

112 Main Street

New Canaan Planning & Zoning Commission: Public Hearing

October 29, 2024



112 Main Street Public Hearing

Agenda

1. Introduction
2. Text Amendment Application Revised Language
3. Site Plan Comments
 - a. Confirmation of Right-Hand Turn signage
 - b. Terrace Language for Renters
 - c. Fourth Floor Architectural Recommendation
4. Discussion

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Agenda

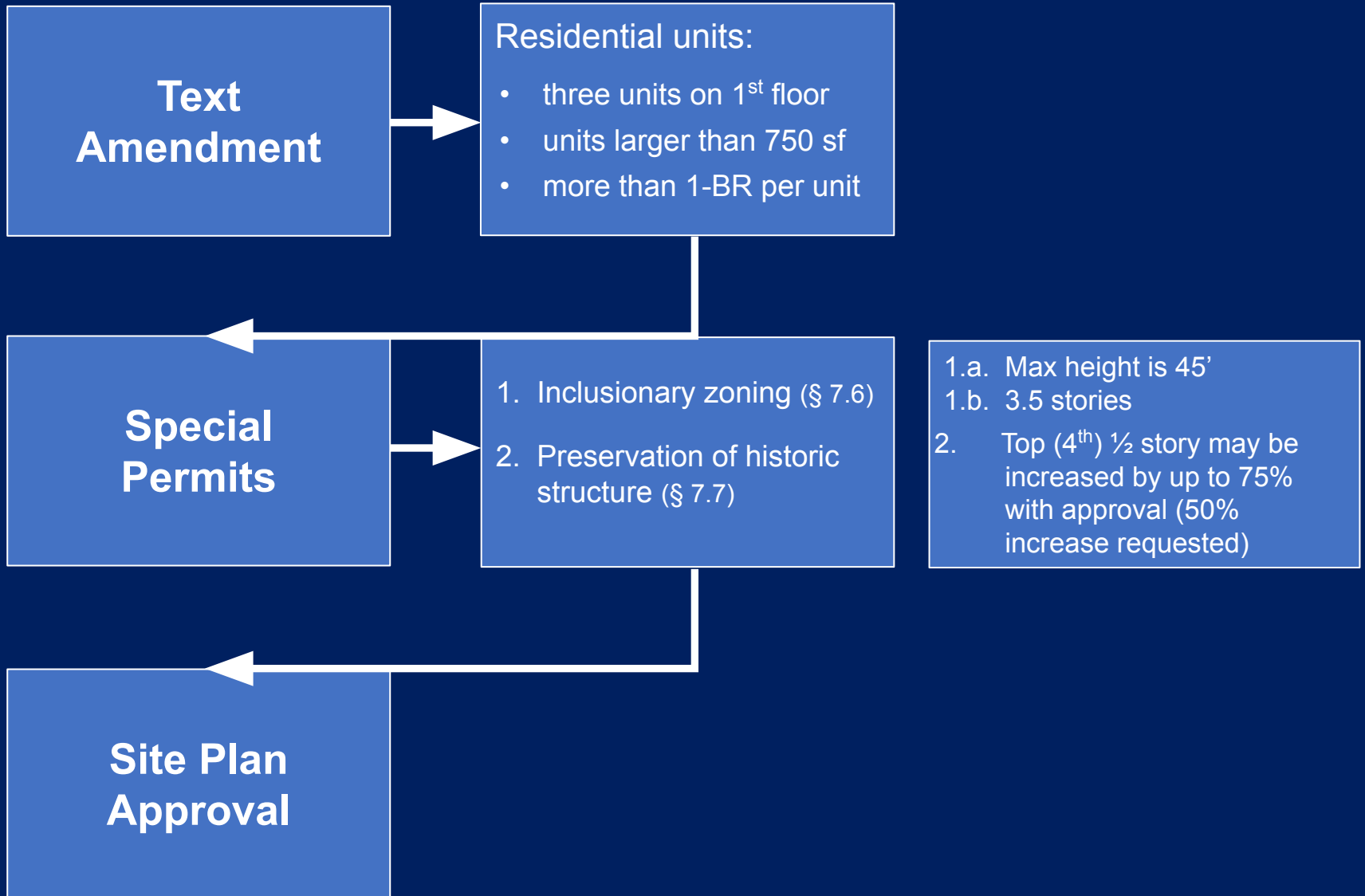
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Proposed Main Street Facade



