application is approved. They are further conflicted since they will have a significant ongoing financial interest in the development.

Overview (cont'd)

- The planned development's size, scope, height and architectural character are obtrusive for the surrounding neighborhood and inconsistent with the surrounding historic district.
- The development will cause traffic congestion, drainage issues and property devaluation negatively impacting and impairing the surrounding neighbors as will be highlighted by ORNA experts.
- The development violates the Town planning guidelines to be observed by the P&Z as outlined in the Town POCD and Village District Design Guidelines. Approval of the Permit Application would be inconsistent with the recent P&Z rejection of the Glazer housing proposal at the Roger Sherman Inn.

ORNA Submissions

- Ten of the surrounding single-family properties of the proposed development are ORNA members.
- In addition, The Oenoke Association is a member of ORNA representing approximately 165 housing units, 130 property owners and 250 residents of voting age in Heritage Hills.
 - The ORNA property owners comprise nearly all of the surrounding homes of the proposed development running down Oenoke Ridge (including residents on Oenoke Lane) and then to the east with the residents of the Oenoke Association at Heritage Hills.
 - The ORNA is represented by Joel Green, Esq of Green & Gross PC.

ORNA Submissions (cont'd)

- ❖ Objections in opposition to the Permit Application by owners representing more than 70% of the properties within 500' of 65 and 73 Oenoke Ridge, including the Oenoke Association and St. Mark's Church. Such neighbors constitute more than the 20% of the area of the lots affected by the proposed Permit Application within 500 feet in all directions of the property included in the proposed change thereby requiring a two-thirds vote of all P&Z members in order to approve the Permit Application.
- ❖ Signatures from more than **1,400** New Canaan residents and concerned members of the community to an online and written petition in opposition to the Permit Application.

Wrong Location

- The Waveny project is objectionable due to its location, size, scale, height, and architectural design situated on a small slice of land neighboring the Historic District and God's Acre, across from St. Mark's and the Great Lawn and towering over its neighbors on Oenoke Ridge and the Oenoke Association at Heritage Hills.
 - The current lots are within the Town's one-half acre zoning.
 - As Waveny's attorney stated at its preapplication meeting with the P&Z in July 2019, current zoning laws would not permit this development absent a special permit or overlay zone.
 - The proposed project is totally inappropriate and will detract from the look and feel of New Canaan in a location that is particularly representative of our village charm, open spaces and history.
 - The proposed development will impair the image of New Canaan to incoming visitors since Oenoke Ridge acts as a Gateway to New Canaan.

Size and Mass of the Proposed Development

- The project is approximately 3-4 stories and in excess of 135,000 sq. ft.
- The project is approximately 2 city blocks long.
- The project would be the third largest building in New Canaan, only the High School and Saxe Middle School would be larger. The project would be approximately:
 - **7.1x larger than Waveny house.**
 - **4.2x larger than Town Hall.**
 - **1.5x larger than the Waveny facility on Farm Road.**
 - **5x larger than the New Canaan Inn.**
 - **1.6x larger than the New Canaan Y.**
 - **1.4x the length of the high school football field.**

Size and Mass (cont'd)

- The proposed building occupies nearly the entire proposed combined parcels, eliminating almost all of the open space bordering the historic district and would require the elimination of more than 30 mature trees
- The proposed amenities reveal the mass of the project. Despite the purported claim that facility residents will use the downtown area, the complex is a massive self-contained housing unit whereby residents will have no need to leave the facility. In addition, walking access to and from the downtown area is stymied by the steep hill incline of Oenoke Ridge. The steep hill incline was noted by P&Z members in their rejection of the Roger Sherman application.

Size and Mass of the Proposed Development (cont'd)

- The oversized, massive commercial development includes the following amenities (as presented by Waveny in the Permit Application and Town meetings):

- 120-seat movie theater
- Swimming pool
- Locker Room
- Gym
- Fitness Studio
- Exam Rooms
- Emergency Department
- Discovery Room
- Television Room
- Living Room
- ✓ Coat Check
- ✓ Bistro
- ✓ Café
- ✓ Private Dining Room
- ✓ Main Dining Room
- ✓ Outdoor Dining area
- ✓ Commercial Kitchen
- ✓ Wine Cellar
- ✓ Game Room
- Multiple Salons & Hair Treatment Rooms
- Work Room
- 1,000 sq. ft. Staff Lounge
- 4,000 sq. ft. Resident Storage
- 9 Public use Restrooms
- Back-of-House Commercial Laundry
- 87 underground parking spaces
- Air condenser units located on the roof
- Multiple generators

Latest updates: Waveny submitted yet another update on November 14th

- The overwhelming majority of the building is 50-55 feet high (Wings B & C)
- The West side has been reduced by ~4 feet for a small portion of the building (Wing A) in an attempt to sway the P&Z that the views along Oenoke Ridge and Oenoke Lane would not be obtrusive, despite the clear mass of the building being 50-55 feet high
- Drawings omit the height of the East frontage (Wing D) which would loom high above Heritage Hills



Latest updates - continued

- Renderings attempt to persuade the viewer that the 50-55' height of the mass of the building would not be visible from Oenoke Ridge and Oenoke Lane
- Despite the building being 38 feet high on this side (West) end, the “8-10 foot new trees” cited by Waveny’s representatives at last month’s P&Z miraculously reach the peak of the roof pitch.
- The “35 foot set back” proposed in the overlay zone appears to be much further in the distance



Preserve New Canaan

Reminder: this is a partial view of what the proposed building would look like



Height and Viewshed

- The height of the proposed complex is significantly taller than the existing community of historic homes and would significantly impair the viewshed of the neighboring properties.
 - The surrounding houses are only 1.5-2 stories in height many of which are in the historic district compared to the proposed 3-4 stories plus roof pitch of the proposed development.
 - The Oenoke Association Heritage Hills apartments are approximately 30 feet below grade of the complex. At the eastern side bordering Heritage Hills, the complex is a full 4 stories, 5 plus roof pitch that will loom over the apartments, block afternoon sunlight and negatively impact property values.

Height Comparison and Loom Factor

- Despite Waveny's claim that the height is consistent with the neighborhood, every section is significantly higher than the surrounding homes, and in multiple cases the structure is more than 2x as high as surrounding homes
- Previous drawings indicated the East side would be 50 feet high, which would tower over the Heritage Hill residents who live ~30 feet below
- The building would tower over the existing 15'-25' Historical Society buildings that would sit directly under the south end and prominently visible from God's Acre
- The Waveny housing proposal would sit on the highest point of this area, above all neighbors
- The 8'-10' trees Waveny plans to plant will do nothing to mask this loom for decades, if ever

Property		Premium to CCRC (%)		
		Wing A	Wing B	Wing C
Waveny housing proposal		38	50	55
7 Oenoke Lane	27	41%	85%	104%
21 Oenoke Lane	25	52%	100%	120%
20 Oenoke Lane	30	27%	67%	83%
24 Oenoke Ridge	21	81%	138%	162%
40 Oenoke Ridge	36	6%	39%	53%
65 Oenoke Ridge	29	31%	72%	90%
90 Oenoke Ridge	28	36%	79%	96%
10 Gerish Lane	27	41%	85%	104%
Average Residence	28	36%	79%	97%

The proposed SHOZ amounts to Spot zoning and is one of many claims that would expose New Canaan to serious legal challenges

- Proposed Paragraph 5.10 is obviously tailored precisely and exclusively to the building Waveny has designed for this specific plot of land
- The beneficiary of this special legislation which has been narrowly tailored could only be Waveny
- These characteristics of the self-created and defined SHOZ satisfies the definition of “spot” zoning which has been recognized as discriminatory land management and rejected multiple times by Connecticut state courts (see *Campion v. Board of Alderman*, 85 Conn. App. 820, 849 n.21 (2004))
- **Adopting restrictive and exclusionary special legislation that benefits only one party would open New Canaan up to multiple avenues of serious and expensive litigation**

Approval would contradict the P&Z decision to reject the Glazer Development Proposal at the Roger Sherman Inn

- Just a few years ago, the P&Z rejected a much smaller proposed development attempting to use an overlay zone at the Roger Sherman Inn which is close to the proposed Waveny project on Oenoke Ridge.
- As part of the Roger Sherman hearings, it was noted that the POCD states that the Town should maintain the open feeling of the larger lots and states that higher density housing is only appropriate near town and should be discouraged outside of town.
- *The Roger Sherman decision is directly on point and should serve as guiding precedent for the rejection of the Permit Application.*

Roger Sherman Inn (cont'd)

- The P&Z noted in the Roger Sherman hearings that Oenoke Ridge is the gateway to New Canaan and a development of the size proposed (which was much smaller than the Waveny proposal) would impair visitors' impressions of New Canaan. Here are some quotes from P&Z members from the Roger Sherman hearings:
 - “It seems like a lot of product on a small amount of space. The design seems nice but it’s still a very intensive use of a prominent parcel of land in town on a major highway, an entry into town.” **John Kriz**
 - “We have M2 [Merritt Village] project coming along that will provide similar housing. We have zones that provide space for this kind of thing. Seniors want to live in town, but you do not want to hike the [Oenoke Ridge] hill two or three times a day. That’s not really walking.” **Elizabeth DeLuca**
 - I have concerns that if we continue to extend cluster housing, which is a term I don’t like, do we continue to allow non-single family housing to push its way outward [from town]? I am worried that it could potentially set a precedent that other developers could use...” **John Goodwin**

The Plan of Conservation & Development (the “POCD”)

- The Preamble of the Zoning Regulations states that the P&Z is required to give careful consideration to the implementation of the POCD.
- Section 3A of the POCD states that the physical character and appearance of New Canaan has been a significant factor in attracting people to New Canaan including preserved open spaces and parks, low intensity uses, historic buildings, mature trees and scenic views. The POCD states that high density housing is only appropriate near town and should in fact be discouraged outside of town.
 - The open space of the Great Lawn and the surrounding historic homes are exactly the types of areas the POCD was intended to preserve from the type of development being proposed. The proposed development is in fact the total opposite of what the POCD directs the P&Z to do in considering Special Permits, zoning changes or overlay zones.
 - The proposed development significantly exceeds the current zoning coverage and is not permitted under current zoning regulations absent a special permit or overlay zone.

POCD (continued)

- Section 4 of the POCD explains the importance of maintaining a “Gateway” to New Canaan in community design and “place-making”.
 - The P&Z commissioners noted in their rejection of the Glazer project at the Roger Sherman Inn that dense housing on Oenoke Ridge would negatively impact a visitor’s impression of New Canaan since Oenoke Ridge serves as a gateway to New Canaan.

POCD (continued)

- Section 5 of the POCD, entitled “Protect Residential Neighborhoods”, notes the following:
 - Institutional uses in residential zones must be an appropriate scale and intensity for the location.
 - The POCD states that with respect to institutional creep within residential zones “since there are no additional standards or provisions related to these uses, they are subject to the same dimensional standards as have been established for residential uses within the zoning district.”
 - The POCD states “As part of any application for establishment of such uses (or expansion of existing uses), the Planning and Zoning Commission should seek to minimize and/or manage the encroachment or impact of institutional and other uses currently allowed in residential zones on neighboring properties (noise, lighting, drainage, etc.)”
 - Due to the location, size, scale and design of the proposed development, the Permit Application is an unacceptable encroachment and violates the tests set forth in the POCD for P&Z action.

The Village District Design Guidelines

- The POCD refers to the Village District Design Guidelines as a supplement to the POCD.
- Section 3.0 of the Village District Design Guidelines states “In general, the placement of new development should be aesthetically pleasing and fit in contextually with the historic buildings in and near the Village District. Particular consideration should be given to the impacts any new development or redevelopment might have if adjacent to or in close proximity to the Historic District. New development, or renovation and additions, should reflect these principals by enhancing Village district streetscapes...”
- The Permit Application does not fit in contextually with the surrounding historic buildings (including the adjacent Historical Society) which are adjacent to the proposed development.

Village Design Guidelines Should Protect the Historic District from this Type of Development

- As the P&Z has noted in prior hearings, property owners who comply with zoning regulations (as well as historic district regulations) must have faith that the zoning regulations will be uniformly enforced. Residents of the adjacent Historic District who have absorbed the additional costs of regulation, including planning, construction and burdensome regulatory review, should also be protected from the negative impact of the proposed development on the New England character of the surrounding neighborhood.
 - The adjacent historic district is subject to extensive regulation regarding any construction with the intent to preserve the historic character of New Canaan. Most district homes date from the 1800s and early 1900s. In order to comply with the zoning and historic commission regulations, homeowner renovations typically cost more than typical unregulated homes.
 - Considering the additional cost of home ownership in the Historic District, the P&Z should carefully consider the impact of the proposed development which negatively impacts the historic New England character of the neighboring properties.

Lighting Study

- The POCD mandates that the P&Z consider the impact on residential zones of lighting, drainage and noise.
 - Waveny has provided a very limited and inadequate one-page lighting rendering as part of their Permit Application that merely shows examples of the three types of light fixtures proposed to be used but does not specify the location, number, intensity or impact of the lighting scheme.
 - It is fair to assume that the lighting requirements for a massive senior living facility will be akin to an airport terminal *undermining the tranquility of the Great Lawn and the surrounding neighborhood and homes*. The current lighting surrounding the New Canaan Inn and driveway is already intrusive, and the required lighting of a 135,00 sq. ft. senior living facility would overwhelm the tranquility of the neighborhood.
 - Since the Permit Application fails to provide adequate information regarding lighting, the P&Z cannot fully assess the impact on surrounding neighbors thereby rendering the Permit Application insufficient and inadequate.

Neighbor Objections

- Neighbors' Objections: When originally proposed to the P&Z in July 2019, the Chairman of the P&Z noted that the site may be attractive if there are no surrounding neighbors impacted by the development other than the Historical Society. This is simply not the case since the ORNA comprises nearly all of the surrounding homes commencing at Hampton Lane, running down Oenoke Ridge (including residents on Oenoke Lane and Gerrish Lane) and then to the east with the residents of the Oenoke Association at Heritage Hills. The traffic, engineering and appraisal studies submitted by the ORNA support the ORNA's assertion of the negative impact on their properties and neighborhood.
 - It is the ORNA's understanding that this at least the third attempt by Waveny to force this development upon similar neighborhoods within New Canaan. At some point, it should become clear that there is an issue with the development siting plan, rather than the neighbors.

Opposition Differs from Prior Applications

- Unlike other proposals that have come before the P&Z (notably Merritt Village), the impacted church, St. Mark's, has taken a definitive position in opposition to the proposed Waveny development.
 - *St. A's did not take a position* and remained neutral regarding Merritt Village application.
 - *St. Mark's who donated the original land now used for the New Canaan Inn, stated in their letter, "Concluding that the proposed project would permanently and meaningfully interfere with our campus and impede St Mark's ministry, the Vestry voted to not support it."*
- In both the Merritt Village and the Roger Sherman Inn applications, there were numerous impacted neighbors who voiced support for the applications. In the current Waveny Application, the surrounding and impacted neighbors are nearly unanimous in their opposition to the Waveny Application.
 - The New Canaan Historical Society and St. Michael's Church are neighbors of the proposed development, but their support of the Permit Application disqualifies them as supporting neighbors since both organizations have agreements to be paid by Waveny in the event that the Permit Application is approved. They are further conflicted since they will have a significant ongoing financial interest in the development.

The New Canaan Preservation Alliance Opposition

- The New Canaan Preservation Alliance, one of New Canaan’s strongest voices for the preservation of New Canaan’s history and charm, has submitted a letter to the P&Z in opposition to the Waveny proposal stating:
 - “The proposed Waveny CCRC is simply too massive for the site, and the three story, block-long building will *loom over the Historic District* and destroy its rural historic character and sense of “place”. Visualize the exterior lighting at night, and how the building will look in the day with new landscaping after most of the mature trees are cut down for construction. It will dominate the view looking north from God’s Acre, and simply over-power the Historical Society campus and St. Michael’s Church. The view looking south from St. Mark’s Great Lawn, which, incidentally, was designed to merge with the rural aspect of the Historical Society buildings, will now be interrupted by the block long façade of a faux-colonial style monstrosity.”
 - “The NCPA, while recognizing the need for more senior housing, believes the approval to permit construction of the Waveny CCRC at the Oenoke site by the New Canaan Planning & Zoning Commission **would totally undermine the protection and guarantees that the Town’s zoning regulations** afford homeowners when they purchase a home in a single family zone. The Waveny application is not a hardship for which a special zoning variance could be justified and granted.”

Widespread Community Opposition

- The ORNA is submitting signatures to its petition in opposition to the Waveny development. More than **1,400** New Canaan residents, concerned citizens, tax payers and voters have signed the petition either in person or online. A review of the signatories reveals that the opposition is **not** concentrated in a few neighbors who Waveny has attempted to label as NIMBY. Instead, the signatories are from a **wide distribution of addresses throughout New Canaan and include some of New Canaan's leading senior citizens.**
- A sampling of comments posted online and in a letter to the New Canaanite:
 - “We are sympathetic to the need for senior housing in New Canaan but this is not the right location for such a development. It is not compatible with the surrounding historic, residential and sacred aesthetic.” **Marianne Buchanan**
 - “I’m signing because this type of development simply does not fit in the historic town center of New Canaan. It will ruin the aesthetic of the town, and completely disrupt the flow of traffic.” **Derek Case**
 - “This proposal is enormously inappropriate for the location. It would change the character and nature of the surrounding area including the Historic District forever. If this type of retirement housing for the affluent elderly is needed it should be done at a different location. Even a scaled down version would be destructive. Just say NO!” **Michael Gregorio**

Widespread Community Opposition (cont'd)

- As a lifelong resident of this community, whose father was the founding president of Waveny Care Center and whose mother proposed the first plan for assisted living to the town of New Canaan back in the 80's, concern for our aging citizens and their quality of life is in my blood. In the past I've served on Waveny Care Center's Board of Directors and I am currently on the Advisory Board to Staying Put in New Canaan. I am in full support of a plan to create housing for seniors, particularly if it offers graduated levels of care, but I am not in support of the proposed plan that would be located at 65 Oenoke Ridge Road. As the gateway into and out of downtown, the campus that exists between and around the Historical Society, St. Michael's and St. Mark's would not just be compromised, but destroyed. By allowing the proposed facility to be built at 65 Oenoke Ridge, we'd be breaking the rare and beautiful boundary that distinguishes downtown from out of town. New Canaan is a village. Please don't let it sprawl into this historic, peaceful area. Please don't rewrite the rules to allow this. [Gigi Priebe](#)
- No change in zoning should be approved. This is an inappropriate choice of a location for the proposed development. If there is sufficient need for such a development, it would be better placed near the core of the town, on a flat parcel, with easy access to the downtown and its amenities—shops, library, theater, restaurants— and the transportation hub. The Schoolhouse parking lot is one possible location. Pine Street is another. And the design, mass and scope of the facility should be consistent with the character of the town utilizing the multitude of amenities that already exist here not building more. [Robin Beckett](#)

Widespread Community Opposition (cont'd)

- “I'm signing because I don't think this type of building belongs in this spot.” [Mary Kranzlin](#)
- “why so close to town and not further up north - the traffic is already worse than in NYC - especially where we live on Heritage Hill - EVERYBODY speeds and endangers the life of a street where mostly seniors live in about 140 condos - stop this nonsense.” [Brigitte & Fred Campano](#)
- “This is just all wrong, in every possible way: size, location, target (i.e., very wealthy) audience. I want to know if other sites were considered for this oversized building project. It is hard to imagine that Oenoke Ridge is the only possible location. Also, the expected buy-in cost will price out many town residents anyway. Heartfelt thanks to the creators of this website! You obviously love New Canaan as much as I do!” [Eloise Killeffer](#)
- “This is an overbuilt facility. In the wrong place given St. Mark's Great Lawn, New Canaan's Historic District- the northern gateway to our small town. I have confidence the Waveny network can find an alternate and more suitable location for this important facility.” [Terry Spring](#)

Widespread Community Opposition (cont'd)

- As a member of the New Canaan Historical Society, I object strongly to the visual impact the proposed center will have on the campus of the Historical Society. As a member of St. Mark's Episcopal Church, I do not want a huge housing complex looming over the Great Lawn." [Skip Hobbs](#)
- Do the citizens need to repeat, again and again, that another unsightly large edifice detracts from the "next station to heaven", not enhances our town? We will get to that "station" soon enough, let us not place it at this venue. [Mimi Dickerson](#)
- My wife and I believe that New Canaan is the most beautiful quintessential New England "village" we've ever seen, and we have had the good fortune of living here for the past 20 years. The number one concern for us, and I am sure for everyone who has chosen to live here, is the **preservation** of New Canaan's special character and charm. The proposed residence, while noble in purpose, and worthy of pursuit, strikes at the very core of New Canaan's character in three critical ways:
 - By placing a full service residence in the very gateway to New Canaan's historical center, next to the Historical Society and in the midst of God's acre
 - By producing a design of such grand scale that it dwarfs the existing neighborhood homes, churches, and surrounding open grounds.
 - By adding substantial strain to the limited surrounding infrastructure that is not designed to handle another 71 residences, and adding to the density to our downtown that has noticeably increased in recent years. [Bob and Benne Drunckenmiller](#)

Widespread Community Opposition (cont'd)

- First, let me thank you for taking the time to read my concerns regarding the Waveny LifeCare Network proposal for 65-73 Oenoke Ridge. I am a neighbor that lives in Oenoke Association Condos, and I have several concerns about the project. I think it is fair to say that most people support the idea of some sort of **affordable** senior housing in New Canaan. I have lived in this town over 25 years and know this has been a topic for as many years as I have lived here. That being said, the proposed project is misplaced at the current proposed location and with a \$800k buy-in and at least \$4k a month in fees, in my opinion does not support the concept of "affordable" senior housing. The size and scope of the building is just too large for the plot of land being considered (although Waveny has been saying that it is on a 3.5 acre parcel, the reality is the new construction will be on a 1.5 acre parcel, the remaining two acres of the campus is taken up by the New Canaan Inn so unless that New Canaan Inn is being torn down, it is disingenuous to include that land in the plans or marketing of this project)...

Neighbors at St Marks, Oenoke Association and other neighbors in the area are strongly opposed to the project. They represent a large group of people. Just Oenoke Association alone has 165 households. St Marks represents a large group of New Canaanites. I realize that St Michaels has said it supports the project as has the New Canaan Historical Society. However, I don't believe that NC Historical Society's support can be viewed as neutral since they are the sellers of the land (and therefore have a financial benefit to seeing this project go through) and have also said they need the \$ from this land sale for their operational budget. There is also speculation that the Historical Society will receive an annual payment from the operational profits of the facility - if that is indeed true, can they be considered objective at all? What other areas were considered for the project? If the answer was no, why? There needs to be more transparency in this site selection process. A 3-4 story high, 150,000 sq ft structure near Gods' Acre, one of the loveliest spots in New Canaan, will be forever changed with this looming structure. The view as you drive into town from Pound Ridge will look as if we have a Marriott and the town will lose its charm and quaint feeling. In addition, neighbors will be in a shadow of a 50-70 ft structure that is also built up on a ridge, so it will appear even larger (just look at how high Merritt Apartments are looking and picture that height on that small parcel of land. **I honestly don't see how this can even be considered. A couple of years ago, P&Z turned down the application of Roger Sherman to be knocked down and 8-12 houses being built on that lot saying the density would change the look of the town. Please be consistent and adhere to those same principles when reviewing this project and vote NO. Karin Stumpenhagen**

Widespread Community Opposition (cont'd)

- We would very much like to voice our vehement opposition to the proposed development project on Oenoke Ridge Road. We are new residents of New Canaan, as of last week. We purchased the home at 90 Oenoke Ridge Road this past August. After many years in Darien, we were very excited to move our family to New Canaan. Our children attend St. Luke's School (our oldest graduated in 2018) and we have increasingly felt our family life has been drawn to New Canaan. When the house at 90 Oenoke Ridge became available, we jumped at the opportunity. We have driven by this house, and this area often on the way to drop our children at school. We have long admired the classic New England charm of this part of town and when the chance to own a home here became available, we moved quickly to purchase the home. The week we have spent here unpacking and settling in, we have come to appreciate how truly idyllic this part of town is. You can imagine our surprise and disappointment when we learned this week of the proposed project almost directly across the street from us. The scale of this project is almost hard to comprehend. The fact that New Canaan would consider this development, in a historic district of town, is truly upsetting. A very large part of why we were so enthusiastic to buy our home is the beautiful and historic location it occupies in town. We feel that if this development were to proceed, it would damage what makes New Canaan so special. We moved to New Canaan, after over 20 years in Darien. In large part, what we love about New Canaan is the classic New England village feel, which is increasingly hard to find in surrounding towns.

A huge project such as the one proposed, would certainly benefit from a larger space in town. We sincerely hope that the Planning and Zoning Commission will reconsider the location of this project. [Paul and Karen Stamoulis](#)

No Neighbor Input in Planning

- Waveny made several unkept promises that it would not proceed with the development without the cooperation and approval of neighbors. In December 2018, The Waveny CEO stated,
 - “The expectation is we will go, before choosing, to meet with the town and go over and meet with neighbors to make sure they can support what we are thinking about doing. So this is not something where we will design it and lay it out and close on the land and then go to [Planning & Zoning] to push it through. This is something where we are going to be inclusive of all the community and give everyone an opportunity to look at it, talk about it, neighbors, look at plans and drawings and make sure before go to P&Z to have input and support to do what we want to do and what we believe is the need for the area.”
 - *The Waveny CEO further stated to a group of realtors that it would not proceed with its development if neighbors expressed opposition.*
- Waveny represented that it made a presentation to its neighbors at the New Canaan Library in August but failed to notify any of the surrounding neighbors except one.
 - Despite representations that it has attempted to act as a good neighbor, Waveny failed to inform its prospective neighbors of its impending plans over the two-year planning period of the development.
 - Waveny did not include any prospective neighbors in its focus planning groups.
 - Waveny conducted a flawed traffic study during the slowest periods of July and October and then misrepresented in a presentation that the study was conducted during the school year in May.
 - *Waveny has continued to press its Permit Application despite the objections of nearly all of the surrounding neighbors, St. Mark’s Church and the Oenoke Association at Heritage Hills.*

Waveny has Ignored Community Wide Opposition

- Waveny has embarked on a sweeping community wide sales pitch in an attempt to garner support but have left out the people most impacted by the development. The Waveny sales pitch has been met with consistent opposition:
 - Waveny was invited to present at the Library, the Oenoke Association at Heritage Hills, the New Canaan Men's Club and other organizations and has consistently been met with severe opposition *from the senior citizen residents* of the Oenoke Association.
- The online petition in opposition to the Petition has been signed by more than **1,400** residents.
- Numerous residents, including senior citizens have written directly to the P&Z, the New Canaan Advertiser and the New Canaanite expressing their opposition.

