On behalf of Thomas Sanseverino, we submit the enclosed Site Plan and Special Permit request to enable the redevelopment of 8 and 10 Husted Lane with a mixed-use building.

Husted Lane is a private road extending from Heritage Hill Road and provides exclusive access to 8, 10, 12, 14 and 16 Husted Lane ("Husted Lane Properties"). The Husted Lane Properties are located in the Residential B Zone, consist of approximately 1.6+/- acres in total and are currently improved with five (5) buildings: two (2) single-family dwellings; one (1) two-family dwelling; and two (2) multi-family dwelling buildings (which are legally non-conforming). The Husted Lane Properties are bound by the Apartment Zone to the north and west, the Residential B Zone to the east, and the Retail B Zone to the south.

Mr. Sanseverino owns 8, 10, 12, and 14 Husted Lane and Ms. Corson owns 16 Husted Lane. Mr. Sanseverino envisions two (2), handsome, multi-family buildings, of modest density, replacing the existing structures on Husted Lane in the future. In pursuit of this vision, Mr. Sanseverino has filed a companion Zoning Map Amendment application to zone the Husted Lane Properties from the Residential B Zone to the Retail B Zone.

The first phase includes the redevelopment of 8 and 10 Husted Lane only by removing the existing wood-framed dwellings and replacing same with a new, multi-family building with a total of twelve (12) one- and two-bedroom units and a small, ground floor commercial space. Covered parking is provided behind (and below) the building and is complemented by surface parking to the east and south. New landscaping is proposed throughout with a special emphasis on perimeter landscaping. The subject parcels consist of 23,940 sf and Husted Lane consists of 5,245 sf.

This proposal advances the goals of the Town Plan of Conservation and Development and meets the requirements of the Retail B Zone with certain Special Permit authorizations, further described herein.

**Building Details and Design:**

One, 2 ½ story building is proposed containing twelve (12) residential units and 315 square feet of ground floor commercial space. Six (6) units will be located on the ground floor (one (1) one-bedroom and five (5) two-bedroom units) and six (6) two-bedroom units will be located on the second level. Entry to the building is provided in the front and rear.

The principal architectural precedent for the building is the Newport Casino—now the Tennis Hall of Fame—one of the more important buildings designed by noted firm, McKim Mead & White. The proposed material palette is native to much of downtown New Canaan: traditional brick and various wood materials link the building to nearby ones and imbue the elevations with a variety of textures to breakdown the scale of the building.
In addition, new utilities and improved drainage controls shall be introduced on the site as a component of this application.

Parking & Circulation

The Property is accessible from Husted Lane. The proposed uses require 26 spaces: 2 for the proposed commercial use and 24 for the residential units. The commercial spaces are proposed at grade, on the southerly side of the building. The remaining residential parking is located beneath and to the rear of the building. The building has been carefully designed so that all residential parking is concealed by the building or by extensive perimeter landscaping. A loading space is provided on the adjacent property (12 Husted Lane) per Section 6.2.F.1 of the Regulations. In this respect, the loading zone can satisfy the redevelopment requirements of the proposal and also benefit the other Husted Lane Properties.

Landscaping & Lighting

The Applicants have prepared a detailed landscape and lighting plan satisfying the requirements of Section 6 of the Zoning Regulations\(^1\). Special emphasis has been paid to providing significant perimeter landscaping and maintaining landscaped areas between the proposed uses and the neighboring landscaped areas. All lighting shall be directed downward and is full cut off to minimize impact to neighboring properties.

Special Permit Requests

To enable this proposal, the Applicants request the following Special Permits from the Commission:

- \textit{Section 4.3.D.1}: dwelling units are permitted in the Retail B Zone by Special Permit. The total area of the Property is 23,940 sf and, therefore, can support up to a total of 15 residential units of 1500 square feet per 4.3.D.1.c. The Applicant proposes a building containing twelve (12) residential units: one (1) one-bedroom unit, containing 610 square feet; and eleven (11) two-bedroom units ranging from 915 sf – 1,110 square feet in compliance with 4.3.D.1.b and c.

\textit{Section 4.3.D.1.d and 4.8.C}: The Applicant proposes the Front Yard Setback (5’) be relocated to the building line, which is also the Property Line\(^2\). The Commission may alter layout requirements and reduce the Front Yard Setback to the building line by Special Permit based upon:
  - (i) special or unusual lot area:

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\(^1\) Please See Special Permit requested to modify landscape island requirements and to permit a continuous row of 11 parking spaces in lieu of 10.