112 Main Street Public Hearing



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Application Hearing Overview

- Public Hearing was held on September 24th
- Text Amendment was discussed and modifications were requested
- Two Special Permits under the Zoning Regulations were discussed:
 - Section 7.6 - Affordable Housing
 - Maximum building height 45'
 - 3 ½ floors
 - Section 7.7 – Preservation of Historic Structures
 - Increase upper floor to 75% of allowable sf
- Site Plan Application was reviewed and several conditions were discussed
- Fourth Floor Architectural design was discussed and Applicant was requested to review options and return with alternate design

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Current Text

§ 4.2 Retail A Zone (Village District)

§4.2.C (10) states: Residential dwelling units provided that:

- a. no such unit shall be permitted on the first floor of any building,
- b. no such unit shall contain more than 750 square feet of gross floor area,
- c. any floor used for such a unit shall be located more than seven feet in vertical height above the curb level of the adjacent street, and
- d. no such unit shall contain more than one bedroom.

§ 4.2.D.5 Uses Requiring Special Permits states: Residential dwelling units subject to inclusionary zoning per Section 7.6 C. The same requirements of Section 4.2.C (10) shall apply.

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Proposed Text Amendment Language

(deleted and added text shown in bold below)

§ 4.2.D.5 Uses Requiring Special Permits states: Residential dwelling units subject to inclusionary zoning per Section 7.6 C. ~~The same requirements of Section 4.2.C (10) shall apply.~~ **Units that do not comply with Section 4.2.C.(10) may be permitted if the Commission finds that the units contribute to the variety of housing choices and that the design elements of the project, quality of design, and relationship to other buildings is in keeping with the intent of the Retail A Zone as described in Section 4.2 A. Retail spaces must be maintained on the street fronts and retail spaces must not be less than 20 feet deep (front to back).**

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Site Plan Application

Site Plan Application was reviewed and several conditions were discussed. The Applicant has agreed to the following conditions:

- “Right Turn Only” sign to be provided at garage exit
- Tenant rules will include language that “furniture and loose items on the fourth-floor terraces are subject to Landlord approval”
- Trees along Main Street to be removed and replaced. This request will be discussed and ultimately approved by the State Department of Highways

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112 MAIN STREET

112 MAIN ST NEW CANAAN, CT 06840

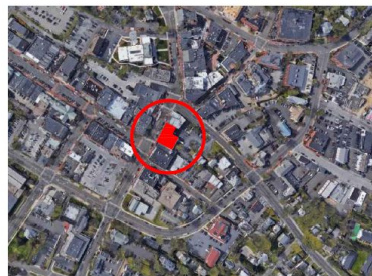


DRAWING INDEX

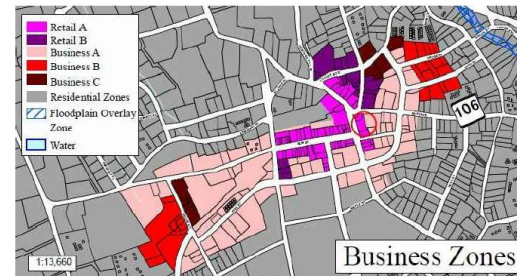
Dwg No.	Title	DATE	ISSUED FOR:	REVISION:
	ARCHITECTURAL DRAWINGS		ASB	
T 100	COVER SHEET		X	
EX-1	EXISTING SITE PHOTOS		X	
EX-2	EXISTING BUILDING PHOTOS		X	
A 100	GARAGE LEVEL FLOOR PLAN		X	
A 101	GROUND LEVEL PLAN		X	
A 102	SECOND & THIRD LEVEL PLAN		X	
A 103	FOURTH LEVEL PLAN		X	X
A 104	ROOF PLAN		X	X
A-300	ELEVATIONS		X	X
A-301	ELEVATIONS		X	X
A-302	MATERIAL BOARD		X	X
A-400	BUILDING SECTIONS		X	X
R-01	MAIN STREET FRONT ELEV. RENDER		X	X
R-02	RENDERINGS - BEFORE AND AFTER		X	X
R-03	RENDERINGS - BEFORE AND AFTER		X	X
R-04	RENDERINGS - BEFORE AND AFTER		X	X
R-05	RENDERINGS		X	
R-06	RENDERINGS		X	
R-07	RENDERINGS		X	