Exhibits and Appendices

1. Objections in opposition to the Permit Application by owners representing approximately 70% of the properties within 500' of 65 and 73 Oenoke Ridge, including the Oenoke Association and St. Mark's Church. Such neighbors constitute more than the 20% of the area of the lots affected by the proposed Permit Application within 500 feet in all directions of the property included in the proposed change thereby requiring a two-thirds vote of all P&Z members in order to approve the Permit Application.
2. Online Petition Signatures (more than **1,400** signatures) and Comments
3. Letter to St Mark's congregation regarding Waveny Proposal
4. New Canaan Preservation League Letter to P&Z
5. Letters to P&Z (*not comprehensive*)
6. Letters to the New Canaanite

Appendix A: Members of the ORNA

Appendix A: Members of the ORNA

1. Oenoke Association, Inc., representing approximately 165 housing units, 130 property owners and 250 residents of voting age in Heritage Hills, 77 Heritage Hill Road, New Canaan, CT 06840
2. Joseph and Beth Bucciarelli: 7 Oenoke Lane, New Canaan, CT 06840
3. Deborah Green and Vivek Mohindra, 40 Oenoke Ridge, New Canaan, CT 06840
4. Lauren and William Frank, 20 Oenoke Lane, New Canaan, CT 06840
5. Josephine Gray, 139 Oenoke Ridge, New Canaan, CT 06840
6. Laura and Kenneth Saverin, 24 Oenoke Ridge, New Canaan, CT 06840
7. Katherine B. Mountcastle, 37 Oenoke Lane, New Canaan, CT 06840
8. Thomas and Dorothy Coughlin, 143 Oenoke Ridge, New Canaan, CT 06840
9. Robert and Benne Druckenmiller, 81 Oenoke Lane, New Canaan, CT 06840
10. Paul and Karen Stamoulis, 90 Oenoke Ridge, New Canaan, CT 06840
11. Chris and Emily Burns, 33 Gerrish Lane, New Canaan, CT 06840


To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Oenoke Association, Inc.
On behalf of the Oenoke Association, Inc
and the properties within the Association:

By: 
Name: James Stevens
Title: President, Board of Directors
Address: Oenoke Association, Inc.
121 Heritage Hill Road
New Canaan, CT 06840

James Stevens

Nancy Reda

Laurie Balestrino

Linda Carles

Michael Clarner

Tomas Chadwick

Sandy Gallagher

Darcy Jones

Karin Stumpenhagen

BOARD MEMBERS

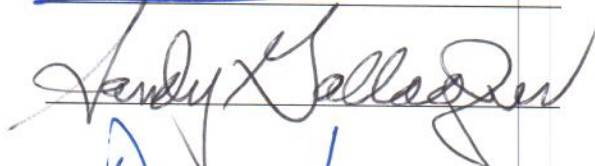


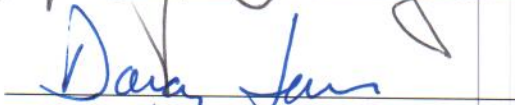












To: New Canaan Planning and Zoning Commission (the "P&Z")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

St. Mark's Parish

By: Stanley A. Twardy, Jr.

Name: Stanley A. Twardy, Jr.

Title: Senior Warden

Address: 111 Oenoke Ridge
New Canaan, CT 06840

Beth Bucciarelli

Joseph L. Bucciarelli

Name: Beth and Joseph L. Bucciarelli
Address: 7 Oenoke Lane
New Canaan, CT 06840

Name: Lauren and William P. Frank
Address: 20 Oenoke Lane
New Canaan, CT 06840

Name: Deborah Green and Vivek
Mohindra
Address: 40 Oenoke Ridge
New Canaan, CT 06840

Name: Laura Saverin
Address: 24 Oenoke Ridge
New Canaan, CT 06840

Name: Josephine Gray
Address: 139 Oenoke Ridge
New Canaan, CT 06840

Name: Beth and Joseph L. Bucciarelli
Address: 7 Oenoke Lane
New Canaan, CT 06840



Name: Lauren and William P. Frank
Address: 20 Oenoke Lane
New Canaan, CT 06840

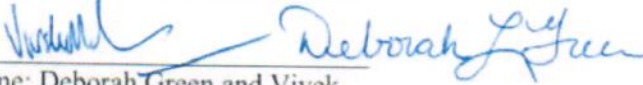
Name: Deborah Green and Vivek
Mohindra
Address: 40 Oenoke Ridge
New Canaan, CT 06840

Name: Laura Saverin
Address: 24 Oenoke Ridge
New Canaan, CT 06840

Name: Josephine Gray
Address: 139 Oenoke Ridge
New Canaan, CT 06840

Name: Beth and Joseph L. Bucciarelli
Address: 7 Oenoke Lane
New Canaan, CT 06840

Name: Lauren and William P. Frank
Address: 20 Oenoke Lane
New Canaan, CT 06840


Name: Deborah Green and Vivek
Mohindra
Address: 40 Oenoke Ridge
New Canaan, CT 06840

Name: Laura Saverin
Address: 24 Oenoke Ridge
New Canaan, CT 06840

Name: Josephine Gray
Address: 139 Oenoke Ridge
New Canaan, CT 06840

Name: Joseph A. Bucciarelli
Address: PO Box 756
New Canaan, CT 06840

Name: Lauren and William P. Frank
Address: 20 Oenoke Lane
New Canaan, CT 06840

Name: Deborah Green and Vivek
Mohindra
Address: 40 Oenoke Ridge
New Canaan, CT 06840



Name: Laura Saverin
Address: 24 Oenoke Ridge
New Canaan, CT 06840

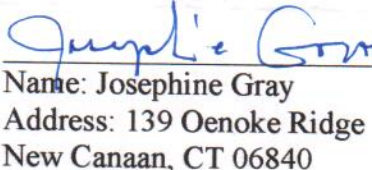
Name: Josephine Gray
Address: 139 Oenoke Ridge
New Canaan, CT 06840

Name: Joseph A. Bucciarelli
Address: PO Box 756
New Canaan, CT 06840

Name: Lauren and William P. Frank
Address: 20 Oenoke Lane
New Canaan, CT 06840

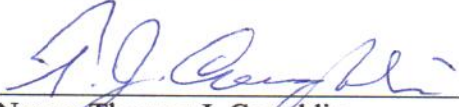
Name: Deborah Green and Vivek
Mohindra
Address: 40 Oenoke Ridge
New Canaan, CT 06840


Name: Laura Saverin
Address: 24 Oenoke Ridge
New Canaan, CT 06840


Name: Josephine Gray
Address: 139 Oenoke Ridge
New Canaan, CT 06840

Karen Stamonis Paul Stamonis
(Karen + Paul Stamonis)

Name: ~~Michael Minter~~
Address: 90 Oenoke Ridge
New Canaan, CT 06840

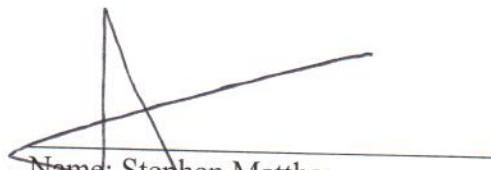

Name: Thomas J. Coughlin
Address: 143 Oenoke Ridge
New Canaan, CT 06840


Name: Dennis Manning Trustee
Address: 135 Oenoke Ridge
New Canaan, CT 06840

Name: Stephen Matthews
Address: 137 Oenoke Ridge
New Canaan, CT 06840

Name: Emily Nissley
Address: 24 Drummond Lane
New Canaan, CT 06840

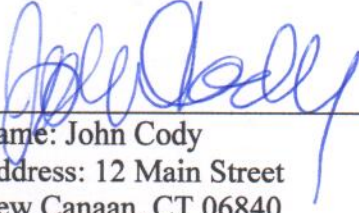
Name: Robert E. Mallozi
Address: 30 Oenoke Lane
New Canaan, CT 06840



Name: Stephen Matthews
Address: 137 Oenoke Ridge
New Canaan, CT 06840

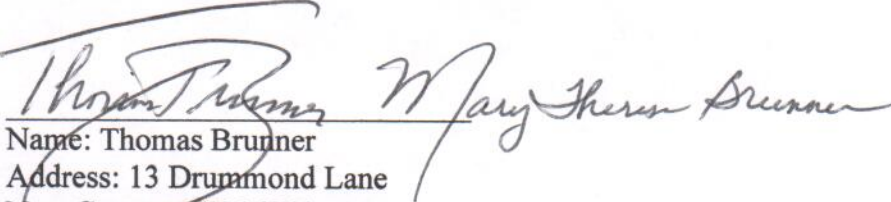
Theresa-M. Spring

NAME: THERESA-MARIE SPRING
24 GERRISH LANE
NEW CANAAN, CT 06840



Name: John Cody
Address: 12 Main Street
New Canaan, CT 06840

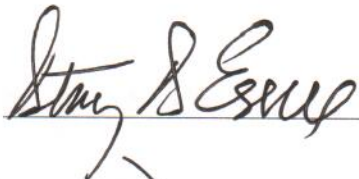
Name: Robert Landeck
Address: 12 Drummond Lane
New Canaan, CT 06840




Name: Thomas Brunner
Address: 13 Drummond Lane
New Canaan, CT 06840

Name: 4 Main Street LLC
Address: 16 Cross Street
New Canaan, CT 06840

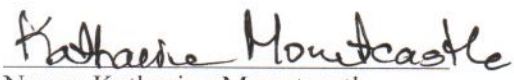
Name: John Callahan
Address: 50 Oenoke Lane
New Canaan, CT 06840





Name: Scott and Stacey Essex
Address: 21 Oenoke Lane
New Canaan, CT 06840

Name: Ryan Longfield
Address: 10 Gerrish Lane
New Canaan, CT 06840

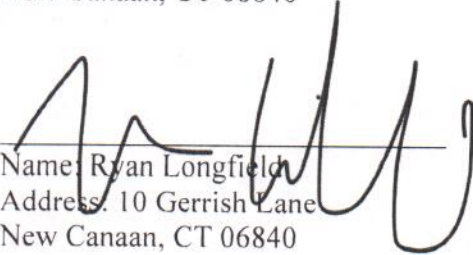


Name: Katherine Mountcastle
Address: 37 Oenoke Lane
New Canaan, CT 06840

Name: John Callahan
Address: 50 Oenoke Lane
New Canaan, CT 06840

Name: Scott and Stacey Essex
Address: 21 Oenoke Lane
New Canaan, CT 06840

Name: Ryan Longfield
Address: 10 Gerrish Lane
New Canaan, CT 06840



Name: Katherine Mountcastle
Address: 37 Oenoke Lane
New Canaan, CT 06840



ARMIJO JOEL A
38 GERRISH LA
NEW CANAAN, CT 06840

Deborah Armijo

DEBORAH ARMijo
38 Gerrish Lane
New Canaan, CT 06840

~~_____~~

~~Karen Stamoulis~~

Name: Paul and Karen Stamoulis
Address: 90 Oenoke Ridge
New Canaan, CT 06840

JOHN F. CALLAHAN.

CALLAHAN JOHN F
50 OENOKE LA
NEW CANAAN, CT 06840

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Thomas Hudson
Owner/Signature

Captain Jack LLC
Print Name

SEE ATTACHED
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Captain Jack LLC Properties

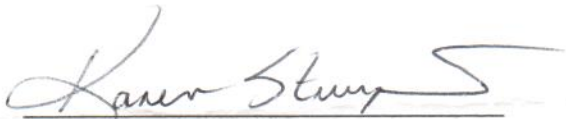
61 Heritage Hill Road, New Canaan, CT 06840
62B Heritage Hill Road, New Canaan, CT 06840
62C Heritage Hill Road, New Canaan, CT 06840
64C Heritage Hill Road, New Canaan, CT 06840
66A Heritage Hill Road, New Canaan, CT 06840
70B Heritage Hill Road, New Canaan, CT 06840
72B Heritage Hill Road, New Canaan, CT 06840
76B Heritage Hill Road, New Canaan, CT 06840
76D Heritage Hill Road, New Canaan, CT 06840
80A Heritage Hill Road, New Canaan, CT 06840
80C Heritage Hill Road, New Canaan, CT 06840
81C Heritage Hill Road, New Canaan, CT 06840
82B Heritage Hill Road, New Canaan, CT 06840
82D Heritage Hill Road, New Canaan, CT 06840
83A Heritage Hill Road, New Canaan, CT 06840
86 Heritage Hill Road, New Canaan, CT 06840
88A Heritage Hill Road, New Canaan, CT 06840
108B Heritage Hill Road, New Canaan, CT 06840
132C Heritage Hill Road, New Canaan, CT 06840
136B Heritage Hill Road, New Canaan, CT 06840
140B Heritage Hill Road, New Canaan, CT 06840
151A Heritage Hill Road, New Canaan, CT 06840
167A Heritage Hill Road, New Canaan, CT 06840

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Karen Stumpfen 58
Print Name
167-C Heritage Hill Rd
Address of Property Owned


Owner/Signature

RITA MARIE STONE 59
Print Name
63 HERITAGE HILL RD
Address of Property Owned


Owner/Signature

JAYNE DUTIL 60
Print Name
155 HERITAGE HILL RD. Apt. B
Address of Property Owned


Owner/Signature

JOAN B. Corles 61
Print Name
69 HERITAGE HILL RD.
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Mary Anne Case
Owner/Signature

MARY ANNE CASE 62
Print Name

114 A HERITAGE HILL RD
Address of Property Owned
OENOKE ASSOCI, NEW CANAAN, CT
John W. McGarry 06840
Print Name

John W. McGarry
Owner/Signature

84 Heritage Hill Rd. 63
Address of Property Owned

Penny Powell
Owner/Signature

PENNY POWELL 64
Print Name

83 D HERITAGE HILL
Address of Property Owned

Thomas R Chadwick
Owner/Signature

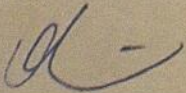
Thomas R Chadwick
Print Name
70 Heritage Hill unit C, 65
Address of Property Owned

The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature

KAI LI

Print Name

66

83 Heritage Hill Rd APT B, New Canaan CT 06840

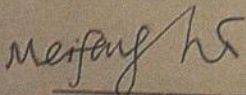
Address of Property Owned

MEIFANG LI

Print Name

83 Heritage Hill Rd. APT B, New Canaan CT 06840

Address of Property Owned



Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

JAMES STEVENS
Print Name

77 HERITAGE HILL ROAD
Address of Property Owned

67

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

We hope you appreciate all of our participation in this effort and look forward to seeing you at the Special Hearing.

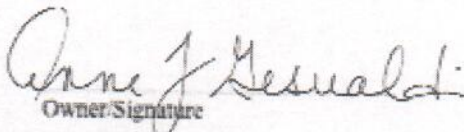
Board of Directors, Oenoke Association Inc.

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. ("WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Anne F. Gesualdi
Print Name

43 B Heritage Hill Rd.
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Joel C Adelman, MEMBER 301 LLC
301 LLC
Owner/Signature

JOEL C ADELMAN, MEMBER
Print Name

76 C HERITAGE HILL RD
Address of Property Owned

Joel C Adelman, MEMBER
301 LLC
Owner/Signature

301 LLC
JOEL C ADELMAN, MEMBER
Print Name

122B HERITAGE HILL RD
Address of Property Owned

Joel C Adelman, MEMBER
301 LLC
Owner/Signature

301 LLC
JOEL C ADELMAN, MEMBER
Print Name

GARAGE 14 HERITAGE HILL RD
Address of Property Owned

Joel C Adelman, MEMBER
301 LLC
Owner/Signature

301 LLC
JOEL C ADELMAN, MEMBER
Print Name


GARAGE 29 HERITAGE HILL RD
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Jason Toris 28
Print Name
79 Heritage Hill Rd
Address of Property Owned


Owner/Signature

Diane J. Getzler 29
Print Name
119 Heritage Hill Rd.
Address of Property Owned


Owner/Signature

SOFIA Tournag 30
Print Name
82c Heritage Hill road
Address of Property Owned


Owner/Signature POA

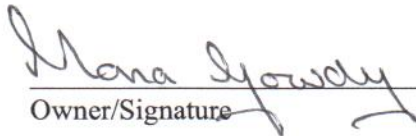
Rebecca Gahagan for Martha Williams
Print Name POA
128B Heritage Hill Rd 31
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Mona Gowdy 32
Print Name

57 Heritage Hill Rd
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

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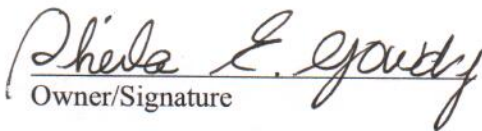
Owner/Signature

ART Fitis 33

Print Name

103 Heritage Hill Road

Address of Property Owned



Owner/Signature

Sheila Fitis

Print Name

103 Heritage Hill Road

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Kathleen M. Grogan
Owner/Signature

³¹
KATHLEEN M. GROGAN
Print Name
64D Heritage Hill Rd.
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

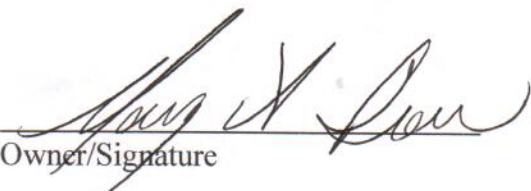
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Nancy A Blowers ³⁵
Print Name
91 Heritage Hill Rd. N.C.
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Barbara B. Mason

Owner/Signature

Barbara B. Mason

Print Name

140-C Heritage Hill Rd with
% interest in Oenoke Association, Inc.

Address of Property Owned

36

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name


Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

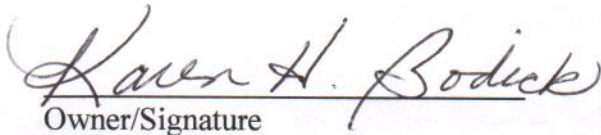
Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for
Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc.
("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS: WCLN, WCCHS
properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and
properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and
oppose the Applications filed by the Applicants.


Owner/Signature

DONALD J. BODICK 37
Print Name
113 Heritage Hill Rd
New Canaan, CT 06840
Address of Property Owned


Owner/Signature

KAREN H. BODICK
Print Name
113 Heritage Hill Rd
New Canaan CT
06840
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Eileen Cavanagh
Owner/Signature

Eileen Cavanagh 38
Print Name

143 C Heritage Hill Rd. New Canaan, CT.
Address of Property Owned 06840

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Debra Siket
Owner/Signature

Debra Siket 31
Print Name

114 Heritage Hill Rd N-C 06840
Address of Property Owned CT

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Kathleen Chestok
Owner/Signature

Kathleen Chestok 46
Print Name

114 D Heritage Hill Rd
Address of Property Owned
New Canaan
CT 06840

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Darcy Jones
Owner/Signature

Darcy Jones #1
Print Name

125 A Heritage Hill Rd
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name


Address of Property Owned

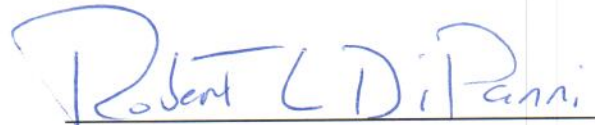
To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature


Print Name

42

104A Heritage Hill Rd
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name


Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Social Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS, WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature

SUE S. GRESS 43
Print Name
94-A HERITAGE HILL RD
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Evelina Dragneva
Owner/Signature

Evelina Dragneva
Print Name

151 B Heritage Hill Rd, New Canaan CT 06840
Address of Property Owned

44

Levon Tchakmakjian
Owner/Signature

Levon Tchakmakjian
Print Name

151 B Heritage Hill Rd , New Canaan CT 06840
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

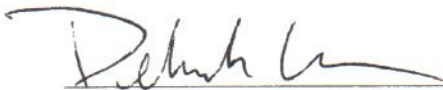
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

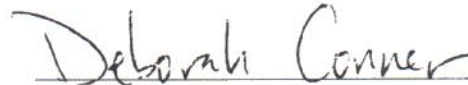
Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")


Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature



Print Name

143 D Heritage Hall ⁴⁵ 

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature

David Lee

46

Print Name

55 Heritage Hill Rd

Address of Property Owned

New Canaan CT 06840

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

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Owner/Signature

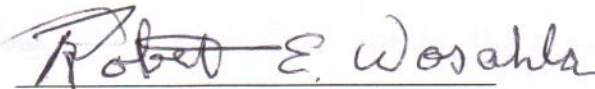
Edward Bełopolski

47

Print Name

78 Heritage Hill Rd Apt C

Address of Property Owned
New Canaan, CT



Owner/Signature

ROBERT E. WOSAHLA

48

Print Name

99 HERITAGE HILL RD. N.C

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

MARTIN F. ZIMMERMANN 49
Print Name
74C HERITAGE HILL RD.
NEW CANAAN, CT 06840
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

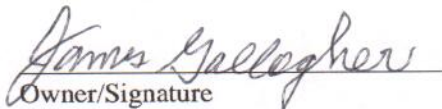
Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application) of Waveny Care Life Networks, Inc. (WCLN), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Sandra Gallagher SO
Print Name
126 Heritage Hill Rd/unit A
Address of Property Owned


Owner/Signature

JAMES GALLAGHER
Print Name
126 Heritage Hill Rd/unit A
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Barbara Wilson 51
Print Name

108C Heritage Hill Rd
Address of Property Owned


Owner/Signature

CAROLE RUFFETT 52
Print Name

85 HERITAGE HILL RD
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature

HOPE FINN

Print Name

53

140 A HERITAGE HILL RD

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned


Board of Directors, Oenoke Association Inc.

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

MARGUERITE AITKEN
Print Name

54

132 B HERITAGE HILL RD.
Address of Property Owned
NEW CANAAN, CT. 06840

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Carol Schofield

Owner/Signature

Carol D. Schofield

Print Name

128 HH

Address of Property Owned

SS

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Laurie Balestrino
Owner/Signature

Laurie Balestrino
Print Name

87 HH
Address of Property Owned

Charles Balestrino
Owner/Signature

Charles Balestrino
Print Name

87 HH
Address of Property Owned

[Signature]
Owner/Signature

DAVID ADAMS
Print Name
123 - D
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

56

57

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature

Michael Clanner

Print Name

68

75 Heritage Hill Rd, New Canaan, CT 06840

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.

Judith G. Halleran

Owner/Signature

Judith G. Halleran

Print Name
101 Heritage Hill Rd.
New Canaan, CT0840

Address of Property Owned

69

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

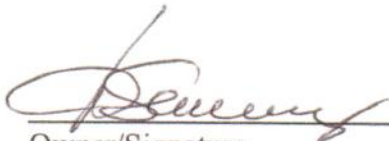
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.



Owner/Signature

DENIS SEMIKOZ

Print Name

70

88 D HERITAGE HILL RD, NEW CANAAN, CT

Address of Property Owned 06840

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

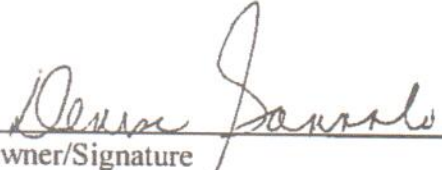
Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the "Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Denise Gannalo 21
Print Name
948 Heritage Hill
Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Hugh Halsell

Owner/Signature

PETRA PROPERTIES LLC
BY ITS MEMBER
HUGH HALSELL

Print Name

125 D AND GARAGE #28

Address of Property Owned

72

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

Owner/Signature

Print Name

Address of Property Owned

To: The New Canaan Planning and Zoning Commission (the "Commission")

Date: October 29, 2019

Re: P&Z Special Hearing (the "Special Hearing") dated September 24, 2019, rescheduled for October 29, 2019 regarding the Permit Application (the Permit Application") of Waveny Care Life Networks, Inc. (WCLN"), Waveny Care Center Health Services, Inc. ("WCCHS") and the New Canaan Historical Society, Inc. ("NCHS; WCLN, WCCHS and NCHS are collectively referred to herein as the "Applicants") pertaining to the properties located at 65 and 73 Oenoke Ridge, New Canaan, CT 06840 (the "Subject Properties")

Pursuant to Section 8-3(b) of the Connecticut General Statutes and Sections 8.2.C.3.e and 8.2.D.3.e. of the New Canaan Zoning Regulations, the undersigned, as owners of the following properties within five hundred (500') feet of the Subject Properties, hereby object to, protest and oppose the Applications filed by the Applicants.


