

**APPLICATION OF W.E. PARTNERS, LLC FOR ZONING
REGULATION AMENDMENT, ZONE CHANGE, AND
SITE PLAN APPROVAL FOR MULTI-FAMILY
RESIDENTIAL REDEVELOPMENT OF 751 WEED
STREET AS “WEED & ELM”**



**New Canaan Planning and Zoning Commission
February 14, 2022**

Applicant:

W.E. Partners, LLC
16 Cross Street
New Canaan, CT 06840
(203) 972-3366

Owner:

751 Weed Street, LLC
16 Cross Street
New Canaan, CT 06840
(203) 972-3366

Agent/Counsel:

Timothy S. Hollister
thollister@hinckleyallen.com
Hinckley Allen
20 Church Street
Hartford, CT 06103
(860) 331-2823
Attorney for W.E. Partners, LLC

Development Team

Solli Engineering, LLC
Kevin Solli, P.E., CPESC, LEED AP
Kevin@solllillc.com
Collene Byrne, RSP2I
Collene@solllillc.com
Mary Blackburn, P.L.A., CANP
Mary@solllillc.com
501 Main St., Suite 2A
Monroe, CT 06468
(203) 880-5455

The Eisen Group
Jon Eisen, RA, NCARB
jeisen@theeisengroup.com
623 H Street, NW
2nd Floor
Washington, D.C. 20001
(202) 595-1900

D'Andrea Surveying & Engineering, P.C.
Leonard D'Andrea, P.E.
lcd@rvdi.com
Derek Daunais, P.E.
derek@rvdi.com
Adam Cerini, Engineer-in-Training
adam@rvdi.com
Six Neil Lane
PO Box 549
Riverside, CT 06878
(203) 637-1779

Consulting Architect, LLC
Bruce J. Spiewak, AIA
bruces@conncode.com
375 Morgan Lane, Unit 405
West Haven, CT 06516
(203) 931-9945

TABLE OF CONTENTS

February 14, 2022

Tab:

- 1 Transmittal letter and procedural compliance summary, February 14, 2022
- 2 Overview letter, February 14, 2022
- 3 Property deed and owner authorization letter
- 4 Photographs of existing site and illustration of proposed development

REGULATION AMENDMENT APPLICATION

- 5 Application for Zoning Regulation with proposed regulation, new Transit Oriented Multi-Family Zone (TOMZ)

REZONING APPLICATION

- 6 Petition for Change in Zoning Boundary
- 7 Metes and bounds of property to be rezoned
- 8 Rezoning Map, with list of property owners within 500 feet of rezoning

SITE PLAN APPLICATION

- 9 Site Plan Application form
- 10 Traffic Report, prepared by Solli Engineering, December 2, 2021
- 11 Drainage Report, prepared by Leonard C. D'Andrea, P.E., December 2, 2021
- 12 Sanitary Sewer Connection Summary Report, prepared by Leonard C. D'Andrea, P.E., January 18, 2022
- 13 Aquarion Water Company Will-Serve Letter, dated October 7, 2021
- 14 Fire Code Compliance Letter, prepared by Bruce J. Spiewak, AIA, November 22, 2021, with fire truck turn map prepared by Solli Engineering
- 15 Draft Affordability Plan, February 2022

Submitted Separately*:

1. Two full-size copies of “Weed & Elm”,
28 sheets total, prepared by D’Andrea Surveying & Engineering, P.C.
2. Affordable Housing Needs Summary, February 2022
3. Drainage Summary Report Appendix
4. Checks payable to the Town of Avon for total application fees of \$ 1,280.00*
 - \$400.00 Zone Text Amendment;
 - \$ 60.00 Land Use Application Fee (PA 09-03) (Zone Text Amendment);
 - \$400.00 Amendment to Zoning Map;
 - \$ 60.00 Land Use Application Fee (PA 09-03) (Amendment to Zoning Map);
 - \$300.00 Site Plan Application Fee; and
 - \$ 60.00 Land Use Application Fee (PA 09-03) (Site Plan).
5. Electronic Version/PDF of above application

* Pursuant to New Canaan Planning and Zoning Schedule of Fees, all fees are submitted on separate checks.

TAB 1



20 Church Street
Hartford, CT 06103-1221
p: 860-725-6200 f: 860-278-3802
hinckleyallen.com

Timothy S. Hollister
(860) 331-2823 (Direct)
(860) 558-1512 (Cell)
thollister@hinckleyallen.com

February 14, 2022

VIA HAND DELIVERY AND E-FILE

John H. Goodwin, Chair, and Members
New Canaan Planning & Zoning Commission
Town Hall, 77 Main Street
New Canaan, CT 06840

Lynn Brooks Avni, AICP
Town Planner/Enforcement
Officer, Co-Director of Land Use
Town Hall, 77 Main Street
New Canaan, CT 06840

**Re: Application of 751 Weed Street, LLC as Site Owner and W.E. Partners LLC
as Development Plan Applicant for Zoning Regulation Amendment, Zone
Boundary Change, and Site Plan Approval, Residential Redevelopment of
751 Weed Street, New Canaan**

Dear Chair Goodwin, Planning & Zoning Commission Members, and Ms. Brooks Avni:

We represent 751 Weed Street, LLC and W.E. Partners, LLC ("W.E. Partners"). On their behalf, we are filing this three-part application to (1) amend the New Canaan Zoning Regulations to create a new multi-family residential zone called the "Transit Oriented Multi-Family Zone" ("TOMZ") (zone text change); (2) rezone the 3.1 acre site at 751 Weed Street in New Canaan to this new TOMZ (zone boundary change); and (3) obtain site plan approval.

This package contains the following:

<u>Tab #</u>	<u>Document Description</u>
2	Overview letter, February 14, 2022
3	Property deed and owner authorization letter
4	Photographs of existing site and illustration of proposed development
5	Application for Zoning Regulation with proposed regulation, new Transit Oriented Multi-Family Zone (TOMZ)
6	Petition for Change in Zoning Boundary
7	Metes and bounds of property to be rezoned

- 8 Rezoning Map, with list of property owners within 500 feet of rezoning
- 9 Site Plan Application form
- 10 Traffic Report, prepared by Solli Engineering, December 2, 2021
- 11 Drainage Report, prepared by Leonard C. D'Andrea, P.E., December 2, 2021
- 12 Sanitary Sewer Connection Summary Report, prepared by Leonard C. D'Andrea, P.E., January 18, 2022
- 13 Aquarion Water Company Will-Serve Letter, dated October 7, 2021
- 14 Fire Code Compliance Letter, prepared by Bruce J. Spiewak, AIA, November 22, 2021, with fire truck turn map prepared by Solli Engineering
- 15 Draft Affordability Plan, February 2022
- 16 Consultant Resumes

Two originals of this application and site plan are being filed pursuant to the telephone conversation with Ms. Brooks Avni held on January 24, 2021. An electronic PDF copy of this application is being submitted simultaneously with the paper application. Additional hard copies of the application are available upon request.

Application fees submitted separately to the Town are calculated as follows:

Zoning Text Amendment	\$ 400.00
CT Land Use Fee	\$ 60.00
Zoning Map Amendment	\$ 400.00
CT Land Use Fee	\$ 60.00
Site Plan Application	\$ 300.00
CT Land Use Fee	\$ 60.00
Total	\$ 1,280.00

Procedural Matters

One Application. While this application has three parts (text amendment, zone boundary change, and the site plan), the parts are integrally related and should be considered, noticed, and heard as a unified application at a combined public hearing. The applicant will grant extensions of time if necessary to enable and ensure consideration of all parts on the same time track.

Section 8-30g "set-aside development." This application is for a "set-aside development" as defined in General Statutes § 8-30g. This program requires long-term preservation of a percentage of the proposed residential units for moderate and low-income households.

Notices. All parts of this application are, therefore, submitted pursuant to and in compliance with General Statutes § 8-30g. **All published notices regarding this application should reference § 8-30g.**

Peer Review Fees. With regard to any peer review fee to be proposed for the application, and fees for that review, the applicants note that Public Act 21-29, § 2(b) and (c), effective October 1, 2021, which contains new rules for third-party peer review fees, including limits on amounts, and accounting requirements.

A detailed overview of this project is provided in the letter at Tab 2. We look forward to present this application to the Commission.

We look forward to presenting this application to the Commission.

Very truly yours,



Timothy S. Hollister

cc: W.E. Partners, LLC development team

TAB 2



20 Church Street
Hartford, CT 06103-1221
p: 860-725-6200 f: 860-278-3802
hinckleyallen.com
Timothy S. Hollister
(860) 331-2823 (Direct)
(860) 558-1512 (Cell)
thollister@hinckleyallen.com

February 14, 2022

VIA HAND DELIVERY AND E-FILE

John H. Goodwin, Chair, and Members
New Canaan Planning & Zoning Commission
Town Hall, 77 Main Street
New Canaan, CT 06840

Lynn Brooks Avni, AICP
Town Planner/Enforcement
Officer, Co-Director of Land Use
Town Hall, 77 Main Street
New Canaan, CT 06840

**Re: Application of 751 Weed Street, LLC as Site Owner and W.E. Partners LLC
as Development Plan Applicant for Zoning Regulation Amendment, Zone
Boundary Change, and Site Plan Approval, Residential Redevelopment of
751 Weed Street, New Canaan**

Dear Chair Goodwin, Planning & Zoning Commission Members, and Ms. Brooks Avni:

On behalf of our clients, W.E. Partners, LLC as development plan applicant and 751 Weed Street, LLC as owner, we are submitting the attached application to the Town of New Canaan Planning and Zoning Commission for approval of a multi-family residential redevelopment of 751 Weed Street, to be called "Weed & Elm." This application consists of a proposed zoning regulation amendment, rezoning of the subject parcel, and a site plan application. These three parts are integrally related and submitted as one three-part application and are filed under, and is compliant with, General Statutes § 8-30g, as the applicant agrees to preserve 30 percent of its proposed rental apartment homes for moderate income households for 40 years. The purpose of this letter is to explain the application in detail and to answer in writing, in advance of a public hearing, likely questions.

