At 9:35 the First Selectman joined the meeting and announced this was the organization meeting. He called for nominations for Chairman and, upon motion duly made and seconded, Mr. Hart was unanimously elected Chairman of the Town Planning and Zoning Commission for the Year 1978.

The First Selectman asked for nominations for Secretary and, upon motion duly made and seconded, Mrs. Morgan was elected Secretary of the Town Planning and Zoning Commission for the Year 1978.

The First Selectman called for nominations for Vice Chairman and, upon motion duly made and seconded, Mr. Papp was unanimously elected Vice Chairman of the Town Planning and Zoning Commission for the Year 1978.

As there was no further business to be brought before the meeting, upon motion duly made and seconded, it was voted to adjourn.

The meeting adjourned at 9:55 P.M.

Elizabeth P. Morgan
Secretary

PUBLIC HEARING
TOWN PLANNING AND ZONING COMMISSION
Tuesday, December 29, 1977
8:15 P.M.

Members of the Commission Present:

Mr. William D. Hart, Jr., Chairman
Mr. Laslo Papp, Vice Chairman
Mr. J. Bruce Duncan
Mr. John H. Sez
Mr. David A. Tease
Mrs. Patterson Morgan, Secretary

The Chairman opened the Hearing at 8:22 P.M. and read the Call as follows:

NOTICE OF
PUBLIC HEARING
TOWN PLANNING AND
ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Town Planning and Zoning Commission will hold a Public Hearing in the Board Room of the Town Hall on Tuesday, December 29, 1977 at 8:15 P.M. to consider the following:

   Map 1, Block 18, Lots 1, 2, 3, 4, 5, 6

2. Application of St. Mark's Parish for a Subdivision of 2.3 acres on the Easterly side of Conoco Road
   Map 21, Block 61, Lots 1-4

3. Application of The New Canaan Inn, Inc. and St. Mark's Parish for a Zoning Permit to construct an inn and guest quarters — to be located on Conoco Road
   Map 21, Block 62, Lot 1 (part)

Alfred: ELIZABETH P. MORGAN
Secretary

The Chairman asked who was present to present the Friedmann-Ivey Application and Mr. Konrath said the property was located on the Westerly side of White Oak Shade and Easterly side of Butler Lane, they were proposing nine parcels, each conformed with frontage and acreage and the circle. He explained that Parcels 162, 163 had two existing dwellings, 162 the Ruth Friedmann house and 163 the Ruth Ivey house which would be serviced by a twenty-five foot accessway, that the distance between the two houses was 24.7 feet which could be a
ample room, thirteen or more feet on each side.

The Chairman thanked Mr. Henrici, Mr. Robinson and Mr. Glazer and told them that the Commission would have to look into this situation and give some thought before a decision would be reached and asked if anyone else wished to speak.

Mrs. Joan Gilman wanted to know which overlooked the wetlands, that directly West of them was a wetland area and Mr. Henrici told her it was Parcel 165. Mrs. Gilman said she was concerned about who would see that it remained a wetland and the Chairman explained that it was in fact a wetland, any disturbance would require approval of the Inland Wetlands Commission.

The Chairman said Items 2 and 3 would be heard together and asked who was present to present the St. Mark’s Application and Mr. Harry Heffernan said he would present it, that he had thought his partner, Ed Bimer, who was more familiar with the project would be here, but he was down with the flu so that he would do the best he could and he read a statement as follows:

"Mr. Chairman and members of the Commission, my name is Harry H. Heffernan Jr., of the firm of Heffernan and Bimer, P. X., counsel for The New Canaan Inn, Incorporated, applicant and contract vendor, and St. Mark’s Parish, owner of the subject property.

In view of the overlapping scope of the two applications before you, with your permission we will combine our presentation.

The first application is for subdivision approval of a certain map entitled, ‘Property of Saint Mark’s Parish, New Canaan, Connecticut’, dated October 17, 1977, and certified ‘substantially correct’ by S. E. Minor and Company, Inc., Civil Engineers, Greenwich, Connecticut. The total acreage in the subdivision is 14.283 acres. There are two proposed parcels. Parcel (1), containing 12.363 acres, contains the existing church structures of Saint Mark’s Parish. Parcel (2), containing 1.914 acres, is the parcel which is proposed to be conveyed to the New Canaan Inn, Incorporated, to construct a 40-bed elderly housing facility.