Owner/Signature

Amy Starobin
Print Name

78A Heritage Hill Rd 27
Address of Property Owned

Recipient: New Canaan Connecticut P&Z

Letter: Greetings,

Stop the proposed development at 65 Oenoke Ridge

Signatures

Name	Date
The Oenoke Development Project	2019-09-10
William Frank	2019-09-10
Kenneth Saverin	2019-09-10
Deborah Green	2019-09-10
Stacey Essex	2019-09-14
jayne benton	2019-09-14
Brooke Connors	2019-09-14
Stewart Hudson	2019-09-14
Wil Warren	2019-09-14
Heidi Simon	2019-09-15
Sanny Warner	2019-09-15
Constance Sheppard	2019-09-15
Rick Krug	2019-09-15
Alison Keating	2019-09-15
Cage Mcdowell	2019-09-15
JOEL ARMIJO	2019-09-15
Estela T	2019-09-15
Taylor Samsel	2019-09-15

Name	Date
Gabriel Tume	2019-10-04
Stephanie Curin	2019-10-04
maizie underwood	2019-10-04
Peter Warner	2019-10-04
Abigail Hadley	2019-10-04
Roy Abramowitz	2019-10-04
George Henschel	2019-10-04
Linda Simons	2019-10-04
Austin Meredith	2019-10-04
Kyle Vaneekeren	2019-10-04
jorgie grande	2019-10-04
mark ferrara	2019-10-04
Pavel Plechacek	2019-10-05
Demari Watst	2019-10-05
n s	2019-10-05
Jose Alvear	2019-10-05
Harry Serhi	2019-10-05
Logan Riddle	2019-10-05

Zyquis Benekin	2019-09-15	J P	2019-10-06
Michelle Montoya Macias	2019-09-16	Jaquari Lord	2019-10-06
Jonathon Glover	2019-09-16	Ajay Bongane	2019-10-06
Katharine Mountcastle	2019-09-16	Rachel Moore	2019-10-06
Lauren Frank	2019-09-16	Connor Monahan	2019-10-06
olivia english	2019-09-16	Renuka das Renuka das	2019-10-06
Melinda Andrade	2019-09-16	Alexandria Phaeton	2019-10-06
Megan Steele	2019-09-16	Sacha McClymont	2019-10-06
Kate Stimpson	2019-09-16	Chris Foster	2019-10-06
Elizabeth Hudson	2019-09-16	Robert Carroll	2019-10-06
Tammy Penman	2019-09-16	savitri pal	2019-10-06
Gwyneth Walker	2019-09-16	VICTOR LUNA	2019-10-06
Betty J Lovastik	2019-09-16	Kyle Gentry	2019-10-06
Jordan L. Cerbone	2019-09-16	Natalie McCue	2019-10-06
Angelo Cerbone	2019-09-16	Chris Mims	2019-10-06
Rosanne Casey	2019-09-16	Nicole Lafontant	2019-10-06
Mimi Allen	2019-09-16	Rosalyn Nieves	2019-10-06
Deborah Seaman	2019-09-16	Joshua Allen	2019-10-06
Robin Beckett	2019-09-16	Mel Sauls	2019-10-07
Laura Saverin	2019-09-16	Jennifer Pagan	2019-10-07
Debbie Raymond	2019-09-16	Yolanda Gruseke 64 Heritage Hill Road	2019-10-07
Steven Einstein	2019-09-16	John Collins	2019-10-07
Elizabeth Stuart	2019-09-16	Kaela Church	2019-10-07

Jackie Shew	2019-09-17	Barbara Carroll	2019-10-07
Meredith Petitjean	2019-09-17	Dara Schmoyer	2019-10-07
Skip Hobbs	2019-09-17	Mark Mayes	2019-10-07
Sandra Campisi	2019-09-17	Cindy Firman	2019-10-07
Katie Cox	2019-09-17	Rich Zeichner	2019-10-07
Torrance York	2019-09-17	Diana Saverin	2019-10-07
Kimberly Jetnil	2019-09-17	Brianna Murray	2019-10-07
Marie Holahan	2019-09-17	Mya Draper	2019-10-07
Becky Ethridge	2019-09-17	Amy Hattaway	2019-10-07
robert afong	2019-09-17	Kirstyn Wesley	2019-10-07
Susan Seelert	2019-09-17	Ethan Denman	2019-10-07
Kelli Bussan	2019-09-17	David Usrey	2019-10-07
Jefty Andrada	2019-09-17	Meme Rorie	2019-10-08
Jamie Mohamad	2019-09-17	Joseph Vitaliano	2019-10-08
Presley Dillon	2019-09-17	Tamar Machaidze ##	2019-10-08
Adam Howarth	2019-09-17	Joseph Mcdonough	2019-10-08
Alexandra Lawer	2019-09-17	Carla Muir-Robinson	2019-10-08
Bernice Laird Laird	2019-09-17	Aspen Lair	2019-10-08
Gabriela Beecher	2019-09-17	Lexie C	2019-10-08
Lally Jurcik	2019-09-17	Mia Gonzalez	2019-10-08
Bianca Romano	2019-09-17	Sayyed Hussain	2019-10-08
Barbara Davis	2019-09-17	David Carel	2019-10-08
PATRICIA BENINGTON	2019-09-17	Bradley Mayfield	2019-10-08

Dorsey Horowitz	2019-09-17	Nate Nelson	2019-10-08
Virginia Tierney	2019-09-17	Ilyse Simon rdn cdn	2019-10-08
Victoria Sligar	2019-09-17	Ali Francolla	2019-10-08
Gretel Schneider	2019-09-17	Sasha Swerdlow	2019-10-08
Karen Stumpenhagen	2019-09-17	Steve Swerdlow	2019-10-08
Catherine Walker	2019-09-17	Kaisa Anderson	2019-10-08
Danielle Cohen	2019-09-17	Chad Baum	2019-10-08
Christy Wexler	2019-09-17	Derrick Bowlin	2019-10-08
Jennifer Buczkiewicz	2019-09-17	Alden Duren	2019-10-08
Abbe Walter	2019-09-17	Matthew Kruse	2019-10-08
Cristen Mccaughey	2019-09-17	Jlynne Berning	2019-10-08
Adrienne Hepler	2019-09-17	Natalie Ann Cruz	2019-10-08
Staige Grymes	2019-09-17	Charlotte Heward	2019-10-08
Cynthia Liberi	2019-09-17	REGINA HUNI	2019-10-08
Sarah Casey	2019-09-17	Linda Johmson	2019-10-08
Rita Stone	2019-09-17	Faisal Ahmad	2019-10-08
Tracey Harris	2019-09-17	Nora Lechowicz	2019-10-08
Brian Walter	2019-09-17	John Gillam, III	2019-10-08
Luba Radoslavova	2019-09-17	Alayna Rogers	2019-10-08
Shawn Brennan	2019-09-17	Lori Ferrell	2019-10-08
carol schofield	2019-09-17	Kara Kortum	2019-10-08
jackie g	2019-09-17	Bailey Studebaker	2019-10-08
Marguerite Aitken	2019-09-17	Ashona Ingram	2019-10-08

Matt Miller	2019-09-17	Missy Ham	2019-10-09
Adrienne Davenport	2019-09-17	Jainish Amin	2019-10-09
Anne Tropeano	2019-09-17	Kevin Ledford	2019-10-09
Elizabeth Bliss	2019-09-17	Kyle Lessard	2019-10-09
Connor Gaydon	2019-09-17	Joshua Stanek	2019-10-09
Jean Lee	2019-09-17	Kaiya Peytcheva	2019-10-09
Jean Scheidl	2019-09-17	Hunter Jeffs	2019-10-09
Mary Cuoco	2019-09-17	Leslie Little	2019-10-09
joel adelman	2019-09-17	Kadin Selzler	2019-10-09
Benjamin Wingent	2019-09-17	mariah zerillo	2019-10-09
Penny Powell	2019-09-17	Mohit Mehta	2019-10-09
Kathleen Hennessy	2019-09-17	Queen Obosu	2019-10-09
Andrea Sandor	2019-09-17	Brandy Turcotte	2019-10-09
Randi Eckstein	2019-09-17	Marie Fogli	2019-10-09
Elizabeth Buzzeo	2019-09-17	Joseph Illingworth	2019-10-09
Monroe Alechman	2019-09-17	Patrick McMullen	2019-10-09
Marisa Percy	2019-09-17	Erin Girondo	2019-10-09
Jose Bain-Colon	2019-09-17	Nicholas Claude Colabella	2019-10-09
Jenna Twichell	2019-09-17	Marcy D H McKee	2019-10-09
Nancy Reda	2019-09-17	Suzanne Conron	2019-10-09
Mimi Findlay	2019-09-17	Michael Dorfsman	2019-10-09
Sandra Gallagher	2019-09-17	Anthony Balsam	2019-10-09
Michelle Wingent	2019-09-17	Allen Rosenquist	2019-10-09

Alexandra DiCamillo	2019-09-17	bethany zralca	2019-10-09
Martin Wingent	2019-09-17	Diego Betancourt	2019-10-09
Neele Stichnoth	2019-09-17	Alan Sheiner	2019-10-09
Carolyn Alter	2019-09-17	Eloise H.P. Killeffer	2019-10-09
Sharon Cromwell	2019-09-17	James H. Riehl, Jr.	2019-10-09
Juan Andres Rodriguez	2019-09-17	Frances Jeffrey	2019-10-09
Sheryl Kilkenny	2019-09-17	Greg Carlon	2019-10-09
MILTON NICHOLAS	2019-09-17	Sara Lou Wolter	2019-10-09
Devani Majjala	2019-09-17	Jerry Camporine	2019-10-09
Terry Spring	2019-09-17	steven altieri	2019-10-09
Virginia Celaya	2019-09-17	Jennifer Altieri	2019-10-09
Lalit Tyagi	2019-09-17	Lon Gashi	2019-10-09
Monica Chimera	2019-09-17	Mark Strachan	2019-10-09
Kazuko Franklin	2019-09-17	Brett Nardini	2019-10-09
Andy Robillard	2019-09-17	Byron Kittle	2019-10-09
Marnie Miller	2019-09-17	Margaret Kittle	2019-10-09
Adam Kaluba	2019-09-17	Karen Bodick	2019-10-09
giny Apy	2019-09-17	Timothy Hanlon	2019-10-09
David Beebe	2019-09-17	Patricia Beyer	2019-10-09
Barbara Shaw	2019-09-17	Ellen Ryon	2019-10-09
Gabe Stark	2019-09-17	James Kelly	2019-10-09
Ruth Brannan	2019-09-17	Nate Bowie	2019-10-09
jane vanderzee	2019-09-17	Naomi Heim	2019-10-10

Daniel Hodges	2019-09-17	Ted Beyer	2019-10-10
Ivanka Bryan-Bybel	2019-09-17	Kenneth Reilly	2019-10-10
Shahfeen Qureshi	2019-09-17	Robert Gardner	2019-10-10
Jill Powilatis	2019-09-17	Donald Bodick	2019-10-10
Jane Brennan	2019-09-17	Michael Buscher	2019-10-10
Amy Willians	2019-09-17	Kevin Sheridan	2019-10-10
Maura Sieghart	2019-09-17	Melissa Martella	2019-10-10
Robert Bouton	2019-09-17	Qu'Neisha Lewis	2019-10-10
Gabriel Villegas	2019-09-17	David Douglas	2019-10-10
Sunaina Bhagwani	2019-09-17	Edward Douglas	2019-10-10
Kathy Cheslok	2019-09-17	Jane A. Dweck	2019-10-10
Melinda Jones	2019-09-17	Jack S Dweck	2019-10-10
Monica Webster	2019-09-17	john mooney	2019-10-10
Elizabeth Kennelly	2019-09-17	Beth Petrunoff	2019-10-10
James Morgan	2019-09-17	Denis Colacicco	2019-10-10
Cait Newman	2019-09-17	erika long	2019-10-10
Dillon Mearkle	2019-09-17	Katherine Sullivan	2019-10-10
Maria Acevedo	2019-09-17	Norman Brown Jr.	2019-10-10
Karie Kelly	2019-09-17	Wilifel Masong	2019-10-10
Louise Pascal	2019-09-17	Sue S. Gress	2019-10-10
Heather Hostetter	2019-09-17	Paul Shotton	2019-10-10
Rebecca Zhang	2019-09-17	Robert Carpenter	2019-10-10
Lindsay Hoffman	2019-09-17	Fred & Brigitte Campano	2019-10-10

Talia Silvestro	2019-09-17	Joseph Mason	2019-10-10
Richard Thomas	2019-09-17	Jenna Tools	2019-10-10
Robin Russell	2019-09-17	Eleanor Shotton	2019-10-10
Linda Halpert	2019-09-17	Cindy Still	2019-10-10
Laura Dijs	2019-09-17	Laurie and Chuck Balestrino	2019-10-10
Maura Delany	2019-09-17	Holly M Watts	2019-10-10
Loren Larkin	2019-09-17	Robert Thesing	2019-10-10
taryn sonesson	2019-09-17	Beverly Burch	2019-10-10
Sharon Henderson	2019-09-17	Elizabeth Torrenzano	2019-10-10
Allison Marschalk	2019-09-17	robert bayne, jr	2019-10-10
Abigail Dixon	2019-09-17	Janet Schmitz	2019-10-10
Dana Lorenz	2019-09-17	Lynda Shotton	2019-10-10
Monique Montee	2019-09-17	rylie dehart	2019-10-10
Ellen Knight	2019-09-17	David Burns	2019-10-10
Patrick Keane	2019-09-17	Daniel Douglas	2019-10-10
Martha Civitillo	2019-09-18	Alexander Trofimov	2019-10-10
Linda Tiani	2019-09-18	Joseph Duffy	2019-10-10
Deborah Dolby	2019-09-18	Jack Hawkins	2019-10-10
Jennifer Grunberg	2019-09-18	Bradley Berger	2019-10-10
Kendra Saddler-Hsu	2019-09-18	Arthur Berry	2019-10-10
Samantha king	2019-09-18	Cynthia MacCollum	2019-10-10
Pam Jardim	2019-09-18	Steven Barlow	2019-10-10
Shana Halsey	2019-09-18	Monica Lee	2019-10-10

Emily Schoonmaker	2019-09-18	Karl Slatoff	2019-10-10
Adrienne Fulk	2019-09-18	J clive Thatcher	2019-10-10
Lauren Beuerlein	2019-09-18	Anthony Vale	2019-10-11
Leslie Smith	2019-09-18	Scott Dudley	2019-10-11
Arlene Dyrvik	2019-09-18	Kieran Kilkenny	2019-10-11
Jera flood	2019-09-18	Brenda Walston	2019-10-11
Sheila Clemente	2019-09-18	Ava Albrecht	2019-10-11
Laura Glass	2019-09-18	Zack Crawford	2019-10-11
Molly Higgins	2019-09-18	Kelly Akehurst	2019-10-11
Meg Brossy	2019-09-18	Scott McMurry	2019-10-11
Laurel Howe	2019-09-18	Jasmine Baylon	2019-10-11
Sonia Schott	2019-09-18	Michelle Diliberto	2019-10-11
Elizabeth Flynn Gerritsen	2019-09-18	Christian meg	2019-10-11
Pamela Silverman	2019-09-18	William Mix	2019-10-11
Tom Lochtefeld	2019-09-18	Alfie Wong	2019-10-11
Elissa Mellinger	2019-09-18	Lily Patton	2019-10-11
tucker wilson	2019-09-18	Sarah Shevchik	2019-10-11
Emily Basaran	2019-09-18	Liza Wong	2019-10-11
Kathleen Mitchell	2019-09-18	David Staheli	2019-10-11
Juliana McKenna	2019-09-18	Diane Gennaro	2019-10-11
Nancy Scardino	2019-09-18	James Buckner	2019-10-11
Jennifer Prescott	2019-09-18	David Williams	2019-10-11
Li Barn	2019-09-18	Aurelio Alvarez	2019-10-11

Inga Smith	2019-09-18	Mohamed Hassan	2019-10-11
Stephanie gri	2019-09-18	Jack Howard	2019-10-11
Kimberly Johnson	2019-09-18	mary TILGHMAN	2019-10-11
Molly Fewster	2019-09-18	Bruce Berger	2019-10-11
Geraldine Michalik, PhD	2019-09-18	Alfred Morris	2019-10-11
Regina Barber	2019-09-18	Kristin Womack	2019-10-11
Scott Robinson	2019-09-18	Suzanne and George Megrue	2019-10-11
Allison Krongard	2019-09-18	Bridget Barket	2019-10-11
Julia Sahaguian	2019-09-18	Christie Ulrich	2019-10-11
James Fisher	2019-09-18	Mary E Kranzlin	2019-10-11
Regina Walsh	2019-09-18	Micaela Porta	2019-10-11
Michelle Kimble	2019-09-18	Silvana Grant	2019-10-11
Gina Pacheco	2019-09-18	Martha Maloney	2019-10-11
Donna Mazar	2019-09-18	Troy Nelson	2019-10-11
Deborah Simpson	2019-09-18	Isabel Lane	2019-10-11
Clifton Patrick	2019-09-18	Joseph Busak	2019-10-11
Elizabeth Krivo	2019-09-18	Jahqual mumford	2019-10-11
Cynthia Harris	2019-09-18	Caroline Turpin	2019-10-11
ERIKA DAVIES	2019-09-18	kELLY O'Connor	2019-10-11
Gary Krivo	2019-09-18	Michael Seelbach	2019-10-11
PJ Taylor	2019-09-18	Jack Trifero	2019-10-11
Arianne Kolb	2019-09-18	Jackson Smallman	2019-10-11
Anne Townshend	2019-09-18	Deborah Dayton	2019-10-11

Jason Potter	2019-09-18	Phyllis Mason	2019-10-11
Maria Magliacano	2019-09-18	Steve Zales	2019-10-12
Arlene Zuckerman	2019-09-18	Destiney Walters	2019-10-12
Liz Schmidt	2019-09-18	Elizabeth Martin Smith	2019-10-12
Jordan Haselberger	2019-09-18	Nameerah Ali	2019-10-12
Nora Petkovich	2019-09-18	Anne Hutcheson	2019-10-12
Justin O'Brien	2019-09-18	Rodney Strong	2019-10-12
Mary Emerson	2019-09-18	Denise Mihailoff	2019-10-12
Jennifer Holme	2019-09-18	Kayla Powe	2019-10-12
Lauren Wingent	2019-09-18	Catherine Hollstein	2019-10-12
Hilary Palanza	2019-09-18	Daniel and Linda O'Donnell	2019-10-12
Adrienne Silva	2019-09-18	Jacob Song	2019-10-12
Kirsten Gregorio	2019-09-18	Yvette Slatoff	2019-10-12
Michael Gregorio	2019-09-18	Ron Ulrich	2019-10-12
Stefania Bopp	2019-09-18	Triniry Moore	2019-10-12
Christopher Burns	2019-09-18	wayne seltzer	2019-10-12
Alana Carmack	2019-09-18	freda seltzer	2019-10-12
Joanne Ziesing	2019-09-18	Deryl Jahnke	2019-10-12
Keturah Bracey	2019-09-18	Dan Shevchik	2019-10-12
Gigi Priebe	2019-09-18	James MacKenzie	2019-10-12
Megan Daly	2019-09-18	hamdi abdikadir	2019-10-12
Amy Weber Reid	2019-09-19	Ron Fine	2019-10-12
Chris Scholl	2019-09-19	Tina Miller	2019-10-13

Frances O'Neil	2019-09-19	Charlotte Britt	2019-10-13
Elizabeth Perkins	2019-09-19	Tiny Tim	2019-10-13
Suzanne Jonker	2019-09-19	Amanda G	2019-10-13
Pamela Chin	2019-09-19	Luke Starnowski	2019-10-13
Suzanne Peters	2019-09-19	Justin Gorton	2019-10-13
Brian Peters	2019-09-19	Michaela Grace	2019-10-13
megan abramczyk	2019-09-19	Zachary Jones	2019-10-13
Elizabeth Garrett	2019-09-19	ANNE DIFRANCESCO	2019-10-13
Root Choyce	2019-09-19	Cynthia Reed	2019-10-13
Joseph Cohen	2019-09-19	John Wigfall	2019-10-13
Brenda Villarreal	2019-09-19	Justin Podlesak	2019-10-13
miredel cortes	2019-09-19	chris sullivan	2019-10-13
Anne Gesualdi	2019-09-19	Nancy Gilbert	2019-10-13
Michelle Crookenden	2019-09-19	Angela Materna	2019-10-13
Miladys Alvarez	2019-09-19	Skilyn Roberts	2019-10-13
Michael Zea	2019-09-19	Kelsey Lee	2019-10-13
rachel lampen	2019-09-19	Layne Allen	2019-10-13
Mark Silverman	2019-09-20	Julia Bergheim	2019-10-14
Austin Polk	2019-09-20	Wenbo Shao	2019-10-14
niva li	2019-09-20	William Parrett	2019-10-14
Lorna Zamora	2019-09-20	Diane Parrett	2019-10-14
Carolyn Silverman	2019-09-20	Stephanie Mercer	2019-10-14
dave hamburger	2019-09-20	Christine Place	2019-10-14

Peter Crisafulli	2019-09-20	Devon Burger	2019-10-14
Bharani Kurma	2019-09-20	Don Hawks	2019-10-14
Debra Harris	2019-09-20	Guy Porpora	2019-10-14
Lesly Vasquez	2019-09-20	Kate Watts	2019-10-14
Elaine MacKenzie	2019-09-20	yeet yotre	2019-10-14
Maureen Mayer	2019-09-20	Sebastian Sanchez	2019-10-14
Breeze Hobbs	2019-09-20	Todd Bruno	2019-10-14
Jane Cohen	2019-09-20	John Fusek	2019-10-14
Mariko LeBaron	2019-09-20	Zoe Shaw	2019-10-14
Mary Varvatos	2019-09-20	Don Gilbert	2019-10-14
Zame Sparsity	2019-09-20	Tony Gay	2019-10-14
Louise Reid	2019-09-20	Abbi Smith	2019-10-14
Barbara Wilson	2019-09-20	Virginia Ayres	2019-10-14
Mary Cross	2019-09-20	Madison Mager	2019-10-14
Kathleen Stewart	2019-09-20	cxshy gage	2019-10-14
Jessica Slade	2019-09-20	James Thompson	2019-10-14
V era M. Russo	2019-09-20	Erica Fenelus	2019-10-15
Alex Betts	2019-09-21	Mayree Clark	2019-10-15
Karina Salazar	2019-09-21	Joe Castro	2019-10-15
Carolyn O'Brien	2019-09-21	Gisele Spencer	2019-10-15
Emily Warren	2019-09-21	Jonathan Martin	2019-10-15
charles Clary	2019-09-21	Krin Asselta	2019-10-15
Hope Finn	2019-09-21	Thomas Materna	2019-10-15

Donal O'Brien	2019-09-21	Cassy Lin	2019-10-15
Ernest Mayer	2019-09-21	Karen Pacchiana	2019-10-15
Henry Beecher	2019-09-21	COACH Frenchy	2019-10-15
Harriet Plavoukos	2019-09-21	Heidy Lara Rodriguez	2019-10-15
Stephen Prostor	2019-09-22	Calan Moses	2019-10-15
Derek Case	2019-09-22	Harrison Whitaker	2019-10-15
Nathan Miller	2019-09-22	Arshia Verma	2019-10-15
Elena Case	2019-09-22	Jessica Pearson	2019-10-15
Lynn Davenport Kavookjian	2019-09-22	david martinez	2019-10-15
Jackie Toughill	2019-09-22	Craig Hoelzer	2019-10-16
Patricia Creedon	2019-09-22	Norbert Tuma	2019-10-16
sandra rose	2019-09-22	Hunter Duncan	2019-10-16
James Chan	2019-09-22	Shyanna Costa	2019-10-16
Haik Kavookjian	2019-09-22	Troy Shipley	2019-10-16
Deb Luchs	2019-09-22	Debbie Volpe	2019-10-16
Jeanne Hart Jeannedhart@gmail.com Hart	2019-09-22	Mike Elliott	2019-10-16
Ricardo BIGI	2019-09-22	Sylvia Pew	2019-10-16
Flavia Bigi	2019-09-22	Smita Singh	2019-10-16
Diana Winalski	2019-09-22	Casey Whitlow	2019-10-16
Linda Carles	2019-09-22	Pauleen Lorenzo	2019-10-16
Jennifer Saldarelli	2019-09-22	Marlene Green	2019-10-16
Karen Generalis	2019-09-22	Jennifer Mitchell	2019-10-16

Kirsten Bossin	2019-09-22	Stewart Bradley	2019-10-16
Stephen Matthews	2019-09-22	rilie russell	2019-10-16
allison Halsell	2019-09-22	Jeremy Walden	2019-10-16
Benjie Halsell	2019-09-22	Noah Forker	2019-10-16
Ryan Longfield	2019-09-22	Abigail Devine	2019-10-16
Timothy Bossin	2019-09-22	Nhiyeil Anderson	2019-10-16
Karen Gallagher	2019-09-22	Alice Carter	2019-10-17
Megan Burley	2019-09-22	Mariham Latif	2019-10-17
Alison Minter	2019-09-22	Michael Lombardi	2019-10-17
Chris Winalski	2019-09-23	Khanh Trinh	2019-10-17
Carrie Miller	2019-09-23	Uncle Dick	2019-10-17
Allison Longfield	2019-09-23	LAVIO LAVANA	2019-10-17
Louisa Ives	2019-09-23	LOLA Gentry	2019-10-17
Linda Marshall	2019-09-23	Jim Davis	2019-10-17
Karen Frank	2019-09-23	Sally Davis	2019-10-17
Lauren Murphy	2019-09-23	John Dunn	2019-10-17
Paul Coffey	2019-09-23	MinhTrang Tran	2019-10-17
Mary Ansaldi	2019-09-23	Brittany Bray	2019-10-17
Ben Hoffhine	2019-09-23	Adriane Farmer	2019-10-17
lisa coffey	2019-09-23	William Donovan	2019-10-17
Robert Hunkeler	2019-09-23	Alexander Rockwell	2019-10-17
David E. Moran	2019-09-23	Robert Bundy	2019-10-17
Samantha Loomis	2019-09-23	Cade Foriester	2019-10-17

william curren	2019-09-23	vera rahn	2019-10-17
Daniel Watts	2019-09-23	Ellie Bowman	2019-10-17
Curtis Townshend, Jr.	2019-09-23	Hannah S	2019-10-17
Patrick Kelly	2019-09-23	Mary Treece	2019-10-17
Candace Blackwood	2019-09-23	Jovana Ramirez	2019-10-17
Sean Lewis	2019-09-23	carole buffett	2019-10-17
Bill Besgen Jr	2019-09-24	Sheila Klein	2019-10-17
Kelli Birk	2019-09-24	Jackson Cruise	2019-10-17
William Murphy	2019-09-24	Karen Szymanski	2019-10-17
Fred Sanders	2019-09-24	David Ham	2019-10-17
Michelle Buscher	2019-09-24	Alice Donnelly	2019-10-17
Khambia Clarkson	2019-09-24	Jacob Essick	2019-10-17
Montgomery Roach	2019-09-24	mimi dickerson	2019-10-17
Carolyn Downey	2019-09-24	Alva Solomon	2019-10-18
robert Albus	2019-09-25	Sharie Mcdougald	2019-10-18
Lauren Clancy	2019-09-25	John Dickerson	2019-10-18
Jessica Gerges	2019-09-25	Tina Pursley	2019-10-18
Sarah Handler	2019-09-25	Ahree Kelly	2019-10-18
katherine sullivan	2019-09-25	Karen Camporeale	2019-10-18
alexander watson	2019-09-25	Dudu Budu	2019-10-18
Callie Creighton	2019-09-25	Laura King	2019-10-18
Bob Dewey	2019-09-25	Anne E. Marasco	2019-10-18
Wendy Dewey	2019-09-25	Ana-Maria Leeming	2019-10-18