1. History of Subject Site

The parcel at 751 Weed Street, approximately 3.1 acres, is currently improved with a 10,000 square foot, nine bedroom single-family residence, along with a pool and pool house. The property is in the One Acre Residential zone and is bounded by Elm Street to the south and Weed Street to the west. The parcel is served by public water and the town's sewer system.

The parcel is not within 500 (five hundred) yards of any other municipality, nor is the parcel within any aquifer protection area or watershed of any water companies. The parcel contains no wetlands, and is not located in a historic district. The parcel is owned by 751 Weed

Street, LLC. W.E. Partners, LLC, the applicant, has entered into an option to purchase the property with 751 Weed Street, LLC.

2. An Appropriate Location for Multi-Family Residential Redevelopment

Several characteristics of the parcel and surrounding area make it appropriate for the proposed multi-family residential redevelopment. First, the property is within walking-distance of downtown New Canaan and the Metro North New Canaan train station. By providing a multi-family residential development within walking distance of the train, the Weed & Elm development will provide a walkable community with access to the businesses and retail shops that downtown New Canaan has to offer. A crosswalk will be installed as part of the development across Elm Street at its intersection with Weed Street, allowing residents to safely utilize the existing sidewalk on the south side of Elm Street.

Second, other multi-family residences exist in the downtown area. Along Elm Street, in the direction of downtown, are a series of two-story condominiums at 330 Elm Street and 312 Elm Street. Further south along Weed Street are more condominiums at the Stepping Stones Mansion at 705 Weed Street. Along Seminary Street, directly to the north of Elm, are condominiums at 70 Seminary Street, 82 Seminary Street, and 105 Seminary Street. Additionally, the Vue complex at 160-180 Park Street has recently started leasing, immediately to the south of downtown.

The proposed building will have four stories above a ground level garage. As shown in the architectural plans, the roof is flat, so Building Height and Total Building Height, as defined in the New Canaan Zoning Regulations, are the same. From average grade to the flat roof is 42 feet, and to the top of a parapet is 49 feet 10 3/8 inches. The proposed Building Height therefore, is 49 feet, 10 and three-eighths inches. This application's proposed zoning regulation specifies a Total Building Height limit of 52 feet.

The proposed building is comparable to nearby buildings. 258 Elm Street, two blocks to the east of the subject property, is three stories above ground level parking. The Stepping Stones mansion at 705 Weed Street, less than one block south of the subject property, is three stories with parapets and additional roof structures. Vue Apartments, just blocks away in downtown, is more than 52 feet. The One Acre Residential Zone, which is the current zoning at the property, allows Total Building Height of up to 45 feet. The Pedestrian Oriented Multi-Family Zone (POMZ), which is the Vue complex, allows 55 feet. The Millport Housing Zone allows 50 feet. The Canaan Parish Housing Zone, located across Mill Pond to the east from the Millport Housing Zone, allows 67 feet.

As shown on the separately submitted "Distances to Neighboring Structures" sheet of the site plan set, the closest building (315 Elm Street) to the proposed development is 147 feet to the northeast; the remaining buildings on properties adjacent to 751 Weed Street are more than 150 feet, with the building to the north (at 781 Weed Street) at 160 feet, the buildings to the east (339 Elm Street and 313 Elm Street) at 168 feet and 192 feet, respectively, and the building to the

northeast (317 Elm Street) at 219 feet. The proposed building is consistent with the setbacks of the One Acre Zone. The development will also be buffered by existing mature trees, especially on the east side, which will be supplemented by additional tree planting; see the separately filed Landscaping Plan.

3. POCD Consistency

The proposed Zoning Regulation Amendment is consistent with the New Canaan 2014 Plan of Conservation and Development (“POCD”). (Relevant portions of the POCD have been included in the separately-filed Affordable Housing Needs Summary at Tab D.) Notably, the POCD recognizes, among other things, that growth and change are most likely to come from the redevelopment of existing properties (p. 6); the Planning and Zoning Commission should regularly review the zoning regulations for the downtown area “to ensure that they are meeting the community needs and expectations” (p. 39); there is a need for a mix of moderate density developments in and near the downtown area (p. 40); and there is a need to provide for a range of housing options for people of different income levels and at different stages of life. POCD, p. 40. Further, “[a]dditional housing opportunities in and near the downtown area, including multi-family housing” is a strategy to meet the goals of the POCD and higher density zones should be permitted in and around the downtown area because it “[is] the best site 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.” *Id.*, at pp. 66-67.

4. Site-Specific Regulation

The proposed regulation tracks the procedural format to the extent possible, of New Canaan’s existing land use regulations, and adopts many existing regulation provisions. The applicant has considered carefully the option of proceeding under the Town’s existing zoning regulations, including under the Apartment Zone and the Multi-Family Zone, or modification of the Canaan Parish and Millport Zones. While these regulations are precedents from which this application has borrowed, amending those zones by drafting exceptions to their provisions would be an overly complicated and confusing approach.

The proposed zoning regulation has been drafted to apply only to the subject parcel. A site-specific zoning regulation amendment is proposed for several reasons. First, redevelopment as proposed here requires a combination of specific land use regulations and affordability administration provisions. Second, a site-specific regulation allows the Commission to consider this application without having to review how and where the regulation might be applicable elsewhere in town. (The Commission, of course, now or later, may consider expanding the regulation’s geographic applicability.)

Third, court decisions have made it clear that a site-specific regulation to enable development under § 8-30g is permissible, and not spot zoning.

A site-specific regulation has been used successfully in more than 50 developments in Connecticut during the past 31 years that § 8-30g has been state law, including Canaan Parish and Millport in New Canaan.

The TOMZ regulation proposed is intended to provide detailed site plan standards, so that the Commission will know what is being proposed, and how the property will be used and administered if the application is approved.

The Commission and staff should bear in mind that in a § 8-30g application, a zoning commission has not only the authority but also the obligation to identify “reasonable changes” to the application that will address concerns, and to impose approval conditions on the site plan to ensure proper governance and enforceability.

The proposed regulation establishes the proposed use as allowed, after rezoning, by site plan approval, not special permit, for several reasons. First, as noted above, the goal of the regulation is to specify with precision what is and is not allowed in the redevelopment. In addition, the Commission is obligated to identify “reasonable changes” and impose reasonable conditions, which make the special permit process unnecessary. Most importantly, however, the essence of the § 8-30g statute is to provide that an application may be denied only if the site plan will cause a specific harm to public health or safety, which is to be evaluated without deference to a zoning commission’s findings or conclusions. A special permit, by definition, is discretionary and deferential to commission decisions. In other contexts, such as fair housing cases, special permit discretion has been identified as an exclusionary zoning technique. Thus, special permits are simply not compatible with § 8-30g standards, and therefore no special permit is proposed in this application.

5. Residential Redevelopment Plan

The proposed redevelopment of the site consists of one, four-story multi-family residential building containing 102 apartment homes. The redevelopment will also contain a partially below-ground parking area along with a surface parking lot.

The development will consist of 47 one-bedroom units and 55 two-bedroom units; eight of the two-bedroom units will have a den. The current driveway onto Weed Street will be eliminated and additional trees will be planted along Weed Street, Elm Street, and the eastern edge of the property. The existing driveway onto Elm Street will be moved slightly west, and will run along the property’s east side, through the parking areas to the north.

The Affordability Plan, at Tab 15, contains a list of interior unit amenities and materials to ensure quality. These amenities include quartz countertops in the kitchens along with laminate wood finished flooring, a stainless steel sink, and GE (or equivalent) appliances. The interiors will include laminate wood finished flooring or luxury vinyl tile with carpeted hallways, wireless smoke and CO2 detection systems, instant electrical water heaters and GE washers and dryers (or equivalent) in each unit. The exterior specifications include metal or vinyl clad wood

windows and sliders, PVC interior roof drains, and 5/8-inch thick Dens Glass sheathing (or equivalent).

Individual units will range from 969 to 995 square feet for one-bedroom units and 1051 to 1168 square feet for two-bedroom units, including those with a den. The plan provides 182 parking spaces, a total ratio of 1.78 parking spaces per unit, or 1.5 parking space for each one-bedroom unit and 2 parking spaces for each two-bedroom unit.

The redevelopment is served by water and sewer lines, as well as existing electrical service. Applicant has received a will-serve letter from the Aquarion Water Company (Tab 13), a report explaining that sufficient sewer capacity exists for this development (Tab 12), and confirmation that the proposed development meets the relevant fire safety codes (Tab 14). The applicant submitted an application to the New Canaan Water Pollution Control Authority on January 25, 2022.

In anticipation of a public hearing, a list of abutting property owners and a map showing abutting properties has been included at Tab 8. This list will be updated once a public hearing date is confirmed to ensure that notice is accurately provided.

The proposed regulation provides for the removal of earth materials as part of site plan approval in compliance with the substantive requirements of § 6.7 of the New Canaan Zoning Regulations, but without a separate special permit approval from the Commission.

6. Stormwater

Attached at Tab 11 is the Drainage Summary Report. The proposed development will increase impervious coverage from the current single-family home. However, a drainage system will be installed to treat stormwater, provide groundwater recharge, and control peak flows from the site. Low Impact Development devices, as defined by the Connecticut Stormwater Quality Manual, will be used on site to control stormwater. Notably, the north parking stalls have permeable pavement with gravel below to provide stormwater storage. Two rain gardens are included in the site plan and will consist of a bed of a sand-organics mix with topsoil and plants above. These systems are designed to infiltrate the Ground Recharge Volume and Water Quality Volume for the contributing areas. Overflow catch basins will control the rate of discharge from the site.