1 SITE - TAX MAP
112 MAIN STREET N.T.S.

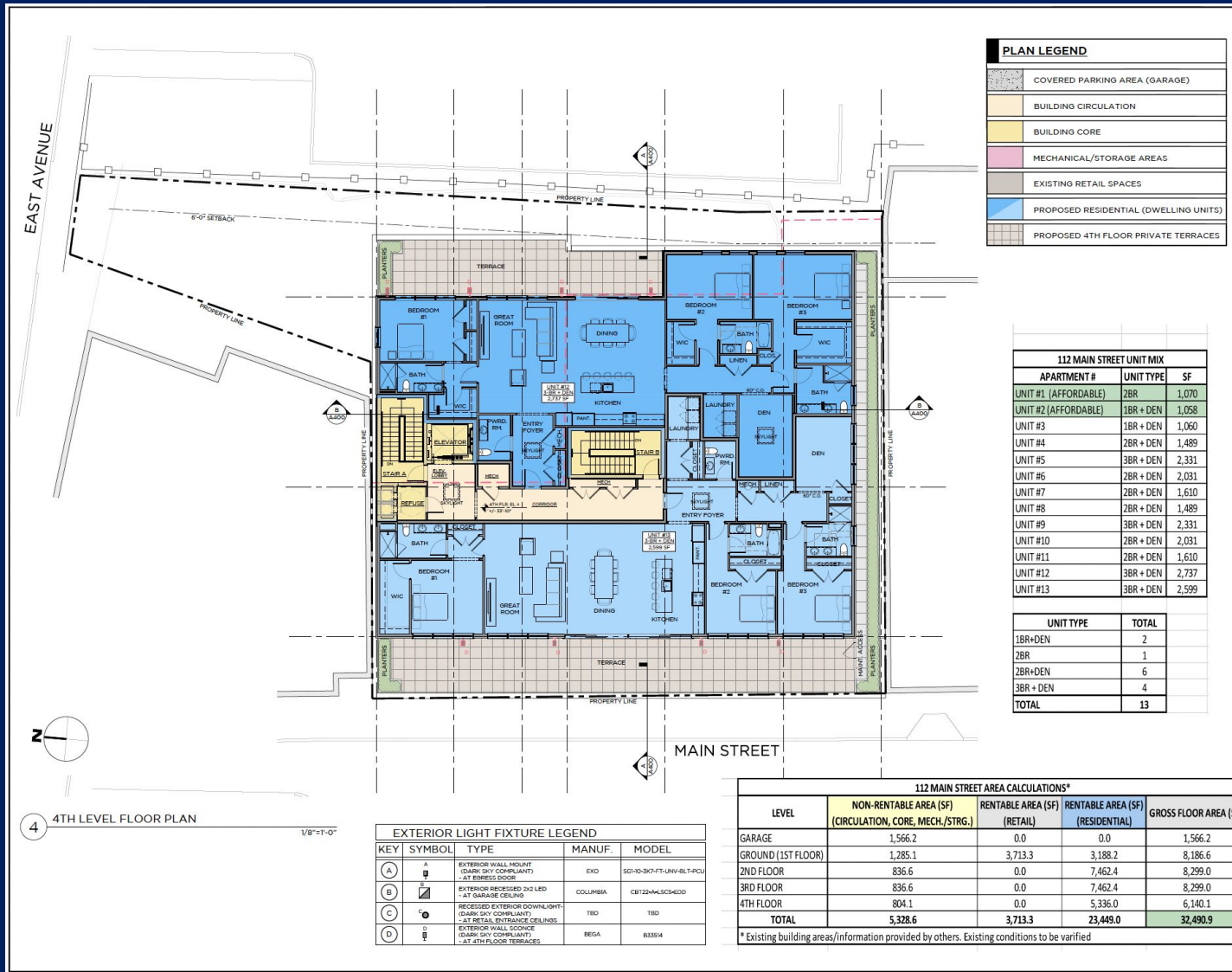


2 PROPERTY LOCATION
112 MAIN STREET N.T.S.

