

ZONING PERMIT APPLICATION

An appointment to submit this application to the Code Enforcement Officer is recommended. Please call Jim Pjura at 222-2559.

(Please submit an A-2 Survey and a \$110.00 filing fee with this application. Check # _____)

LOCATION: 107 Georgetown Road, Weston, CT
 PROJECT DESCRIPTION: Amend Zoning Code and Map (Aff. Housing 8-30g)
 OWNER'S NAME: Weston F, LLC
 OWNER'S ADDRESS: 205 Willowbrook Avenue, Stamford, CT 06902
 OWNER'S PHONE: () SEE BELOW

PLEASE ANSWER THE FOLLOWING QUESTIONS. IF YES, SUPPLY A COPY OF THE RESOLUTION/APPROVAL (CIRCLE ONE)

- 1. IS A SPECIAL PERMIT REQUIRED FOR THIS PROPERTY? Y N NA
- IF YES, WAS A SPECIAL PERMIT APPROVED BY THE PLANNING & ZONING COMMISSION? Y N NA
- IN HOME OCCUPATION APARTMENT Y N NA
- 2. IS THE PROPERTY LOCATED IN A SUBDIVISION? Y N NA
- IF YES, IS THE SUBDIVISION SITE SPECIFIC? Y N NA
- 3. IS PROJECT LOCATED WITHIN A FLOODPLAIN? Y N NA
- IF YES, WAS A FLOODPLAIN DEVELOPMENT PERMIT ISSUED BY THE PLANNING & ZONING COMMISSION? Y N NA
- 4. WAS A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS? Y N NA
- 5. WAS A CONSERVATION COMMISSION REGULATED ACTIVITY PERMIT ISSUED FOR THIS PROPERTY? Y N NA

APPLICATION DATE: 11/16/2023
 SIGNATURE OF OWNER: _____

I HEREBY CERTIFY THAT THIS APPLICATION IS BEING FILED BY THE UNDERSIGNED AS AGENT FOR THE OWNER NAMED HEREIN.

SIGNATURE OF AGENT: M. James Givens
 AGENT'S ADDRESS: SEE APP. ATTACHED - 246 E. Main St. - Unit 3, Torrington, CT 06790
 AGENT'S PHONE: (203) 560-2500

BY SIGNING THIS APPLICATION, YOU HEREBY GRANT THE CODE ENFORCEMENT OFFICER THE RIGHT TO ENTER ONTO THE PROPERTY TO CONDUCT NECESSARY INSPECTIONS.

FOR OFFICE USE ONLY BELOW THIS LINE

A-2 PROPERTY SURVEY Y N
 FOUNDATION AS BUILT BEFORE FRAMING N/A Y N
 DRIVEWAY PERMIT REQUIRED Y N
 LOCATED IN HISTORIC DISTRICT Y N

CODE ENFORCEMENT OFFICER SIGNATURE: _____
 DATE: _____

RECEIVED
JAN 25 2024
 RICHELLE HODZA
 LAND USE DIRECTOR

Check # 1171 \$250.00
 Dated 1/17/2024
 CAINE + CAINE ATTORNEYS AT LAW
 246 E MAIN ST, UNIT 3
 TORRINGTON CT 06790

TO: Planning & Zoning Commission
Town of Weston, Connecticut
c/o Richelle Hodza - Land Use Director
Weston Town Hall Annex
24 School Road, Weston, CT 06883



FROM: Weston I, LLC
205 Willowbrook Avenue
Stamford, CT 06902
As Applicant

ACTING HEREIN BY:
M. Leonard Caine, III, Esquire
Caine & Caine, Attorneys-At-Law
246 East Main Street – Unit 3
Torrington, CT 06790
(203) 560-2500
caineandcaine@aol.com

SUBJECT
PROPERTY: 107 Georgetown Road
Weston, Connecticut

PREFATORY STATEMENT:

This submittal involves the proposed creation, after amendments to the Zoning Regulations and Map, of an Affordable Housing Development as a "Set Aside Development" upon certain real property located and situated at 107 Georgetown Road in the Town of Weston, County of Fairfield and the State of Connecticut. Upon information and belief, the Zoning Regulations promulgated by the Planning and Zoning Commission of the Town of Weston and/or Weston Land Use Agency, contain no rules and/or regulations pertaining to the creation of an Affordable Housing Development within the said Town of Weston, except in the "Village District" and for apartments (in-law style) located within owner-occupied one (1) family dwellings. Additionally, upon information and belief, there are no Land Use Office Forms, Instructions and/or Directives (there are instructions for what an application for an amendment(s) to the Zoning Regulations must contain) maintained by the Town of Weston Land Use Office specifically pertaining to the creation of an Affordable Housing Development within the Town of Weston. There is an Affordable Housing Plan promulgated by the Town of Weston dated June of 2021 which provides some guidance for the creation of an Affordable Housing Development.

Hence, this manuscript is submitted.

REPRESENTATION

Weston I, LLC, the owner, applicant and developer of a proposed Affordable Housing Development at 107 Georgetown Road in Weston, Connecticut is represented by M. Leonard Caine, III, Esquire of Caine & Caine, Attorneys-At-Law, 246 East Main Street - Unit 3, Torrington, CT 06790 (MAILING ADDRESS). A document from Weston I, LLC authorizing M. Leonard Caine, III, Esquire to act on behalf of Weston I, LLC in connection with the pursuit of said Affordable Housing Development and any other matters necessary to the underlying development directed to the Land Use Authorities of the Town of Weston is annexed hereto as **Attachment A.**

APPLICATION

Pursuant to Section 500 of Article V of the Zoning Regulations of the Town of Weston, the Applicant, Weston I, LLC, acting through counsel, M. Leonard Caine, III, Esquire, respectfully submits to the Planning & Zoning Commission this Application for Amendment(s) to the Zoning Regulations and Map in connection with of an underlying Application for an Affordable Housing Development for real property solely located and situated at #107 Georgetown Road in Weston, Connecticut.

Article V Amendments and Miscellaneous Section 500 of the Weston Zoning Regulations provides in pertinent part that the Zoning Regulations may be amended upon petition brought by "...one or more owners of property..." in accordance with Chapter 124 of the Connecticut General Statutes, as amended.

As notable background facts the following information is submitted to the Planning & Zoning Commission for its consideration:

The subject property is a small parcel of land, less than a half-acre, where one (1) affordable unit/apartment of a total of four (4) units/apartments is proposed.