7. Pedestrian Connectivity

A pedestrian route compliant with the Americans with Disabilities Act is available from the site to downtown New Canaan and the Metro North train station along Elm Street. Access to the retail, office, and commercial uses downtown is provided by sidewalks eastward along the southern end of Elm Street. A crosswalk is designed as part of the site plan to allow residents to safely cross Elm Street in order to reach the sidewalk.

8. Traffic

Attached at Tab 10 is a Traffic Impact Assessment. The development will slightly modify the Level of Service at the intersection of Weed and Elm, but the increases are minor – a 7.7 second increase during the AM peak hour and a 2.5 second increase during the PM peak hour. Queue lengths along both Weed and Elm as a result of the development will be similar to existing conditions; the only change is an addition of 1.2 vehicles in queue at the westbound approach to the Weed and Elm intersection during the AM peak hour.

Weed & Elm is designed as a pedestrian-friendly development where residents have walkable access to the train station. It is likely that some residents will therefore use the train to commute and will further reduce vehicle trips during morning and evening rush hours. However, out of an abundance of caution, the attached Traffic Impact Assessment includes no reduction in trip generation as a result of the train station.

As discussed in the Assessment, there will be no adverse impacts to background traffic conditions due to the development, and whatever minor increase in traffic arises from the development can be accommodated without adverse impact on the operating conditions of the adjacent roadways. Finally, the Assessment demonstrates that there will be sufficient intersection sight distance at the site driveway off Elm Street with the planned removal of portions of the existing stone wall along the property frontage on Elm Street.

9. Sustainability and Amenities

The applicant directs the Commission's attention to the site amenities and site sustainability aspects of this application that substantiate a commitment to quality and environmental sustainability. The proposed development will include amenities such as an engineered rain garden that will include selective landscape planting as part of the above-described stormwater management system; a first floor lounge area in the lobby that will serve as a community gathering space; a ground floor outdoor community patio, accessed via the lobby lounge; a new, four-foot wide on-site sidewalk leading to a newly constructed crosswalk across Elm Street at the Weed Street intersection, allowing residents access to the existing sidewalk path to downtown and the train station; significant additional on-site landscaping, supplementing the existing robust landscape screening, with native species to be used predominantly; and individual apartment outdoor balconies. The proposed development is also less than one-quarter mile from Irwin Park, a 36-acre public recreational facility offering walking trails and an athletic field serving the community. An existing sidewalk on the west side of Weed Street, along with the proposed crosswalk across Elm Street and the existing crosswalk across Weed Street, provide walking access to Irwin Park.

The site is close to downtown, in a walkable area with existing sidewalks. The crosswalk across Elm Street, mentioned above, allows residents to easily access the sidewalk along Elm Street leading directly to downtown. The site is less than half a mile to the intersection of Elm and Park and slightly over three-quarters of a mile to Elm and Main. It is less than 2000 feet

from two major grocery stores. The New Canaan train station is just over 2000 feet from the site entrance. Sites that are walkable and bikeable reduce occupant dependency on fossil-fuel burning vehicles. The development will further support this by providing bicycle parking and storage for building occupants. Finally, the parking areas will offer charging stations for electric vehicles.

The proposed development will minimize water consumption during and after construction. The design incorporates low-flow water fixtures, native and drought-resistant flora which will require minimal irrigation, and construction techniques that minimize the amount of water needed.

The proposed development also incorporates a number of energy-saving features. Each individual unit has its own ventilation and climate control system, reducing the amount of energy needed for the building overall. The common areas will incorporate high SEER HVAC design to further minimize energy consumption. The exterior walls contain insulation with a minimum R-10 rating while the roof cavity uses insulation with at least an R-38 rating. Low-emissivity glazing systems are utilized throughout the building and window systems. These techniques insulate the interior.

The building is equipped with low-voltage, LED lighting and energy star appliances throughout the residential units. The common areas will similarly use low-voltage, LED lighting to reduce energy consumption throughout the entire building.

10. Affordability Plan

An Affordability Plan compliant with § 8-30g requirements for a “set-aside development” is in this package at Tab 15. Thirty percent of the proposed 102 rental apartments, or 31 homes, will be formally rent-restricted. The proposed regulation includes administrative rules for the apartment homes that will be subject to long-term household income and monthly rental restrictions, and these rules are spelled out further in an accompanying Affordability Plan. There will be a total of 15 rent-restricted one bedroom units and 16 rent-restricted two bedroom units.

Based on current median income data and Fair Market Rents, maximum household income and maximum monthly rents, net of utilities, will be as follows:

	<u>80 percent of median</u>	<u>60 percent of median</u>
One bedroom units		
Income	\$61,740	\$46,305
Rent	\$ 1,419	\$ 1,033
Two bedroom units		
Income	\$74,088	\$55,566
Rent	\$ 1,727	\$ 1,264

Schedule B of the attached Affordability Plan shows the construction materials and equipment used in each unit and shows that each unit in the development will be constructed to similar standards and with similar equipment, regardless of designation as an affordable or market-rate unit. Schedules A-1 and A-2 of the Affordability Plan show which specific units in the development will be initially formally rent-restricted.

11. Public Act 21-29

The applicant respectfully notes several new rules and obligations regarding affordable housing development contained in Public Act 21-29, which went into effect October 1, 2021. The Act requires zoning commissions, in addition to § 8-30g obligations, to use zoning regulation to “affirmatively further” the purpose of the federal Fair Housing Act. In general, this refers to towns taking proactive, specific steps to ensure that racial, ethnic, and economic groups that have historically been excluded from obtaining affordable housing are given opportunities to do so. How this new, first-in-the-nation requirement will shape consideration of this application can be addressed at the public hearing, but the applicant notes it at this time.

Looking Forward

The applicant team has tried in this letter and in its application materials to explain the plan in detail; cover all bases; answer anticipated questions; shorten the list of items to be discussed at the public hearing; facilitate review by peer consultants, Town staff, and the public; demonstrate that the site plan can be constructed without any substantial health or safety impacts; and show that the development will benefit the Town of New Canaan.

Very truly yours,



Timothy S. Hollister

cc: W.E. Partners, LLC development team

TAB 3

W.E. Partners, LLC
16 Cross Street
New Canaan, CT 06840

January 25, 2022

John H. Goodwin, Chair, and Members
New Canaan Planning & Zoning Commission
Town Hall, 77 Main Street
New Canaan, CT 06840

Lynn Brooks Avni, AICP
Town Planner/Enforcement
Officer, Co-Director of Land Use
Town Hall, 77 Main Street
New Canaan, CT 06840

Re: Application of 751 Weed Street, LLC as Site Owner and W.E. Partners LLC as Development Plan Applicant for Zoning Regulation Amendment, Zone Boundary Change, and Site Plan Approval, Residential Redevelopment of 751 Weed Street, New Canaan

Dear Chair Goodwin, Planning & Zoning Commission Members, and Ms. Brooks Avni:

I am Arnold M. Karp, a principal of W. E. Partners, LLC, the applicant for the above application.

I hereby authorize our attorneys with Hinckley Allen to pursue the above application to amend the zoning regulation, to change the zone boundary for the property, and for approval of a site plan, in the town of New Canaan.

Very truly yours,

By: 
Arnold M. Karp

751 Weed Street, LLC
16 Cross Street
New Canaan, CT 06840

January 25, 2022

John H. Goodwin, Chair, and Members
New Canaan Planning & Zoning Commission
Town Hall, 77 Main Street
New Canaan, CT 06840

Lynn Brooks Avni, AICP
Town Planner/Enforcement
Officer, Co-Director of Land Use
Town Hall, 77 Main Street
New Canaan, CT 06840


Re: Application of 751 Weed Street, LLC as Site Owner and W.E. Partners LLC as Development Plan Applicant for Zoning Regulation Amendment, Zone Boundary Change, and Site Plan Approval, Residential Redevelopment of 751 Weed Street, New Canaan

Dear Chair Goodwin, Planning & Zoning Commission Members, and Ms. Brooks Avni:

I am Arnold M. Karp, a trustee of the Karp Family 2006 Trust, which is a principal of 751 Weed Street, LLC, the fee owner of the above property.

I hereby authorize W.E. Partners, LLC and its attorneys with Hinckley Allen to pursue the above application to amend the zoning regulation, to change the zone boundary for the property, and for approval of a site plan, in the town of New Canaan.

Very truly yours,

By: 

RECORD & RETURN TO:
Vicki K. Johnson, Esq.
Ivey, Barnum & O'Mara, LLC
170 Mason Street
Greenwich, CT 06830

TRUSTEE'S DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Vicki K. Johnson, Trustee** of Ivey, Barnum & O'Mara, LLC, 170 Mason Street, Greenwich, CT 06830, for consideration of TEN & 00/100 DOLLARS (\$10.00), grants to **751 Weed Street LLC** of 16 Cross Street, New Canaan, CT 06840, with TRUSTEE'S COVENANTS, all that certain real property known as **751 Weed Street, New Canaan, CT 06840**, being more particularly described as follows:

ALL THAT CERTAIN piece, parcel or tract of land together with all buildings and improvements thereon and all appurtenances thereto, situated in the Town of New Canaan, County of Fairfield and State of Connecticut, shown as "Parcel 935 3-102 Ac." on a certain map entitled, "Subdivision Map Prepared for Anthony J. and Deirdre Kroll Kiniry and Special Properties II LLC New Canaan, Connecticut One Acre Residence Zone Total Area Shown Hereon = 7.555 Acres" certified "Substantially Correct" by RKW Land Surveying, Lawrence R. Rizzo L. S. #12060, dated September 20, 1995, Revised November 8, 1995, November 16, 1995, January 25, 1996 and March 15, 1996, which map is recorded in the Land Records of the Town of New Canaan as Map No. 6892.