Christopher Willis	2019-09-26	Lex Leeming	2019-10-18
Alexander E. Carles	2019-09-26	avery cates	2019-10-18
Alek Roomet	2019-09-26	Nanna Sigurdardottir	2019-10-18
Kayla Kollar	2019-09-26	Susan Leeming	2019-10-18
Diane Dooley	2019-09-26	Faith Shepard	2019-10-18
addie vaughan	2019-09-26	Shyanne Carrero	2019-10-18
Lauren Mahoney	2019-09-26	kyah robinson	2019-10-18
Allie Hanks	2019-09-26	Judy Devine	2019-10-18
Kate Roomet	2019-09-26	Anita Custer	2019-10-18
Cathy Manion	2019-09-26	Violeta Rodriguez	2019-10-18
Susan Lindholm	2019-09-26	Laura Rubinfeld	2019-10-18
David Tonkovich	2019-09-26	Adam Rey	2019-10-18
Chris Marich	2019-09-26	Miriam Bardales	2019-10-18
Liz Berkman	2019-09-26	Jason Yanes	2019-10-18
Vaso Koumasidis	2019-09-26	Hailey Silva	2019-10-18
Deborah Armijo	2019-09-26	Rajaa Laaribi	2019-10-18
steven davis	2019-09-26	Wendy Cutler	2019-10-18
Dena Savage	2019-09-26	Seth Williamson	2019-10-19
Dan Holland	2019-09-26	Robin Beckett	2019-10-19
Mia Hearle	2019-09-26	Sarah Jones	2019-10-19
Arnulfo Becerra-garcia	2019-09-26	Kevin Hampshire	2019-10-19
Thomas Pelham	2019-09-26	Sammy Walkey	2019-10-19
Christian Corpening	2019-09-26	Shahitta Crouch	2019-10-19

Alexander Shambrock	2019-09-26	Brianna Pol	2019-10-19
Kathleen Streinger	2019-09-26	Vickash Moonassar	2019-10-19
Miranda Benetti	2019-09-26	Erynn Jensen	2019-10-19
Yilian Herrera moro	2019-09-26	sydney Baca	2019-10-19
Victoria Merwin	2019-09-26	Juniper Luna	2019-10-19
Nathaniel Hlubek	2019-09-26	Nancy Parisi	2019-10-19
mickey squishy	2019-09-26	Latifa Jaafar	2019-10-19
Jessica Hudak	2019-09-27	Jayden Trowers	2019-10-19
Norman Kilarjian	2019-09-27	Haifa Dakdouk	2019-10-19
Charlene Holani	2019-09-27	Alan Marzullo	2019-10-19
alison Salerno	2019-09-27	Edward Abrams	2019-10-19
Kanani Awong	2019-09-27	Karina Diaz	2019-10-19
Andrew Ray	2019-09-27	Cheyenna Johnson	2019-10-19
Diane Thomas	2019-09-27	Dana Mallozzi	2019-10-19
Sharie Marich	2019-09-27	Raleigh Aigner	2019-10-19
Daniel Colbath	2019-09-27	Kathy Fraino	2019-10-19
Emily Burns	2019-09-27	Najwa Alawar	2019-10-19
Katherine Megrue-Smith	2019-09-27	Christopher West	2019-10-19
Amber Holmes	2019-09-27	Karen LaFavor	2019-10-19
TOMMY RODRIGUEZ	2019-09-27	Liberty Hangca-Barros	2019-10-19
Rod Fox	2019-09-27	Kaylin Adams	2019-10-19
Lorisa Harris	2019-09-27	Johnd On	2019-10-19
John Melucci John Melucci	2019-09-27	Sawsan Alkibbi	2019-10-19

Usjsjd Uekwksk	2019-09-27	Aliyah Gardner	2019-10-19
Ken Dorney	2019-09-27	natalie petersen	2019-10-20
Julie Kamalii	2019-09-27	Blake Greiner	2019-10-20
Edward McCarrick	2019-09-27	Christopher Mattern	2019-10-20
Tara Castleberry	2019-09-27	Mark Bell	2019-10-20
Eli Howard	2019-09-27	codey shaffer	2019-10-20
D'Andre Weiland	2019-09-27	Tyler Clark	2019-10-20
Denise Gannalo	2019-09-27	Paul Gjuraj	2019-10-20
Mary Anne Case	2019-09-27	Yolanda Gjuraj	2019-10-20
Margaret Raleigh	2019-09-27	Dakota Bercik	2019-10-20
wen liu	2019-09-27	Nancy Scranton	2019-10-20
Michael Clarner	2019-09-27	Sarah Mattern	2019-10-20
Leah VanDivner	2019-09-27	Maddie Liedtke	2019-10-20
Joel c Adelman	2019-09-27	Camille Depalo	2019-10-20
Amy Starobin	2019-09-27	Lily Besler	2019-10-20
Kim Grillo	2019-09-27	Sara Firdous	2019-10-20
Angela Williams	2019-09-28	patricia greaney	2019-10-20
Rob Sweetser	2019-09-28	Betty Lou Nakila	2019-10-20
Robert LaPlant	2019-09-28	Noella L	2019-10-20
Tara Dingwell	2019-09-28	Stephanie Goodman	2019-10-20
Edward Gulka	2019-09-28	Brian Moynihan	2019-10-20
Captain Alex	2019-09-28	Colton Stewart	2019-10-20
Christopher Lopez	2019-09-28	Lauren Holt	2019-10-20

Alicia Fleming	2019-09-28	Charrylynestar Moltaikwari	2019-10-20
Robert Druckenmiller	2019-09-28	Lauren Amick	2019-10-20
Elaine Druckenmiller	2019-09-28	Edward H Leeming Jr	2019-10-20
April Vandunk	2019-09-28	Brocky Harrington	2019-10-21
Yvonne Hunkeler	2019-09-28	Jean M Queen	2019-10-21
James Stevens	2019-09-28	Baylor Beitel	2019-10-21
Diana Norman	2019-09-28	Ellen Kiernan	2019-10-21
Mara Vazquez	2019-09-28	Susan George	2019-10-21
Shyla condon	2019-09-28	Kaya Benjes	2019-10-21
Jennifer corniello	2019-09-28	David Bao	2019-10-21
Julia Mendez	2019-09-28	Elisabeth Pope	2019-10-21
Nicole Ritchie	2019-09-28	Charlie Nevin	2019-10-21
Diana Mendez	2019-09-28	Ian Morgan	2019-10-21
Brittany Hubert	2019-09-28	Jimmy Jalilul	2019-10-21
Nancy Quinonez	2019-09-28	Samuel Gonzalez	2019-10-21
Ellen Williams	2019-09-28	melody goldanloo	2019-10-21
Sam Patel	2019-09-28	chloe gray	2019-10-21
Rosie Torres-Batara	2019-09-28	Margaret Worthington Gilson	2019-10-21
Antoine Rodriguez	2019-09-28	Rebecca Paniwozik	2019-10-21
andrea gonzalez	2019-09-29	Chris Woodhouse	2019-10-21
Amiyah Boston	2019-09-29	J.R. Golon	2019-10-21
Frank Garcia	2019-09-29	Mary Herzog	2019-10-21
Kevin King	2019-09-29	Barbara Mason	2019-10-21

Natalie McPartland	2019-09-29	Carys Lucas	2019-10-21
Crystal Ortega	2019-09-29	KEVIN GALLO	2019-10-21
Darcy Jones	2019-09-29	Kerry Curran	2019-10-22
Meghn Rump	2019-09-29	Eric Greenhut	2019-10-22
Michele Elbaz	2019-09-29	Zach Stoner	2019-10-22
Renee Terenzio	2019-09-29	Lawrence Apo	2019-10-22
Rob Sechan	2019-09-29	Brittney Wildasin	2019-10-22
Jennifer Sechan	2019-09-29	Joe Hakimov	2019-10-22
Jessica Farmer	2019-09-29	Douglas George	2019-10-22
Trustin Standage	2019-09-29	Judith Kamerschen	2019-10-22
Gina DeBeradinis	2019-09-29	Pamela Valentine	2019-10-22
Maxim Potanin	2019-09-29	Per Holmberg	2019-10-22
Elena Potanina	2019-09-29	Tammie Stimack	2019-10-22
Jackie Simpson	2019-09-29	Deasia White	2019-10-22
kim smith	2019-09-29	Cristian Rivera	2019-10-22
Vicky Arango	2019-09-29	Katie Brooks	2019-10-22
Dave Lettersheck	2019-09-29	Kaleb Travis	2019-10-22
kero lol	2019-09-29	Hayley Dennis	2019-10-22
John Bruno	2019-09-29	Kaylie Rickert	2019-10-22
Linda Welch-Reynolds	2019-09-29	Ella Sweeney	2019-10-22
Kevin Wood	2019-09-29	Landan Smith	2019-10-22
Janay Machado	2019-09-29	Annie Read	2019-10-22
Kate Nagle	2019-09-29	Nathaniel Warren	2019-10-22

Jaie Natson	2019-09-29	Nico and Elee Friarton	2019-10-22
Kathleen Corbet	2019-09-30	nasia smith	2019-10-22
Alyssa Hillermann	2019-09-30	Nate Thaler	2019-10-22
Julie Fox	2019-09-30	Claude I Herring	2019-10-23
Allen Olson	2019-09-30	Jennifer Barrett	2019-10-23
Maria Fernandez	2019-09-30	Layla Phommakhy	2019-10-23
Kyle Pullin	2019-09-30	Katie and James Dunning	2019-10-23
Isaiah Chavarria	2019-09-30	Pieter Engel	2019-10-23
James Looney	2019-09-30	matt sheffer	2019-10-23
Tyree Adams	2019-09-30	Ryan Brim	2019-10-23
Joy Crosby	2019-09-30	Alexandria Fillers	2019-10-23
Gracie Lang	2019-09-30	Christopher Hann	2019-10-23
Madelyn Radel	2019-09-30	Leslie Mitchell	2019-10-23
Brendon Winters	2019-09-30	ROGER SAUNDERS	2019-10-23
Carrie Beatty	2019-09-30	Rosalia Cogswell	2019-10-23
Ivette Maldonado	2019-09-30	Michael Cavins	2019-10-23
Michael McCormick	2019-09-30	Xavier Krach	2019-10-23
beatriz viacava-goulet	2019-09-30	Chelsea W	2019-10-23
Cody Ford	2019-09-30	Amaya Gonzalez	2019-10-23
John Carles	2019-09-30	Eli Miller	2019-10-23
Kyra robinson	2019-09-30	Drew Mills	2019-10-23
Hilda Horton	2019-09-30	Kathleen Patten	2019-10-23
Vicky Webster	2019-10-01	Joey Winder	2019-10-24

Anna Zeiders	2019-10-01	Hussein Charara	2019-10-24
Beth Bucciarelli	2019-10-01	gabriel alarcon	2019-10-24
Kathryn Gibson	2019-10-01	cindy yoo	2019-10-24
Tina Bledsoe	2019-10-01	Rosalie Nava	2019-10-24
Nancy Bayzick	2019-10-01	Haylie Atwell	2019-10-24
himanshu chaudhry	2019-10-01	Michelle Salomon	2019-10-24
Tobin Moon	2019-10-01	Connor Mohoney	2019-10-24
Kennedy Brown wilson	2019-10-01	Hunter Townes	2019-10-24
Suzanne Bubrosky	2019-10-01	Izzy Barreiro	2019-10-24
taylor bizal	2019-10-01	Laurin White	2019-10-24
Madison Jackson	2019-10-01	rich kijak	2019-10-24
Vanessa May	2019-10-01	Matthew Taylor	2019-10-24
Leticia de Pimentel	2019-10-01	Colleen McManus	2019-10-24
Lauchlan Gibson	2019-10-01	Alex Hobbs	2019-10-24
Abby Moore	2019-10-01	Marty Skrelunas	2019-10-24
IA AI	2019-10-01	Gillian Brown	2019-10-24
Marianne Buchanan	2019-10-01	Alejandro Tarango	2019-10-24
Marianne Buchanan	2019-10-01	Sebastian Saucedo	2019-10-24
Friends Lover	2019-10-01	Ramtin Sarparast	2019-10-24
Lisa Chaisson	2019-10-01	madds c	2019-10-24
Luna Brambila	2019-10-01	Tony Kaye	2019-10-24
Kyle Ross	2019-10-01	Reto Koller	2019-10-24
Bob Baer	2019-10-01	Kate Koller	2019-10-24

Robert Hoag	2019-10-01	Meredith Landis	2019-10-24
Ryder Stokes	2019-10-02	Barbara Teichgraeber	2019-10-24
Ha Nguyen manh	2019-10-02	Julio Zamora	2019-10-25
Jane Previdi	2019-10-02	Abigail Canoe	2019-10-25
Irvin Malboa	2019-10-02	Iris Choi	2019-10-25
Susan Cadiou	2019-10-02	Christine McRedmond	2019-10-25
Jacob Meier	2019-10-02	milani castanon	2019-10-25
Gerri Crume	2019-10-02	nolan schreiber	2019-10-25
Arne Thune	2019-10-02	Rodrigo Cota	2019-10-25
Maryann Rossi	2019-10-02	Teresa Girolamo	2019-10-26
Dina Yuupov	2019-10-02	Andrew Zappelli	2019-10-26
Alethia Pappageorge	2019-10-02	Deborah Haines	2019-10-26
Brian McGough	2019-10-02	Robert Geitz	2019-10-26
Alexandra Perez	2019-10-02	Amy Sales	2019-10-27
Danielle McAllister	2019-10-02	Pamela Stutz	2019-10-27
MARIE KING	2019-10-02	Michelle Reutter	2019-10-27
Matt Mcfarland	2019-10-02	Celina Antal	2019-10-27
Jarrett Osborne	2019-10-02	Arshad Allibhai	2019-10-27
Petra Leskanich	2019-10-02	Addison Creel	2019-10-27
Rommel Lachapelle	2019-10-02	Jessica Bottini	2019-10-27
Melissa Tomalin	2019-10-02	Susannah Dacey	2019-10-27
Megan Desmond	2019-10-02	Andrew Dacey	2019-10-27
mikey iszczak	2019-10-02	Alexandra Stinchcomb	2019-10-27

valeria torres	2019-10-02	Rich Cohen	2019-10-27
Shane Dann	2019-10-03	Ballsack Johnson	2019-10-27
Stewie Steward	2019-10-03	Jenesiz Mendoza	2019-10-27
Sofia Ketarkus	2019-10-03	Charles Blin	2019-10-27
Samuel Menjivar	2019-10-03	Elisei Mica	2019-10-27
em vu	2019-10-03	Hayden Garner	2019-10-27
Dolan Scrale	2019-10-03	Andrew Liu	2019-10-27
Jean Polnareff	2019-10-03	Nick Krapek	2019-10-27
Mari Dominguez	2019-10-03	Igor Kurtukov	2019-10-27
Nataliah Castro	2019-10-03	Jason Williams	2019-10-27
Trey Druvenga	2019-10-03	Valeri Whitmer	2019-10-28
Matthew Bushey	2019-10-03	Charlotte Mayer	2019-10-28
Ryan Little	2019-10-03	Kevin Lawson	2019-10-28
Jennifer Vollgraff	2019-10-03	Juyong Jeong	2019-10-28
Peg Skelton	2019-10-03	Sophia Hagendorf	2019-10-28
Emily Mchenry	2019-10-03	Josh Stinchcomb	2019-10-28
Rafael Flores	2019-10-03	Frederick Whitmer	2019-10-28
Ben K	2019-10-03	Julian Bailon	2019-10-28
David Jackson	2019-10-03	Heather Stormy	2019-10-28
Nicholas Liberti	2019-10-04	Lawrence Frost	2019-10-28
Kelly Boss	2019-10-04	Ashley Patterson	2019-10-28
Joshua Garcia	2019-10-04	Reyjay Collazo	2019-10-28
Edward Belopolski	2019-10-04	Audrey long	2019-10-28

Alfredo Lopez	2019-10-04
Steve Marrotta	2019-10-04
Vladimir Garcia	2019-10-04
Waddy Boy	2019-10-04
Tina Courtesis	2019-10-04
Maureen Dann	2019-10-04
keifer Sroka	2019-10-04

Brad Souvigny	2019-10-28
Liz Moore	2019-10-28
christine ross	2019-10-28
Phyllis Antush	2019-10-28
WILLIAM PIKE	2019-10-28
Annemarie Simko	2019-10-28
Colette LeBrun	2019-10-28
Kristin Evans	2019-10-28
Jason Toris	2019-10-29
Zander Stolp	2019-10-29
Amanda Ocegueda	2019-10-29
Real AssBtch	2019-10-29
Susanna Anderson	2019-10-29
Kathleen Kuzmics	2019-10-29

change.org

Recipient: New Canaan Connecticut P&Z

Letter: Greetings,

Stop the proposed development at 65 Oenoke Ridge

Comments

Name	Location	Date	Comment
StaceyEssex	New Canaan, CT	2019-09-15	"Stop the overdevelopment of New Canaan."
olivia english	Wilton, CT	2019-09-16	"I am signing this petition against the 65 Oenoke proposal, as this proposed project would destroy the historic and bucolic nature of our village/town. New Canaan needs to retain its unique feel in order to attract new, and maintain current, residents. Building a large venue like this in a residential area right next to our historic center would be an enormous mistake. If we lose our town's character, we will become indeterminate like every other town and will have an even harder time attracting families in this temporary market downturn. We need to take the long view and protect what we have. Sincerely, Olivia B. English"
Betty J. Lovastik	New Canaan, CT	2019-09-16	"While I understand the need for a CCRC in New Canaan, the size of this project on less than 1 acre of land, will have a looming effect in the area. The P+Z Commission allowed for zoning changes for a developer to proceed with the Merritt Village project despite over 1,000 signatures against it. New Canaan P+Z Commission, please stop changing our regulations to allow developers to alter the character of New Canaan."
Robin Beckett	New Canaan, CT	2019-09-16	"No change in zoning should be approved. This is an inappropriate choice of a location for the proposed development. If there is sufficient need for such a development, it would be better placed near the core of the town, on a flat parcel, with easy access to the downtown and its amenities—shops, library, theater, restaurants—and the transportation hub. The Schoolhouse parking lot is one possible location. Pine Street is another. And the design, mass and scope of the facility should be consistent with the character of the town utilizing the multitude of amenities that already exist here not building more."
Gabriela Beecher	New Canaan, CT	2019-09-17	"A development of this scale has no place in downtown New Canaan. Why bother even putting it downtown? It seems as though it has been designed so that the residents never need to leave its confines."
Amy Carter	New Canaan, CT	2019-09-17	"Please please stop! This will detract from the beautiful character of New Canaan. Also, we have a glut of housing already with a huge development being built new St A's. We don't need more congestion, traffic and big buildings. Let's give business to the bars, restaurants, and theater already downtown! I know the petitions for Merritt Village and to stop that awful wall didn't do anything, but still signing here and praying that we don't totally kill the New Canaan charm, culture and property values."
carol schofield	New Canaan, CT	2019-09-17	"I object to the scope (largeness) of the project given its proposed location. Choose a more fitting location in town."
Penny Powell	New Canaan, CT	2019-09-17	"too large fir the property"

Name	Location	Date	Comment
Andrea Sandor	New Canaan, CT	2019-09-17	"The Town should have purchased Merritt Apts for Senior housing. They knew this was the last best place for the units - Kevin Moynihan was on this committee."
Sandra Gallagher	New Canaan, CT	2019-09-17	"The proposed retirement home is too massive for Oenoke Ridge Road! Why would New Canaan P&Z even consider such a huge building in a historical area???"
Michelle Wingent	Urchfont, England, UK	2019-09-17	"I have family in New Canaan and know it well and the last thing this beautiful town needs in another unnecessary development! And please don't use the "it's for seniors" excuse. There are enough developments for them without ruining New Canaan to accommodate the oldies. It's a town for young families so they could put the old folk on the outskirts! The site was intended for a single family home NOT a massive housing complex so please keep it that way. Thank you"
Martin Wingent	Devizes, England, UK	2019-09-17	"This is far too large a development for the historic town. By all means have a place for the seniors but on the outskirts of town and leave more room for young families. I am speaking as a senior myself."
Terry Spring	New Canaan, CT	2019-09-17	"This is an overbuilt facility. In the wrong place given St. Mark's Great Lawn, New Canaan's Historic District- the northern gateway to our small town. I have confidence the Waveny network can find an alternate and more suitable location for this important facility."
giny Apy	new canaan, CT	2019-09-17	"I hope the board of the historical society understands the amount of support they will see vanish by selling house to be torn down to make this happen. I support idea but not location, we can do better."
Dana Lorenz	Alabama	2019-09-17	"This looks so cheap. Brokers are already having a tough time selling houses in this down market and this eye sore would have been a deterrent if I was out searching for a home now and not two years ago. The town should be focusing on working with landlords and commercial owners on Elm and Main to attract exciting and viable businesses as it's now starting to look like a ghost town. This is the wrong way to keep this town thriving! So so sad this is even a possibility."
Sheila Clemente	New Canaan, CT	2019-09-18	"Sheila Clemente"
Elizabeth Flynn Gerritsen	New Canaan, CT	2019-09-18	"That Is not the place for something that big. It just isn't."
Tom Lochtefeld	US	2019-09-18	"We need to stop overdevelopment in town"
Elissa Mellinger	New Canaan, CT	2019-09-18	"Enough is enough"
Stephanie gri	New Canaan, CT	2019-09-18	"Developers are ruining our town"
Gina Pacheco	New Canaan, CT	2019-09-18	"The zoning is there to stop this kind of buildings in town. Please don't change it so just a few people can make money affecting all of us who live here."

Name	Location	Date	Comment
Michael Gregorio	New Canaan, CT	2019-09-18	"This proposal is enormously inappropriate for the location. It would change the character and nature of the surrounding area including the Historic District forever. If this type of retirement housing for the affluent elderly is needed it should be done at a different location. Even a scaled down version would be destructive. Just say NO!"
Michelle Crookenden	New Canaan, CT	2019-09-19	"This proposal is completely inappropriate and massively out of scale for this location. Zoning is in place for just this reason - to protect against overzealous developers. There may be a need and a place for senior living but this is NOT the solution. Uphold our zoning and preserve our town's center for uses consistent with its beauty and character."
Derek Case	New Canaan, CT	2019-09-22	"I'm signing because this type of development simply does not fit in the historic town center of New Canaan. It will ruin the aesthetic of the town, and completely disrupt the flow of traffic."
Alexander E. Carles	New Canaan, CT	2019-09-26	"I find the scale and aesthetic to be so shocking that it blows my mind that it would be considered. We need to get the word out. This may also be a Trojan horse for something equally as terrible but smaller. Both unacceptable."
Katherine Megrue-Smith	New Canaan, CT	2019-09-27	"There must be a better location for a development that is this large! please not in the historic district right next to the Historical Society!!! Love the mission to expand retirement housing...but in a more appropriate location."
Margaret Raleigh	Norwalk, CT	2019-09-28	"We do not need this major development in our town. New Canaan should remain the lovely town it is."
Marianne Buchanan	US	2019-10-01	"We are sympathetic to the need for senior housing in New Canaan but this is not the right location for such a development. It is not compatible with the surrounding historic, residential and sacred aesthetic."
Bob Baer	New Canaan, CT	2019-10-01	"What is going on at the planning and zoning board that they would not throw this out after one meeting"
Alan Sheiner	New Canaan, CT	2019-10-09	"The P&Z folks have a responsibility to preserve what makes New Canaan so special and not just give in to developers who merely want short term financial reward and leave permanent damage in their wake."