A Septic System Plan for the installation of a system sufficient for a building containing four (4) bedrooms in separate units/apartments, and upon information and belief, was approved by the WWHD on 3/20/2014.

That Plan is entitled:

"Septic System Plan, Prepared for Weston I, LLC, 107 Georgetown Road, Weston, Connecticut, Total Area: 18,057 sq. ft., Connecticut Consulting Engineers, LLC, Dated 3/7/2011, Scott Poryanda, P.E."

R.H.
LUD

A property line/boundary line survey of the subject realty was completed in August of 2018 by Juliano & Associates of Cheshire, Connecticut. A Map was created from the results of said survey.

That Map is entitled:

“Property Line/Boundary Line Survey, Land of Weston I, LLC, #107 Georgetown Road, Weston, Connecticut, Dated: 8/10/2018, Scale: 1' = 20' “, by Juliano & Associates, Cheshire, Connecticut. Upon information and belief, the Map was approved by the Weston Code Enforcement Officer on 11/17/2022 and is on file with the Weston Town Clerk as MAP 3908.

Maps/Plans for the reconstruction of the interior of the sole building on the subject real property were prepared by AWA Design Group on or about 06/19/2017. Upon information and belief, those Plans were approved by the WWHD on 10/26/2017 and also approved by the Weston Conservation Commission on 10/26/2017. In addition, upon information and belief, Plans prepared by Lawrence Beausoleil, contractor consultant and construction representative for the Applicant herein, for said reconstruction of the interior of the said building were approved by Weston authorities.

Upon information and belief, sufficient copies as required by Weston Regulations of each Map/Plan specified above are found within the files of the Weston Land Use Offices for this project. **(SEE Attachment F)**

Additionally, upon information and belief, a new driveway entrance from Samuelson Road into the subject realty was approved by Weston Land Use (Conservation Commission) in January of 2018, as of record appears within the Records of Weston Land Use authorities. The former entrance to the subject real estate was from Georgetown Road.

ZONING STATUS

The subject real property is located and situated in a Residential Area. More specifically, the real property is found within the R-2A Zone, the regulation under which requires a minimum of two (2) acres. **NOTE:** Assessors Cards on file in the Office of the Assessor for the Town of Weston for this real property indicate that said property is in a "C" Zone. In addition, Assessors Cards identify that the use of the realty is apartments-general, copies of which are included herein as **Attachment B**. Included in **Attachment B** is a copy of the current Weston Zoning Map.

The subject real property is located and situated at #107 Georgetown Road in said Weston on approximately 0.42 acres. In light of the fact that the subject property, as improved before Zoning Rules and Regulations were enacted in the Town of Weston, the subject real property constitutes a permissive non-conforming use. **Reference is hereby made to Article II Section 200 of the Zoning Regulations**

PROPOSED AFFORDABLE HOUSING DEVELOPMENT

The underlying intent of the Applicant is to pursue the development of Affordable Housing on the subject real property.

Intended improvements include the construction of three (3) one (1) bedroom residential units/apartments on the subject property. A pre-existing one (1) bedroom unit/apartment was located on the second floor in what was a gasoline service station occupying the real estate for many years before the acquisition of the real property by the Applicant in 2004. Having been pre-existing to the Weston Zoning Regulations and considered a permissive non-conforming use, that residential apartment is not within the scope of this Application.

The project will be that of a set-aside development pursuant to Section 8-30g et seq. of the Connecticut General Statutes. The Applicant intends to rent each residential unit/apartment. It is intended that of the improvements to be made, one (1) residential unit/apartment will be a dedicated housing unit subject to deed restrictions and certain conditions restricting the unit's rental to low and moderate-income persons under and in accordance with the provisions of said Section 8-30g et seq. of the Connecticut General Statutes. The remaining three (3) residential units will be rented at market rate as established by the norms and trends of the local market. As previously indicated a one (1) bedroom apartment had for years been located on the premises and is not part of this Application.

INTRODUCTION

The Applicant, acting through counsel, respectfully represents:

That upon information and belief, 107 Georgetown Road was constructed on or about 1950 and was originally used as a traditional gasoline station and automobile repair facility with a one (1) unit dwelling (apartment) contained within the structure on the second level of the building.

Ostensibly, after the facility was in operation as a gasoline station and automobile repair facility for many years, for some reason, the facility ceased operations as a gasoline station and automobile repair facility.

The dwelling unit contained within the original structure had remained occupied by tenant(s) for many years during the operation of the gasoline station and automobile repair facility as well as being occupied for years after the discontinuance of operations of the gasoline station and automobile repair facility.

The current zoning status (apartments-general) of the real property and the structure upon it is further reflected in the "Property Card" on file for the subject real property in the Office of the Assessor of the Town of Weston. **(SEE Attachment B)**

In November of 2015, the Weston Conservation Commission issued a Permit to the Applicant allowing the Applicant to conduct regulated activity(ies) on the subject real property. A copy of the Permit is annexed hereto as **Attachment C**.

In December of 2017, the Westport Weston Health District (WWHD) issued a Permit to the Applicant to complete a Septic Alteration to a private subsurface sewage disposal system in order to accommodate four (4) bedrooms at the subject real property. A copy of the Permit is annexed hereto as **Attachment D**.

Upon information and belief, the Applicant has complied with the aforementioned Weston Conservation Commission Permit pertaining to the completion of regulated activity(ies) on the subject real property and the Applicant has complied with the aforementioned Westport Weston Health District (WWHD) Permit pertaining to the completion of allowed and authorized alteration of the private subsurface sewage disposal system at the subject real property by such activity(ies) which will accommodate four (4) bedrooms at the said real property.

A Class A-2 survey depicting the current location of the building constructed in 1950 on said parcel and further showing the dimensions of the subject real property is annexed hereto as **Attachment E**. Upon information and belief, the survey with sufficient copies for purposes of this Application is on file in the records of the Weston Land Use Offices.

A Project Plan dated June 19, 2017, by AWA Design Group, P. C. (Ravi Ahuja, Architect) delineates the residential unit improvements to the subject real property. In addition, upon information and belief, Plans prepared by Lawrence Beausoleil, contractor consultant and construction representative for the Applicant herein, for said reconstruction of the interior of the said building were approved by Weston authorities. Copies of those Plans are annexed hereto as **Attachment F**.