TOGETHER WITH a Sanitary Sewer Easement Agreement by and between Special Properties II, LLC and Anthony J. Kiniry and Deirdre Kroll Kiniry dated June 4, 1996 and recorded June 25, 1996 in Volume 456 at Page 854 of the New Canaan Land Records.

TOGETHER ALSO WITH a Drainage Easement Agreement by and between Special Properties II, LLC and Anthony J. Kiniry and Deirdre Kroll Kiniry dated and recorded October 3, 1996 in Volume 461 at Page 701 of the New Canaan Land Records.

Property is known as 751 Weed Street, New Canaan, Connecticut

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Zoning Variance by the Zoning Board of Appeals of the Town of New Canaan recorded on April 3, 1996 in Volume 452 at Page 930 of the New Canaan Land Records.
4. Sanitary Sewer Easement from Special Properties II, LLC and Anthony J. Kiniry and Deirdre Kroll Kiniry to William S. Barrack, Jr. and Evelyn I. Barrack dated June 4, 1996 and recorded June 25, 1996 in Volume 456 at Page 842 of the New Canaan Land Records.
5. Sanitary Sewer Easement Agreement by and between Special Properties II, LLC and Anthony J. Kiniry and Deirdre Kroll Kiniry dated June 4, 1996 and recorded June 25, 1996 in Volume 456 at Page 854 of the New Canaan Land Records.
6. Drainage Easement Agreement by and between Special Properties II, LLC and Anthony J. Kiniry and Deirdre Kroll Kiniry dated and recorded October 3, 1996 in Volume 461 at Page 701 of the New Canaan Land Records.
7. Zoning Variance by the Zoning Board of Appeals of the Town of New Canaan recorded on January 6, 1998 in Volume 482 at Page 986 of the New Canaan Land Records.
8. All "Notes" and designations on Map No. 6892 on file in the New Canaan Town Clerk's Office


9. Any mortgages of record.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 3rd day of December, 2021.

 Trustee
Vicki K. Johnson, Trustee, Grantor /

Signed, sealed and delivered in the presence of or attested by:

Witness: 
Deidre Turner Bailey

Witness: 

STATE OF CONNECTICUT

}
} ss. Greenwich
}

COUNTY OF FAIRFIELD

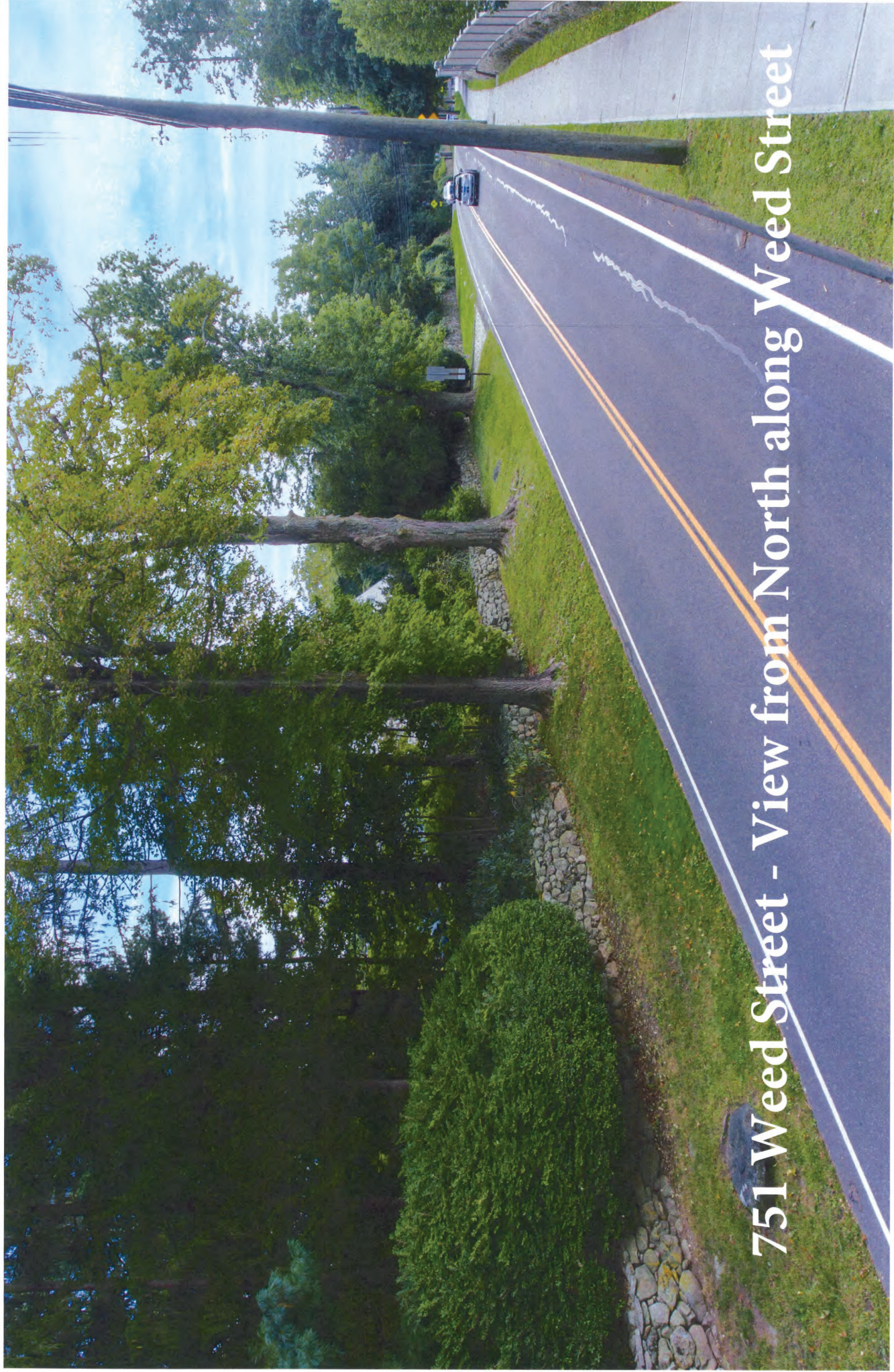
Personally appeared Vicki K. Johnson, Trustee, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 3rd day of December, 2021.