Name	Location	Date	Comment
Ellen Ryon	New Canaan, CT	2019-10-09	"The size and scope of this project is out of line for this property."
Norman Brown	New Canaan, CT	2019-10-10	"The scale of the project overwhelms that neighborhood and will increase congestion in that area."
Paul Shotton	New Canaan, CT	2019-10-10	"The proposed location on Oenoke Ridge is far too small and utterly inappropriate for a development of this size."
Fred & Brigitte Campano	New Canaan, CT	2019-10-10	"brigitte & Fred Campano - why so close to town and not further up north - the traffic is already worse than in NYC - especially where we live on Heritage Hill - EVERYBODY speeds and endangers the life of a street where mostly seniors live in about 140 condos - stop this nonsense"
Alfie Wong	New Canaan, CT	2019-10-11	"We moved to NC for it's charm. It's no longer the same with all the commercialization already in the downtown area."
James Buckner	New Canaan, CT	2019-10-11	"Dislike turning the town into a horizontal skyscraper."
Mary E Kranzlin	New Canaan, CT	2019-10-11	"I'm signing because I don't think this type of building belongs in this spot."
Angela Materna	New Canaan, CT	2019-10-13	"If so many zoning laws have to be changed to allow for such a project to proceed, why has it even gone this far? What's the point in the zoning regulations if we don't follow them or can change them at will? This project has no place being squeezed into an area that is intended for single family use. I would hate to live over there if this is allowed. Plus the complete destruction of the habitat in that area would be irreparably harmful and shameful."
Lauren Holt	New Canaan, CT	2019-10-20	"As a seventh generation New Canaanite I am horrified at many recent developments in the town that my family has loved and occupied for centuries. Short-sightedness in the face of the almighty dollar should have no place in this town. The Historical Society stands to gain- why not pledge an annual amount to this valuable institution so that it will not have to prostitute its land (and supposed institutional values) in order to survive for more generations of my family. Please reach out to all of your neighbors and friends in town who may have pitched the "giant postcard" in the recycling bin without giving it the benefit of a thorough reading, so they can sign as well. This plan is atrocious."
Jean M Queen	Williamstown, MA	2019-10-21	"My family owned 24 Oenoke Ridge, across from the Historical Society, for 44 years, so I knew the neighborhood well. It has always been the charming heart of New Canaan. Historical buildings have anchored the town, yet they are rapidly disappearing, their uniqueness lost to massive buildings that destroy the essential character of the town. My husband and I moved away with our children in 1985, just as this move began. I see this development project as the fatal blow to what was a wonderful community in which to grow up. It seeks to capitalize on a small space, crowding high paying residents in what appears to be an attempt to bully and diminish what has been established for many years. Why? Why there? Aren't there other spaces that would not have as severe impact in size, light pollution, traffic on the neighbors? Frankly,

Name	Location	Date	Comment
			this makes me sick. This project is completely without a sense of proportion on all levels."
Joseph Duffy	New Canaan, CT	2019-10-21	"I do not want a building such as this taking away the few open spaces that are left in this area. It will also cause an increase in the amount of daily traffic along this road."
Richard Cohen	New Canaan, CT	2019-10-27	"My wife and I have lived in NC for over 20 years. NC is losing its "small town feeling". Building this monstrosity would be a big mistake!"



St Mark's
Episcopal Church
NEW CANAAN, CONNECTICUT

September 24, 2019

Dear brothers and sisters in Christ,

We write with an update on the Vestry's discernment related to Waveny LifeCare Network's proposal to build a senior housing development adjacent to St. Mark's campus. The Vestry met on Sunday, September 22 and voted not to support the proposed project. Shortly after the meeting, we met with Waveny's leadership and informed them of the Vestry's decision.

The decision was not reached lightly. We have a long and broad shared history. St. Mark's had an instrumental role in the founding of the Inn over 30 years ago, and many of you are Waveny residents, clients, or volunteers. Waveny is a treasured organization in New Canaan.

Mindful of the importance and complexities of this issue, immediately following Waveny's presentation to us on July 28 the Vestry appointed a subcommittee to research the proposal and its impact on St. Mark's. On August 7, you all received a letter inviting your comments. Shortly thereafter, we engaged counsel with experience in New Canaan property and zoning matters. A special meeting of the Vestry was convened on Tuesday, September 17 at which the subcommittee shared its diligence, and the Vestry began discernment.

Taking into account the information provided by the subcommittee, independent review of the application before Planning & Zoning, advice of counsel, and your input, the Vestry engaged in thoughtful and faithful discernment. Concluding that the proposed project would permanently and meaningfully interfere with our campus and impede St. Mark's ministry, the Vestry voted not to support it.

We thank you for your thoughtful input and for your prayers.

Faithfully,

The Reverend Peter Walsh

Rector

Stan Twardy

Senior Warden

Mark Thorsheim

Junior Warden



St Mark's
Episcopal Church
NEW CANAAN, CONNECTICUT

November 11, 2019

Dear brothers and sisters in Christ,

Grace and Peace to you from God our Father and from our Lord Jesus Christ. (Philippians 1:2)

We write with an update from your Vestry on its work regarding Waveny LifeCare Network's project proposed for the lots next to the St. Mark's campus. The Vestry members are mindful of their primary responsibility for "the property and business affairs of the Parish" (as it says in our By-Laws), as well as the importance of this issue for so many. Much has happened since we last wrote at the end of September. There have been many thoughtful conversations amongst the people of St. Mark's and between the leadership of St. Mark's and of Waveny. Though we greatly honor our friends at Waveny, the Vestry at its last meeting re-affirmed our opposition to the proposed project in this location.

These are the primary concerns: while we are devoted to elder care, we are committed to maintaining St. Mark's property rights and we believe the size and density of the proposed project on this site would negatively impact the life of our campus.

We are devoted to elder care. Of course, St. Mark's parishioners and ministries care for the seniors of the parish and the greater New Canaan community as an integral part of daily church life. Moreover, in the mid 1970's when a group of New Canaanites sought a location for elder housing, St. Mark's made it possible for The New Canaan Inn to be built. We carved out 1.5 acres of our land, contributed 60% of the purchase price, and loaned the balance, extending that loan term to 20 years interest free. We also gave up ownership of our driveway to become the entrance to the Inn, maintaining a right-of-way for St. Mark's. Fifteen years later, when the Inn wanted to purchase the adjacent lot (parcel 893, behind the yellow house), St. Mark's gave a grant to help make it happen.

We are committed to maintaining our property rights. Our predecessors generously supported the Inn, and wisely protected our property and the parish's interests at the same time. The deed for the Inn property contains some restrictions on appearance and use, including a provision for St. Mark's to resume ownership under certain circumstances. The deed for parcel 893 grants St. Mark's a right of first opportunity to purchase it in the event of a transfer. Those prudent Vestries understood that neighboring uses matter, and that supporting the public good should not put at risk the sacred beauty and open use of our campus. The proposed merger of these two lots with the third (the yellow house) to accommodate this project threatens St. Mark's property rights.

We believe the size and density of the proposed project would negatively impact the life of our campus. Our campus in its current form and setting is an integral part of St. Mark's life and New Canaan life: as the setting for worship, celebration, mourning and fellowship; for Preschool, Food Pantry, Boy Scouts and Men's Club; for vigil when the community is in pain; and for the work of so many service organizations in town. And no ministry reaches to every corner of the campus more than May Fair. For 10 days in May as rides and tents are erected, hundreds of volunteers come and go, and the Holy Smokers take over the lower parking lot, the campus is transformed for fun and fellowship, generating grants to community organizations from the proceeds. The addition of over 100 neighbors, their staff, visitors and caretakers will bring a concentration of activity at the edge of and onto the campus that will sometimes be at odds with these ministries in ways known and yet unknown.

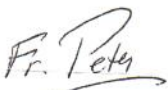
Looking ahead

At the next Planning and Zoning Commission meeting on Tuesday, November 19, representatives of St. Mark's and others opposing the project will provide a fulsome description of why Waveny's proposed design and scale are problematic for this location. We as a body are compassionate for the need for affordable housing for seniors in our town and pray that a more suitable location can be located for such a project.

We understand that the Vestry's position is prudent for some and painful for others. With prayerful hearts we are seeking to do the right thing for the parish in the long run.

If you have any questions or comments, please be in touch with us. In addition, please hold the whole community in prayer.

Faithfully,



The Reverend Peter Walsh
Rector



Stan Twardy
Senior Warden



Mark Thorsheim
Junior Warden



NEW CANAAN PRESERVATION ALLIANCE, INC
Post Office Box 924, New Canaan, CT 06840

www.newcanaanpreservationalliance.org

September 30, 2019

BOARD OF TRUSTEES

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Our Mission:
To advocate for preservation of the town's character-defining historic architectural and natural environments.

Planning & Zoning Commission
Town of New Canaan

Attn: John Goodwin, Chairman

Re: Application of Waveny LifeCare Network to Construct a Retirement Complex at 65 Oenoke Ridge

Dear Ladies and Gentlemen of the P&Z Commission;

The New Canaan Preservation Alliance submits herewith the unanimous opposition of our Board of Directors to the proposed construction of a residential complex for seniors at 65 Oenoke Ridge Road (the "CCRC"). Our rejection of the proposal is based on the extensive professional experience of the NCPA board members in architecture, engineering, city planning, historic preservation, and our long-term commitment to preserve and enhance the historic small-town character of New Canaan.

Affordable senior housing is an admirable cause that most New Canaan residents support. However, the issue is where to site a senior residential complex, and what impact it will have on the community character that brought us all to New Canaan in the first instance, and whether the location enhances or reduces the value of adjacent residential properties. The proposed Waveny CCRC is simply too massive for the site, and the three-story, two blocks-deep building will loom over the Historic District and destroy its rural historic character and sense of "place". Visualize the exterior lighting at night, and how the building will look in the day with new landscaping after 30 plus mature trees are cut down for construction. It will dominate the view looking north from God's Acre, and simply over-power the Historical Society campus and St. Michael's Church. The view looking south from St. Mark's Great Lawn, which, incidentally, was designed to merge with the rural aspect of the Historical Society buildings, will now be interrupted by the two city blocks-deep, 450 foot wide façade, designed without regard to surrounding residential architecture.

Construction of the retirement complex will require a number of P&Z approvals which are contrary to the regulations that have protected property values in the town's single-family residential zone. These include permitting: multi-resident housing; site coverage in excess of allowed limits; reduced set-backs; building height; exterior lighting; and running a business in a residential zone. Most importantly, the NCPA, while recognizing the need for more senior housing, believes the approval to permit construction of the Waveny CCRC at the Oenoke site by the New Canaan Planning & Zoning Commission, would totally undermine the protection and guarantees that the Town's zoning regulations afford homeowners when they purchase a home in a single family zone. The Waveny application is not a hardship for which a special zoning variance could be justified or granted.

Many neighbors, including St. Mark's Church and the Oenoke Association, also oppose this application.


Finally, we understand there is a deed restriction that specifically limits construction to a single family house on one of the site parcels. This deed restriction runs "with the land," and is consistent with the zoning regulations which cover the Oenoke Ridge Road neighborhood.

The P&Z Commission denied the application of Andy Glazer to re-zone the Roger Sherman Inn property for multiple single family residences in order to protect the character of the Oenoke Road neighborhood. The NCPA encourages the P&Z Commission to reject the Waveny CCRC proposal at 65 Oenoke for the same reason.

Yours Sincerely,

On behalf of

The Board of the New Canaan Preservation Alliance



Neele-Banks Stichnoth
President

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By Electronic Mail

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November 13, 2019

Planning and Zoning Commission of the Town of New Canaan
c/o Lynn Brooks Avni
Town Planner of the Town of New Canaan
New Canaan Town Hall
77 Main Street
New Canaan, Connecticut 06840

**Re: *Application and Petitions respecting change in zoning for,
and special permits respecting a proposal for 65 and 73
Oenoke Ridge Road***

Dear Honorable Chairman and Commissioners:

Please accept this letter on behalf of Frederick and Valeri Whitmer of 26 Ferris Hill Road, New Canaan as part of the public comments respecting and opposing the tripartite application respecting 65 and 73 Oenoke Ridge Road made by David J. Rucci, Esq., as Authorized Agent for the New Canaan Historical Society and Waveny Care Center Health Services, LLC (hereinafter, collectively and variously, either “Waveny” or “Applicants”). The thrust of their prayer for relief is to amend New Canaan’s Zoning Regulations, to change certain zoning boundaries and thereafter to permit an otherwise unauthorized construction of a large structure that the Applicants intend to offer as a Senior Housing residence. (hereinafter, “the Application”).

We oppose the grant of *any* portion of the Application. The relief Applicants seek is obviously outside the allowable limits of New Canaan’s zoning; but it is very much more: the Application utterly ignores and transgresses the legalities of zoning in the context of New Canaan’s regulatory land management scheme, and, if granted, would inflict irreparable damage on the entire zoning regime in New Canaan. We are both long-time parishioners of St. Mark’s Episcopal Church, and although we fully support St. Mark’s continued and legally justified opposition to this Application, we write separately to express our personal views in opposition. St. Mark’s neither asked us to make these comments nor reviewed them before submission.

We believe that granting Applicants the breathtakingly broad relief that they have requested from New Canaan's carefully constructed Zoning Regulations, which have long preserved the character and aesthetics of our Town that we all cherish, would decimate the integrity of the Zoning Regulations and create vast new opportunities for other, later applications, whose aims would be less arguably beneficial than those touted by the Applicants here. Put perhaps less forcefully, the exceptions the Applicants seek here---and indeed *must* have as their proposal is otherwise out of bounds---in order to begin their construction would both enshrine the "exceptions" they now seek into existing law and precedent, and by virtue of have been granted those exceptions would swallow up and eliminate the rules as they exist now.

SUMMARY OF CONCLUSIONS IN OPPOSITION

For the reasons we detail here, we firmly believe that the proposal should be denied entirely.

1. Applicants support their arguments with misleading and distorted characterizations of the neighborhood. (See within, pp. 5-7)

- The two-dimensional map shown to the Commission mischaracterizes the neighborhood as "commercial" ignoring the open landscape of St. Mark's, the Nature Center, the Presbyterian Church and even the Historical Society.

- The Application ignores or disregards the *entirely* residential neighborhood on the west side of Oenoke Ridge, directly across from the proposed facility.

2. The Applicants hyperbolically and erroneously describe the project as a one-time opportunity to serve what they strategically characterize as the "Common Good"(see pages 7-8)

- The Application argues that *no* other location could be found that meets the need for senior independent housing as they perceive it---for these Applicants---itself a doubtful, but importantly, an *irrelevant* consideration

- Applicants presented an unrepresentative sampling of New Canaan "seniors" as the purported designers of the project, another irrelevancy.

3. Applicants' reliance on the support of adjacent neighbors—the New Canaan Historical Society and St. Michael's Church—is compromised by the bias engendered by the substantial financial compensation they will receive and should not be considered as evidence of the project's positive reception. (See p. 8-9).

4. Perhaps most important and most threateningly, the "spot zoning" that would result from rewriting the zoning regulations to fit this project would leave New Canaan vulnerable to future lawsuits by developers such as those which have been successfully waged in other towns. (See pages 9-11)

A. REBUTTAL TO COMMENTS SUPPORTING THE APPLICATION

I attended the October 29, 2019 Commission hearing and heard the presentation by the Applicants. I was struck by a common theme among those *supporting* the application, including by both the Applicants' many speakers as well as the public comments: not one supporter addressed either the legality of the application or its overall impact on the structure of New Canaan's zoning regime. The entire thrust of the supportive comments was the value and benefit, in the abstract to be sure, of having a facility as described in the Applicants' materials, in New Canaan. Whether there is such value, however, is decidedly *not* the fulcrum on which this Application turns.

The manifest failure of supporters of this Application meaningfully to address the Application's obvious, detrimental, indeed hostile impact on the neighborhood where the construction is proposed, and the Application's impact on the overall structure of New Canaan's zoning was surely no accident.

There seemed, from the very outset of the presentations and subsequent supporting comments an unspoken, though not unintended accord to focus on one asserted 'fact': the 'need' New Canaan supposedly has for such senior housing. Whether there is such a 'need' precisely *within* New Canaan's town borders is debatable, but that 'need,' even if it exists, does not, alone, either support or justify laying waste to the salutary and positive effect of New Canaan's zoning regulations. Dispassion in decision according to law, not compassion in consideration according to sentiment should be the hallmark of the Commission's deliberations. We trust that the Commission will act in full satisfaction of its sworn duty to act rationally and legally to achieve the legitimate goals of proper zoning within our town: denial of the Application should be the result.

We firmly believe that granting this Application would in fact do violence to New Canaan's zoning regime in many ways, which we doubt the Applicants intended, but which are both foreseeable and demonstrably negative.

The Commission's Duty is to Enforce zoning "to enhance community character and protect the public health, safety and welfare"

The starting point of any analysis of any application should begin with an understanding of the structure and purpose of the Zoning Regulations. This Commission has articulated clearly the purpose and intent of zoning in New Canaan in the Preamble to its extensive, thoughtful and comprehensive Zoning Regulations, which we cite here as the foundation of our argument why the Application offends the regulations and should be denied:

"These Zoning Regulations are intended to guide land use activities in New Canaan *in ways that will maintain and enhance community character* and protect the public health, safety, and welfare.

The Planning and Zoning Commission, in recognition of the need to balance numerous factors when establishing or revising Zoning Regulations, has given careful consideration to the following:

1. Protecting natural resources;
2. Protecting existing properties and neighborhoods;
3. Allowing for new development that will be in keeping with overall community standards and meet community needs;
4. Establishing a positive approach to community development that will encourage appropriate development;
5. Promoting good civic design and arrangements;
6. Ensuring the reasonableness and legality of regulatory provisions; and
7. Furthering implementation of the New Canaan Plan of Conservation and Development."

(emphasis supplied). And if this comprehensive statement were itself not enough, this Commission took care to make its overarching purpose even more explicit in its next paragraph.

"It is the general purpose and intent of these Regulations to foster the use and development of land in an orderly

manner by both private and public interests ***with special consideration given to the appearance of the community as a result of such development.***

(emphasis supplied throughout the foregoing citations.)

We believe that granting the Application would be contrary “to the appearance of the community” by approving a development in a disorderly way and one that would disregard nearly all of the enumerated considerations set forth by the Commission as the guiding principles of its considerations respecting land use.

Applicants have argued that the area into which the proposed project would be built is now predominantly commercial and not residential. To support that dubious assertion, the Applicants promoted a demonstrative map, which colored the campus of St. Mark’s church, the campus of the Historical Society and the New Canaan Nature Center, integral with the campus of the Presbyterian Church one color, and then isolating with *another* color the single family dwelling, currently owned by the Historical Society in an effort to show the supposedly non-residential nature of the neighborhood. The manifest purpose of this misleading map was to support an argument how this new, massive structure would “fit right in” to the existing neighborhood, which, according to Applicants is already primarily commercial. Applicants’ argument and support in this context are utterly misleading.

First, the representation of the neighborhood through a flat, two-dimensional map drawn from an aerial view distorts the perception of the *true* nature of the neighborhood. An aerial photograph¹ shows strikingly how *both* sides of Oenoke Ridge in this neighborhood are virtually identically green, open spaces. The fact that St. Mark’s ten acre campus and the adjoining, integrated parcels bearing the Nature Center and the Presbyterian Church as well as the Historical Society’s campus, take up a large amount of acreage, as was shown on the Applicants’ advocacy-driven map, gives the mistaken impression that this is a commercial street. That characterization is contrary to fact and would doubtless come as a surprise to the residential neighbors along Oenoke Ridge.

Second, the perception on a daily basis of this neighborhood is not determined or considered either by Applicants’ flat map or the aerial view; it is

¹ One such photograph is available from Google® Maps at:
<https://www.google.com/maps/place/111+Oenoke+Ridge,+New+Canaan,+CT+06840/@41.1509583,-73.5011514,270a,35y,64.66h,44.93t/data=!3m1!1e3!4m5!3m4!1s0x89c2a70f352f23e7:0x4581d6c10a2382c2!8m2!3d41.15212!4d-73.4975515>.

the street view from pedestrians and vehicles that matters. The aerial view, however, is helpful to the extent that superimposing the large, proposed building on the long sliver of land upon which the Applicants intend to put their planned structure, shows strikingly what a jarring addition the facility would be to the neighborhood. The scale and coverage of the proposed facility is utterly out of proportion to the other residential structures in the neighborhood.²

The second consideration, “protecting existing neighborhoods and properties,” strongly militates *against* granting the Application. The character of Oenoke Ridge, once one has surmounted the hill from God’s Acre, as one bends past the former single family dwelling that houses the New Canaan Historical Society and its property, is overpoweringly residential, on both sides of the street, contrary to the Applicants’ suggestions on October 29. The Great Lawn of St. Mark’s constitutes open space, practically a park for the town, and contributes to the predominant *residential* character. The Presbyterian church likewise, virtually integral with the Nature Center, does not detract from the residential feel of the neighborhood. So, too, even the Roger Sherman Inn, an unmistakably commercial operation³, has an appearance consistent with the residential context, one that promotes the residential character of the street. The balance of Oenoke Ridge and its perpendicular side streets are universally residential. Indeed, there is, accordingly a distinct demarcation between “downtown” New Canaan and residential New Canaan, as the aerial map and a dispassionate, street-level observation would confirm. To suggest, even by intimation as do the Applicants, that the 70 unit behemoth that is the goal of their Application, is simply a large *residential* structure offends logic and reality. This is not just *another* large house on Oenoke Ridge; the Application proposes a multi-unit, multi-family dwelling, whose coverage would smother a relative postage stamp size property, whether viewed from the street or overhead.

We suggest, for example, that were a developer to propose building a *purely* residential, not senior housing, structure of the character and dimension of the Application’s project, even in a residential zone, the application would be immediately and forcefully rejected. The Application

² This point is also of relevance to the spot zoning issue we detail below at p.9 and its probable negative consequence on future developments in New Canaan.

³ It is likely a better characterization of the churches and the Nature Center as non-residential, but the point, ultimately, is that the neighborhood is residential into which the houses of worship and the Nature Center fit congenially. The Applicants’ proposed facility would change the appearance of the street and the neighborhood, contrary to the intentions of the schema of New Canaan’s Zoning Regulations.

accordingly proposes too much construction, on too little land, shoe-horned into an otherwise overwhelmingly residential neighborhood to the detriment of the remaining neighborhood. Granting the Application would not *protect* existing properties and neighborhoods, one of the principal goals of responsible land management in New Canaan according the very language of the Zoning Regulations; it would transform them, negatively, and, as a consequence, accelerate commercial ‘creep’ in New Canaan. Such a result would be directly contrary to the Commission’s espoused, principal goal of *protecting* existing properties and neighborhoods.

The Application also disregards the third consideration, except to the limited extent that the elaborate, expensive, and enormous structure proposed in the Application as Senior Housing, somehow is asserted to meet a community “need.” As stated earlier, that “need” was the only drum that the supporters beat in their presentation to the Commission on October 29. But even conceding that it would be a “good thing,” a conclusion we neither accept nor reject, the decision for the Commission is not, in the abstract, whether such a facility would be “good.” The Commission’s responsibility is to render decision on this specific Application, affecting a specific place at a specific time, not to grant any request simply because it appears to be praiseworthy. This Application fails to satisfy the *legal* requirements of the Zoning Regulations and the *legal* exercise of authority respecting land management in New Canaan. The Application should therefore be rejected.

Similarly to be rejected is Applicants’ argument that denying this Application would mean such a facility could never be built. The Executive Director of Waveny, who told the Commission that there was *no* other place in New Canaan they could find to satisfy *their* criteria, including cost, even if accepted as true, is of no relevance to decision here. The Commission is empowered to decide the merits of *this* Application as it is presented now, not against the vague suggestion that “if not this, then nothing” argument, even if made, hand-over-heart sincerely. Given the eroding prices for land and houses in New Canaan, a reality of which the Commission can take judicial notice, or perceive by reading any of a number of analyses of the local real estate market, it strains credibility to say that this is the *only* place one such facility could be built. Whether or not true, the sentiment is irrelevant.

We also believe that consideration four would be contradicted by granting this Application given that the enormity of the proposed structure is hardly likely to “encourage appropriate development.” The reason should be clear enough in reviewing the plans. The proposed structure sprawls across nearly the whole length of two current lots. Such extensive coverage and scale are hardly models for future “appropriate” development, unless massive structures

are to become universally “appropriate,” an argument a future developer will surely make if *this* Application is granted.

Indeed, the description of the origin and characteristics of the proposed structure is both misleading and aimed at the human sympathies of the Commission and the New Canaan public. At least three times in the material submitted on the Application, the Applicants assert that the “proposed project...was designed by our own seniors of our community.” Whatever the selected “seniors” said to the Applicants about their wish list for such a facility, the design put before the Commission was created by professional architects, who did their work together with the professional staff of Waveny as a business venture, not an eleemosynary exercise. It is a misleading hyperbole to assert that “our” seniors designed the project. At best, whatever selected seniors offered up in their wish list, they neither “designed” the building any more than these otherwise unidentified “seniors” have been shown to be a representative sample of New Canaan seniors---or indeed “seniors” in general.

Similarly, the Applicants’ repeated bolding and italicizing of the phrase “***common good***” throughout the their Statement in support of the Application with respect to the special permit aspect of their application constitutes their marketing of a conclusion that is not supported by the reality of the Application. No amount of repetition or emphasis in the Applicants’ Statement in support of their application changes the hard reality that well over 1200 New Canaan citizens, my wife and I included, have taken the time and effort to oppose this application by signing a petition against the Application as proof that the Applicants’ repeated characterization that this application is in the ***common good*** is, at least, very much open to question.

Indeed, the Application touts the merits of its application by citing two separate facts, neither of which survives reasoned, dispassionate analysis: first, that Waveny, a thus-far unimpeachable public benefit has provided fine service to the community for many, many years and therefore can be counted on to do the “right thing;” second, in the Applicants’ own words, the proposed project “has prominent next-door neighbors willing to support [the] application in writing and to recognize the ***common good*** that this program addresses.” They included but are not limited to New Canaan’s Historical Society and St. Michael’s Lutheran Church.” (emphasis in the original)

First, of course, Waveny will be the beneficiary of the proceeds of any purchases and maintenance payments of the new facility if built, so its effort to build this facility, by introducing a stream of affluent “seniors” into the Waveny Health Care network, gives Waveny’s interest in this project a distinctly economic incentive to achieve. Second, the two named, supportive institutions are slated to receive direct financial benefit from the project if and only if

approved. Their supportive view can hardly be unaffected by being financially advantaged by selling what they own to the new project to enable it to proceed. The other direct neighbor, St. Mark's, has opposed and continues to oppose the Application.