\(^2\) "§ 54-3 Building lines designated. Until a building line is established in any highway the property line thereon shall be the building line." \textit{New Canaan Code of Ordinances, Ch. 54: Streets and Sidewalks.}
- Husted Lane is a private road which provides exclusive access to the Property and is used like a private driveway into the Property and Husted Lane Properties. The width of the roadbed between the Property Line and neighboring property line to the west is approximately 25’. This means that the Front Yard Setback will be visually perceived and experienced as far greater (from the sidewalk) and, therefore, will not have a negative impact on the development, the neighbors or on the public. Further, the grade change present on the Property acts as a natural separation between the building and sidewalk.

  o (ii) shape or topography;
    - The Property is “L” shape, which restricts the size and reasonable location for the building to be constructed while still maintaining required circulation patterns, locating the required parking onsite, and concealing parking behind the building.
    - The grade change contributes to the development challenges and building location.

  o (iii) the density and layout of existing neighboring uses;
    - Mr. Sanseverino owns the adjacent properties at 12 & 14 Husted Lane which are currently developed with multi-family buildings. He intends to redevelop these properties in a complimentary manner and to create a consistent and compatible community off of Husted Lane under the Retail B Zoning Regulations.

  o (iv) the official designation of infrastructure improvements or reconfigurations which may negatively impact residential use.
    - A 10’ wide sanitary sewer easement runs through the rear of the Property which may impact and discourage locating a building in this area.

- Section 6.H.I: The Commission may reduce landscape standards under Section 6 where other adequate landscape treatment is provided. The Applicant proposes a continuous row of 11 parking spaces, in lieu of the maximum of 10 parking spaces in a row per Section 6.1.D.3. The Applicant will instead locate landscaping treatment on both sides of the parking row and adjacent to the southerly boundary. A tree is required to be planted within parking islands for every 10 spaces per 6.1.D.6. Instead, a tree shall be planted adjacent to the easterly most parking space. These changes are proposed because the shape of the lot limits reasonable building and parking locations. Allowing the applicant to pursue this parking configuration and landscape layout results in greater perimeter landscaping and screening opportunities onsite. The design and layout are also sensitive to the closest residential neighbors at 16 Husted and 64 & 68 Forest Street and intentionally avoids locating any parking spaces adjacent to those property lines.
Special Permit Application Summary

The Applicant respectfully submits that each and every one of the applicable criteria contained in Article 8, Section 8.2.B.4, Special Permit Criteria, are met for the following specific reasons:

a. Suitable Location for Use: The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.

The Property is well suited for the proposed use. The Property is currently used for multi-family residential uses and will continue to be used in a primarily residential manner with a commercial use on the ground floor. The Retail B Zone contemplates Multi-Family developments, such as that proposed, and the Property can support the proposed density comfortably and pursuant to the existing expectation and allowance within the Zone. The proposed development will serve as a meaningful transition between the surrounding zones, which have complimentary standards and goals (Retail B, Apartment Zone, Residential B). The building is designed and situated on the Property to maintain a low-profile appearance, is consistent with a New England aesthetic and represents a significant improvement over existing conditions. The updated architectural style also complements and enhances the quality of life for neighboring property owners.

b. Appropriate Improvements

i. The design elements of the proposed development will be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood in which the use is located.

The Property will be developed as a mixed-use building. The building will replace aging structures and will physically complement, and be compatible with, the surrounding neighborhood. Attractive landscaping is proposed which will buffer and provide an improved aesthetic component over existing landscaping conditions. The Special Permits requested associated with the landscaping are also appropriate and any landscaping islands that are waived will be made up with plantings elsewhere on site. The proposal sets a new and enhanced standard for the future redevelopment of the Husted Lane neighborhood.

ii. The location, nature, and height of buildings walls, and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and building or impair the value thereof.

The Property will be developed in a sensitive manner and make associated improvements that are consistent with the existing residential characteristics and those of the immediate and surrounding neighborhood. New and extensive perimeter landscaping and associated site work will contribute to the attractive quality of the site. Multi-family uses exist to the north and west of the Property.
with greater density; and the property to the south is used as a municipal parking lot. The building is designed to meet the 2 ½ story height requirement and is a low-profile aesthetic.

iii. The proposed use or activity shall have no adverse effect upon the neighboring area resulting from the use of signs, exposed artificial lights, colored lights of any nature, flashing lights, loudspeakers or other noise making devices.

The proposed building and uses will not adversely affect neighboring buildings. The building is primarily residential, which is consistent with the surrounding uses. The proposal does not include requests for signs, noise making devices, or exposed artificial lights other than standard, external lighting for safety and way finding purposes (all low impact, down lighting) permitted under the existing Regulations.

iv. In cases where it is proposed to convert a structure designed and built originally for other uses, the structure is adaptable to the proposed use from the point of view of public health and safety.

N/A

c. Suitable Transportation Conditions

i. The design, location, and specific details of the proposed use or activity shall not adversely affect safety in the streets nor unreasonably increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.

The proposed use is not anticipated to affect traffic patterns in the area. Currently, traffic is safely and adequately accommodated on the surrounding streets and this is expected to continue. All access will take place via Husted Lane, which functions a driveway into the Property and into the Husted Lane Properties. A traffic analysis has been submitted.

ii. Parking area or areas will be of adequate size for the particular use, shall be suitably screened from adjoining residential uses, and entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.