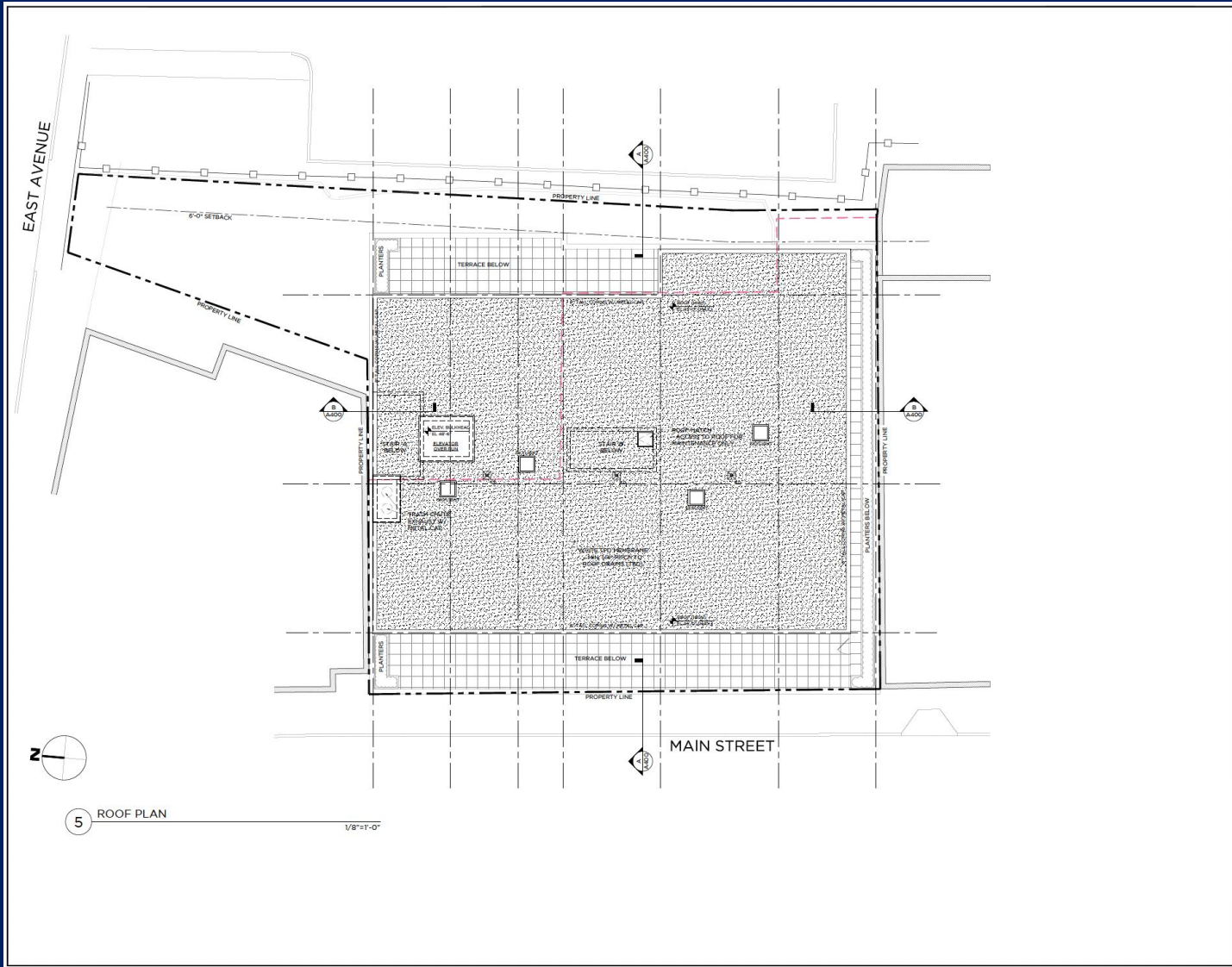


3 SITE - ZONING MAP
112 MAIN STREET N.T.S.