The second application is for a Zoning Permit pursuant to Section 60-4.10 and Section 60-4.2 of the New Canaan Zoning Regulations to construct, maintain and operate a 40-bed housing facility for the elderly on the 1.914 parcel.

This proposal is based upon a conditional contract of sale between Saint Mark’s Parish and the New Canaan Inn, Incorporated, a copy of which I am submitting for the record.

The New Canaan Inn, Incorporated, was established under the nonstock Corporation Act of the State of Connecticut as a non-profit corporation on September 25, 1977.

Article II of its Certificate of Incorporation provides as follows:

'This corporation is a non-profit corporation established to build, own and operate housing and related facilities suited to the special needs and living requirements of occupants of housing for the elderly, to conduct research and planning and to take action directed towards the improvement of living and working conditions, housing, recreation and education for the elderly and any and all related activities not in conflict with the provisions of Section 501(c)(3) of the Internal Revenue Code, as the same may be amended from time to time.'

'I am submitting a copy of the Certificate of Incorporation and By-Laws of The New Canaan Inn, Incorporated, for the record. You will note that there are two corporate members of the non-profit corporation. They are Saint Mark’s Parish and Inter-Church Service Committee of New Canaan, Inc. which is a non-profit corporation established in 1961, among other purposes:

1) To provide, on a charitable basis, housing facilities and services especially designed to meet the spiritual, physical, social and psychological needs of the elderly and to contribute to their health, security, dignity and usefulness.

I am submitting a copy of its Certificate of Incorporation and By-Laws for the record.

‘Application is being made by the New Canaan Inn, Incorporated for a determination of the exempt status by the Internal Revenue Service.

‘Thus, it seems clear that applicant qualifies as a philanthropic or eleemosynary institution within the meaning of Section 60-4.1 of the New Canaan Zoning Regulations.’

Mr. Heffernan said because of the weather he would not go on as lawyers were wont to do, but would call upon Mr. Harlan Anderson.

Mr. Anderson said he was Vice President and Treasurer of New Canaan Inn which
was a spin-off of the Inter-Church Service Committee as was Haven Care Center and Meals on Wheels, that the proposal met requirements for elderly houses given to them by the Town Planner, that in the area presently are churches, the Railroad Station and Inn, that they had made a survey of the elderly and room Inn. He said further that meals would be served in a common diningroom, the manager will occupy an apartment with four part-time assistants and the Inn will be operated on a break-even basis. They hoped, he said, that any resident of New Canaan could afford to live there. He said the New Canaan Inn was arranging for an easement across Condominium, Inc.

Mr. Anderson said as for parking their survey led them to believe that parking would be adequate, but if not they were prepared to build more off street. He concluded by saying that Mr. Robert Starr was present, he is the President of Inter-Church Service and he introduced Mr. Hobbs of St. Mark's Parish.

Mr. Hobbs said this had received approval of the Parish, the Standing Committee, the Diocese and the Bishop, that the average age tended to be in kitchens and most will not have cars, however, St. Mark's was required to build vast parking lots, 25% not being used.

Mr. Gary Lindstrom said he had appeared before the Commission many times and that he was known by his work at the Country School. He explained the site was below the parking lot at St. Mark's, they proposed to build on 1.5 acres of the project would be seen from Comstock and was approximately 24 feet above the building in one section and level two would be five feet to the building in this case, this permitted them to build two stories in one section and level two would be five feet below it, that most exis on the first floor and on the floor they had dead storage space for each person wishing to bring some belongings, also a launder-nat. He explained that the circulation of traffic was on the uphill side and the parking areas were contiguous to St. Mark's parking area.

Mr. Papp asked if they would require any variances to which Mr. Lindstrom replied that they were parking within the setback line, but the coverage would be 24% rather than 16%, that they would have to remove quite a few trees which were not specimen trees and to the chairman's question as to what he got 30 to 35 by putting some in at another spot, however, at present it showed 22.

Mr. Teaze asked if this would serve for visitors also and Mr. Lindstrom said "yes".

Mr. Pass asked if they would say that 25% of the residents would have cars and Mr. Anderson thought that would be on the high side, that they would like mission wished more, but they hated to take down trees if parking was not needed.

