August 28, 2019

Via Hand Delivery
Planning and Zoning Commission
C/o Lynn Avni-Brooks
Town Planner
Town of New Canaan
77 Main Street
New Canaan, CT 06840

Re: Regulation Amendment Application: 1/3-acre zone Proposed Change in Zoning Boundary
Applicants: Waveny Life Care Networks, Inc,
New Canaan Historical Society, Inc.

Dear Commission Members:

We represent the above referenced property owners in connection with the Petition for change in the Zoning Boundary. On behalf of the owners and pursuant to Section 8.2.C of the New Canaan Zoning Regulations, we are submitting herewith a Regulation Amendment Application to provide for an overlay zone in the ½ acre zone in the Town of New Canaan and new definition for section 2.2 “Senior Housing Development”.

The regulation amendment seeks to replace the current definition for Senior Housing Development and add Senior Housing add to Article 5 of the New Canaan Zoning Regulations which is entitled “Special Zones” an overlay zone to be entitled “Senior Housing Overlay Zone (“SHOZ”).

The SHOZ is an overlay zone, which enables an applicant to request Special Permit approval of a development using the provisions of this Section instead of those for the One-Half Acre Zone, the underlying zone. The SHOZ modifications to the One-Half Acre Zone regulations are in conformance with the Plan of Conservation and Development and are designed to preserve health, safety, property values, and the residential character of New Canaan, provide housing choices for an aging population, broaden the housing opportunities in and near downtown and increase residential development within walking distance of the train station.
Enclosed please find the following:

1. Schedule A: Proposed text amendment along with twelve copies
2. Copies of Authorization Letters
3. Two checks representing the Application filing fees

We request the Planning and Zoning Commission schedule this Regulation Amendment Application for a public hearing at the next scheduled meeting on Tuesday September 24, 2019.

If you have any questions or comments please do not hesitate to contact me.

Sincerely,

[Signature]

[Name]
TOWN OF NEW CANAAN
Planning & Zoning Commission

PETITION FOR CHANGE IN ZONING BOUNDARY

The undersigned property owner(s), located within the area hereafter described, petition for a change in zoning boundary of certain real estate located in the 1/2 Acre Zone, as shown on the attached map or plan and more particularly described by bounding owners (now or formerly) as follows:

NORTHERLY by: St Marks Parsonage Church

EASTERLY by: Oenoke Condominium Association

SOUTHERLY by: New Canaan Historical Society adn St Michaels Lutheran Church

WESTERLY by: Oenoke Ridge

and being further described as:

MAP: 1.) T 2.)32
BLOCK: 1.) 42 2.) 42
LOT: 1.) 892 and 893 2.) 28

The requested change in zoning boundary is to: Overlay Zone; Senior Housing overlay zone

We further jointly and severally agree to pay any additional amount above the minimum filing fee of $400.00. (Minimum Fee: $400.00, plus $60 State of Connecticut fee).

Dated at New Canaan, Connecticut this _______ day of ____________, _____.

Petition Received by: ____________________________

Date: ________________
Zone Change Property Owners

1. New Canaan Historical Society
   65 Oenoke Ridge,
   Map T Block 42 Lot 892

2. Waveny Care Center Health Services, Inc.
   Vacant Lot
   Map T Block 42 Lot 893

3. Waveny Care Center Health Services, Inc.
   73 Oenoke Ridge
   Map 32 Block 42 Lot 28
August 19, 2018

Planning and Zoning Commission
77 Main Street
New Canaan, CT 06840

Re: Oenoke Ridge
73 Oenoke Ridge
Map T Blk 42 Lot 893
Map 32 Blk 42 Lot 28

Ladies and Gentlemen:

We are the record owners of two certain real properties located on Oenoke Ridge, New Canaan, Connecticut. We hereby authorize the law firm of Lampert Toolney & Rusca, LLC and any or all of its attorneys to act on our behalf in connection with Applications for Site Plan and Special Permit approval. We further authorize any and all of those attorneys to sign any applications and other documents required in connection with said Applications.

Russell B. Barkdale, Jr.
President and CEO

WAVENY LIFE CARE CENTER HEALTH SERVICES, INC.

Russell B. Barkdale, Jr.
President and CEO
June 2019

Planning and Zoning Commission
Land Use Departments
77 Main Street
New Canaan, CT 06840

Re: Special permit and Site Plan Applications
65 Oenoke Ridge, New Canaan

Ladies and Gentlemen:

We are the record owners of certain real property located at and known as 65 Oenoke Ridge New Canaan, Connecticut. We hereby authorize our contract purchasers Waveny Lifecare Network, Inc. and the law firm of Lampert Toohey & Rucci, L.L.C and any or all of its attorneys to act on our behalf in connection with an application for a Special Permit and Site Plan on 65 Oenoke Ridge. We further authorize any and all of those attorneys to sign any applications and other documents required in connection with said Applications.

