

Nerney, Robert

From: Kristin Floberg [kfloberg@westcog.org]
Sent: Friday, October 18, 2019 1:38 PM
To: Nerney, Robert
Subject: RE: Proposed Zoning Regulation Amendment - REG #19379 Town of Wilton
Attachments: Scanned from a Xerox Multifunction Printer.pdf

To: Bob Nerney, Director of Planning and Land Use Management

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Wilton - Attached Zoning Amendment

Date: October 18, 2019

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Nerney, Robert <bob.nerney@WILTONCT.ORG>
Sent: Tuesday, October 15, 2019 8:47 AM
To: Referrals <referrals@westcog.org>
Subject: Proposed Zoning Regulation Amendment - REG #19379 Town of Wilton

Pursuant to Connecticut General Statutes 8-3b, I am forwarding the attached zoning regulation amendment proposal for your review. The regulation, if adopted, could potentially apply to Wilton properties located within 500 feet the Town's municipal boundaries. Please do not hesitate to contact me should you have any questions concerning this application. Thank you!

Bob Nerney

**WILTON PLANNING AND ZONING
COMMISSION**

AMEND REGULATIONS

REG#
19379

**Section 29-4.D.4 - Congregate Housing, Section 49-4-D.6 - Assisted Living
and Section 29-8.B.5 - Minimum Parking Requirements**
TITLE OF REGULATIONS TO BE AMENDED

**(i) Section 29-4.D.4.a; (ii) Section 29-4.D.4.d; (iii) Section 29-4.D.4.i;
(iv) Section 29-4.D.4.m; (v) Section 29-4.D.6.a and Section 29-8.B.5.a. (13).**

REFERENCE SECTION(S) TO BE AMENDED

**MNG Equities, LLC
J. Casey Healy
c/o Gregory and Adams, P.C.**

**190 Old Ridgefield Road
Wilton, CT 06897**

APPLICANT'S NAME

ADDRESS

AMENDMENT DESCRIPTION: Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

See Proposed Text Amendments attached.

RECEIVED

SEP - 4 2019

PLANNING & ZONING

FILE COPY

THE FOLLOWING MATERIAL SHALL BE ATTACHED:

Fifteen *COLLATED* copies of all application materials shall be submitted.

X \$ 460 FILING FEE payable to: Town of Wilton.

X THE PROPOSED AMENDED TEXT.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief.

**Brightview Senior Living Development ("Brightview") as authorized agent for MNG
Equities, LLC
by Gregory and Adams, P.C. as attorneys for Brightview**

**By: *J. Casey Healy* 160
APPLICANT'S SIGNATURE**

BY; J. Casey Healy

**September 4, 2019
DATE**

**203-571-6304
TELEPHONE**

Brightview Senior Living

Proposed Text Amendments

1. Modify Section 29-4.D.4.a:

Location: Congregate Housing shall be permitted only: *(1) on sites having a minimum of 50 feet of frontage and direct access to Danbury Road, Westport Road, River Road or Station Road; or (2) on sites located within 100 feet of Danbury Road, as measured from its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access from the site directly to Danbury Road.*

2. Modify Section 29-4.D.4.d:

Density: Congregate Housing Development in a Designed Enterprise District (DE-5 or DE-10) shall not exceed eighteen units per acre and in all other districts shall not exceed twelve units per acre *with the exception that a Congregate Housing development on property located within 100 feet of Danbury Road, as measured from its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access directly to Danbury Road, shall not exceed twenty-four units per acre nor have an average of more than 1.5 bedrooms per unit nor have an average unit size of greater than 900 square feet. All bedrooms shall be at least ten feet by ten feet. For the purpose of this paragraph, any room containing more than 100 square feet other than a living room, bathroom or kitchen, shall be considered a bedroom.*

3. Modify Section 29-4.D.4.i:

Maximum Building Height: ~~In a Designed Enterprise District (DE-5 or DE-10) 39' or three stories, whichever is less, and in all other districts 35' or two and one-half stories, whichever is less.~~

4. Modify Section 29-4.D.4.m:

Affordable Housing Units: A minimum of ~~20%~~ 10% of the total number of units shall be affordable housing units and shall conform to the requirements of 29-5.B.10 of the Regulations *with the exception that the standard lease provision (reference being made to Section 29-5.B.10.k of the Regulations) shall state and the monthly payment (reference being made to Section 29-5.B.10.m of the Regulations) shall be calculated based upon the lesser of 80% of area median income or State median income for 5% of the units and the lesser of 60% of area median income or State median income for 5% of the units.*

5. Modify Section 29-4.D.6.a:

Location: Assisted Living shall be permitted only: (1) on sites having a minimum of 50 feet of frontage and direct access to Danbury Road, Westport Road or River Road; or (2) on sites located within 100 feet of Danbury Road, as measured at its closest point, containing a building of historical and/or architectural value that will be preserved and having frontage on a road that provides vehicular access from the site directly to Danbury Road.

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6. Modify Section 29.8!5.a.(13)

Congregate Housing: ~~1.0~~ 0.65 per dwelling unit