The Chairman said he would assume at weekends there would be more visitors and asked if there was any agreement for them to use St. Mark's lot to which Mr. Anderson replied that they had not legal agreement nor anticipated one.

Mr. Papp asked if they anticipated a sign and Mr. Lindstrom replied that no one had discussed that, Mr. Anderson adding that they had not gotten that far yet.

Mr. Papp said he would like to compliment the design and to the Chairman's question as to the monthly maintenance or rent for a single unit Mr. Anderson said they would hope it would be within reach of anyone having Social Security and money from the sale of a home, hoping to be well under $500 a month, but if they had to build debt service into the structure it would be different.

The Chairman asked if occupancy would be limited to residents of New Canaan and Mr. Anderson said one factor would be connection with New Canaan, they would want to take care of people such as former residents or relatives, that connection with New Canaan would be the criteria, that it was not a health care facility, they must be in reasonable health when they enter.

Mr. Hefferan said Mr. Harvey Botwell, a graduate of Yale who had been with the traffic department in New Haven had made a study of the property as it related to traffic and he introduced him.
Mr. Botwell said he was from Cheshire and at the request of the Committee he had reviewed the site, existing traffic conditions in the neighborhood and the impact New Canaan Inn would have on the traffic situation. That access to the site was by the southern drive to St. Mark's, that the Traffic Statistics Section of the Connecticut Department of Transportation had found 5,600 vehicles a day, that the 40-bed, 35 bedroom complex would provide for 22 vehicular spaces, that less than 25% of residents would own or maintain vehicles with six full-time spaces for visitors. He said this type of housing had a low rate of traffic generation, they would have a maximum of 250 trips a day associated with this. And they were talking about maybe 60 vehicles because the people would be going in and out and it was his opinion that sufficient on-site parking had been provided and for any special event there was a large church parking lot directly adjacent where overflow could be taken care of. He concluded by saying that there were adequate sight lines on Comoke and supplied the Commission with the original and two copies of his report.

Mr. Hefferan said his final expert was George Hamms and asked if he had undertaken a study of this property to which Mr. Hamms replied that he had approached it from Regulation 69-4.2 which it said must be in harmony with the district and would promote the health and welfare of the Town, that to the East there were the condominiums, to the West the church, to the South single family residences, that within the district and 1700 feet of the site there were two churches, two inns and the Historical Society and he would say that this type multiple housing was in harmony with the district and orderly development of the Town. He said housing such as this was needed and would make the community more attractive, that he had studied sales in the vicinity of Navey Care Center and it had not impaired the values, he had found no adverse effect on a single house next to multiple housing, that the annual appreciation of value was the same as would be in other areas and he had asked the Tax Assessor if there was any impairment of value and to the best of his knowledge there was none, neither was there any next to schools and churches and he would say that it would in no way impair the value of any property.

Mr. Hefferan said that concluded his presentation with one comment which was that Mrs. Baterfield was in favor as were others.

The Chairman asked if there was anything in the center portion such an auditorium where there would be entertainment that would draw a number of outside because the people would be going in and out and Mr. Anderson said only the dining room and lounges, there was no space where there could be any assemblage of any consequence and to the Town Planner's question was this building in any way designed for future expansion Mr. Anderson replied "No", they could only hope they might do another somewhere else in the Town.

Mr. Teese said he had not heard such expert testimony in support of an application since he had been a member of the Commission.

The Chairman asked if there was anyone present wishing to be heard, as there was no one, he thanked all who had spoken and stated that concluded the Public Hearing.

The Hearing was concluded at 10:01 P.M.

Elizabeth P. Morgan
Secretary

TOWN PLANNING AND ZONING COMMISSION
REGULAR MEETING
Tuesday, December 20, 1977
10:04 P.M.

Present: Mr. William D. Hart, Jr., Chairman
Mr. Laszlo Papp, Vice Chairman
Mr. J. Bruce Duncan
Mr. John M. Joff
Mr. John M. Reid
Mr. David A. Teese
Mrs. Patterson Morgan, Secretary
Mr. Daniel A. Foley, Town Planner

The Chairman called the meeting to order at 10:04 P.M. and, due to the lateness of the hour, consideration of MINUTES was postponed to a subsequent meeting.