An examination of said Plans detail that the Applicant intends to improve the subject property by the creation of two (2) residential units on the first floor of the building. These two (2) units are solely situated on the first level of the improved building. The residential unit/apartment which will be deed restricted and classified as the affordable unit is one of the two (2) units, solely situated on the first level and located and situated to the easterly side of the improved building. A review of the second page of the said Project Plan shows the affordable unit on the first-floor level of the building and it is the unit to the farthest right position on the Plan.

A further examination of the details of those Plans demonstrates that the Applicant intends to improve the subject property by the creation of one (1) townhouse-style unit. The townhouse-style unit will be entered on the first-floor level and an interior staircase will lead to the upper portion of the residential unit. The bedroom for the townhouse-style unit will be located on the upper level.

Again, each residential unit will contain one (1) bedroom. The so-called "middle unit" (as depicted on those Plans as solely on the first floor) which is located and situated between the townhouse style unit and the affordable unit is a "market rate" residential unit. The townhouse-style unit is a "market rate" residential unit.

In addition, this Application includes the information and data requirements as outlined in Section 8-30g-7 of the Regulations of Connecticut State Agencies. A copy of that Regulation containing those requirements is annexed hereto as **Attachment G**.

ADDITIONAL MATTERS

SITE PLAN:

Upon information and belief, there is a current Site Plan for the Project on file in the Weston Land Use Offices. This Site Plan was utilized for consideration of the new driveway entrance Application by the Conservation Commission. As stated before herein, that Application was granted by that Commission. The Applicant represents that said Site Plan is sufficient for compliance with Section 500 of Article V of these Regulations as well as sufficient copies being already on file for purposes of this Application.

REFERRALS:

Upon information and belief, there have been several local Land Use Agency approvals for the subject real property as referenced previously herein. The Conservation Commission has addressed and passed upon inland wetland issues for the subject real property and the Westport Weston Health District (WWHD) has approved the construction of an essentially new sewage disposal system for the subject property. Evidence of those approvals is contained in the records of the Weston Land Use Offices and annexed to this Application as attachments described above.

AMENDMENT(S) TO ZONING REGULATIONS:

The current Weston Zoning Regulations effective June 20, 2022 for Apartments is found at Section 345 (Section 240-34 of the Weston Town Code), a copy of which is annexed hereto as **Attachment H**.

As indicated above, among other things this Application seeks amendment of the Weston Zoning Regulations for the subject real property.

As required by said Zoning Regulations all property owners within the required distance from the subject property (107 Georgetown Road) of the proposed amendment(s) will be notified of this Application. Those property owners identified within that zone are listed in **Attachment I**. Also included in **Attachment I** are Maps showing those properties for which the owners must be notified of the pendency of this Application for convenience of reference purposes. Also, stamped envelopes with those property owners' names and addresses are being furnished to the Weston Land Use Offices with this Application.

Proposed Amendatory Language to Weston Zoning Regulations.

Section 345, Apartments

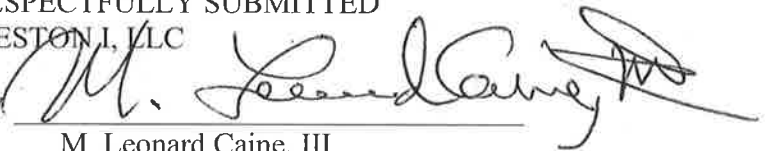
Amendatory Language (creation of Section 345 (a) of Regulations)
is annexed hereto as an **APPENDIX I**.

Essentially, this is a combined Application for amendment of the Zoning Regulations and Map and an Application pursuant to Section 8-30g of the Connecticut General Statutes.

Again, the Applicant respectfully represents that this is a unique situation where only one (1) affordable unit in a two (2) story building originally constructed in the 1950ies is proposed along with the construction of two (2) additional units. Comparatively speaking, this is a small development. There is one (1) unit/apartment located within the building which pre-dates Zoning in Weston. Thereupon, the Applicant respectfully requests that a streamlined approach be utilized in considering this Application.

RESPECTFULLY SUBMITTED
WESTON I, LLC

BY



M. Leonard Caine, III
for Caine & Caine
Its Attorneys
246 East Main Street – Unit 3
Torrington, CT 06790
203-560-2500
caineandcaine@aol.com

ATTACHMENT A

R.H.
LWS

WESTON I, LLC
205 Willowbrook Avenue
Stamford, CT 06902

February 22, 2018

Tracy Kulikowski
Land Use Director
Town of Weston
24 School Road
Town Hall Annex
Weston, CT 06883

RE: 107 Georgetown Road, Weston, Connecticut
Weston Land Records Volume 413, Page 37

Dear Ms. Kulikowski:

As you likely know, Weston I, LLC is the owner of the real property located at and commonly known as 107 Georgetown Road, Weston. I am the Member of the LLC and possess controlling and managing authority over the LLC and that real property.

Acting as the Member of the LLC, I do hereby grant permission to M. Leonard Caine, III, Esquire of Caine & Caine, Attorneys-At-Law, P. O. Box 1940, Waterbury, CT 06722-1940 to act as my (as the said Member of the said LLC) agent in all aspects in order to pursue, obtain and secure an Affordable Housing Project for the said real property situated at 107 Georgetown Road in Weston.

This will allow my agent to answer any and all questions on my behalf (as the said Member of the said LLC) and to sign any and all documents necessary for the pursuit of the said Affordable Housing Project.

Very truly yours,

Weston I, LLC

BY 

August Lenhart, Member

R.H.
LUD

ATTACHMENT B

R.H.
LVD

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



Information on the Property Records for the Municipality of Weston was last updated on 11/14/2023.