Notary Public
Marlene E. Macaudo
Commissioner of the Superior Court

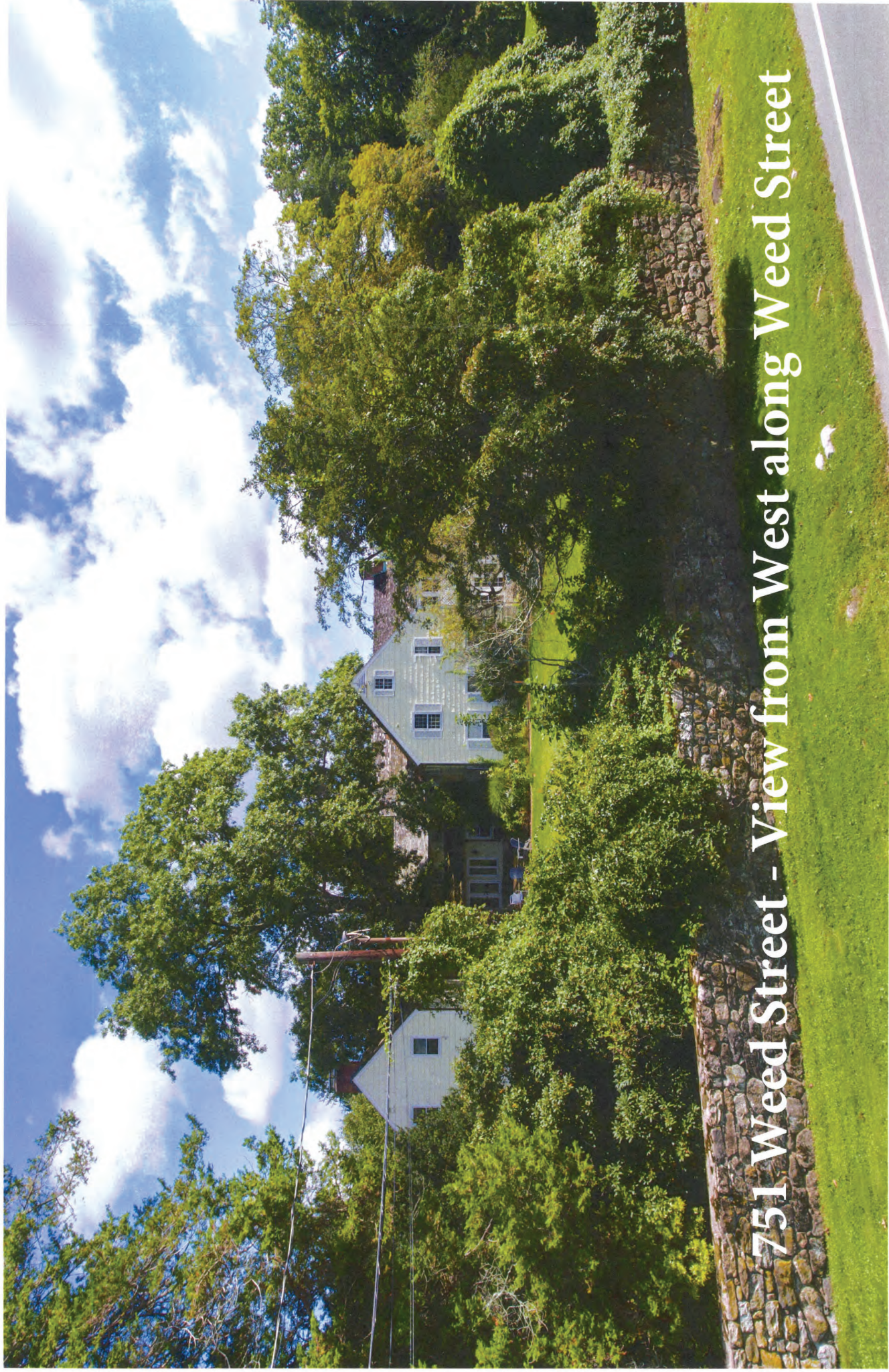
TAB 4



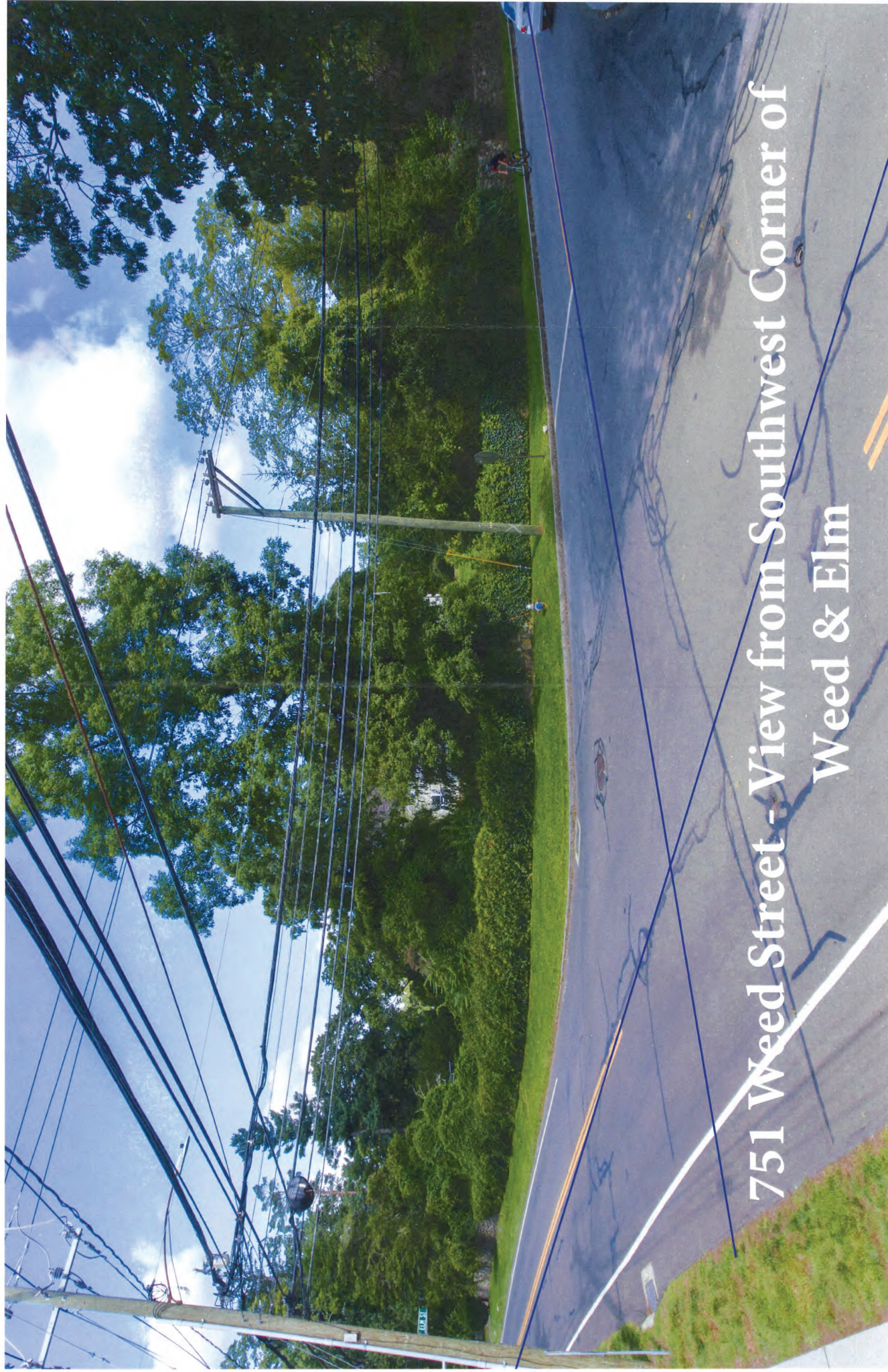
751 Weed Street - View from North



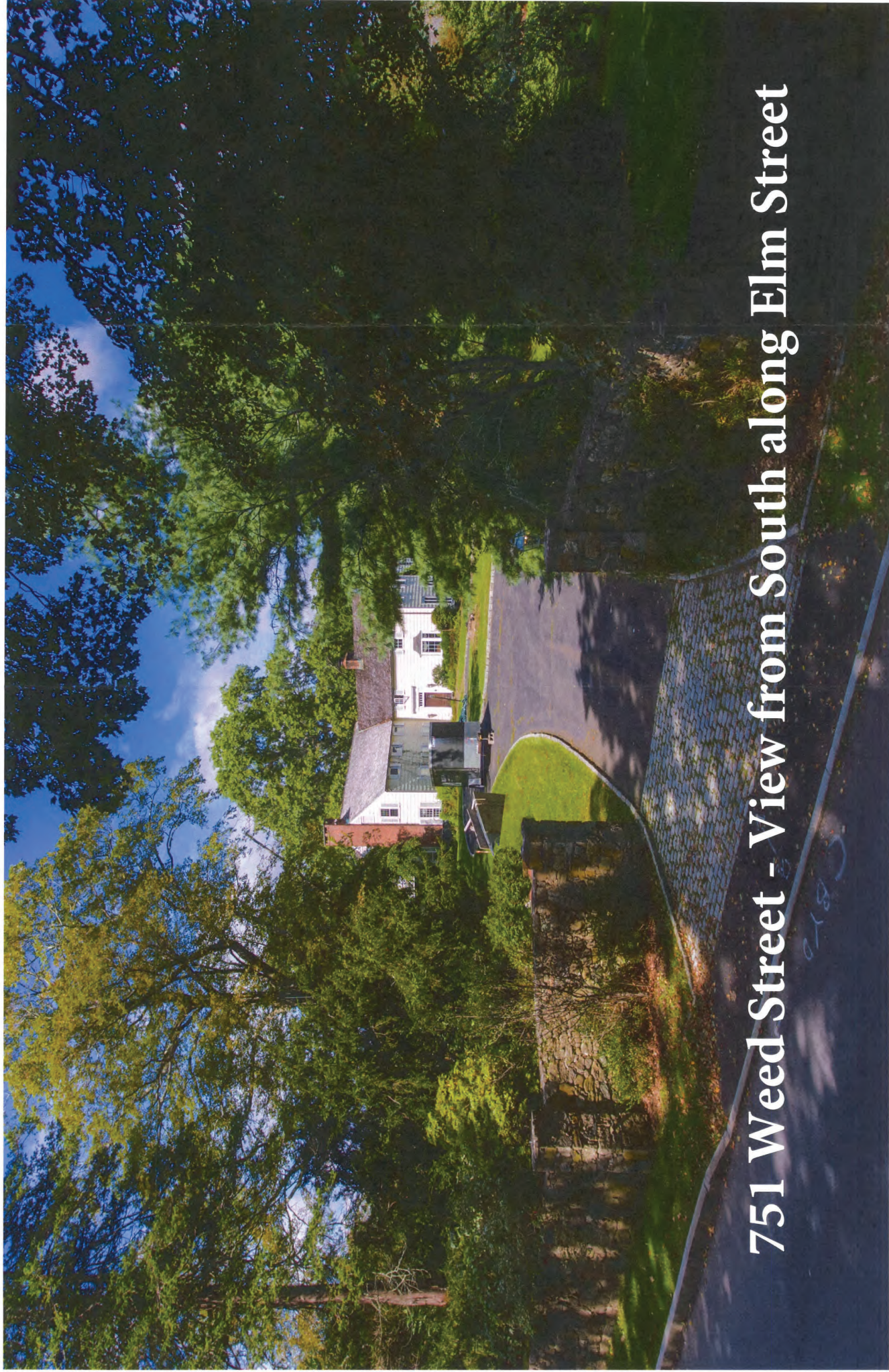
751 Weed Street - View from North along Weed Street



751 Weed Street - View from West along Weed Street



751 Weed Street - View from Southwest Corner of
Weed & Elm



751 Weed Street - View from South along Elm Street



751 Weed Street - View from East

TAB 5



20 Church Street
Hartford, CT 06103-1221

p: 860-725-6200 f: 860-278-3802
hinckleyallen.com

Timothy S. Hollister
(860) 331-2823 (Direct)
(860) 558-1512 (Cell)
thollister@hinckleyallen.com

February 14, 2022

VIA HAND DELIVERY AND E-FILE

John H. Goodwin, Chair, and Members
New Canaan Planning & Zoning Commission
Town Hall, 77 Main Street
New Canaan, CT 06840

Lynn Brooks Avni, AICP
Town Planner/Enforcement
Officer, Co-Director of Land Use
Town Hall, 77 Main Street
New Canaan, CT 06840

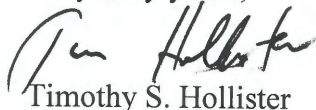
**Re: Application of 751 Weed Street, LLC as Property Owner and W.E. Partners
LLC as Development Plan Applicant for Zoning Regulation Amendment**

Dear Chair Goodwin, Planning & Zoning Commission Members, and Ms. Brooks Avni:

We represent 751 Weed Street, LLC and W.E. Partners, LLC. On their behalf, we are filing this application to amend the New Canaan Zoning Regulations to create a new multi-family residential zone called the "Transit Oriented Multi-Family Zone" ("TOMZ"), as part of an application package that includes a zoning map change and site plan approval. The proposed text is attached. As this amendment will be adding a new subsection, there is no existing wording to revise. Please refer to the information in the Transmittal Letter (Tab 2) for further explanation.

We look forward to presenting this application to the Commission.