B. Granting the Application exposes New Canaan to future legal challenges and/or disruptive development

As I wrote earlier, not one person addressed the legality of the many exceptions to the existing zoning regulations that Applicants would need to gain a green light to their plans, including the insertion of a new ¶5.10 to the Zoning Regulations in which they specify just who could apply for a Senior Housing unit in New Canaan. This omission was surely no happenstance. The imposition of the enormous structure that Applicants propose in that Application would offend the current zoning regime---a fact recognized by their petition to amend the zoning regulations precisely to fit their profile and their proposal in language tailored specifically, though written in objectively abstract terms, to enable *only* Waveny to benefit.

I turn now to demonstrate why, in the discharge of its duties, the Commission cannot and should not acquiesce to the Applicants' overly ambitious and disruptive plans.

The Applicants propose to amend and supplement the current Zoning Regulations of New Canaan to include a new ¶5.10, which creates and defines what the Applicants call a Senior Housing Overlay Zone. The provisions of this new paragraph were obviously tailored precisely and exclusively to legitimate the very proposal that, notwithstanding this change *still* requires special permits to construct. An informed analysis of that proposed amendment, however, demonstrates that it constitutes legislation that would benefit Waveny *and no one else*. Although written in deceptively neutral and objective language, the cold reality is that *only* Waveny could qualify to take advantage of this provision. Consider the statement of purpose in the proposed, new ¶5.10:

The Senior Housing Overlay Zone (SHOZ) is intended to add independent dwelling units for seniors within a facility(s) *which is owned and operated by a philanthropic or eleemosynary institution that provides a continuum of care from independent living, to congregate living to convalescent homes.*

The italicized language of the Applicants' proposed addition to New Canaan's Zoning Regulations thus specifies that *only* a non-profit that offers a full range of services from "independent living, to congregate living to convalescent

homes” would qualify. Unquestionably, in the real world in which Waveny operates and in which this Commission must decide this application, no one, *other* than Waveny would qualify at the threshold to apply for the further required special permits. It is beyond rational consideration that anyone could in the reasonably foreseeable future fit into this very narrowly tailored definition than the already long entrenched non-profit, Waveny.

Then, to complete their “draft the regulation to fit the proposal” strategy, Applicants prescribed all of the dimensional, set back and coverage requirements contained in proposed ¶5.10 to bring the Application’s structure to just within the reach of this new provision. In other words, Applicants have crafted a regulation to benefit the Applicants---*and no one else*---and to do so in a way that appears uniquely and particularly shaped to accommodate their design and affect only a very small and distinct parcel of land. This of course is *not* the usual and lawful circumstance where an Applicant tries to fit within existing specifications.

In reality, what the Applicants propose directly concerns only one, discrete land area, which the Applicants call the Senior Housing Overlay Zone and has the following characteristics: 1) it is small, though embracing a current allocation of three lots; and 2) the zoning changes Applicants propose affect and benefit *only* the existing land owners of this small area: Waveny and the New Canaan Historical Society. These characteristics of Applicants’ self-created and defined “zone” satisfies the very definition of “spot zoning.”⁴ See, e.g., *Konigsberg v. Board of Aldermen*, 283 Conn. 553, 592-93 (2007). As one court noted without qualification, “Spot zoning is ‘impermissible in this state.’” *Campion v. Board of Aldermen*, 85 Conn. App. 820, 850-59 (2004), rev’d on other grounds, 278 Conn. 500 (2006).

The adoption of Applicants’ new ¶5.10 is effectively special legislation, namely, legislative action that benefits only one party, and which does so in such a way to shield the benefitted party, i.e., Waveny, from any future competition in its services. That is another reason to deny the Application, but hardly the most important, practical one. Likely more significant is the very

⁴ “Two elements must be satisfied before spot zoning can be said to exist. First, the zone change must concern a small area of land. Second, the change must be out of harmony with the comprehensive plan for zoning adopted to serve the needs of the community *as a whole*. . . . *The vice of spot zoning lies in the fact that it singles out for special treatment a lot or a small area in a way that does not further such a [comprehensive] plan.*” (emphasis supplied (Citation omitted; internal quotation marks omitted.) *Campion v. Board of Aldermen*, 85 Conn. App. 820, 849 n.21 (2004), rev’d on other grounds, 278 Conn. 500 (2006).

real possibility that another, for-profit enterprise might mount a court challenge to this restrictive and exclusionary definition to expand its reach into New Canaan. It cannot be said that any such challenge would inevitably fail: spot zoning raises very sensitive issues, not easily or quickly resolved. Precisely because “spot zoning” has long been a concept of discriminatory land management, disfavored by courts, even an *ultimately* unsuccessful legal challenge would enmesh the Town in the uncertainty, and significant cost of litigation.

In addition to the undisputed and immediate economic benefit that these proposed changes will confer on only the two current property owners, Waveny, owner of the Inn, and New Canaan Historical Society, owner of a parcel to be purchased by Waveny from the Historical Society to assemble the new parcel, the proposed structure will cover the newly assembled parcel virtually completely. While Waveny and New Canaan Historical Society will be advantaged financially from adoption of the multitude of changes and special permits required for this Application, that benefit *to them alone* on this small parcel nevertheless comes at the disruptive cost of imposing a monstrously large, utterly out of character edifice onto the Oenoke Ridge neighborhood.

The result of granting this Application would thus work a dramatic alteration of the character of the Oenoke Ridge neighborhood, would upset the overwhelmingly residential character of that neighborhood with the massive, multi-unit, multi-family structure, out of all character and keeping with the neighborhood, and one that would dwarf all its surrounding structures, save only the bell carillon of St. Mark’s.

* * * * *

CONCLUSION

We recognize that *any* opposition to the desires and intentions of a philanthropic entity, especially one as widely revered locally as Waveny, with its long history and nurturing of civic goodwill in New Canaan, invites opprobrium. But, for us, and apparently for the nearly 1300 of our New Canaan neighbors who have signaled their opposition to this Application in a circulated petition, the grant of this Application would represent a profound and lasting mistake, one that would forever damage, and we suggest damage irreparably, the integrity of New Canaan’s zoning and would greatly disturb, *not* protect the character of New Canaan in the Oenoke Ridge neighborhood and beyond. The New Canaan Historical Society, in supporting this Application, for its own pecuniary benefit, to enrich its own coffers, would itself then, ironically, make New Canaan history---to the town’s lasting detriment.

Planning and Zoning Commission of the Town of New Canaan
November 13, 2019
Page 12

We accordingly urge the Commission to deliberate carefully on all the many steps needed by the Applicants to realize this project and to conclude, as have we, that this Application asks too much of the Town, seeks to add to New Canaan's Regulations in inappropriate ways, and, ultimately thereby, hopes to erect a massive facility out of character with the neighborhood, whose presence will disrupt the orderly regulation of land use in New Canaan and be a continuing source of zoning controversy. In consequence, we urge that that the Application should be denied in all respects.

Respectfully yours,



FREDERICK L. WHITMER

cc: Valeri Whitmer
Vestry of St. Mark's Church

To the members of the P&Z Committee,

I am a direct neighbor of the proposed 65 & 73 Oenoke Ridge development. My wife and I have three children (ages 4, 2, and 1) and we were very purposeful in our decision to move to New Canaan 3 years ago. We unequivocally support the charitable mission of Waveny LifeCare, the need to care for our seniors, and the treasured place institutions like the Historical Society hold in this town. We hope the community and our representatives also support families like ours who have chosen to raise our children and spend our lives in New Canaan. We are strongly opposed to the location of this massive commercial development and believe it would forever tarnish the character of New Canaan.

I grew up in Darien, but we chose New Canaan for the quaint village downtown and the natural open spaces out of town. We were lucky to find a wonderful location among town treasures like the Historical Society, St. Mark's Great Lawn and God's Acre. Like all neighbors subject to historic district regulations, we welcomed the knowledge that we paid a little more for our home and would incur more costs in the future precisely because we appreciate this setting so much. Never for a moment did we imagine a development like this could be considered for such a precious location on the Gateway into New Canaan.

The reasons this development is ill-conceived are numerous:

- Location among St. Mark's Great lawn, God's Acre, Historical Society, valued open space and the picturesque Oenoke Ridge Gateway into town
- Massive scale – this would be the 3rd largest building in town, towering up to 4 stories on the highest point north of town, overlooking downtown and blocking the views for all neighbors and passersby
- The architecture is aesthetically unpleasing and completely out of character with our New England village
- Commercial nature of the facility. The amenities are too numerous to list, however, they demonstrate no intent for residents to patron our town businesses
- The price point is out of reach for most seniors in town and contradict any notion that this development would support our seniors who have the most need and risk

This location is clearly about money and profit. The land is being bought cheap. If Waveny has found itself in an unsustainable financial position, we must collectively find a way to support it without sacrificing the things that make New Canaan special and attractive to both visitors and new residents. If the town is committed to help Waveny, there are other locations available. We cannot sell out New Canaan's character and soul.

Moreover, I believe every resident in town should be concerned about the process that led to this point. Development planning for this specific location has been in the works for over a year, yet many neighbors were not aware of it until the last few weeks, even days. Undefined "focus groups" were convened that appear to have excluded direct neighbors and many of our most prominent seniors. The site application includes a number of disingenuous submissions, some of which are so biased that they demonstrate clear intent to mislead (e.g., a traffic study conducted on July 9th). Waveny has repeatedly

stated that they would listen to neighbors and not move forward without neighborhood support, yet every non-conflicted neighbor opposes this location, including St. Mark's who gifted Waveny its own land 40 years ago. Longstanding and highly respected residents have been bullied and derided in public forums, simply for voicing their opposition to the location of this project. The community at large has demonstrated widespread opposition through petition signatures and letters, despite many residents still being unaware of the proposed development. Meanwhile, Waveny is expending huge amounts of financial resources and management time on commercial development, both of which could be better used caring for their residents.

It takes considerable effort and time away from family and work for individual residents to challenge unfair and unbecoming processes like this. I am confident our community shares a higher vision for how we engage with each other and find solutions. Once we lose the features that make New Canaan special, they cannot be regained.

I implore the P&Z to reject this location and work earnestly with Waveny to find a solution they need to continue their charitable mission in town.

Most sincerely,

A handwritten signature in blue ink that reads "William P. Frank". The signature is written in a cursive style with a large, prominent "W" and "F".

William P. Frank

20 Oenoke Lane



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @65 Oenoke

1 message

Lauren Frank <laurenbfrank@yahoo.com>

Tue, Oct 29, 2019 at 11:12 AM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

To the Planning and Zoning Commission

I live at 20 Oenoke Lane and while my Husbands previously submitted letter covers our collective views on the proposed development @ 65 Oenoke Ridge Rd I wanted to include my person views on this project:

- **Demand:** I strongly believe that as a community we need to support our seniors. There has been a lot of discussion about the need for senior housing during the Merritt Village Approval and for the [65 Oenoke Ridge Development](#) but where is the data? Anecdotal references and buzz words for politicians while campaigning are not data. The data that is widely published shows the drop in values and increase in time on the market for homes in our town; that is real data that must be considered when developers make proposals to further commercialize our town. It is one thing to refurbish and replace an existing structure with something more modern and accommodating. It is entirely different to eliminate the open spaces and town treasures that make New Canaan unique. **I want to see facts around the focus groups, demographics and lack of senior housing** because it is clear that there are already many in-process and planned development which do not require zoning changes in town. Furthermore, I believe the P&Z committee should consider how a development which creates 70, high-priced units that are open to any buyers (not just New Canaan residents) would make any material impact on the broader needs of our most needy seniors in town.
- **Location:** When we left NYC 3 years ago, I felt strongly that New Canaan was the place that we should raise our family. New Canaan is a quintessential New England village. It boasts beautiful architecture, a walkable downtown, and a quaint Historic District that we are proud to call home. There is nothing about the proposed project, including the architecture that complements our towns features. And now that the leaves are falling, the floodlights already in place illuminating The Inn parking lot creates a distracting eyesore on the evening drive into town; the addition of new required lighting for a facility of this scale would overwhelm the views and make the approach to New Canaan look like the approach to a mid-sized city. It makes me sick to think that this building would be the view as people drive or walk to and from New Canaan
- **Size:** If you were to approve this building, it will be the **3rd largest building in New Canaan, ~135,000 sq feet, 4 stories high** at its peak on a tiny parcel of land between St, Marks Great Lawn and the Historic Society

Planning and Zoning I implore that you to vote **NO** to the development [@65 Oenoke Ridge](#)

Lauren Frank
[20 Oenoke Lane](#)



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Jason Toris <jason.toris@gmail.com>
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov
Bcc: theoenoke@gmail.com

Mon, Oct 28, 2019 at 11:34 PM

Your Name: Jason Toris

Your Address: [79 Heritage Hill Rd, New Canaan, CT 06840](#)

Why you are opposed to the Development @ 65 Oenoke Ridge:

The plot is too small, the building will look very out of place, traffic will increase, the special amenities like a movie theater are just down the street, it's certainly not that affordable, and it takes away from the small town charm (one of the many reasons I moved here from the city and chose this location as my first home ownership).

THOMAS J. COUGHLIN
143 OENOKE RIDGE ROAD
NEW CANAAN, CONNECTICUT 06840

To: The New Canaan Planning and Zoning Commission

Dear Members:

I am against the size of the proposed project off Oenoke Ridge Road, because it is way too large and will fundamentally change the look and the nature of our residential neighborhood. It will also lead to considerably more congestion in that area of Oenoke Ridge Road. There is already a fair amount of traffic associated with Oenoke Lane. If this project were to be allowed, the traffic situation in the area would be much worse.

We moved to New Canaan eight years ago, because we loved the town, the residential nature of the area, and the fact that our property is close to town. We would not have purchased our home if a project of this size had been part of the landscape. We expect to spend the rest of our lives in our New Canaan home. If this project were to be approved, there is a distinct possibility that we would move from New Canaan, because of the detrimental changes to the neighborhood resulting from the project. I am shocked that the Planning and Zoning Commission would consider a development this large on such a small piece of property, and I hope that you vote it down.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas J. Coughlin".

(1)

10/27/2019

TOWN of NEW CANAAN -

My HUSBAND & I ARE RELATIVELY
~~A~~
NEW RESIDENTS OF NEW CANAAN &
RESIDE @ 135 DENCKE RIDGE.

WE BOUGHT THIS HOUSE FOR MANY
REASONS - BUT ONE WAS TO BE
IN A NICE QUIET AREA, ^{RESIDENTIAL} CLOSE TO TOWN.

I AM UPSET ABOUT THE NEW
PROPOSITION TO BUILD AN EXTENSION
OF WAVERLY, SO CLOSE TO OUR HOME &
MANY OTHERS. THE INCREASED TRAFFIC
& LIGHTS & ALL THAT GOES WITH IT,
WOULD BE A MAJOR INCONVENIENCE
& A SAFETY HAZARD, AS THE

(2)

ROAD CURVES RIGHT AT THAT
LOCATION,

PLEASE CONSIDER ANOTHER
SPOT FOR A PROJECT OF
THIS MAGNITUDE + IMPKT ON
THE AREA.

SINCERELY,
Kathleen Manning
KATHLEEN MANNING
135 DENOTE RIDGE
NEW CANAAN, CT 06840

10/27/19

To New CAHAWA Planning & Zoning Commission

From Dennis & Kathy Manning
135 Denike Ridge, New CAHAWA

Subject: Opposition To Proposed Waverly Life Care Project - Denike Ridge

By way of introduction my name is Dennis Manning. My wife Kathy and I purchased 135 Denike Ridge in December 2018.

I am writing to express my opposition to the above referenced project.

This does not fit the character of our part of New CAHAWA. This area has St Marks Church and single family residences. A large multi unit project doesn't fit. If this project was approved a year ago it would have been a consideration in our decision to buy or not buy this house.

The increased traffic attributable to the project will create hazards. It has been more than once cars navigating the curve on Denike Ridge just south of the project cause over the lane marker - requiring me to take corrective action.

If this project is approved, it will create more traffic and raise the inevitability of an accident. The sidewalk is used by many walkers, including those

with baby stroller.

A project of the size simply does not belong in our neighborhood.

Thank you for your consideration of my concerns.

Dennis Manning
135 Oakwood Ave



To: Planning and Zoning

I write in opposition to the building project under consideration at 65 Oenoke Ridge.

I write in support of Waveny Care Center's desire to provide greater care opportunities to 'us' in New Canaan and our relatives who may choose to spend time here.

I Certainly support our wonderful Historical Society and their desire to preserve a secure future for the archives and history of what they and we continue to prize as our charming "Small New England town." We have the 2nd largest collection of historical clothing in the state. How wonderful that we have that distinction.

The question is how the town can continue it's legacy of being a charming "Small New England town" when projects as large as the one at 65 Oenoke Ridge Rd is being seriously considered to be appropriate.

The Sr. living facility you are being asked to grant zoning variance for will be 4.2 times the size of our Town Hall and the 3rd largest building in town, after the High School and our Jr. High School,

You are being asked to place this very large building that is to house at least 65 apartments in the midst of a residential area for single homes in a ½ acre and 1 acre residential zone.

Neither school is built in the midst of a residential area and they are lit only on special occasions, not lighted every night of every year, as this structure will be.

The Schools are not built near a blind State rd. corner nor do they have a visual impact on town landmarks, in this case, St Marks Church, the Great Lawn in front of St Marks Church and the Historical Society itself, Nor are they adjacent to the area of town we call God's Acre ... an area that reminds each of us that, indeed,

We do live in "A Small New England Town."

Please: We have looked forward to finding land to build a gracious Assisted Sr. Living campus since the 80s. There is still open land to be considered.

Please reject 65 Oenoke Ridge.

Thank you,
Josephine Gray
139 Oenoke Ridge, town

Josephine Gray
10/25/19

? Letter to The
Editor
to P+Z

To the P+Z commission Senior living alternatives

The 65 Oenoke Project ^{that} would not create traffic hazards and would give our older residents "level" walking access to town. of

We might also seriously reconsider a campus on Lapham Rd near the West entrance to Waveny Park and what used to be called Lapham Senior Center, as well as just up the road from Waveny Care Center:

It was vetoed a few years ago but might be reconsidered at this point.

OR:

The Mulch pile Yard on Lapham Rd is bordered by a parcel of land to the south that is owned by the town.

Combine the two and we would have a fantastic site for a truly lovely campus. This location would give immediate access to all the amenities that Lapham Center has to offer: movies, discussions, exercise classes, music lessons, bridge lessons, classes in foreign languages ... hospitality luncheons - etc. etc. etc. and the joy of Waveny park which includes the Power House and its programs, The Town Players, the beautiful gardens, the walking trails etc. etc. and a charming non denominational church at the south corner and be within a mile of medical care at Waveny Care Center. The idea of a trolley on wheels that would run back and forth to town comes to mind as a perfect way to limit more traffic with the dwindling parking spaces we're experiencing at the moment.

On the other hand ...

The Oenoke project would present a dangerous traffic situation on Oenoke. Its entrance and exit would happen just north of the upper entrance to the Historical Society which is just north of the blind corner of the Historical Society's Brown House's yard.

Josephine (Jelly) Gossy
139 Oenoke Road



The Oenoke Development Project <theoenoke@gmail.com>

Stop the 65 Oenoke Development

2 messages

Debbie Green <mohindragreen@gmail.com>

Mon, Oct 28, 2019 at 8:38 AM

To: lynn.brooksavni@newcanaanct.gov, lola.sweeney@newcanaanct.gov

Cc: theoenoke@gmail.com

Dear Lynn And Lola,

I am writing to express my objection to the proposed construction of the Waveny Senior Center at [65 Oenoke Ridge](#). I moved to New Canaan eight years ago and rented near the Roger Sherman Inn until I found the right home to buy. I fell in love with the neighborhood around Oenoke Ridge so much that I ended up buying a home in the Historic District, across the street from the proposed site. After listening to arguments both in favor and against the proposed facility, from neighbors and developers, I have come to appreciate the needs of senior citizens in our town, but I strongly believe this is the wrong site for such a facility.

The size would be tremendous for that small plot of land and completely out of character with the surrounding Historic District and the image of New Canaan as a bucolic New England town. I find it immensely hypocritical that as a resident of the Historic District, I cannot even change my front door without permission from the Historic District Commission. The purpose is clearly to preserve the character of the town, as with zoning regulations, and I agree with that. So why go through so many cumbersome approval procedures to nit-pick residents' renovations, forcing them to spend considerably more, when we then let a developer come in and ruin it with a complex of this magnitude?

I am also concerned about the increased traffic for motorists and pedestrians alike, despite the developers' traffic reports, which seem architected to serve their purpose. What will happen to the beloved May Fair at St. Mark's Church? And the impact of massive amounts of light emanating from the facility at night? Conversely, it will take away natural sunlight from the Heritage Hills condominiums as it casts a huge shadow over their facility. In the winter it will be especially dark, and I'm not convinced by the argument about the trees being the same height.

Russ Barksdale has claimed publicly that Waveny consulted nearby neighbors for their input on the project. I was never consulted, nor was my husband or any of my neighbors except one. So to state that they reached out to neighbors when they really contacted one person seems like a gross misrepresentation of the truth.

If this facility is so important, let's please find a better place for it. The people in this town, including the seniors it's intended to honor, worked very hard to make New Canaan the charming and welcoming place that it is. Letting a developer ruin it will ultimately do them and all of us a disservice.

Respectfully yours,
Deborah L. Green (Debbie)
[40 Oenoke Ridge](#)



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Whitmer, Frederick <FWhitmer@kilpatricktownsend.com>

Mon, Oct 28, 2019 at 8:01 AM

PLEASE NOTE: You were BCC'd**To:** lynn.brooksavni@newcanaanct.gov**Cc:** lola.sweeney@newcanaanct.gov

Please register my opposition to the proposed development at [65 Oenoke Ridge](#). I am a resident of New Canaan, living at [26 Ferris Hill Road](#).

The building that is proposed would catastrophically alter impact the neighborhood and would destroy any sensible demarcation between "downtown" and a residential neighborhood. The economic benefit to the Historical Society and St. Michael's would be transitory; the damage to the zoning regimen of New Canaan would be permanent. I strongly urge the members of P&Z to reject outright the proposal.

Frederick L. Whitmer**Kilpatrick Townsend & Stockton LLP**The Grace Building | [1114 Avenue of the Americas](#) | New York, NY 10036-7703

office 212 775 8773 | cell 914 482 4513 | fax 212 775 8821

fwhitmer@kilpatricktownsend.com | [My Profile](#) | [vCard](#)

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The Oenoke Development Project <theoenoke@gmail.com>

Stop the 65 Oenoke Development

1 message

Vivek Mohindra <mohindrav@gmail.com>

Sun, Oct 27, 2019 at 8:12 AM

To: lynn.brooksavni@newcanaanct.gov, lola.sweeney@newcanaanct.gov

Cc: theoenoke@gmail.com

Hi,

I have been a resident of [40 Oenoke Ridge](#) (very close to the proposed development) for 8 years. We moved here from Austin TX, and love the look-and-feel of New Canaan.

We have been extra diligent in maintaining this look-and-feel as we have embarked upon fixing our house. For example, when we wanted to put in new windows (the originals were single-pane, very leaky), it would have been 35% cheaper for us to put double-hung windows instead of casement windows. We worked closely with the historic society - which correctly pointed out that the double-hung windows won't preserve the same look. Even though it cost us an extra \$50,000 (and several weeks), we decided to honor their request in the spirit of preserving the character of the house and neighborhood. Needless to add, that extra money could have been really useful for other things we wanted to do. We subsequently made several other renovations, and each time incurred (by my estimate) an extra 20-25% cost just in the spirit of maintaining the character.

Now, much to my surprise, we find out that the P&Z is planning to give a go-ahead to this development which clearly violates the look-and-feel of the neighborhood. As a single home owner, I have incurred all this extra cost to maintain the character of this town. So why is it that Waveny and the developers are being given this free pass for such a blatant and egregious violation?! This just doesn't seem fair.

I was never consulted on this development - despite Waveny stating publicly that it consulted with the neighbors.

I fully agree we need a solution to the Senior housing in town. I have spoken with the CEO of Waveny who assured me that he will share all the facts that went into their recommendation on the site and development. But despite several reminders, he has not shared that information. I have to believe that either Waveny did not do its homework, or there are other political/nefarious factors involved in this choice. I have to imagine that this information is likely subject to a FOIA (Freedom of Information Act) request, and I intend to pursue that to the full extent permitted by law.

I would urge the P&Z Board to turn the approval request for 65 Oenoke down. Otherwise you run the risk of opening a Pandora's box in terms of over-development of the town center and destroying the very character that the seniors of this town helped create.

I am sorry I will be overseas at the time of the hearing otherwise I would have attended and made my position known in person.

Regards,

Vivek



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Edward <edwardbel98@gmail.com>
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov

Thu, Oct 24, 2019 at 10:42 PM

Your Name: Edward Belopolski

Your Address: [78 Heritage Hill Road, Apt C, New Canaan, CT](#)

Why you are opposed to the Development @ [65 Oenoke Ridge](#):

This project is ill conceived and misplaced in this location. Also, it will create nuance and disturbance for owners who live nearby. The project will also ruin the look and feel of New Canaan. This facility must be situated in a different location instead of being crammed into a tiny parcel located on the gateway to town, adjacent to three churches and God's Acre, and the New Canaan Historical Society. The proposed construction, its size and scale will dwarf the neighboring homes and Heritage Hills apartments, where my apartment is located. The project architectural design is not suited for a New England town.

Sincerely,

Edward Belopolski



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Mary Anne Case <macase@caseportfolio.com>

Thu, Oct 24, 2019 at 6:50 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name: Your Address: Why you are opposed to the Development @ 65 Oenoke Ridge:

Mary Anne Case, 114A Heritage Hill Road, (Oenoke Condos), New Canaan, CT 06840

To Planning and Zoning re the proposed CCRC

10/24/2019

Two important pages were missing from the plans filed in the building department and should be provided before the P & Z board can make a fully informed decision.