R.H. LVD

Parcel Information

Location:	107 GEORGETOWN ROAD	Property Use:	Apartments	Primary Use:	Apartments General
Unique ID:	R00831	Map Block Lot:	1 3 15	Acres:	0.4200
490 Acres:	0.00	Zone:	C	Volume / Page:	0413/0037
Developers Map / Lot:	2066, 3908	Census:	83430		



Value Information

	Appraised Value	Assessed Value
Land	250,000	175,000
Buildings	141,561	99,090

Owner's Information

Owner's Data
 WESTON I LLC
 205 WILLOWBROOK AVE
 STAMFORD, CT 06902

	Appraised Value	Assessed Value
Detached Outbuildings	0	0
Total	391,561	274,090

R.H. 203



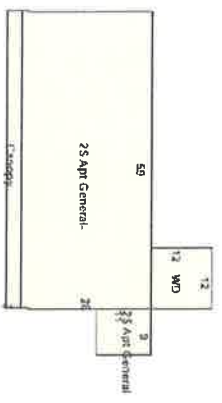
Building 1

Category:	Apartments	Use:	Apartments General	GLA:	3,266
Stories:	2.00	Construction:	Wood Frame	Year Built:	1950
Heating:	Forced Hot Air	Fuel:	Natural Gas	Cooling Percent:	100
Siding:	Vinyl Siding	Roof Material:	Arch Shingles	Beds/Units:	3

Special Features

Type:	Year Built:	Area:
Canopy	1950	177
Wood Deck	1950	144

Attached Components



Owner History - Sales

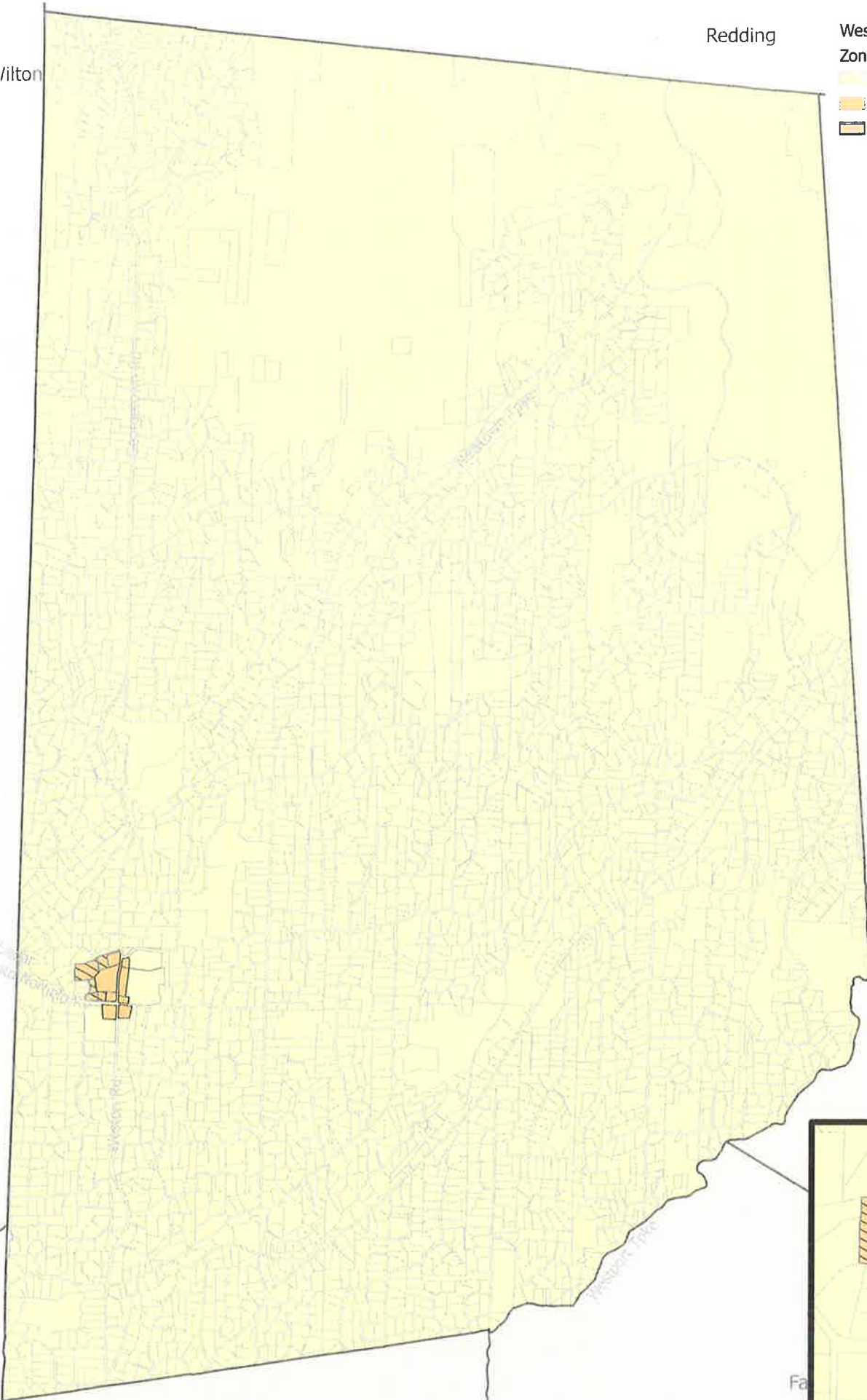
Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
WESTON I LLC	0413	0037	04/26/2005		\$335,000
DILLON NANCY R	0167	0538	05/24/1988		\$0

*N.H.
LUD*

Building Permits

Permit Number	Permit Type	Date Opened	Reason
7951	Roof	08/29/2017	RENOVATION
2803		05/18/1993	REMV/RPLC OVRHN

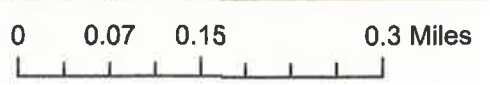
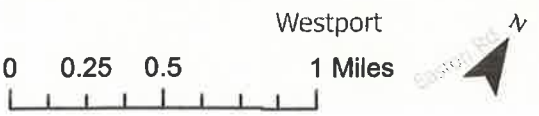
Information Published With Permission From The Assessor



Weston
 Zoning Map Amended 10/18/2021
 Two-Acre Residential & Farming District
 Village District
 Subdistrict Village District - R

Easton

Village District



R.H.
 LUD

ATTACHMENT C

R.H.
LVD

Weston Conservation Commission
24 School Road
Weston, Connecticut 06883-1028

PERMIT

To conduct a regulated activity or activities under the Inland Wetlands and Watercourses Regulations. This Permit shall expire five years from the date of approval. If permitted activity will not be completed by the expiration date, Application for Permit Renewal must be submitted prior to that date.