Very truly yours,



Timothy S. Hollister

cc: W.E. Partners, LLC
751 Weed Street, LLC

Proposed Zoning Regulation Amendment

SECTION 5.11. TRANSIT ORIENTED MULTI-FAMILY ZONE (NEW)

A. Purposes

The purposes of the Transit Oriented Multi-Family Zone (TOMZ) are to add to the diversity of housing types in New Canaan; and to provide housing located within walking distance of the Metro North train station and the downtown area of shops and services.

B. Properties Eligible for Rezoning to TOMZ

To be eligible for rezoning to TOMZ, a parcel of land must meet the following criteria:

1. The lot must be at least three (3.0) acres and less than five (5.0) acres, and must have street frontage on both Weed Street and Elm Street.
2. A portion of the lot must be located within 2,500 feet of a portion of the Metro North Train Station, measured in a straight line between the two properties.
3. The property must be connected to public water supply and served by the town sewerage system.

C. Use Permitted by Site Plan Approval

Multi-Family Dwelling Units, as defined by § 2.2 of these Regulations, that constitute “set aside housing” as defined in General Statutes § 8-30g(a) and a “set-aside development” as defined in § 2.2 of these Regulations, in one building, with a maximum of 35 units per gross acre, with a total number of not more than 110 units.

D. Accessory Uses Permitted by Site Plan Approval

The following accessory uses are permitted as part of site plan approval:

1. Customary uses as stated in § 3.3.A.1;
2. Outside Parking as stated in § 3.3.A.2;
3. Animals as stated in § 3.3.A.3;
4. Home Office as stated in § 3.3.A.4;
5. Attached Garage as stated in § 3.3.B.1;
6. Minor Home Occupation as stated in § 3.3.B.4;
7. Minor attached accessory Structures as stated in § 3.4.A.1;

8. Minor Detached Accessory Structures as stated in §§ 3.4.A.2 and 3.4.B.3;
9. Detached Garage as stated in § 3.4.C.1;
10. Signs as stated in § 3.4.B.2;
11. Ground-Mounted Solar Panels as stated in § 3.4.B.7; and
12. Trash Disposal facility that meets the requirements of § 3.4.A.2, provided that if the structure is a trash facility, total area shall be less than 500 square feet.

E. Dimensional Standards

1. Lot-Related Standards

Maximum building coverage	30 percent
Maximum impervious coverage	70 percent
Minimum lot width, measured as per § 2.2 of these Regulations	300 feet

2. Building Standards

Maximum Building Height, measured as per § 2.2 of these Regulations	52 feet
Maximum Stor(ies), not including ground-level parking, as defined per § 2.2 of these Regulations	4 stories
Maximum Accessory Building Height, as defined per § 2.2 of these Regulations	20 feet, 1 ½ story
Minimum floor area per residential unit	500 sq. ft.
Minimum front yard setback, as Defined per § 2.2 of these Regulations	30 feet
Minimum side and rear yard setback, as defined per § 2.2	30 feet

of these Regulations

Minimum percentage one bedroom units	40 percent
--------------------------------------	------------

Minimum percentage two bedroom units	40 percent
--------------------------------------	------------

3. Parking

Parking Space(s), as defined in § 2.2, and in compliance with §§ 6.2.A, 6.2.B, 6.2.D, 6.2.F, 6.2.G, and 6.2.H of these Regulations	1.5 spaces per unit
--	---------------------

F. Site Plan Requirements

1. Driveways shall:

- a. Have a minimum width of twenty (20) feet for two-way travel and twelve (12) feet for one-way travel;
- b. Not extend within ten (10) feet of any residential building used in whole or in part for dwelling purposes, unless it is an attached garage or underground parking;
- c. Be surfaced with asphalt or another suitable non-erodible surface; and
- d. Be laid out so as to provide safe vehicle passage and pedestrian safety, and prevent traffic hazards and nuisances.

2. Parking spaces shall:

- a. Comply with § 6.2 of these Regulations, except as otherwise provided within this section, and be screened from adjoining residential uses.
- b. Be at least nine (9) feet wide and eighteen (18) feet long.
- c. Be exempt from the requirements in § 6.1.D.3 of these Regulations

3. Exterior lighting shall:

- a. be provided at all access points to streets, parking areas, building entrances, and elsewhere where required for safety; and

- b. be outfitted by cut-offs or similar devices so as to avoid glare on to abutting or nearby properties.

4. Sidewalks shall:

- a. have a minimum width of four feet (4');
- b. be concrete, brick, or other similar surface; and
- c. be provided to connect dwelling units and parking areas, streets, and driveways.

5. Stormwater Management: In addition to compliance with § 6.4.J of these Regulations, applicant shall use Low Impact Design practices and techniques to the maximum extent possible.

6. Grading, Excavation, and Soil Disturbance.

- a. Excavating, grading, or soil disturbance, including removal of trees and vegetative ground cover, shall occur only as specifically approved as part of site plan approval, and shall be granted only for the construction or alteration of residential and accessory buildings, and the installation of driveways, utilities, or amenities.
- b. The applicant shall provide the Commission, in connection with its site plan application, with a calculation and specification of the amount, lateral extent, and depth of earth materials to be excavated; materials to be reused on-site; materials to be imported; and a net cut/fill calculation.
- c. The application's erosion control plan shall specifically address controls for managing the amount, location, and timetable for cut, fill, excavation, and import/export of earth materials.
- d. The applicant shall comply with the provision of §§ 6.4.H and 6.4.I of these Regulations, but no special permit or special exception shall be required.

7. Landscaping and Screening

- a. Landscaped front, side and rear yard buffer areas of at least four (4) feet in width shall be provided adjacent to each property line of the subject parcel.
- b. Side and rear yard setback areas shall be planted or preserved in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order and present a reasonably opaque barrier to a height of at least ten (10) feet.
- c. Landscaped areas shall be exempt from the requirements in § 6.1.D.7 of these Regulations.

8. Tree Preservation

- a. Existing trees as twelve (12) inches or greater caliper shall be preserved in the site plan to the extent feasible.

9. Utilities

- a. Utility and service equipment areas shall be screened from public view.

10. Signage

- a. Every sign shall be designed as an architectural element of the building and site to which it principally relates, and shall be coordinated with the building architecture.

G. Submission and Approval Requirements

1. An applicant seeking approval for the rezoning of land to TOMZ and of an accompanying Site Plan for development of multi-family residential dwellings in accordance herewith shall submit all information required in this Section and by applicable sections of these Regulations.

H. Maximum Income and Rent Restrictions for § 8-30g “Set-Aside” Units

The following requirements shall apply to apartment homes that will be “set-aside” units in compliance with General Statutes § 8-30g:

1. The applicant shall submit an Affordability Plan explaining how household income and rental price limits will be calculated and administered, and how the development will comply with General Statutes § 8-30g.
2. Set-aside apartment homes shall be of a construction quality that is comparable to a baseline specification schedule for market-rate apartment homes within the community.
3. The Affordability Plan shall identify the initial locations within the community of the set-aside rental apartment homes to be preserved as § 8-30g set-aside units.
4. Calculation of the maximum monthly payment for set-aside apartment homes, so as to satisfy General Statutes § 8-30g, shall utilize the median income data as published by the U.S. Department of Housing and Urban Development in effect on the day a lease is executed.
5. A set-aside apartment home rented in compliance with General Statutes § 8-30g shall be occupied only as a principal residence. Sub-leasing of a set-aside apartment home shall be prohibited.

6. Notice of availability of the set-aside apartment homes shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of New Canaan, by providing notice to the New Canaan Town Council, the New Canaan Town Clerk, and the New Canaan Planning and Zoning Commission, and through the procedures outlined in the affirmative fair housing marketing section in the Affordability Plan.
7. Each lease for a set-aside apartment home shall contain substantially the following provision:

"This apartment home is a 'set-aside' housing unit and is therefore subject to a limitation at the date of leasing and occupancy on the maximum annual income of the household that may occupy the apartment home, and is subject to a limitation on the maximum monthly rent. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of New Canaan."
8. The forty (40) year affordability period shall be calculated separately for each set-aside apartment home in a TOMZ, and the period shall begin on the date, as stated in the lease, of occupancy of the apartment home.
9. A violation of the Regulations contained in this section shall not result in a forfeiture or reversion of title, but the New Canaan Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including the authority under § 8-12 to issue notices of violation, to impose fines, and to seek injunctive relief.

I. Conflicts

Where any provision of this Section conflicts with any other provisions of the New Canaan Zoning Regulations, the provisions of this Section shall govern.

TAB 6

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 Acre Residential Zone, as shown on the attached map or plan and more particularly described by bounding owners (*now or formerly*) as follows:

NORTHERLY by: Barrack, Evelyn I. (781 Weed St., ID 32/20/65); Sheridan, Kevin J. (807 Weed St., ID 32/20/949); MLW 809 Weed LLC (809 Weed St., ID 32/20/27)

EASTERLY by: Bradley, Trevor (317 Elm St., ID 32/20/939); Moore, Gregory (315 Elm St., ID 32/20/938); Landi, Giacomo Paolo (313 Elm St., ID 32/20/946); Livesay, Andrew W. (339 Elm St., ID 32/20/945)

SOUTHERLY by: Elm Street

WESTERLY by: Weed Street

and being further described as:

MAP: 0032 *BLOCK:* 0020 *LOT:* 0944

The requested change in zoning boundary is to: Transit Oriented Multi-Family
Zone (TOMZ)

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.*)

751 Weed Street, LLC	0032/0020/0944
W.E. Partners, LLC	

Dated at New Canaan, Connecticut this 14 day of February, 2022.

