Planner’s Memorandum

To: Members, Planning and Zoning Commission
   K. Moynihan, Selectman (via email)
   K. Devereaux, Selectman (via email)
   N. Williams, Selectman (via email)
   I. Bloom, Town Attorney (via email)
   T. Mann, Director of Public Works (via email)

From: Lynn Brooks Avni, AICP Town Planner and Shannon Vallerie, Planner 1

Date: Meeting Memo – April 23, 2020

There is one (1) new public hearing item.

New Applications:

1. 635 Frogtown Road – Upon Application of Stephen A. Finn, Wofsey, Rosen, Kweskin & Kuriansky, LLP, Authorized Agent for New Canaan Country School, owner(s), for a Special Permit Modification approval of Section(s) 8.2.B.6.d to amend condition number 4 of the Commission’s June 26, 2018 Special Permit and Site Plan approvals to build a new athletic facility, for property located in the Two Acre Zone at 635 Frogtown Road (Map 25, Block 12, Lot 160).

Discussion:

In June 2018 this Commission granted a Special permit approval for the New Canaan Country School to construct a new athletic facility. Subsequent to the approval an abutting neighbor appealed the decision. Eventually, a settlement agreement was reached and in March 2019, the school appeared before this Commission for approval of the settlement and an amended approval was issued. In June 2019 the school acquired the property from the neighbor that appealed. The school is now appearing before the Commission to modify condition number four which required that the school install black out shades on the windows for the gymnasium building. The condition further stipulated that the shades had to be operated by an electronic eye that can detect when the sun has set. The shades are required to be activated within 10 minutes of sunset. Now that the property at 579
Frogtown Road has been purchased by the school, the neighbor most concerned about the light from the new athletic facility is no longer a neighbor.

It should be noted that the Winter Club property is across the street from the school on Frogtown Road. Staff sees no issue with the proposed modification to condition four and agrees that the condition should require that “all non-safety related interior lights shall be turned off nightly by 9:00Pm should remain.

Staff have received correspondence from several neighbors. All of the correspondence has been posted on the Town’s web site pursuant to Executive Order 7i.