<u>Application/Permit Number</u> 15-08	<u>Date of Approval:</u> November 19, 2015
<u>Permit Number</u> 15-08	<u>Expiration Date:</u> November 19, 2020
<u>Map 1 Block 3 Lot 15</u>	
<u>Address of Permitted Property:</u> 107 Georgetown Road	

Name of Owner(s):
Weston One LLC

<u>Name of Applicant/Authorized Agent:</u> Lawrence Beausoleil	<u>Address:</u> 258 Vauxhall St., New London, CT 06320
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Activity or Activities:
Replace septic system

<u>Reference:</u> Map(s)Plan(s) Title: Septic System Plan for Weston 1 LLC By CT Consulting Engineers	Latest Revision Date: 11/19/2015
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Report(s): Title:	Latest Revision Date:
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Under the provisions of Connecticut General Statutes Section 22a-36 to 22a-45 and the Town of Weston's Inland Wetlands and Watercourses Regulations, and having reviewed all facts and circumstances bearing on the application, the Commission finds that the proposed activity will have no substantial adverse impact on water resources provided that the conditions of this Permit are fully implemented. All Permits are subject to the following general conditions:

- A. Filing of the contractor's statement.

- B. **Implementation of the erosion and sedimentation control plan prior to any site preparation activity.** The plan must meet minimum standards as set forth in the 2002 "Connecticut Guidelines for Soil Erosion & Sediment Control" issued by the CT DEEP.

R.H.
LWB


- C. The following language shall appear on the subdivision maps or deeds to lots which are to be filed on the Weston Land Records:

"No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps." The wetland areas as well as any agreed to "buffer zones" designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land."

- D. Upon completion of the work, the applicant will submit a letter to the Conservation Commission stating that the property was developed and the work completed as permitted.
- E. All applicable conditions of the Conservation Commission shall be recorded on the maps or liens of the Weston Land Records which are filed with the Town Clerk.
- F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.
- G. Per Sec. 22a-42a (d)(2), "Any permit issued under this section shall be valid for five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application, provided no permit may be valid for more than 10 years."
- H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.
- I. Applicant agrees, represents, and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

If you have any questions regarding this decision, please feel free to contact me at (203) 222-2681.

Sincerely,


David R. Pattee
Conservation Planner

ATTACHMENT D

R.H. 200



THIS PERMIT IS NOT TRANSFERABLE

WESTPORT WESTON HEALTH DISTRICT
180 Bayberry Lane, Westport, CT 06880-2855
Telephone: (203) 227-9571

PERMIT TO CONSTRUCT A PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEM

Permit for: New Construction Septic Alteration Septic Repair
Property Address: 107 Georgetown Rd Westport Weston
Tank Size: 1500 System is based on a 4 bedroom dwelling and/or oversized fill and drain tubs.

Pump Chamber: 1000

Type and Size of Leaching Area: 112' of 12" Gallery

Date of Approved Plan: 3/7/11 Revision Date: 12/14/17

Engineered Plan Required: Yes No If yes, Name of Engineer Scott Pergande

Select Fill Required: Yes No Sieve Analysis Required: Yes No

As-Built Required from: Septic Installer Yes No Design Engineer Yes No

Notify the sanitarian a minimum of 24 hours prior to starting work to schedule inspections.

Additional Requirements:

- Due to the complexity of the installation, the design engineer shall supervise the removal of the existing septic system and the select fill replacement prior to installing the galleries.
- The installer must provide a sieve analysis for the select fill prior to installing the galleries.
- Installer shall notify the council 48 hours prior to starting work to schedule the inspection needed during the installation.

- The Conservation Dept must approve the septic plan prior to starting work
A permit to construct a private subsurface sewage disposal system at the above address is granted to:

Lawrence Brusoleil
Installer

5148
License No.

of _____
Address

Restrictions:

Any change in the location or design of this system must receive prior approval of the Westport Weston Health District. A condition of this permit is that future alterations or additions to the system must be made if found to be necessary in the opinion of the Director of Health. This Permit to Construct is valid for *one year* from the date of issuance and shall not be construed as permission to create or maintain any sewage nuisance. In the issuance of this Permit to Construct, the Westport Weston Health District assumes no responsibility for the future operation and maintenance of the system.

Issued By: [Signature]
Sanitarian's Signature

12/29/17
Date

WHITE: Septic Permit File YELLOW: Installer PINK: Building Official

ATTACHMENT E

R.H.
LVD

ATTACHMENT F

R.H.
LVD

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



NOTES-STRUCTURAL

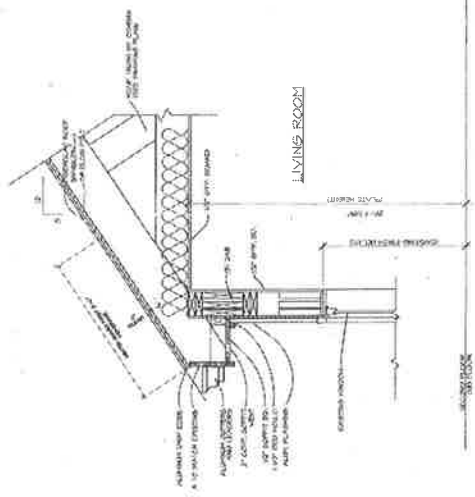
- PLEASE ALSO GENERAL NOTES
1. ALL FRAMING SHALL BE DOUBLE END OR BETTER.
 2. ALL JOINTS SHALL BE FULL PENETRATION BUTT JOINTS.
 3. ALL JOINTS SHALL BE FULL PENETRATION BUTT JOINTS.
 4. ALL JOINTS SHALL BE FULL PENETRATION BUTT JOINTS.
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 9. ALL JOINTS SHALL BE FULL PENETRATION BUTT JOINTS.
 10. ALL JOINTS SHALL BE FULL PENETRATION BUTT JOINTS.