Petition Received by: _____

Date: _____

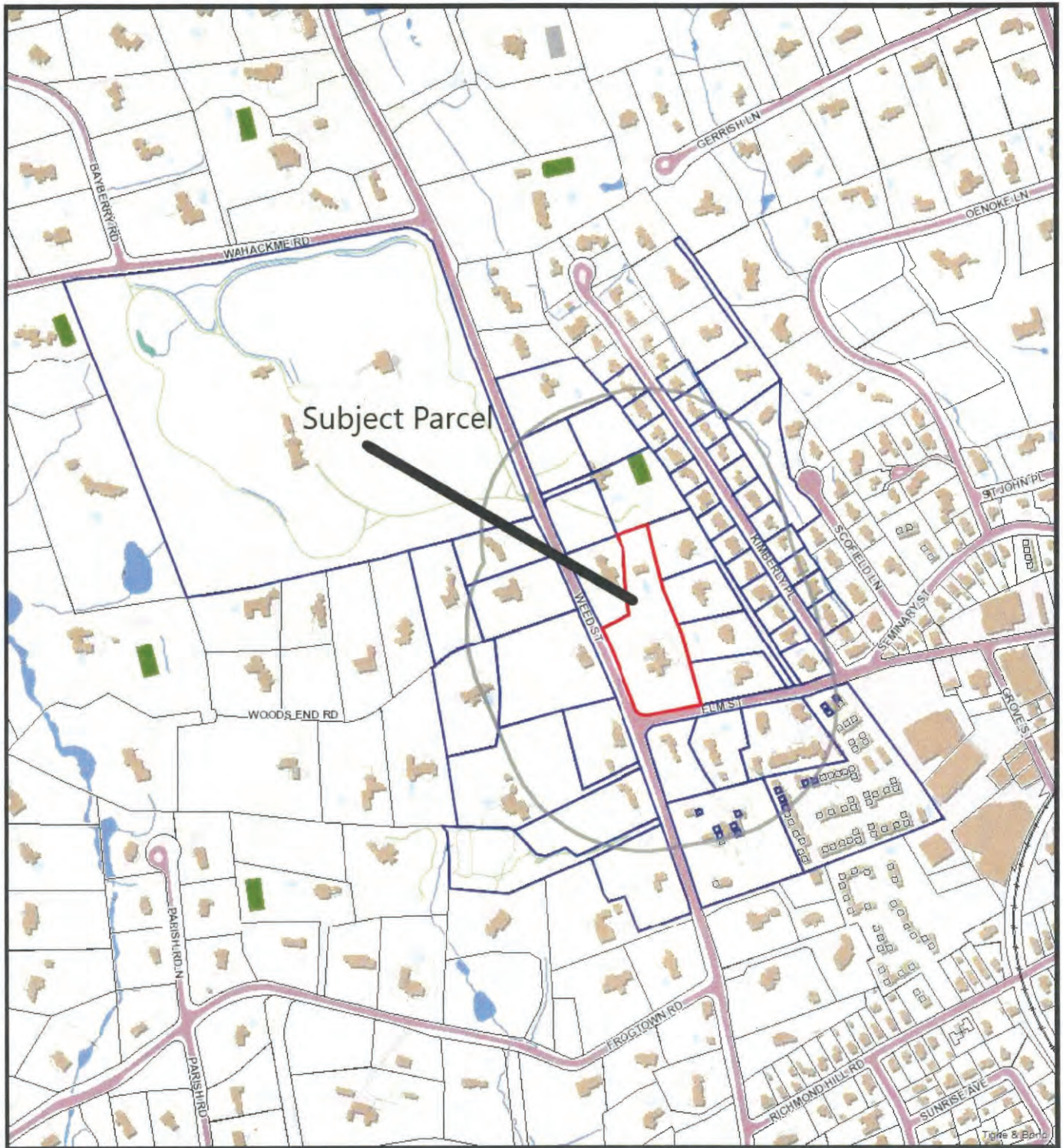
TAB 7

LEGAL DESCRIPTION

All that certain piece or parcel of land situated in the Town of New Canaan, County of Fairfield County, and State of Connecticut shown as on a map or plan entitled "Zoning Location Survey of Property at 751 Weed Street in New Canaan, Connecticut," prepared by D'Andrea Surveying & Engineering, P. C.; Land Planners, Engineers, Surveyor; P.O. Box 549, 6 Neil Lane, Riverside, Connecticut 06878; phone number (203) 637-1779; dated January 4, 2022; Scale 1" = 30", Sheet 1 of 2, being more particularly bounded and described as follows:

Beginning at a point in the northeasterly corner of said property at its boundary with property now or formerly of William C. Jennings and Judith A Jennings Trustees; thence turning and running S 2°22'30" E a distance of 250.00 feet to a point; thence turning and running S 10°18'20" E 180.00 feet to a point; thence turning and running S 3°30'20" E a distance of 270.98 to a point; thence turning and running N 88°51'00" W a distance of 174.69 feet to a point; thence turning and running N 79°58'00" W a distance of 12.30 feet to a point; thence turning and running N 58°10'00" W a distance of 10.32 to a point; thence turning and running N 43°54'00" W a distance of 15.41 feet to a point; thence turning and running N 25°43'00" W a distance of 10.53 feet to a point; thence turning and running N 10°03'00" W a distance of 236.07 feet to a point; thence turning and running N 10°03'00" W a distance of 236.07 feet to a point; thence turning and running N 12°06'00" W a distance of 58.91 feet to a point; thence turning and running N 14°28'00" W a distance of 35.61 feet to a point; thence turning and running N 75°32'00" E a distance of 116.42 feet to a point; thence turning and running N 02°50'00" E a distance of 75.00 feet to a point; thence turning and running N 07°44'00" E a distance of 171.07 feet to a point; thence turning and running N 13°17'25" W a distance of 52.72 feet to a point; thence turning and running N 82°19'00" E a distance of 118.50 to the point and place of beginning.

TAB 8



751 Weed St. - 500' Abutters

12/2/2021 3:23:43 PM

Scale: 1"=500'

Scale is approximate

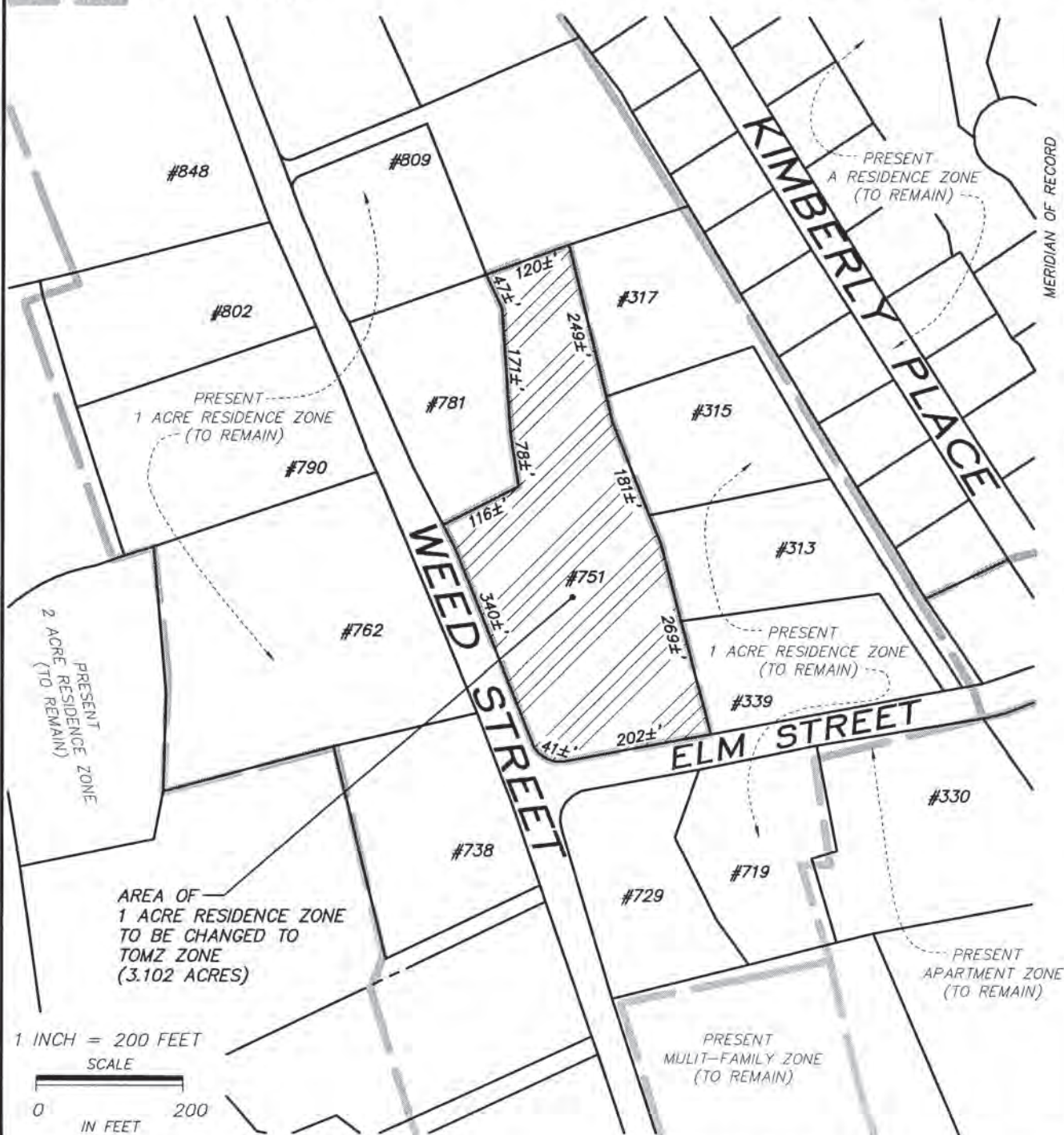
The information depicted on this map is for planning purposes only
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.