NEW CANAAN HISTORICAL SOCIETY

[Signature]
President, Board of Governors
SECTION 2.2: Definitions

New: Senior Housing Development – Independent dwelling units specifically designed for and occupied by persons generally over fifty-five (55) years of age, whether constructed as attached or detached units, provided the development is owned and operated by a philanthropic or eleemosynary institution that also provides managed care at a separate facility.

NEW Section 5.10 - Senior Housing Overlay Zone (SHOZ)

A. Purpose

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 SHOZ is an overlay zone, which enables an applicant to request Special Permit approval of a development using the provisions of this Section instead of those for the One-Half Acre Zone, the underlying zone. The SHOZ modifications to the One-Half Acre Zone regulations are in conformance with the Plan of Conservation and Development and are designed to preserve health, safety, property values, and the residential character of New Canaan, provide housing choices for an aging population, broaden the housing opportunities in and near downtown and increase residential development within walking distance of the train station.

B. Eligibility

To be eligible for rezoning to SHOZ:

1. The Adult Housing Development must be located within the ½ Acre Zone.
2. The minimum lot size must be at least three and one-half acres (3.5 acres).
3. The minimum lot width must be at least one hundred fifty (150) feet.
4. The property must be located within one-half mile of the downtown and train station.
5. The lot must be located on and served by a collector or arterial road as identified in the Plan of Conservation and Development.
6. The development and property must be owned and operated by a philanthropic or eleemosynary institution that provides a continuum of care within the community from independent living, to congregate living to convalescent homes.
7. All structures and site improvements must comply with this Section of the Regulations as well as all other applicable provisions of the Regulations. In the
event of any conflict between the provisions of this Section and any other Section of the Regulations, the provisions of this Section shall control.

C. Uses Permitted by Special Permit

Senior housing developments that provide independent dwelling units specifically designed for and occupied by persons generally over fifty-five (55) years of age, whether constructed as attached or detached units. Such developments may also contain resident amenities such as indoor fitness centers, storage facilities, walking and biking trails, landscape features and accessory structures such as benches or gazebos.

D. Dimensional Standards

1. Lot-Related Standards

<table>
<thead>
<tr>
<th>Minimum zone unit area</th>
<th>152,000 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum zone unit width</td>
<td>150 feet</td>
</tr>
<tr>
<td>Minimum front yard and rear yard setbacks</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum side setbacks for all buildings</td>
<td>20 feet</td>
</tr>
<tr>
<td>Maximum density</td>
<td>One (1) unit per 1,750 square feet of lot area</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
</tr>
<tr>
<td>Minimum open area(^1)</td>
<td>25%</td>
</tr>
</tbody>
</table>

\(^1\) Excludes buildings and vehicular drives and parking.

2. Building-Related Standards

<table>
<thead>
<tr>
<th>Maximum building height</th>
<th>50 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum total building height</td>
<td>50 feet</td>
</tr>
<tr>
<td>Maximum stories</td>
<td>3 stories</td>
</tr>
<tr>
<td>Maximum accessory building height</td>
<td>20 feet &amp; 1 ½ story</td>
</tr>
</tbody>
</table>

3. Minimum Parking

| Parking Spaces | 1 space per unit |

E. Specific Lot-Related Standards

In addition to the Basic Standards outlined in Article 6, the following additional standards apply to developments within aa SHOZ.

1. Landscaped front, side and rear yard buffer areas of at least twelve (10) feet in width shall be provided adjacent to each property line of the subject parcel.
2. Side and rear yard buffer areas shall be planted or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order and present a reasonably opaque, mixed natural buffer including evergreen trees at least ten (10) feet.

G. Specific Parking-Related Standards

1. A minimum of eighty percent (80%) of the parking spaces on the site must be located underground.

2. Parking areas shall:
   a. comply with Section 6.2 of these Regulations, except as otherwise provided within this section; and
   b. be suitably screened from adjoining residential uses.

SECTION 3.7. DIMENSIONAL EXCEPTIONS

A. Height Exceptions

7. New: The Commission may, by Special Permit, reduce or eliminate the side yard height requirement for a Senior Housing Development.

SECTION 6.12. DESIGN REVIEW

A. Purpose

This Section is intended to aid applicants in ensuring that their designs are in harmony with the character of the community, encourage high quality building and site design, and result in development which is compatible with the character of the community.

B. Applicability

The following types of applications shall be reviewed as indicated below:

1. Any proposed development, construction, or use in any Retail Zone or any Business Zone shall be reviewed in relation to the design guidelines in Subsection 6.12.D and the design guidelines in Subsection 6.12.E.

2. A principal use or activity permitted by Special Permit in any Residence Zone, except for a two-family house, a rooming house, a bed and breakfast, a group home, or an agricultural use, shall be reviewed in relation to the design guidelines in Subsection 6.12.D.

3. A Special Permit use or activity in a Multi-family Zone, an Apartment Zone, a Waveny Zone, or a Park, Recreation and Open Space Zone shall be reviewed in relation to the design guidelines in Subsection 6.12.D.

4. Any development within a Senior Housing Overlay Zone.