LEGEND

- 1/2" x 1/2" x 1/2" TRUSS
- 2" x 4" x 1/2" TRUSS
- 2" x 6" x 1/2" TRUSS
- 2" x 8" x 1/2" TRUSS
- 2" x 10" x 1/2" TRUSS
- 2" x 12" x 1/2" TRUSS
- 2" x 14" x 1/2" TRUSS
- 2" x 16" x 1/2" TRUSS
- 2" x 18" x 1/2" TRUSS
- 2" x 20" x 1/2" TRUSS
- 2" x 22" x 1/2" TRUSS
- 2" x 24" x 1/2" TRUSS
- 2" x 26" x 1/2" TRUSS
- 2" x 28" x 1/2" TRUSS
- 2" x 30" x 1/2" TRUSS
- 2" x 32" x 1/2" TRUSS
- 2" x 34" x 1/2" TRUSS
- 2" x 36" x 1/2" TRUSS
- 2" x 38" x 1/2" TRUSS
- 2" x 40" x 1/2" TRUSS
- 2" x 42" x 1/2" TRUSS
- 2" x 44" x 1/2" TRUSS
- 2" x 46" x 1/2" TRUSS
- 2" x 48" x 1/2" TRUSS
- 2" x 50" x 1/2" TRUSS
- 2" x 52" x 1/2" TRUSS
- 2" x 54" x 1/2" TRUSS
- 2" x 56" x 1/2" TRUSS
- 2" x 58" x 1/2" TRUSS
- 2" x 60" x 1/2" TRUSS
- 2" x 62" x 1/2" TRUSS
- 2" x 64" x 1/2" TRUSS
- 2" x 66" x 1/2" TRUSS
- 2" x 68" x 1/2" TRUSS
- 2" x 70" x 1/2" TRUSS
- 2" x 72" x 1/2" TRUSS
- 2" x 74" x 1/2" TRUSS
- 2" x 76" x 1/2" TRUSS
- 2" x 78" x 1/2" TRUSS
- 2" x 80" x 1/2" TRUSS
- 2" x 82" x 1/2" TRUSS
- 2" x 84" x 1/2" TRUSS
- 2" x 86" x 1/2" TRUSS
- 2" x 88" x 1/2" TRUSS
- 2" x 90" x 1/2" TRUSS
- 2" x 92" x 1/2" TRUSS
- 2" x 94" x 1/2" TRUSS
- 2" x 96" x 1/2" TRUSS
- 2" x 98" x 1/2" TRUSS
- 2" x 100" x 1/2" TRUSS

2 DETAIL WALL SECTION @ LIVING ROOM

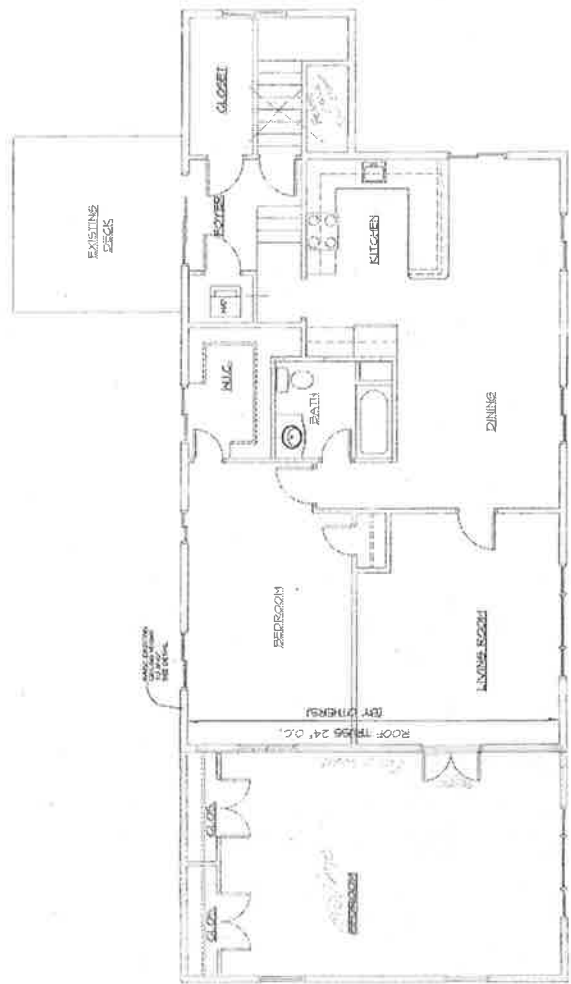
SCALE 3/4" = 1'-0"



3

DETAIL WALL SECTION @ M. BEDROOM

SCALE 3/4" = 1'-0"



1 ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
6	DATE	DESCRIPTION
7	DATE	DESCRIPTION
8	DATE	DESCRIPTION
9	DATE	DESCRIPTION
10	DATE	DESCRIPTION