Mr. Stephen Wise asked for and was given permission to explain the Richardson-Land Trust Application which was to be heard at the Public Hearing in January.
CERTIFICATION

I, ELIZABETH P. MORGAN, Secretary of the Town Planning and Zoning Commission, hereby certify that I caused the Notice of Public Hearing to be filed in the Office of the Town Clerk and published in the NEW CANAAN ADVERTISER issues of January 12, 1978 and January 19, 1978.

ELIZABETH P. MORGAN
Secretary

NOTICE
PUBLIC HEARING
TOWN PLANNING AND
ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Town Planning and Zoning Commission will hold a Public Hearing in the Board Room of the Town Hall on Tuesday, January 24, 1978 at 8:15 p.m. to consider the following:

1. Application of J. F. and M. W. Shack and C. E. Richardson for a Subdivision of a lot on the Northern side of Rockley Hill Road
   Map 30, Book 117, Lots 14 and 16

2. Application of the Northern Glass Corp. for a Zoning Permit to allow further revisions in the approved site plan for Glencoul at the Northeastern corner of East Avenue and New Harwold Road
   Map 36, Book 79, Lots 43

3. Application of G. S. Lee, Jr. for a Zoning Permit to allow use of property as the location of New Canaan, Inc. contract office, subject to the approval of the Planning Commission
   Map 39, Block 22, Lot 1

Attent: ELIZABETH P. MORGAN
Secretary

TOWN PLANNING AND ZONING COMMISSION
REGULAR MEETING
Tuesday, January 10, 1978
8:15 P.M.

Present:
Mr. William D. Hart, Jr., Chairman
Mr. Lazlo Fopp, Vice Chairman
Mr. J. Bruce Duncan
Mr. John M. Jex
Mr. Creasy R. Smith
Mrs. Patterson Morgan, Secretary
Mr. Daniel A. Foley, Town Planner

The Chairman called the meeting to order at 8:20 P.M. and, upon motion duly made and seconded, the MINUTES of the meeting of May 10, 1977 and May 25, 1977 were approved with corrections and the MINUTES of the meetings of June 14, 1977, June 28, 1977, July 12, 1977, July 26, 1977, August 2, 1977 and August 9, 1977 were approved as submitted. No action was taken on the August 30, 1977 Minutes.

During consideration of the St. Mark’s Application for a Subdivision, a letter from Mr. Megraw was read and the Town Planner instructed to refer the letter to the Police Commission with a request that it be reviewed and measures taken to keep parking from interfering with nearby residents. At the conclusion of the discussion, upon motion duly made and seconded, it was voted unanimously that the Application for a Subdivision as shown on map entitled "Property of St. Mark’s Parish New Canaan, Conn.," certified "Substantially Correct" by Robert DeVuili for S. E. Minor & Co., Inc. under date of November 30, 1977, be approved, subject to the following:

1. The map shall be corrected to show the proper name of the abutting road as “Oenoke Ridge”
2. The term "access strip" shall be changed to "accessway" and the accessway shall be so labeled, together with its area.

3. The appropriate parcel numbers shall be obtained from the Assessor's Office.

4. The appropriate map and block designation shall be placed in the upper right-hand corner of the map, and

5. The vicinity sketch required by Section 55-3.4K of the SUBDIVISION AND STREET REGULATIONS shall be shown on the map.

The Application of the New Canaan Inn, Inc. and St. Mark's Parish was then considered and, upon motion duly made and seconded, it was voted unanimously that the Application of the New Canaan Inn, Inc. and St. Mark's Parish for a Zoning Permit to construct an educational institution (forty bed congregate living elderly housing complex) be approved, subject to the following conditions:

1. A Variance shall be sought from the Zoning Board of Appeals to permit twenty-four (24) per cent site coverage rather than ten (10) per cent as permitted in the One-half Acre Zone.

2. A Variance shall be sought from the Zoning Board of Appeals to permit required parking to be placed within the front yard set-back which is not permitted by Section 60-17.5B of the ZONING REGULATIONS.

3. The Commission will retain jurisdiction over the parking for a period of one year following the issuance of the Certificate of Occupancy and reserves the right to require the provision of additional parking if, in its opinion, the proposed twenty-two (22) spaces prove to be inadequate to serve the needs of the residents, staff and visitors.