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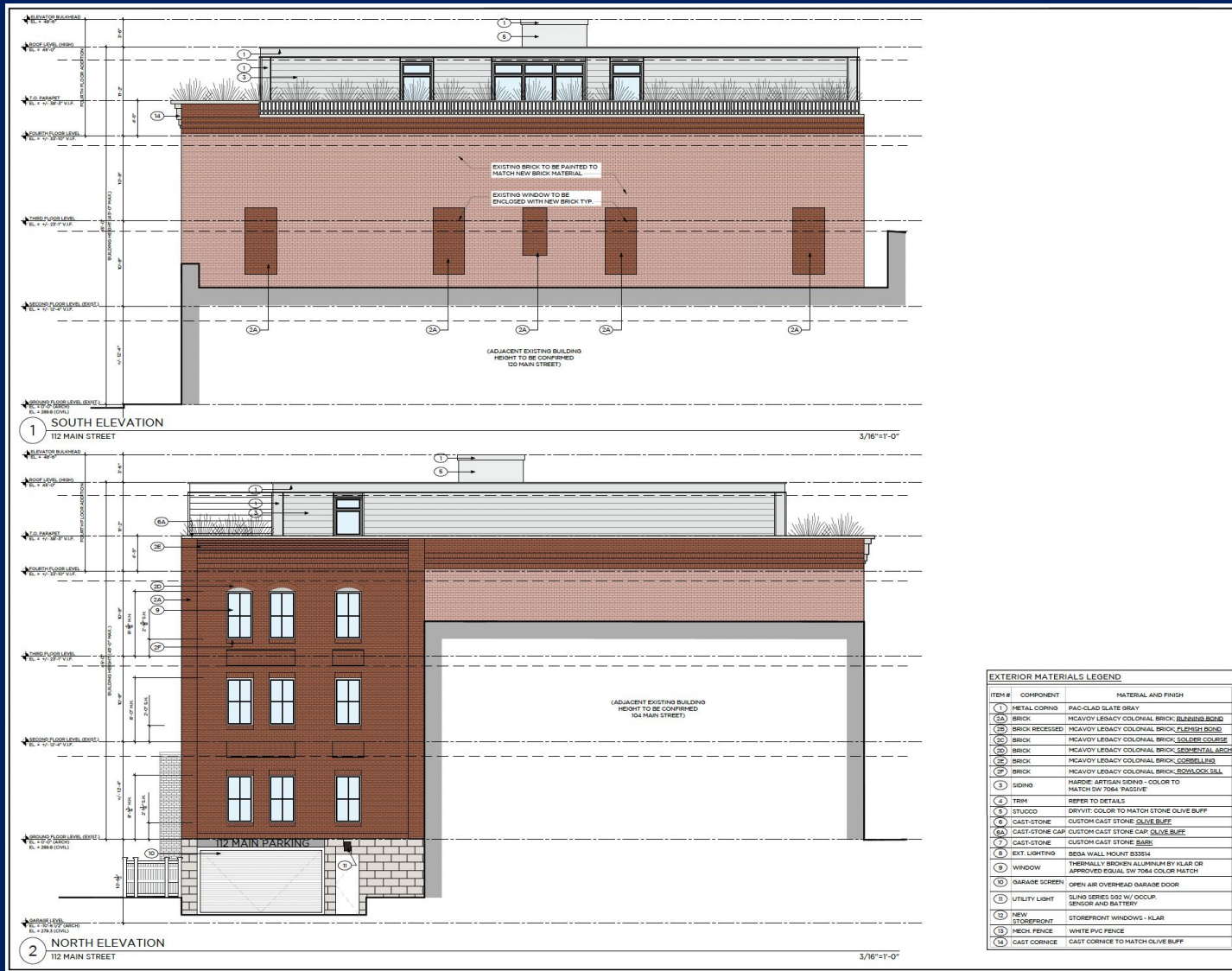
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