PROJECT:
107 GEORGETOWN ROAD
WESTON, CT
FOR
AUGUST LEHNART
COMPLIMENTARY
OCT 11 2007
TOWN OF WESTON
PLANNING DEPARTMENT

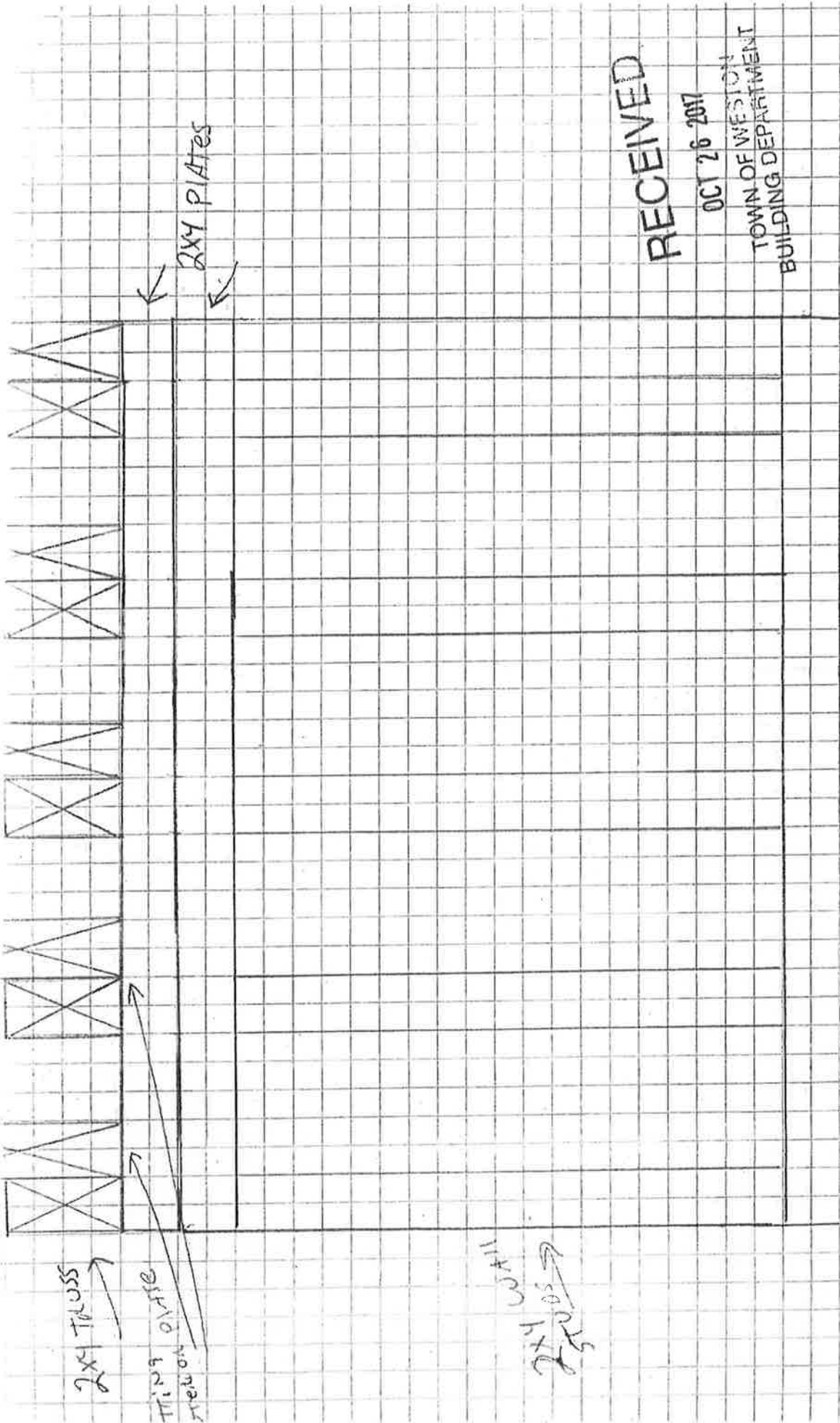


AWA DESIGN GROUP PC
48 Waterbury Parkway, Waterbury, CT 06705
PH 203-243-9121 Fax 203-243-4128
www.awadesigngroup.com