1. The architectural plans and drawings filed at the Building Department do NOT provide a section drawing that illustrates height of the CCRC at the point of its rear garage entrance continuing down the slope of the hill beyond the CCRC property and descending into the Oenoke condo directly below it at that point. Such a section drawing should be provided and should include a section of the Oenoke building directly beneath the CCRC garage entrance. Such a section will demonstrate the juxtaposition and respective heights of the two buildings. It will also demonstrate there is no room remaining between the CCRC garage and the fence at its property line to provide a buffer of plantings to screen the towering CCRC from the condo(s) below it.
2. The BFJ Traffic Impact Analysis dated August 2, 2019 does NOT provide a dedicated plan of the entire St Marks Church property and the entire proposed CCRC property for the purpose of illustrating both the existing shared and adjacent driveways, access ways and parking lots and the proposed shared and adjacent driveways, access ways and parking lots emanating from Oenoke Ridge Road. Such a drawing is necessary to clarify and make apparent the inherent traffic issues that will exist if the CCRC is built. The BFJ Traffic Impact Analysis is fragmented and does not address the overarching and complex problem of CCRC traffic combined with the church traffic .
3. Does the engineering study for storm water drainage provide for severe climate change in the future? The slope from the CCRC above to the condos below is both dramatic and challenging, the CCRC land will be paved and built upon, and most of the existing mature trees on the CCRC property will be removed.
4. From a personal and professional point of view I feel the both scale and banal design of the CCRC will severely undercut New Canaan's prestige as a center of architectural vision.

Mary Anne Case, NCIDQ



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Peggy Aitken <peggyaitken@optonline.net>

Thu, Oct 24, 2019 at 2:53 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name: Peggy Aitken

Your Address: 132B Heritage Hill Rd., New Canaan, Ct.

I am opposed to the development at 65 Oenoke Ridge because:

The buildings are much too large for the available space and will dominate the landscape on Oenoke Ridge and on the road next to it, Heritage Hill Rd.

A project of this size will cause major drainage problems for the condominiums (The Oenoke Assoc.) that are immediately downhill from the project on Heritage Hill Rd.

The concentration of traffic that a community of that size will create will cause dangerous traffic conditions on Oenoke Ridge and especially during the morning and evening traffic to the train station in New Canaan.

Just the construction noise and dirt - for at least 18 months - will seriously affect the quality of life for the Oenoke condominiums. And will seriously affect the value of the units.

When finished, the lights from the building and the roads next to it, will shine down on that entire section of New Canaan and dominate the town.

That project does not belong in that location on such a small amount of ground.

Please, do not approve of the application!!

Why you are opposed to the Development @ 65 Oenoke Ridge:



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Amy Starobin <amystarobin@gmail.com>

Thu, Oct 24, 2019 at 12:32 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name: Amy Starobin

Your Address: 78A Heritage Hill Road, New Canaan

I am opposed to the Development @ 65 Oenoke Ridge for the following reasons:

1. A project of this size and proximity would loom over my apartment. My apartment would be almost directly behind the proposed building and therefore any light I receive from the rear windows would be blocked.
2. Since the building is so imposing and will take up almost all of its land a very large drainage system would be necessary. The necessary pipes would most likely run between and through the Oenoke condo building and property. The installation of such a system would be very disruptive to our neighborhood.
3. I rent my unit and anticipate the noise, dirt and disruption from the constant construction will negatively impact my tenant's living conditions and the possibility of continuing to rent the apartment. It would certainly devalue the property of the Oenoke Condominiums that abutt the proposed building.

Please vote to deny the Development at 65 Oenoke Ridge.

Amy Starobin



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

2 messages

Karin Stumpenhagen <kstumpenhagen@gmail.com>

Thu, Oct 24, 2019 at 9:11 AM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Karen Stumpehagen

167 Heritage Hill Road Apt C

Please give this email to all P&Z members, thank you.

To the esteemed members of the Planning and Zoning Committee :

First, let me thank you for taking the time to read my concerns regarding the Waveny LifeCare Network proposal for [65-73 Oenoke Ridge](#).

I am a neighbor that lives in Oenoke Association Condos, and I have several concerns about the project.

I think it is fair to say that most people support the idea of some sort of **affordable** senior housing in New Canaan. I have lived in this town over 25 years and know this has been a topic for as many years as I have lived here. That being said, the proposed project is misplaced at the current proposed location and with a \$800k buy-in and at least \$4k a month in fees, in my opinion does not support the concept of "affordable" senior housing. The size and scope of the building is just too large for the plot of land being considered (although Waveny has been saying that it is on a 3.5 acre parcel, the reality is the new construction will be on a 1.5 acre parcel, the remaining two acres of the campus is taken up by the New Canaan Inn so unless that New Canaan Inn is being torn down, it is disingenuous to include that land in the plans or marketing of this project).

Here are some points that I hope P&Z will look into when considering this project:

1. Focus Group - how many people were in the focus group (10, 100, 500?), when was it done (2 months ago or 2 years are very different economic climates) and was it a representative sample of all seniors in this town? I live in a complex that happens to have many seniors that live in it and none that I know were asked to be in a focus group; In fact many of my senior friends in this town were never asked to be in a focus group. So, that leads me to ask, where did Waveny get the list of names? Is this focus group made up of only Waveny donors/friends? If so, is that a true representation of all seniors? That seems like a skewed focus group.
2. How does the current economic climate of housing sales affect the potential of people living in the proposed facility? If someone can't sell their \$2+million home, will they be able to even afford the buy-in of \$800k?
3. Neighbors at St Marks, Oenoke Association and other neighbors in the area are strongly opposed to the project. They represent a large group of people. Just Oenoke Association alone has 165 households. St Marks represents a large group of New Canaanites. I realize that St Michaels has said it supports the project as has the New Canaan Historical Society. However, I don't believe that NC Historical Society's support can be viewed as neutral since they are the sellers of the land (and therefore have a financial benefit to seeing this project go through) and have also said they need the \$ from this land sale for their operational budget. There is also speculation that the Historical Society will receive an annual payment from the operational profits of the facility - if that is indeed true, can they be considered objective at all ?
4. What other areas were considered for the project? If the answer was no, why ? There needs to be more transparency in this site selection process.
5. Given the plethora of condos recently built or being built in the area (Cross Street, Vitti/East Ave, Merritt Apartments, Locust/Forest), aren't we possibly flooding the market ? The Merritt Apartments alone will have 120 units, with elevator access. Won't this possibly be a place where some of the "focus group" people may be interested in living? Shouldn't we see how all that plays out first before we go ahead with another 70 units?
6. New Canaan has a notorious high water table. I understand that Waveny did an analysis of this, but will P&Z be doing an independent analysis to assure that the affects of this project don't flood neighbors ?
7. What will a structure of this size do to the property values of neighbors? Condos in this town have already seen a large increase in property taxes this year (the average increase in our complex was over 35% in one year !). This has resulted in lower prices in recent sales and any additional decrease in property value may be catastrophic to current owners. Which brings up another point - how will these Waveny units be taxed by the town? Will it be like a condo or home or will it be taxed differently since it considered a senior facility ? Or will it have some tax exempt

status since it's considered part of a medical facility organization? If that's the case, will these 70 units even be generating income for the tax base?

A 3-4 story high, 150,000 sq ft structure near Gods' Acre, one of the loveliest spots in New Canaan, will be forever changed with this looming structure. The view as you drive into town from Pound Ridge will look as if we have a Marriott and the town will lose its charm and quaint feeling. In addition, neighbors will be in a shadow of a 50-70 ft structure that is also built up on a ridge, so it will appear even larger (just look at how high Merritt Apartments are looking and picture that height on that small parcel of land. I honestly don't see how this can even be considered. A couple of years ago, P&Z turned down the application of Roger Sherman to be knocked down and 8-12 houses being built on that lot saying the density would change the look of the town. Please be consistent and adhere to those same principles when reviewing this project and vote NO.

Thank you for your time and consideration.

Regards, Karen Stumpenhagen
167 Heritage Hill Road

The Oenoke Development Project <theoenoke@gmail.com>
To: William Frank <Wfrank@wcas.com>, ksaverin@crescendotrust.com

Thu, Oct 24, 2019 at 10:11 AM

[Quoted text hidden]



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Beatrice Camporine <beatricecamporine@yahoo.com>

Wed, Oct 9, 2019 at 6:08 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

JerrycamporineYour Name:

1046 weed street new canaan ct

Your Address:

Why you are opposed to the Development @ 65 Oenoke Ridge:

Sent from my iPad



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Andrea Matthews <odieworks@yahoo.com>

Tue, Oct 29, 2019 at 11:30 AM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name:

Your Address:

Why you are opposed to the Development @ 65 Oenoke Ridge:

Sent from my iPhone

October 22, 2019

To the Editor,

I am writing to encourage members of our town's planning and zoning commission, leaders of our community and other concerned citizens to reconsider the proposed location for a retirement complex at 65 Oenoke Ridge Road. As a lifelong resident of this community, whose father was the founding president of Waveny Care Center and whose mother proposed the first plan for assisted living to the town of New Canaan back in the 80's, concern for our aging citizens and their quality of life is in my blood. In the past I've served on Waveny Care Center's Board of Directors and I am currently on the Advisory Board to Staying Put in New Canaan. I am in full support of a plan to create housing for seniors, particularly if it offers graduated levels of care, but I am not in support of the proposed plan that would be located at 65 Oenoke Ridge Road.

As the gateway into and out of downtown, the campus that exists between and around the Historical Society, St. Michael's and St. Mark's would not just be compromised, but destroyed. By allowing the proposed facility to be built at 65 Oenoke Ridge, we'd be breaking the rare and beautiful boundary that distinguishes downtown from out of town. New Canaan is a village. Please don't let it sprawl into this historic, peaceful area. Please don't rewrite the rules to allow this.

I would hope that the leaders of this community, along with town officials, could come together and re-channel the energy that's going into this current fight to come up with a better location — one that does not shoehorn something into the wrong space. I understand that certain locations were turned down in the past, but that does not prevent us from reexamining them. There is a better place for this.

Sincerely,

Gigi Brush Priebe



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Sandra Gallagher <jimsan1964sg@gmail.com>

Mon, Oct 21, 2019 at 9:28 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Bcc: theoenoke@gmail.com

Your Name: Sandy Gallagher

Your Address: [126 Heritage Hill Road Unit A, New Canaan](#)Why you are opposed to the Development @ [65 Oenoke Ridge](#):

It is sad to hear the New Canaan P&Z will be voting on constructing a mammoth facility at [65 Oenoke Ridge](#) to provide a retirement solution to senior New Canaan Residents at the expense of all other residents. I agree with the concept of a CCRC in our town but the property choice is appalling. As an owner, I believe the facility is too big for property size and location. It will decrease the value of many nearby homes, like mine, and that is just not fair!!

The proposed facility will take over the landscape and destroy the natural historic beauty of our town! A yes vote will create a city eyesore that will be detrimental to the entire town. Once you vote yes, there is no turning back and you will never be able to get back the quaint town all of Connecticut loves.

There has to be property at Waveny that more suits the size of this facility. You need to take all residents into account. You need to vote NO and do not continue your plan to DESTROY our town. Take a look at Merritt Village, it too is oversized for its location and the town. Let it be a lesson to us.

Thank you.

Sandy & Jim Gallagher

475-558-9209



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Jayne Dutil <jadcat@optimum.net>
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov

Mon, Oct 21, 2019 at 9:09 PM

Your Name: Jayne Dutil

Your Address: 155 Heritage Hill Road Apt. B, New Canaan CT 06840

Why you are opposed to the Development @ 65 Oenoke Ridge: The proposed construction is too large for the space available.

It will add to the overbuilding that has taken hold of our quaint town in recent years.

As an owner and resident of one of the Oenoke Association's 164 condos on Heritage Hill Road, I feel that it will have a deleterious effect on the quality of life of us all.



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Thomas W. Lynn <twlynn@aol.com>
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov

Mon, Oct 21, 2019 at 6:49 PM

Your Name: thomas w.lynn

Your Address: 211 laurel road

Why you are opposed to the Development @ 65 Oenoke Ridge:

This plan is in the wrong place..do NOT destroy this beautiful, peaceful neighborhood with this out of place, oversized, overbearing project. It also wrecks of commercialism...why would anybody promote and/ or welcome this in their residential neighborhood.

Please stop the insanity.

Sincerely,
Thomas W. Lynn (a 45 year taxpayer)



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @65 Oenoke Ridge- Senior living venue

1 message

The Oenoke Development Project <theoenoke@gmail.com>

Mon, Oct 21, 2019 at 2:38 PM

To: Lynn.brooksavni@newcanaanct.gov

Cc: Lola.sweeney@newcanaanct.gov

Bcc: The Oenoke Development Project <Theoenoke@gmail.com>, ksaverin@crescendotrust.com, William Frank <Wfrank@wcas.com>, Jobygray@yahoo.com

On behalf of Mimi (Mary) Dickerson

Address: 41 Thrush Lane, New Canaan

----- Forwarded Message -----

From: mimi dickerson <mimidickerson1@gmail.com>**To:** jobygray@yahoo.com <jobygray@yahoo.com>**Sent:** Monday, October 21, 2019, 10:36:31 AM EDT**Subject:** Senior living venue

Oct 21, 2019

Planning and Zoning Committee
The Town of New Canaan

Re : Senior living and assisted living site

To Whom it May Concern,

As a resident of New Canaan for 39 years as well as being a Senior citizen, there is probably a pretty good chance I will die here, therefore I have been following your plan with great interest.

I also applaud your foresightedness in realizing that this area of senior attention has not been addressed appropriately in our well planned community.

However, this site should not be forced upon the town without a choice of other suitable venues. Once again, you are forcing the building of a large edifice contradicting current P&Z regulations. Again. Do we need to elaborate on the overused word of "transparency"?

Do the citizens need to repeat, again and again, that another unsightly large edifice detracts from the "next station to heaven", not enhances our town? We will get to that "station" soon enough, let us not place it at this venue.

Why do you wish to place another carbuncle on the face of New Canaan? You can do better.

Sincerely,
Mimi Dickerson

A noble cause with unintended negative consequences.

It is clear that a dedicated group of New Canaanites have been working hard and successfully to provide services to its senior citizens to allow them to remain in the community. It appears that its most ambitious goal over the past 40 years has been to build a first class residence in New Canaan for seniors with all the appointments of a five star hotel. It's an initiative which seems to have reached a point where a final resolution has to be rewarded for the long-standing effort regardless of any deeply felt concerns about the latest option.

My wife and I believe that New Canaan is the most beautiful quintessential New England "village" we've ever seen, and we have had the good fortune of living here for the past 20 years. The number one concern for us, and I am sure for everyone who has chosen to live here, is the **preservation** of New Canaan's special character and charm.

The proposed residence, while noble in purpose, and worthy of pursuit, strikes at the very core of New Canaan's character in three critical ways:

- By placing a full service residence in the very gateway to New Canaan's historical center, next to the Historical Society and in the midst of God's acre
- By producing a design of such grand scale that it dwarfs the existing neighborhood homes, churches, and surrounding open grounds.
- By adding substantial strain to the limited surrounding infrastructure that is not designed to handle another 71 residences, and adding to the density to our downtown that has noticeably increased in recent years.

We understand and support the goal of providing alternative senior residences that adds to the continuing care available in New Canaan. We understand the frustration of a dedicated group of our citizens who have been working hard for many years to achieve this goal. However, we do not understand why other proposed locations, e.g. Waveny leaf fields, or scaled back versions have been rejected. Instead we find ourselves looking at the building of a large residential complex that threatens the very character of our lovely village—the very charm that keeps all of us here in the first place.

Bob and Benne Druckenmiller

The image shows two handwritten signatures in cursive. The top signature is "Benne Druckenmiller" and the bottom signature is "Bob Druckenmiller". Both are written in dark ink on a white background.



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Jean Neubohn <alphamunch@icloud.com>

Sat, Oct 12, 2019 at 9:10 AM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Jean NeubohnYour Name:

Your Address: 175 south bald hill road

Why you are opposed to the Development @ 65 Oenoke Ridge:

My family and I first came here from NYC 7 years ago. We took the train out for a "day in the country" and walked around the charming town of New Canaan then up Oenoke road wandering around getting a feel for this wonderful town. We were hooked! It took us a few more years before we would finally make the big move. What we love most beside the amazing community is the charming country small town feel. It is kind of a curated charm. Very thoughtful in its preservation. Such a building right next to our church would be horrific eyesore to say the least. There is no charm, it's huge, and it's municipal in an area that is quaint and relaxed. It's the wrong fit. People visit and move here because of the charm of the town and the people of New Canaan. Our beautiful downtown right off the train line is such a huge draw. On weekends I see young families from the city, getting off the train, walking around and like we did years ago, strolling up to the Rodger Sherman for brunch. Imagine seeing a huge ugly mall like building? Also the traffic.....I believe it's also very expensive for seniors. I volunteer with seniors and have talked to them. No one is on board.. not the location, the style of the building or what is being offered there.

JeanNeubohn

Sent from my iPad



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Duke Beecher <dukebeecheer@yahoo.com>

Sat, Oct 12, 2019 at 8:55 AM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name: Henry Beecher

Your Address: 363 Main Street

Why you are opposed to the Development @ 65 Oenoke Ridge: Please consider the long-term consequences of this decision because if this is approved it cannot be undone. This specific spot is a crucial location in terms of town character. Anyone who loves what New Canaan stands for should see the deleterious effects that this would have. If this is a project that people feel strongly that the town needs then it should be somewhere else that does not impact and cheapen the feel of downtown.

Sent from my iPhone



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

sofia tournas <8104437@gmail.com>
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov
Bcc: theoenoke@gmail.com

Sat, Oct 12, 2019 at 8:45 AM

Your Name: Sofia Tournas

Your Address: [82 c heritage hill road new canaan conn](#)

Why you are opposed to the Development @ [65 Oenoke Ridge](#): please no commercial buildings next door to my place



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Bradley Berger <pufferb@optonline.net>

Thu, Oct 10, 2019 at 6:39 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov, Bradley Berger <pufferb@optonline.net>

Bradley Berger

1323 Ponus Ridge

Sir/Madam:

The proposal to build The Waveny Project at 65 Oenoke Ridge is completely inappropriate in terms of scale and location. Please do not allow this. The town Planning and Zoning experts simply **MUST** slow down the development of these large-scale condominium projects that are popping up all over.

Take a breath, analyze and let's absorb what the long-term ramifications are for our precious village. Let's allow a few years go by in order to assess how the extremely large Karp project on Park Street, plus others currently under construction, are going to affect the town.

Developers are turning our quaint New England village into an urban condo village such as those found in Queens or in Florida. Before long we will start putting in bus stops. Stop the insanity before it's too late.

Thank you.

Bradley Berger

Resident for 23 years who would like to stay another 23 years!

Sent from my iPhone



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Maureen Mayer <mmayerct@optonline.net>

Thu, Oct 10, 2019 at 12:26 PM

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name: M. Mayer

Your Address: [1056 Silvermine Road](#)Why you are opposed to the Development @ [65 Oenoke Ridge](#):

Right idea, wrong place. Yes, New Canaan could benefit from a senior living facility. It's proposed location adjacent to one of the town's few Local Historic Districts and God's Acre is the absolutely wrong place! NO! Planning & Zoning, the Karp rental unit development, with the fake wall, is a major negative to the town...please don't make another development approval error here. Oenoke Ridge has zoning regulations for a reason. Protections are in place. Please respect those.



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Ron Petrunoff <Petrunoff@seamaxcapital.com>

Thu, Oct 10, 2019 at 8:43 AM

To: "lynn.brooksavni@newcanaanct.gov" <lynn.brooksavni@newcanaanct.gov>

Cc: "lola.sweeney@newcanaanct.gov" <lola.sweeney@newcanaanct.gov>

Your Name: Ron Petrunoff

Your Address: [446 Brookside Rd, New Canaan](#)

Why you are opposed to the Development @ 65 Oenoke Ridge: The area should be continue to be bound by the current zoning restrictions. Instead of regularly giving variances to projects, we should review the entire zoning plan and change it if there is agreement by the citizens of the town to do so. Managing by exception is poor managing.

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The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

Kevin Sheridan <ksheridan@jefferies.com>

Wed, Oct 9, 2019 at 9:49 PM

To: "lynn.brooksavni@newcanaanct.gov" <lynn.brooksavni@newcanaanct.gov>

Cc: "lola.sweeney@newcanaanct.gov" <lola.sweeney@newcanaanct.gov>

Your Name: Kevin Sheridan

Your Address: 807 Weed Street

Why you are opposed to the Development @ 65 Oenoke Ridge: This structure, just like the abomination on Park Street, will ruin the character of New Canaan. Please stop trying to espouse this project as good for senior citizens and be honest that it is a play for tax revenues. Call it what it is. This project will only enrich special interest groups and developers at the expense of New Canaan tax payors. I am strongly opposed to this and any other massive development in our town.

Kevin J. Sheridan
Joint Global Head of Healthcare Investment Banking
Jefferies LLC
520 Madison Avenue
New York, NY 10022

Work: +1 212 707-6431
Mobile: +1 917 692-9753
ksheridan@jefferies.com

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The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge

1 message

rcyoung <rcyoung@optonline.net>
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov

Wed, Oct 9, 2019 at 9:11 PM

Your Name: Robert Young

Your Address: [219 Michigan rd](#)

Why you are opposed to the Development @ [65 Oenoke Ridge](#):
It is so obvious this project is over the top and out of proportion. It is DOA.

Regards,
Bob

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone



The Oenoke Development Project <theoenoke@gmail.com>

Stop the Development @ 65 Oenoke Ridge4 messages

ksaverin@crescendotrust.com <ksaverin@crescendotrust.com>

Mon, Oct 7, 2019 at 4:03 PM

To: lynn.brooksavi@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Your Name: Kenneth and Laura Saverin

Your Address: [24 Oenoke Ridge, New Canaan, CT 06840](#)Why you are opposed to the Development @ [65 Oenoke Ridge](#):

Location, Location, Location. This project is in the wrong location. The size, scale, height and design are inappropriate for the proposed location (a) looming over the historic district, (b) sitting in the middle of God's acre despite the objections of St. Marks Church and (c) towering over the Oenoke Association Heritage Hills apartment complex. How can P&Z approve this proposal when P&Z rejected Andy Glazer's Roger Sherman smaller senior housing proposal a few years ago? P&Z cited the fact that the Glazer project on Oenoke Ridge would impair visitor's impressions of New Canaan since Oenoke Ridge is the "Gateway to New Canaan".

Citizens from throughout New Canaan have expressed their opposition through the online petition at www.oenokeridge.com well as at numerous Waveny presentations where even senior citizens have asked that Waveny find a new location.

JOSEPH L. BUCCIARELLI
SEVEN OENOKE LANE
NEW CANAAN, CONNECTICUT 06840

October 29, 2019

Members of the Planning & Zoning Commission:

I live directly across the street from the site where Waveny LifeCare wants to construct a 39'-6" tall (west face), slightly more than 455 foot long, 135,000 square foot, seventy unit condominium for seniors. It is in the One-Half Acre Residence Zone, contiguous to the Historic District, the Historical Society itself, the One Acre Residence Zone, the Apartment Zone and across the street from more of the One Acre Residence Zone. St. Mark's Church, although taller, is only about 155' in length or roughly one-third as long, and contains 27,804 square feet of "living area," about one-fifth that of the proposed structure. St. Mark's Church, along with its other buildings, sits on a 12.4 acre site, whereas the proposed facility would occupy a ± 1.6 acre site. There is a proposal to merge the ± 1.9 acre Inn site with the aforementioned ± 1.6 acre site, but that has not been approved. Furthermore, The Inn, with 26,891 sq. ft. of "living area", has previously been granted a variance allowing 2.4 times the normally permitted coverage. Density for the proposed facility has already been revised from one unit for every 1,750 square feet to one unit per 1,200 square feet. In either case, it is dramatically greater density than is presently allowed and is extreme for this location. No amount of "fine tuning" can make this appropriate for the neighborhood. It should also be noted that the Plan of Future Development shows 65 Oenoke Ridge as Medium Density Residential, not Higher Density Residential and certainly not Community Facility/Institutional Use. More important, however, are the following competing goals put forth in the POCD.

While the POCD does call for more senior-friendly housing in and near the center of town, there are many other POCD objectives to be considered. The preferred locations for high density housing are in the Apartment Zone, the B Residence Zone (two-family) and the three Business Zones. High density housing is to be discouraged elsewhere unless there is a significant community benefit. However, there are other suitable sites still available in the Business Zones that would provide seniors with safe, level, walkable, and far more convenient access to downtown, rather than the steep, taxing and potentially dangerous slopes of God's Acre. The POCD also asks that the Planning and Zoning Commission strive to protect residence zones and minimize the encroachment or impact of institutional and other uses presently allowed in residence zones on neighboring (not just contiguous) residential properties. Further, the Commission should assure that the scale, intensity and character of such uses are appropriate for the neighborhood in which they are located. Waveny's proposed facility would be more of an invasion than an encroachment and totally out of scale and character with this signature gateway into downtown New Canaan. It would indelibly disfigure a unique and beautiful part of town, with expansive open spaces surrounding modern churches and the Nature Center, plus the small town New England charm of

nineteenth century churches overlooking God's Acre, which are complemented perfectly by the serene and open campus of the Historical Society - at least for now. Bear in mind that the POCD additionally recommends that both open space and perceived open space, as well as scenic views, be preserved; this is particularly important near the center of Town, where such sights are uncommon. The Village District Design Guidelines, while not directly applicable, echo objectives in the POCD to preserve, enhance and promote New Canaan's small town way of life, rural character, historic value and scenic charm. Accordingly, these Guidelines state that particular consideration should be given to the impact any new development might have if adjacent to or in close proximity to the Historic District. Should the proposal for a shockingly massive, currently forbidden institutional structure on a small site in the One-Half Acre Residence Zone, contiguous to both the Historical Society and the Historic District be granted dramatically more lenient regulations, or should common sense and good judgement prevail?