4. Appropriate easements shall be obtained to permit sanitary sewer, storm sewer, water and underground power and telephone lines to be installed out to Heritage Hill Road.

5. The Plan and Profile of sanitary and storm sewers shall be approved by the Town Engineer and the actual installation shall be to his satisfaction, including an "As Built" Plan, if required.

6. A pedestrian walkway, safely separated from the driveway, shall be provided to connect the project with the existing walkway on Oak Ridge.

7. To insure continuing compliance with Section 60-4.1G of the ZONING REGULATIONS, the ownership and operation of this facility shall, at all times, qualify as an educational institution.

8. All requirements of the Fire Marshal are to be met, including a fire hydrant at a location satisfactory to him.

No action was taken on the Prouseman Application as the Plan and Profile had just been filed earlier in the day and had not been checked by the Town Engineer.

Sign Applications were considered and, upon motion duly made and seconded, the Application of Wilson Electronics was disapproved for the reason that the proposed sign is inappropriate for the building due to its size.

Upon motion duly made and seconded, the Application of J. W. Kalm to replace an existing freestanding sign at 169 Elm Street was approved, subject to the following conditions:

1. The sign shall not exceed the dimensions of the existing sign.

2. The lettering shall be black on a white background.

3. The existing flood lighting shall be relocated so that it does not shine into Elm Street and create possible traffic problems.

Upon motion duly made and seconded, the 22 East Sign Application of Henrici's was disapproved and the Town Planner was instructed to notify Mr. Henrici that, before the Application could be reconsidered, it would be necessary for the Commission to be shown
No action was taken on the sign Application of the Crafty Lady pending receipt of a picture showing all existing signs on the building.

No action was taken on the request of a Real Estate firm for signs on the second floor of the Ramon building pending receipt of a picture of the building to permit the Commission to evaluate the impact of the signs.

In connection with Sign Applications, the Town Planner was instructed to notify the Zoning Inspector that, as of January 11, 1978, any Sign Application which goes to the Commission shall be accompanied by at least one photograph of the building involved showing all existing signs on the property.

The Town Planner reported that the First Selectman had received notice from Tri-State that it had removed some of the inflammatory items, however, in his opinion the sense of the report had not been changed.

As there was no further business to be brought before the meeting, upon motion duly made and seconded, it was voted to adjourn.

The meeting adjourned at 10:55 P.M.

[Signature]

Elizabeth P. Morgan
Secretary

PUBLIC HEARING
TOWN PLANNING AND ZONING COMMISSION
Tuesday, January 24, 1978
8:15 P.M.

Members of the Commission Present:
Mr. William D. Hart, Jr., Chairman
Mr. Laszlo Papp, Vice Chairman
Mr. J. Bruce Duncan
Mr. John M. Jox
Mr. Crosby R. Smith
Mr. David A. Tease
Mrs. Patterson Morgan, Secretary

The Chairman opened the Hearing at 8:21 P.M. and read the Call as follows:

NOTICE PUBLIC HEARING
TOWN PLANNING
AND ZONING COMMISSION
NOTICE HEREBY GIVEN that the Town Planning and Zoning Commissioners will hold a Public Hearing in the Board Room of the Town Hall on Tuesday, January 31, 1978 at 8:15 P.M. to consider the following applications as were more fully described in the New Canaan Advertiser issue of January 12, 1978:

1. Application of J. F. and M. W. Stuck for a Subdivision of 5 lots
2. Application of the Norwalk Cider Corp. for a Zoning Permit
3. Application of C. S. Lee, Jr. for Zoning Permit

Attest: ELIZABETH P. MORGAN
Secretary

The Chairman asked who was present to present the Stuck-Richardson Application and Mr. Stephen Wise said he was presenting it, that he would try to expedite this by saying that at the meeting in December he was advised in principle that this subdivision seemed acceptable, provided the map in finished form complied with what was submitted at that time. He added the new map was exactly what was presented to the Commission with the addition that the Town Planner went over the final version, checked over the language and drawings to be sure it complied with what the Commission had in mind. He said with that he could like to rest unless there were questions, that as he said the plan