Commercial parking is proposed to be located to the side of the building (2 spaces); and residential parking (24 spaces) is proposed to be located beneath and behind the building. All parking shall be screened by either the building or extensive perimeter landscaping.

iii. Streets and other rights-of-way shall be of such size, condition and capacity (in terms of capacity, width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.

The proposed improvements are not anticipated to generate additional traffic in the area and, therefore, the proposal will not result in degradation in levels of service in or around Husted Lane or Heritage Hill. A traffic analysis has been submitted.
d. Adequate Public Utilities and Services
   i. The provisions for water supply, sewage disposal, and storm water drainage
      conform to the accepted engineering practices, comply with all standards of the
      appropriate regulatory authority, and shall not unduly burden the capacity of
      such facilities.

The Property is located adjacent to the downtown and has adequate utility services that currently
serve the existing Property. The attached plans and reports use best engineering practices and
conform to the requirements of the Town of New Canaan. Fire access has been contemplated and
provided.

   ii. The proposed use or activity shall provide easy accessibility for fire apparatus
       and police protection and is laid out and equipped to further the provision of
       emergency services.

The Property is directly accessible from Husted Lane – the same as exists today. The proposal
will not compromise emergency vehicle access.

e. Environmental Protection and Conservation: Appropriate consideration shall be given
to the protection, preservation, and/or enhancement of natural, scenic, historic, and
unique resources including, where appropriate, the use of conservation restrictions to
protect and permanently preserve natural, scenic, historic, or unique features which
enhance the character and environment of the area.

Neither the existing, nor proposed, building encroaches on wetlands or conservation areas.

f. Long Term Viability: Adequate provision has been made for the sustained maintenance
   of the proposed development (Structures, streets, and other improvements).

The proposed residential and modest sized commercial uses are consistent with the density
anticipated by the Zoning Regulations and are consistent with the Town Plan of Conservation and
Development. The high-quality site design is expected to have long term viability and the new
landscaping will also contribute to this goal. The site is also designed with an eye to the future
when the remaining parcels can be developed.

g. Plan of Conservation & Development: The proposed use or activity does not conflict with
   the purposes of the Regulations and facilitates achievement of one or more of the goals,
   objectives, policies, and recommendations of the Plan of Conservation and Development,
   as amended.

The Property is (proposed to be located in) the Retail B Zone. The Applicant intends to merge the
parcels to create a Multi-Family development parcel that meets the goals of the Zoning Regulations
and TPOCD in that:
   o there is a need for a mix of moderate density developments in and near the
downtown area (p.40);
- there is opportunity to infill to create appropriate densities (p.40);
- there is a need to provide for a range of housing options for people of different income levels and at different stages of life (p.40);
- there is a need to provide housing choices for an older population (p.67).

- **Goals of the TPOCD are to Promote Appropriate Development (p.38) and Provide for a Diverse Housing Portfolio (p.66):**
  - "There is interest in additional development in and near the downtown area for...housing, particularly for "empty nesters" and senior citizens" (p.38).
    - A possible strategy identified for downtown includes providing, "additional housing opportunities in and near the downtown area, including multi-family housing; multi-family senior-friendly housing; mixed use rental housing for younger persons" (p.40) (p.67);
    - Higher density zones already permitted in and near the downtown [including Retail B] "are the best sites for higher density development since it will help promote development of a vibrant downtown with a variety of land uses and help meet local housing needs. Residential uses in mixed use buildings in the Town Center area also contribute to the overall ambience and character of the Town Center area and should continue to be allowed" (p.66).
  - **The project supports these goals in that it:**
    - creates an opportunity for development that appeals to both empty nesters and young professionals;
    - allows for desirable multi-story, moderate density, mixed-use development (p.38);
    - allows increased density to promote desired development patterns within and around downtown (p.40);
    - supports economic development (p.38).

- **A goal of the TPOCD is to Orient Development Activities Toward Pedestrians (p.36). This proposal:**
  - supports transitional lifestyles and accommodates those who do not own cars or those who do not choose to drive;
  - supports new housing proximate to downtown;
  - will strengthen downtown business due to the proximity of residents to restaurants and shopping;
  - is close to the train station.

Although this project is not specifically identified as a senior housing project, it does create an attractive housing option for seniors. As such, the proposal also meets many of the goals set forth in the 2010 Phase II Final Report entitled, "Senior Needs, Options & Recommendations" (11/16/20) in that it:

- provides diverse & affordable housing for all stages of life (p.4);
- provides diverse housing and aging in place residence options (p.5);
increases the Town’s supply of single-level, accessible, moderately sized units (p.6);
fills the needs for smaller, more affordable housing as a downsizing option in order to age-in-place (p.14);
provides units close to the train station (p.27).

This Report also recommends that “town planning...should create positive market demand meeting senior market demands” (p.17); and forecasts that 80-120, one-level condos, near town with general senior-friendly design would be needed as of the 2020s (p.23). Certainly, this proposal would help to meet this goal.