An Overlay Zone should not be used to allow an immense senior housing center that would harm our Historical Society (despite any financial benefit thereto), the Historic District, the scenic view over and well beyond the Great Lawn, the neighborhood, the gateway into downtown, and the Town itself. Overlay Zones can be both beneficial and destructive, so they require extremely judicious use and management to make certain that zoning is not destabilized throughout the Town. If this senior housing proposal is approved, no one will have any peace of mind, knowing that at any time something completely out of character, offensively oversized and previously impermissible, if not unimaginable, could materialize within yet another Overlay Zone anywhere in Town. This could easily make owning or purchasing a home in New Canaan unacceptably risky, especially at a time when the real estate market is already weak.

To complicate matters further, this proposal requires a Special Permit. As stated in the POCD, the present criteria are insufficient to ensure that permitted non-residential uses are compatible with the residence zones they will occupy. That leaves little to rely on except the sound judgement of the Commission. Hopefully, we can rely on the Commission's judgement to recognize that Waveny's enormous, out of character facility would further reduce neighboring property values, but more importantly, it would severely diminish the enjoyment of our homes, as the wonderful appeal of this picturesque part of Town would be irrevocably destroyed, thereby diminishing the entire Town.

Sincerely,

Joseph B. ...

Michael and Michelle Buscher
67 Oenoke Lane, New Canaan

Dear Members,

Before your board is the application by The Waveny Life Care Network for their proposed Senior housing project. The application requests that you as a board, approve and grant a major change in the zoning regulations in that location in order for this development to be built.

If granted, this project, in this proposed location, will have a negative impact on the character of our town but most importantly on every New Canaan resident, especially the neighbors of 65 Oenoke. Every resident must be able to **trust** that our zoning regulations, as written, mean something. The Zoning regulations in New Canaan give home owners and prospective home buyers, confidence that the regulations as written, are important and enforced. Changing these zoning regulations to allow for this project is unfair and not necessary. The closest neighbors of this proposed project **never, ever**, thought that this piece of property, in a one acre zone, adjacent to our Historical Society could ever be developed as proposed. This piece of property should be held to the current zoning laws.

The issue isn't about whether there is a need for housing for an aging population.

The issue is not about whether or not Waveny has historically been an asset to the residents of our town.

Both of these are true.

For 60 plus years I have always trusted that those of you serving on the Planning and Zoning board understand the big picture for New Canaan. You are often faced with difficult decisions but typically listen to the neighbors and town residents and with a vision of the future, turn down zoning regulation changes and requests such as the one being proposed by Waveny Life Care Network.

Having lived in New Canaan my entire life I have seen and often applauded change and I have rarely felt compelled to write a letter to P&Z. This application is an exception for all the reasons mentioned above.

I was born and raised in New Canaan, Michael and I have raised our son Mike and daughter Sarah here and they have both chosen to raise their families here. The reasons for choosing New Canaan to raise a family are always

personal and usually includes a description of its quaint, New England small town feel and look. Allowing such a project could easily erode confidence that New Canaan will remain quaint with regulated growth.

We all need to know that our rules and laws apply to everyone and that we have every right to expect that they are enforced as written.

Best regards,

Michelle & Michael Buscher
67 Oenoke Lane

Compose

To

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To: The Planning and Zoning Commission:

We would very much like to voice our vehement opposition to the proposed development project on Oenoke Ridge Road. We are new residents of New Canaan, as of last week. We purchased the home at 90 Oenoke Ridge Road this past August. After many years in Darien, we were very excited to move our family to New Canaan. Our children attend St. Luke's School (our oldest graduated in 2018) and we have increasingly felt our family life has been drawn to New Canaan. When the house at 90 Oenoke Ridge became available, we jumped at the opportunity. We have driven by this house, and this area often on the way to drop our children at school. We have long admired the classic New England charm of this part of town and when the chance to own a home here became available, we moved quickly to purchase the home. The week we have spent here unpacking and settling in, we have come to appreciate how truly idyllic this part of town is. You can imagine our surprise and disappointment when we learned this week of the proposed project almost directly across the street from us. The scale of this project is almost hard to comprehend. The fact that New Canaan would

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consider this development, in a historic district of town, is truly upsetting. A very large part of why we were so enthusiastic to buy our home is the beautiful and historic location it occupies in town. We feel that if this development were to proceed, it would damage what makes New Canaan so special. We moved to New Canaan, after over 20 years in Darien. In large part, what we love about New Canaan is the classic New England village feel, which is increasingly hard to find in surrounding towns.

A huge project such as the one proposed, would certainly benefit from a larger space in town. We sincerely hope that the Planning and Zoning Commission will reconsider the location of this project.

Thank you very much for your consideration.

Karen and Paul Stamoulis
90 Oenoke Ridge Rd.
New Canaan
203-559-1154

Richard H. Troy
428 Laurel Road
New Canaan, Connecticut 06840
203-594-9626
rhtroy@troylegal.com

October 23, 2019

Planning and Zoning Commission
Town of New Canaan
77 Main Street
New Canaan, Connecticut 06840

Re: Concern for the proposed CCRC at 65 Oenoke Ridge

Dear Sirs:

I have lived in New Canaan for 46 years. I do not live in the neighborhood of the CCRC proposed for 65 Oenoke Ridge – but over three miles away up next to the Poor Farm on Laurel Road. I am generally supportive of the idea of a CCRC for our town; I remember the controversy over the mulch pile site a decade ago.

My concern with the current proposal at 65 Oenoke (I have seen the slide presentation twice) is that it may change the nature of our community from a “small town” to a “small city.” Consider driving down Oenoke Ridge from the north. What would you see looming up ahead of you on the left? Or driving in from the east along Hemlock Hill? Or coming up from the south along God’s Acre?

The logistical and financial aspects of a CCRC can be daunting. I am not an expert on whether they would permit the currently proposed CCRC to be modified to fit more appropriately within the community. ’Twould be well if that could be done, not well if it could not be done.

Respectfully submitted,

Richard H. Troy

Stop the Development @ 65 Oenoke Ridge

From: Nancy Gilbert (nancytoddgilbert@gmail.com)

To: lynn.brooksavni@newcanaanct.gov

Cc: lola.sweeney@newcanaanct.gov

Date: Thursday, October 24, 2019, 04:40 PM EDT

Your Name: Nancy Gilbert

Your Address: 67 Turtleback Road South, New Canaan, CT 06840

Why you are opposed to the Development @ 65 Oenoke Ridge:

We are New Canaan! Not Darien with its Post Road running through the middle, not Greenwich with its heavy traffic and many shops, and not the town of Wilton whose boundaries are difficult to define.

New Canaan has God's Acre with the Congregational Church established in 1733 sitting at the top. Our first presidential election was not held until 1789 when George Washington became president. We are so typically New England in architecture and feeling as one proceeds past the fire station and up God's Acre Hill, passing the wonderful homes on the right, next the beautiful Lutheran Church, the fabulous Historical Society with its old buildings painted in historical colors, and up toward St. Mark's church with its lovely open May Fair lawn. All these structures set the feeling of standing together, as one proceeds up Oenoke Ridge Road, open wide, eyes ahead.

I am not against a Continuing Care residence for New Canaan Seniors. I know we have been working on that idea for years when the area by Waveny Park on Lapham Road was considered. And I most sincerely and humbly thank all those individuals who have given so many hours to find answers for our seniors. We are all indebted.

I am opposed to the Development @ 65 Oenoke Ridge because of its location and because of the small space available for the development. I believe it will diminish the wonderful feeling of cohesiveness our town still has at a time in our world when we must particularly hang on to tradition.

Thank you for your consideration.

Begin forwarded message:

From: Don Gilbert <dcgilbertsm10@gmail.com>
Subject: Fwd: Waveny on Oenoke
Date: October 23, 2019 at 6:31:02 PM EDT
To: Nancy Gilbert <nancytoddgilbert@gmail.com>

Sent from my iPad

Begin forwarded message:

From: Don Gilbert <dcgilbertsm10@gmail.com>
Date: October 23, 2019 at 6:30:08 PM EDT
To: lynn.brooksavni@newcanaanct.gov
Cc: lola.sweeney@newcanaanct.gov
Subject: Waveny on Oenoke

Dear Commission Members

My name is Don Gilbert, I have resided at 67 Turtleback Road for the past 44 years. I write in opposition to plans for the Waveny facility to be located on Oenoke Ridge.

When I moved my family to New Canaan in the mid seventies, like so many others, I was drawn to the town for all of it's wonderful attributes; it's excellent facilities, schools, historic ambience and not least, the serenity and openness exuded by the town itself as a draw to residents, visitors and shoppers alike. The plans I've seen for Waveny conflicts with all of the specialness people feel when they come here.

These are qualities very easy lost if large developments are allowed to be shoe-horned into space that was never meant for them; they create a sense of crowding and obscure views as they tower over homes unfortunate to be near. Gods Acre and the surrounding historic properties will never carry the same eminence. One has only to drive past the wall on Park Street to gather a sense of what I'm writing about.

Our family feels a deep commitment to this town; our children were raised here and now also live here. Grandchildren are growing up here. We live almost two miles from the proposed location of the facility but the appearance of the town in it's entirety matters to us greatly.

I will close by making it clear that I understand there well may be a need for additional senior living facilities, (I myself may soon be a candidate) but not in the place the Waveny people have chosen.

Don Gilbert

Sent from my iPad

Planning & Zoning Commission,

My family moved to New Canaan in the Spring of 2017 from Rowayton. We moved to town for the incredible school system and wonderful community that New Canaan is. Rowayton was changing, demographically and aesthetically.

We were so fortunate to find the current house we own on Denoue Rd. I consider ourselves extremely lucky to have found a house in the neighborhood we live in. The peaceful location and proximity to town is second to none in my opinion.

The proposed Wavay Center Development on Denoue is completely against the character of the community, in its proposed location. I am conscious of the need for more housing options for our seniors however the proposed project is, in my opinion, NOT remotely consistent with the needs, the neighborhood the safety or zoning of our single family community.

The intersection at which this development is proposed

is already a dangerous walking zone. In fact I've had numerous incidents with traffic on the corner when walking to and from the train.

In summary, my family is strongly opposed to the development of the proposed 140,000 square foot Senior development project at 65 Denore Edge. The proposal does not fit with either the culture or community in which it is proposed.

A very concerned citizen,

Stephen ~~Matthew~~

Fwd: CCRC Project on Oenoke Ridge

From: diane dooley (dianedooley0511@gmail.com)

To: jobygray@yahoo.com

Date: Tuesday, November 12, 2019, 02:39 PM EST

----- Forwarded message -----

From: **doug dooley** <doug@douglasdooley.com>

Date: Fri, Nov 8, 2019 at 1:41 PM

Subject: CCRC Project on Oenoke Ridge

To: lynn.brooksavni@newcanaaanct.gov <lynn.brooksavni@newcanaaanct.gov>

Cc: Diane Dooley <dianedooley0511@gmail.com>, editor@NCAdvertiser.com <editor@ncadvertiser.com>

Dear Planning and Zoning Commission,

We are writing in opposition of the proposed CCRC project on Oenoke Ridge.

The community around the proposed location is far more residential in character than institutional as the term is used in the application. The degree to which zoning norms need to be revised to allow this project speaks to the lasting negative visual and volume impact that will be done to this access route to and from our village.

The massive size and coverage of the building does not in any fashion comport to scale of the buildings around the site. St Marks is set on a large property with substantial lawn at its front. The Historical Museum and Society is a series of buildings not much different than homes on large open grounds. That is true for the all other buildings along the road including the existing yellow house, the Maple Inn, the Roger Sherman and the homes that line Oenoke Ridge. The proposed building does not resemble the lot coverage or the scale of neighborhood buildings and will permanently damage the New England character of this portion of New Canaan.

We are not opposed in principle to a CCRC in town. It is hard to accept this is the only possible location. The proposal several years ago to consider the area across Lapham Road west of Waveny would much better accommodate the scale of this project and would better align with the existing Waveny Care facility. We do not recall that the planning at that time had moved so far along, perhaps a second look is called for at this time.

With best regards,

Diane and Douglas Dooley

cc: New Canaan Advertiser

91 Gerrish Lane, New Canaan
203 966 1632

Oenoke Application

From: Thomas W. Lynn (twlynn@aol.com)

To: townplanner@lynn.brooksavni

Cc: twlynn@aol.com

Date: Sunday, November 17, 2019, 09:15 AM EST

*Thomas W. & Diane D. Lynn
211 Laurel Road
New Canaan, CT 06840*

November 17, 2019

New Canaan Planning and Zoning Commission
Town Planner@ lynn.brooksavni@newcanaanct.gov
New Canaan, CT 06840

Dear Members of the New Canaan Planning and Zoning Commission:

We are writing to you in connection with our **opposition for approval** for a significant zoning change with respect to the application of **The Waveny LifeCare Network**.

1) LOCATION- This is NOT the location for such a n oversized, commercial-type building- senior housing or not. Yes, commercial- as this is designed to plug the deficit created by the various other Waveny enterprises. The cost of entrance and maintenance is significantly above other area senior housing and will provide few, if any, medical benefits. In essence, it's an expensive, over-sized housing facility- plain and simple.

Further, it poses increased dangers with greater traffic flow on a hilly, circuitous road. Fire hazard potential in a 3 story wooden-framed structure containing an elderly population is indeed problematical.

2) SYMPATHY- Your Chair has indicated that your Committee is sympathetic "to the need for senior hosing in town, less focused on potential density". OK! But what right do you have to infringe on private property owners' rights and most assuredly depreciating their home values to satisfy your own sympathies? None in our opinion. Note: we do not live near this site, but, as

45 year owners and taxpayers here in New Canaan, are deeply concerned about your Commission's precedent in allowing such a zoning change to significantly impact a residential area- any residential area, not just one that happens in this instance to be located in one of the most unique and protected areas in our Town.

In short, please DENY this application, without any conditions or potential to vary the number of units- it's the wrong project in the wrong place. Thank you for listening

Sincerely,
Diane and Tom Lynn

Thomas W. Lynn
twlynn@aol.com




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St. Mark's Votes Not To Support 'The Oenoke' Senior Housing Complex

By Michael Dinan | September 25, 2019



Rendering of the proposed residential retirement building, The Oenoke. Specs by Lantz-Boggio

Members of the St. Mark's Episcopal Church vestry are not supportive of a widely discussed [housing complex](https://newcanaanite.com/waveny-lifecare-network-to-propose-70-unit-residential-retirement-building-on-oenoke-ridge-road-1508138) (<https://newcanaanite.com/waveny-lifecare-network-to-propose-70-unit-residential-retirement-building-on-oenoke-ridge-road-1508138>) planned for a neighboring parcel on Oenoke Ridge, officials say.

The vestry voted not to support Waveny LifeCare Network's proposal for "The Oenoke" during a Sept. 22 meeting, according to an email sent to members Tuesday and obtained by [NewCanaanite.com](https://newcanaanite.com) (<https://newcanaanite.com>).

Its decision "was not reached lightly," said the email, signed by the Rev. Peter Walsh, rector, Senior Warden Stan Twardy and Junior Warden Mark Thorsheim. The elected vestry is a decision-making body for the church and consists of about a dozen people, according to the [St. Mark's website](https://www.stmarksnewcanaan.org/welcome/vestry-2014/) (<https://www.stmarksnewcanaan.org/welcome/vestry-2014/>).

"Concluding that the proposed project would permanently and meaningfully interfere with our campus and impede St. Mark's ministry, the Vestry voted not to support it," the email said.

[Designed](https://newcanaanite.com/pz-calls-for-more-details-on-oenoke-ridge-road-residential-retirement-building-1544848) (<https://newcanaanite.com/pz-calls-for-more-details-on-oenoke-ridge-road-residential-retirement-building-1544848>) to serve as a residential retirement building that would complement current Waveny offerings including The Inn, The Oenoke is a proposed three-story complex with 28 one-bedroom and 42 two-bedroom units, ranging from 850 to 1,500 square feet. Planned for a parcel south of the May Fair field and including the site of a house that's owned by the New Canaan Historical Society, it would have an underground parking lot, according to an application on file with Planning & Zoning.

Advocates for the project have said The Oenoke would fill a sorely needed housing gap among New Canaan seniors who want to live independently and close to town, with access to medical and other services.

P&Z was to open Waveny's application at a special [Oct. 2 meeting](https://newcanaan-townct.documents-on-demand.com/document/ba483a68-aadb-e911-a2d3-000c29a59557/Planning%20&%20Zoning%20Commission%20Agenda%20October%202002,%202019%20Special%20Mtg%20Cancelled.PDF&fromFrame=1) (<https://newcanaan-townct.documents-on-demand.com/document/ba483a68-aadb-e911-a2d3-000c29a59557/Planning%20&%20Zoning%20Commission%20Agenda%20October%202002,%202019%20Special%20Mtg%20Cancelled.PDF&fromFrame=1>) but it was canceled Sept. 20. P&Z Chairman John Goodwin said during Tuesday night's regular meeting of the Commission that the application now is expected to come before the appointed body Oct. 29.

Waveny was informed of the vestry's decision shortly after the meeting, according to the vestry email.

"We have a long and broad shared history," it said. "St. Mark's had an instrumental role in the founding of the Inn over 30 years ago, and many of you are Waveny residents, clients, or volunteers. Waveny is a treasured organization in New Canaan."

The vestry had appointed its own subcommittee to study Waveny's proposal and gauge its impact on St. Mark's, the email said. Church members on Aug. 7 had received a letter inviting comments and "[s]hortly thereafter, we engaged counsel with experience in New Canaan property and zoning matters," it said.

"A special meeting of the Vestry was convened on Tuesday, September 17 at which the subcommittee shared its diligence, and the Vestry began discernment. Taking into account the information provided by the subcommittee, independent review of the application before Planning & Zoning, advice of counsel, and your input, the Vestry engaged in thoughtful and faithful discernment."



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NewCanaanite.com | (<https://newcanaanite.com/preservation-group-proposed-residential-retirement-complex-would-loom-over-the-historic-district-1851107>)

Preservation Group: Proposed Residential Retirement Complex Would 'Loom Over the Historic District'

By Michael Dinan | October 1, 2019



ENTRY VIEW

Rendering of the proposed residential retirement building, The Oenoke. Specs by Lantz-Boggio

Saying a [proposed residential retirement complex \(https://newcanaanite.com/waveny-lifecare-network-to-propose-70-unit-residential-retirement-building-on-oenoke-ridge-road-1598138\)](https://newcanaanite.com/waveny-lifecare-network-to-propose-70-unit-residential-retirement-building-on-oenoke-ridge-road-1598138) would loom over New Canaan's Historic District, members of a local nonprofit organization dedicated to preservation said this week that they're opposed to it.

The three-story complex planned for 65 Oenoke Ridge "will dominate the view looking north from God's Acre, and simply overpower the Historical Society campus and St. Michael's Church," according to a Sept. 30 letter to the Planning & Zoning Commission from Neele-Banks Stichnoth, president of the New Canaan Preservation Alliance Board of Trustees.

"The view looking south from St. Mark's Great Lawn, which, incidentally, was designed to merge with the rural aspect of the Historical Society buildings, will now be interrupted by the two city blocks-deep, 450 foot wide façade, designed without regard to surrounding residential architecture."

The Historical Society itself supports [the project \(https://newcanaanite.com/pz-calls-for-more-details-on-oenoke-ridge-road-residential-retirement-building-1544848\)](https://newcanaanite.com/pz-calls-for-more-details-on-oenoke-ridge-road-residential-retirement-building-1544848) from Waveny LifeCare Network, which would acquire a single-family home that the Historical Society owns and combine it with another parcel in order to create a complex with 28 one-bedroom and 42 two-bedroom units. As part of its application, Waveny is [proposing \(https://newcanaanite.com/st-marks-were-not-ready-yet-to-support-the-oenoke-senior-housing-complex-1735161\)](https://newcanaanite.com/st-marks-were-not-ready-yet-to-support-the-oenoke-senior-housing-complex-1735161) that an "overlay zone" be added to the New Canaan Zoning Regulations to make the project possible.

"The Oenoke" is to allow local seniors "to maintain their independence while providing supportive services and guaranteed access to the full range of care services that form the heart of the Waveny LifeCare Network's mission," according to Waveny Board Chair Tom Ferguson and Vice Chair Kathleen Corbet.

"The proposed community will operate as a Continuing Care Retirement Community following the well-established pattern of many successful and vibrant communities across the nation," they said in an open Sept. 20 letter addressed to the New Canaan community. "It will be fully owned, developed and operated by Waveny and will support Waveny's not-for-profit mission to serve. The community will include many on-site services, recognizing the accessibility

challenges faced by seniors today. Pricing will compare favorably to other CCRCs and will be set to cover the costs of operation and financing and depreciation to ensure long-term financial sustainability. There will be no outside investors expecting or receiving financial returns. All funds remain in the New Canaan community.”

According to Stichnoth’s letter, though senior housing itself is “an admirable cause that most New Canaan residents support,” the issues with the current application are “where to site a senior residential complex, and what impact it will have on the community character that brought us all to New Canaan in the first instance, and whether the location enhances or reduces the value of adjacent residential properties.”

“The proposed Waveny CCRC is simply too massive for the site, and the three-story, two blocks-deep building will loom over the Historic District and destroy its rural historic character and sense of ‘place.’ Visualize the exterior lighting at night, and how the building will look in the day with new landscaping after 30 plus mature trees are cut down for construction.”

The Historic District encompasses 21 properties that ring God’s Acre ([map here](https://www.newcanaan.info/Commissions/Historic%20District/Map%20of%20Historic%20District.pdf) (<https://www.newcanaan.info/Commissions/Historic%20District/Map%20of%20Historic%20District.pdf>)).

The St. Mark’s Episcopal Church vestry [voted recently](https://newcanaanite.com/st-marks-votes-not-to-support-the-oenoke-senior-housing-complex-1816359) (<https://newcanaanite.com/st-marks-votes-not-to-support-the-oenoke-senior-housing-complex-1816359>) not to support the application, though it isn’t clear whether the church will actively oppose it. P&Z is expected to take up the application at its Oct. 29 meeting. (The full application can be found in the [dropdown menu here](https://www.newcanaan.info/departments/land_use/planning_zoning/pending_p_z_commission_applications.php) (https://www.newcanaan.info/departments/land_use/planning_zoning/pending_p_z_commission_applications.php)).

According to Stichnoth, the Oenoke Association—a group representing condominium owners on Heritage Hill Road—is opposed to the application.

P&Z expresses views opposing and favoring of Roger Sherman plan


Michael Catarevas Published 10:58 am EST, Monday, March 6, 2017

Multiple members of the Planning and Zoning Commission expressed negative viewpoints regarding developer Andy Glazer's hoped-for plan to build six houses on the 1.7-acre site of the Roger Sherman Inn, but longtime member Laszlo Papp cautioned that while not a perfect plan, voting against it could lead to an even less desirable outcome.

The thoughts were expressed at a meeting Tuesday, Feb. 28. Glazer has a deal to buy the Roger Sherman property, at 195 Oenoke Ridge, from owners Nes Jaffre and Joseph Jaffre, and his desire to convert the property to six freestanding houses has drawn a lot of opinions, both for and against.

Four of the eight P&A members in attendance said they did not favor the proposed development. Two members were in favor, two were noncommittal, and three [Bill Redman, Dan Radman and Jack Flinn] were absent.

"What we decide has nothing to do with the Roger Sherman Inn, whether it stays or goes," said Claire Tiscornia. "My initial reaction to the project was that it looked good. But the more I thought about it, I disagreed with the applicant because we're setting a precedent. If you approve it [cluster housing] in one place, we're going to get another project somewhere else. And that really concerns me. For that reason I cannot be in favor of the

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project.

“If you have a one-acre house and have houses on either side of you, you shouldn’t have to worry about anything other than a single-family house coming next door. People have to have faith in our zoning.”

John Kriz agreed.

“It seems like a lot of product on a small amount of space,” he said. “The design seems nice but it’s still a very intensive use of a prominent parcel in town on a main highway, an entry into town. It just seems too dense. I don’t see a compelling argument why this should be allowed in this particular spot.”

Longtime P&Z member and former Chairman Papp took a more pragmatic view.

“If you come to the conclusion that this plan is not acceptable because it is too dense, you expose yourself to something that may be even worse,” he said. “So when you reach a decision you have to think of the unintended circumstances.”

Elizabeth DeLuca noted that the project, which has been said to be targeting downsizing New Canaan seniors who want to be close to town, does not really work well that way in her opinion.

“We have the M2 [Merritt Village] project coming along that will provide similar housing,” she said. “We have zones that provide space for this kind of thing. Seniors want to live in town, but you do not want to hike the [Oenoke Ridge] hill two or three times a day. That’s not really great walking.”

In favor

In support of Glazer's project was Dick Ward.

"The comments I find most persuasive are from the immediate [Roger Sherman] neighbors," he said. "It turns out that neighbors on the two opposite sides of the Roger Sherman are strongly in favor of this project, largely because they find the commercial use [currently in place] is objectionable because of noise, lights and automobiles. So if it's turned down, we're left with a somewhat dilapidated Roger Sherman Inn, which I guess is going to close no matter what.

"I'm convinced that Glazer has proven himself to be a very competent and caring developer. The Maples Inn [a Glazer project next to the Roger Sherman] is impressive. It looks nice from Oenoke Ridge. I think he will do something that will look nice. The only way he can proceed is with a certain number of units to make it financially viable. The neighbors' voice should be listened to. Not the people who don't live [around] there."

Before tasking Town Planner Steve Palmer with drawing up papers that would work with approval or denial, P&Z Chairman John Goodwin offered his thoughts in a measured tone.

"It's a clear risk that if we turn down this application we don't know what we'll get," he said. "On the other hand I have concerns that if we continue to extend cluster housing, which is a term I don't like, do we continue to allow non-single family housing to push its way outward [from town]? I am worried that it could potentially set a precedent that other developers could use... the garden center on Frogtown, the garden center on 123, and we could come up with others."

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