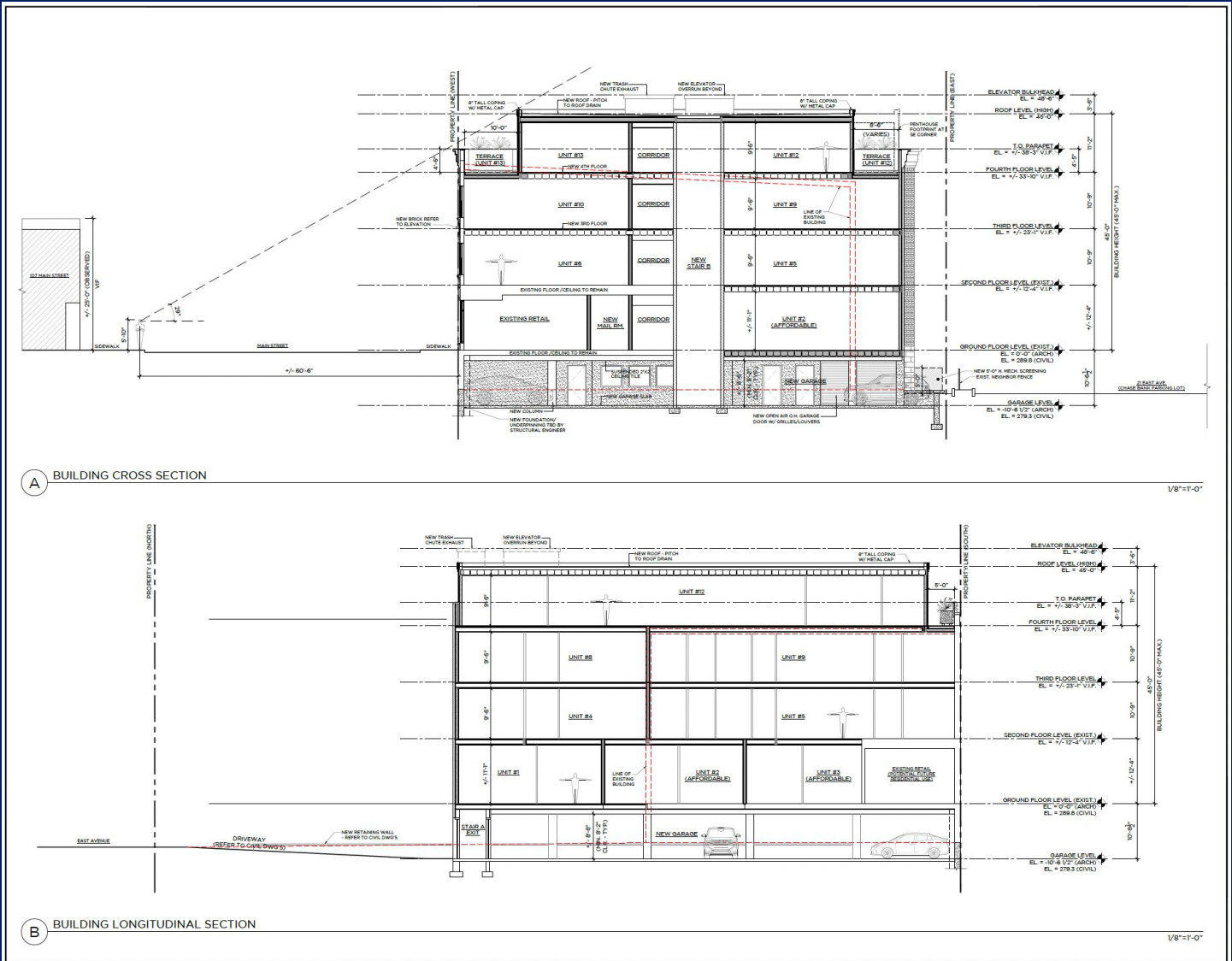
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MATERIAL BOARD:

ALL MATERIALS AS SHOWN OR APPROVED EQUAL

PARAPET COPING:

- ◆ PAC-CLAD:
- SLATE GRAY



ELEVATOR BULKHEAD STUCCO:

- ◆ DRYVIT:
- COLOR TO MATCH SW 7064
PASSIVE



GARAGE SCREENING:

- ◆ OVERHEAD DOORS -
COMMERCIAL SECURITY
GRILLES



FACADE BRICK:

- ◆ MCAVOY LEGACY COLONIAL
BRICK



BASE STONE:

- ◆ CUSTOM CAST STONE:
- COLOR: OLIVE BUFF



PENTHOUSE SIDING:

- ◆ HARDIE
- ARTISAN SIDING - COLOR TO
MATCH SW 7064 PASSIVE



ENTRY STONE:

- ◆ CUSTOM CAST STONE:
- COLOR: BARK



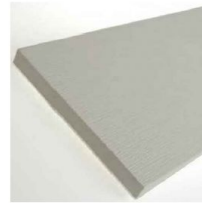
MECHANICAL SCREENING:

- ◆ WHITE PVC FENCE



TYPICAL TRIM:

- ◆ TRIM - PENTHOUSE
& WINDOWS



EXTERIOR LIGHTING:

- ◆ BEGA WALL MOUNT B33514



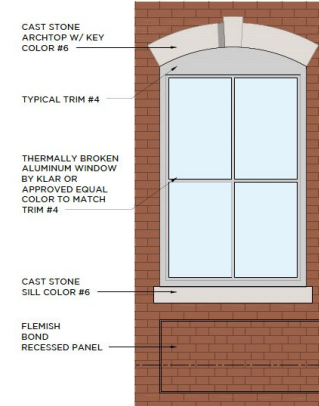
EXTERIOR UTILITY LIGHTING:

- ◆ SLING SERIES SG2 WITH
OCCUPANCY SENSOR AND
BATTERY



WINDOW:

- ◆ WINDOW WITH DIVIDED
LITES



1 WINDOW DETAIL

ITEM #	COMPONENT	MATERIAL AND FINISH
(1)	METAL COPING	PAC-CLAD SLATE GRAY
(2A)	BRICK	MCAVOY LEGACY COLONIAL BRICK; BUNNING BOND
(2B)	BRICK (RECESSED)	MCAVOY LEGACY COLONIAL BRICK; FLEMISH BOND
(3)	BRICK	MCAVOY LEGACY COLONIAL BRICK; COLIER COURSE
(4)	BRICK	MCAVOY LEGACY COLONIAL BRICK; EDMENTAL ARCH
(5)	BRICK	MCAVOY LEGACY COLONIAL BRICK; CORBELLED
(6)	BRICK	MCAVOY LEGACY COLONIAL BRICK; BROWLOCK SILL
(7)	SIDING	HARDIE ARTISAN SIDING - COLOR TO MATCH SW 7064 PASSIVE
(8)	TRIM	REFER TO DETAILS
(9)	STUCCO	DRYVIT; COLOR TO MATCH STONE OLIVE BUFF
(10)	CAST-STONE	CUSTOM CAST STONE; OLIVE BUFF
(11)	CAST-STONE CAP	CUSTOM CAST STONE CAP; OLIVE BUFF
(12)	CAST-STONE	CUSTOM CAST STONE; BARK
(13)	EXT. LIGHTING	BEGA WALL MOUNT B33514
(14)	WINDOW	THERMALLY BROKEN ALUMINUM BY KLAR OR APPROVED EQUAL, SW 7064 COLOR MATCH
(15)	GARAGE SCREEN	OPEN AIR OVERHEAD GARAGE DOOR
(16)	UTILITY LIGHT	SLING SERIES SG2 W/ OCCUP. SENSOR AND BATTERY
(17)	NEW STOREFRONT	STOREFRONT WINDOWS - KLAR
(18)	MESH FENCE	WHITE PVC FENCE
(19)	CAST CORNICE	CAST CORNICE TO MATCH OLIVE BUFF

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Proposed Main Street Facade



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ELM STREET
BEFORE VIEW



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ELM STREET
AFTER VIEW



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MAIN STREET
BEFORE VIEW



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MAIN STREET
AFTER VIEW



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EAST AVENUE
BEFORE VIEW

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112 MAIN
FRONT AXON



112 Main Street

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Northwest View

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112 MAIN
REAR AXON



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112 MAIN
FRONT ENTRY



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Application Approval Requests

1. Text Amendment Approval
2. Special Permit Approvals
 - a. Inclusionary Housing
 - b. Preservation of Historic Structures
3. Site Plan Approval