AREA TO BE CHANGED FROM
1 ACRE RESIDENCE ZONE
TO TOMZ ZONE

ASSESSORS MAP 32
BLOCK 20, LOT 944



1 INCH = 200 FEET
SCALE
0 200
IN FEET

NOVEMBER 30, 2021

D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779

**PROPOSED REVISION OF
ZONING DISTRICTS
AT
751 WEED STREET
NEW CANAAN, CONNECTICUT**

16AD_ZONECHANGE_0.DWG (GLT)

[illegible]

TAB 9



TOWN OF NEW CANAAN, CT PLANNING & ZONING COMMISSION

SITE PLAN Application & Requirements

APPLICATIONS MUST BE IN DUPLICATE. All forms must be clear, accurate and **COMPLETELY filled in (you must use black ink!)**. ** Incomplete applications will not be accepted or scheduled for public hearing until complete.

Attached you will find the Site Plan Application Form and the P&Z schedule of hearing/meeting and deadline dates.

REQUIRED APPLICATION MATERIALS:

1. Site Plan application: 2 originals *with original signatures*.
2. Electronic copy of all application materials sent to: lynn.brooksavni@newcanaanct.gov and cc lola.sweeney@newcanaanct.gov.
3. Written statement outlining the current and proposed uses of the property.
4. (2) A-2 surveys (showing proposal) by a licensed land surveyor with embossed seal.
5. Architectural floor plans & elevations (if necessary): (1) original copy and 1 reduced copy (no larger than 11" x 17").
6. A copy of certificates and decisions for any/all previously granted, Site Plans, Special Permits, Map Amendments or related Regulation Amendments, or Variances, if applicable.
7. Agent Authorization Letter, if applicable.
8. **All copies must be folded and collated into separate packages** for each P&Z Commission member.

FEES:

Please make three (3) separate checks payable to: **THE TOWN OF NEW CANAAN**

\$300.00 Site Plan Application Fee

\$60.00 Recording Fee

\$60.00 State of CT Land Use Application Fee

PUBLIC HEARING NOTIFICATION

It is the sole discretion of the Commission to require a Public Hearing on this application. If a Public Hearing is required, the applicant will be required to comply with Sections 8.1.G and I of the New Canaan Zoning Regulations for Notification of Property Owner and Notification of Water Companies. In addition, the applicant will be required to submit additional fees as required by the Planning and Zoning Department.

The application may be referred to the Public Works, Environmental Health and/or Inland Wetlands for comment and review at the discretion of Planning and Zoning staff. If a Site Plan Application involves an activity regulated pursuant to CGS 22a-36 to 22a-45, inclusive, the applicant shall submit an application for a permit to the Environmental Commission not later than the day such application is filed with the Commission.

P&Z Commission must be able to visually inspect the property in question. Please see that the address is posted on the property as required by the Town Ordinance Concerning

Display of Building Numbers (building numbers must be at least 2 ½ inches in height, visible on the building, mailbox, fence, or post).

PLAN SUBMITTAL REQUIREMENTS

In addition to the Town New Canaan Planning & Zoning current Special Permit Application requirements the development plans shall include the following:

1. Site Plan(s) - prepared by professional land surveyor or engineer depicting existing and new construction. Drawings, Photographs, 3 Dimensional Renderings and Models shall include adjacent properties that allow for a review of the proposed site improvements in context with adjacent properties. Drawings and information required:
 - A Vicinity Map indicating the site and surrounding streets. Scale: 1"=200'.
 - An Aerial Context Map showing proposed, existing and surrounding uses.
 - Site plans with the following features:
 - Show property lines and dimensions, all easements, distances between buildings and property lines.
 - Show proposed and existing public streets, curbs, sidewalks, and any existing driveways not proposed for future use.
 - Show proposed and existing grading contours.
 - Show the outlines of proposed structures, including walls, doors, and windows, at a scale determined by staff.
 - Show proposed location of off-street driveways, bike racks and other pertinent bike plan requirements, parking spaces and loading areas with dimensions; curbing; car-stops; direction of traffic flow; provisions for access by the elderly and physically disabled, etc.
 - Show proposed landscape areas and pedestrian walks.
 - Show the locations of retaining walls, including the wall finish, proposed fences, electrical transformer boxes, trash enclosures, etc., and appropriate screening.
 - Note the square footages of existing and proposed buildings, and their percentages of gross lot coverage on plan.
 - An Existing Site Conditions drawing. Plan shall identify existing structures and trees/landscaping to be removed. It should also show existing structures, existing mature trees and landscaping, paving, drainage courses, and other pertinent man-made and natural features where applicable.
 - Contextual Elevation drawings and Site Sections, including the relationship to adjacent properties and structures. Minimum Scale 1" = 20'. If necessary, break-up plans for large projects, and submit a master plan a lesser scale.
 - Site Boundary and Topographical Survey including public and private easements.
 - Conceptual grading and drainage showing existing and proposed drainage patterns and retaining walls including height and material.
2. Architectural Floor Plans - All levels including basement and any intermediate/partial floor. Drawings and information required:
 - Finished Floor Elevations.
 - Section drawings of the building, 2 sections through the building. This can also be done in conjunction with site sections if drawn at the appropriate scale.
 - Exterior Lighting Plan showing lighting locations and details of fixture types. A Photometric Plan may be required for larger projects. Show all visible accessory fixtures (i.e., gas, meters, mechanical equipment, air conditioners, etc.), including roof mounted equipment, and the proposed method of screening.

- Roof plans.
 - Colors and materials boards.
 - Minimum scale of plans should be 1" = 10'.
 - Indicate type of construction and occupancy type.
3. Exterior Elevations - Fully dimensioned of every exterior elevation. Existing versus new construction to be clearly indicated. All exterior Building Elevations with materials identified. Include Streetscape Elevations if applicable. Note: Elevations should not include superimposed landscaping and trees that hide the elevations for artistic purposes.
 4. Roof Plan - indicating all building elements and equipment.
 5. List of all building materials and colors including samples or depictions of the materials and where located on the building or site.
 6. Landscape Plan - showing size, location and quantity of plant materials. Also indicated any landscape features including berms, walls/fences, pools/spas, gazebo, patio, grill/fire place & pits, etc. Indicate any existing vegetation and trees to be removed. Drawings and information required:
 - Outline of the site, building, streets, sidewalks, driveways, parking areas, on- site curbing, storage areas, etc., to be retained and constructed; and proposed grading contours.
 - Location, caliper size and drip-line, size, and species of on site and immediately adjacent existing trees and large shrubs.
 - Indicate all trees to be removed.
 - Precise location or pattern and spacing of all proposed landscape materials.
 - Schedule of planting in table form showing plant sizes, ground cover spacing, and botanical and common names.
 - Design and location of all outdoor lighting, fencing, screening, retaining walls, electrical transformers, trash enclosures, street furniture, etc.
 - Exterior landscape lighting and details as to the type of fixture.
 - The minimum scale should be 1" = 20'. (Plans for large landscape projects may be broken up into sections. These sections must match the architectural site plans and details such as windows and doors).
 7. Lighting Plan - indicating all exterior light fixtures and light lumens and includes manufactures fixture specifications. Photometric plan confirming that no light shall trespass onto neighboring properties. All lighting shall be screened from neighboring properties and special conditions such as topography must be considered.
 8. Mechanical Plan - indicating all HVAC units and equipment along with location on proposed construction and or site including emergency generators and pool/spa equipment.
 9. Other drawings and documentation that the Commission feels is necessary to communicate the proposed design and improvements. Other drawings and documentation include perspective renderings, animations, photographs and scale models.
 10. Any other pertinent information/materials: i.e. topographical map(s), photograph(s), letter(s) from surrounding neighbors, etc.



SITE PLAN APPLICATION

The undersigned owner(s) of record hereby apply for a SITE PLAN APPROVAL as to certain Real Estate located at:

ADDRESS: 751 Weed Street, New Canaan, CT 06840

Owner's Name: W.E. Partners, LLC Address: 16 Cross Street, New Canaan, CT 06840

Applicant's Name: W.E. Partners, LLC Phone #: (203) 972-3366

Address: 16 Cross Street, New Canaan, CT 06840

Applicant's Email Address: thollister@hinckleyallen.com

ZONING DISTRICT _____ as shown in the New Canaan Land Records: **VOLUME** _____, **PAGE** _____
And more particularly described by bounding owners as follows:

Northerly by: Barrack, Evelyn I. (781 Weed St., ID 32/20/65); Sheridan, Kevin J. (807 Weed St., ID 32/20/949), M.L.W. 809 Weed LLC (809 Weed St., ID 32/20/27) Elm Street
Southerly by: _____
Easterly by: Bradley, Trevor (317 Elm St., ID 32/20/939); Moore, Gregory (315 Elm St., ID 32/20/938); Landi, Giacomo Paolo (315 Elm St., ID 32/20/946); Linceay, Andrew W. (339 Elm St., ID 32/20/945) Weed Street
Westerly by: _____

MAP # 0032 **BLOCK #** 0020 **LOT #** 0944

I am requesting a SITE PLAN APPROVAL of Section(s) _____ described as follows:
See attached

***You must attach a detailed statement describing the existing and proposed use or uses.**

Were Special Permits or Variances previously granted for this property? YES () NO () If yes, attach Cert. of Decision(s).

PRINT: Timothy S. Hollister **SIGNED:** Timothy S. Hollister 2/11/22
Owner of Record/Authorized Agent Owner of Record/Authorized Agent

Official Use Only
Date of Receipt:

Hearing Date(s):

Decision Date:

I, John Goodwin, Chairman of the Planning & Zoning Commission of the Town of New Canaan, hereby certify that at a meeting of said Commission duly held on _____, said Commission by resolution voted:

- _____ 1. Was a Public Hearing required for this application?
- _____ 2. That said Site Plan Application is DENIED.
- _____ 3. That said Site Plan Application is GRANTED in accordance with the approved plans unless modified herein.
- _____ 4. That notice of such Action is published as required.
- _____ 5. Conditions, modifications, or restrictions:

John Goodwin, Chairman

Publication Date