PROJECT NO.	107
DRAWN BY	MOS
CHECKED BY	RAV
SCALE AS NOTED	DATE: 10/11/07

AWA DESIGN GROUP PC
DRAWING TITLE: FRAMING PLAN & DETAILS

R.H. LUD



RECEIVED

OCT 26 2017

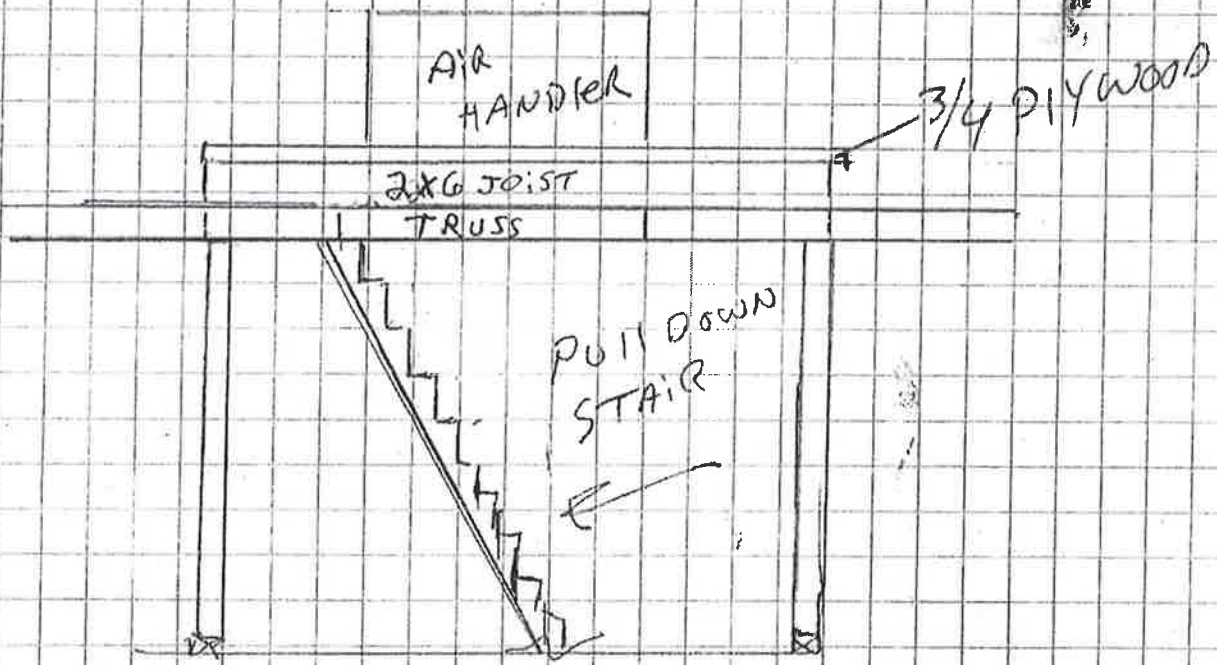
TOWN OF WESTON
BUILDING DEPARTMENT

1

INTERIOR WALL SECTION

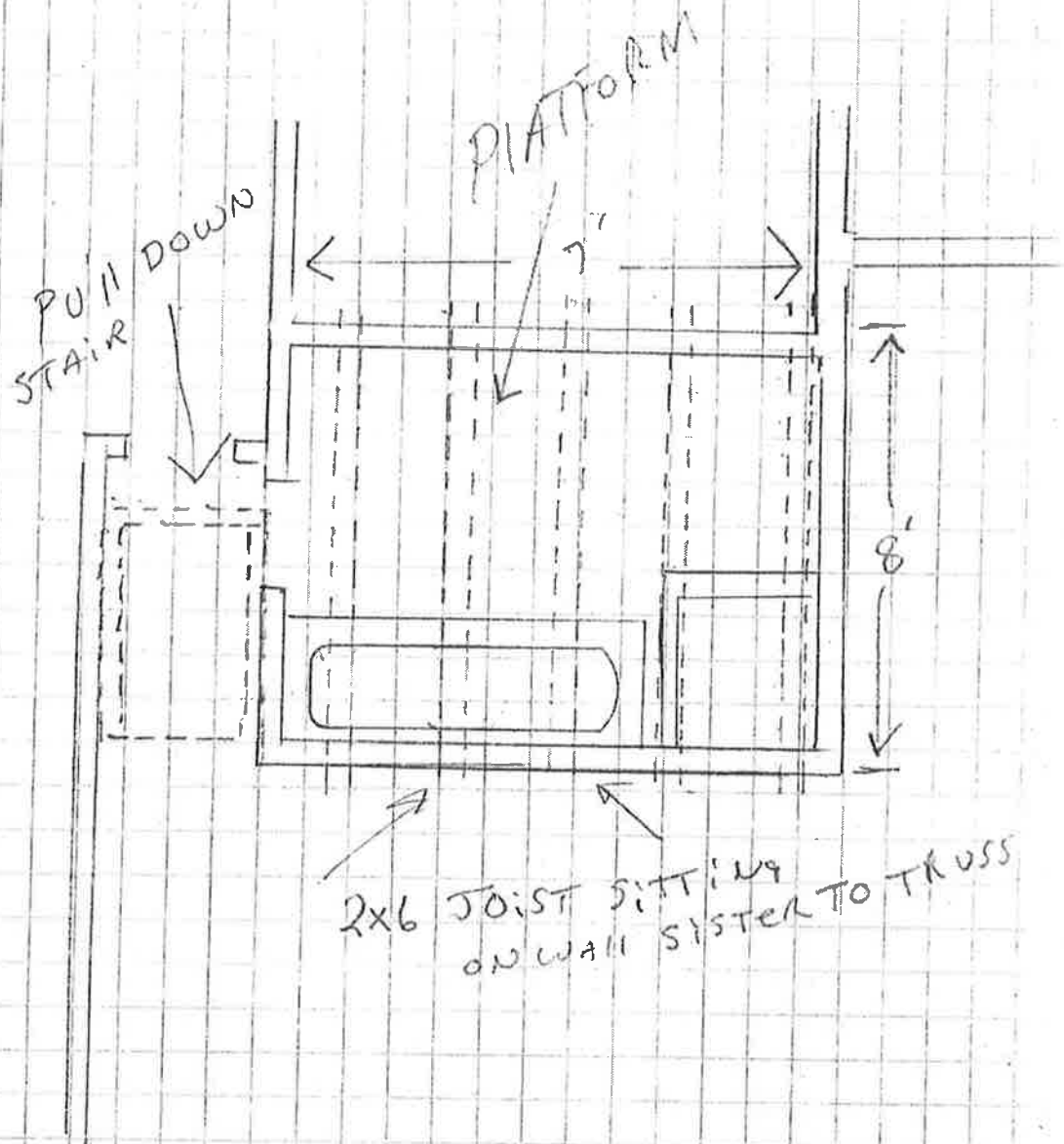
PLATFLOOR

RH
LVD



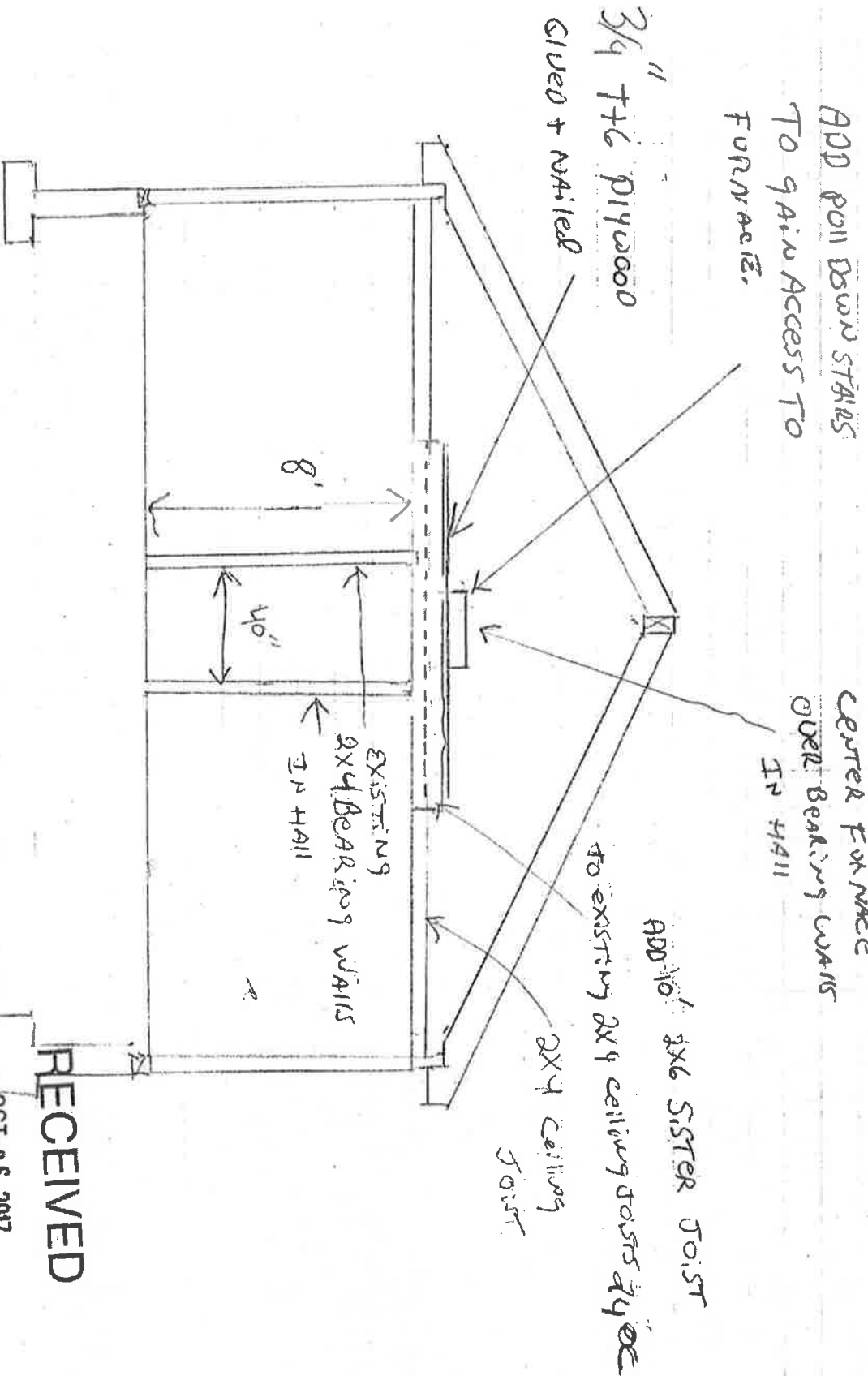
2

RTS



W

R.H.
L.S.



Center FOR NACE
OVER BEARING WALLS
IN HALL

ADD 10' 2x6 SISTER JOIST
TO EXISTING 2x4 ceiling JOISTS @ 4' OC

2x4 ceiling
JOIST

EXISTING
2x4 BEARING WALLS
IN HALL

8'
40"

RECEIVED

OCT-26 2017

TOWN OF WESTON
BUILDING DEPARTMENT

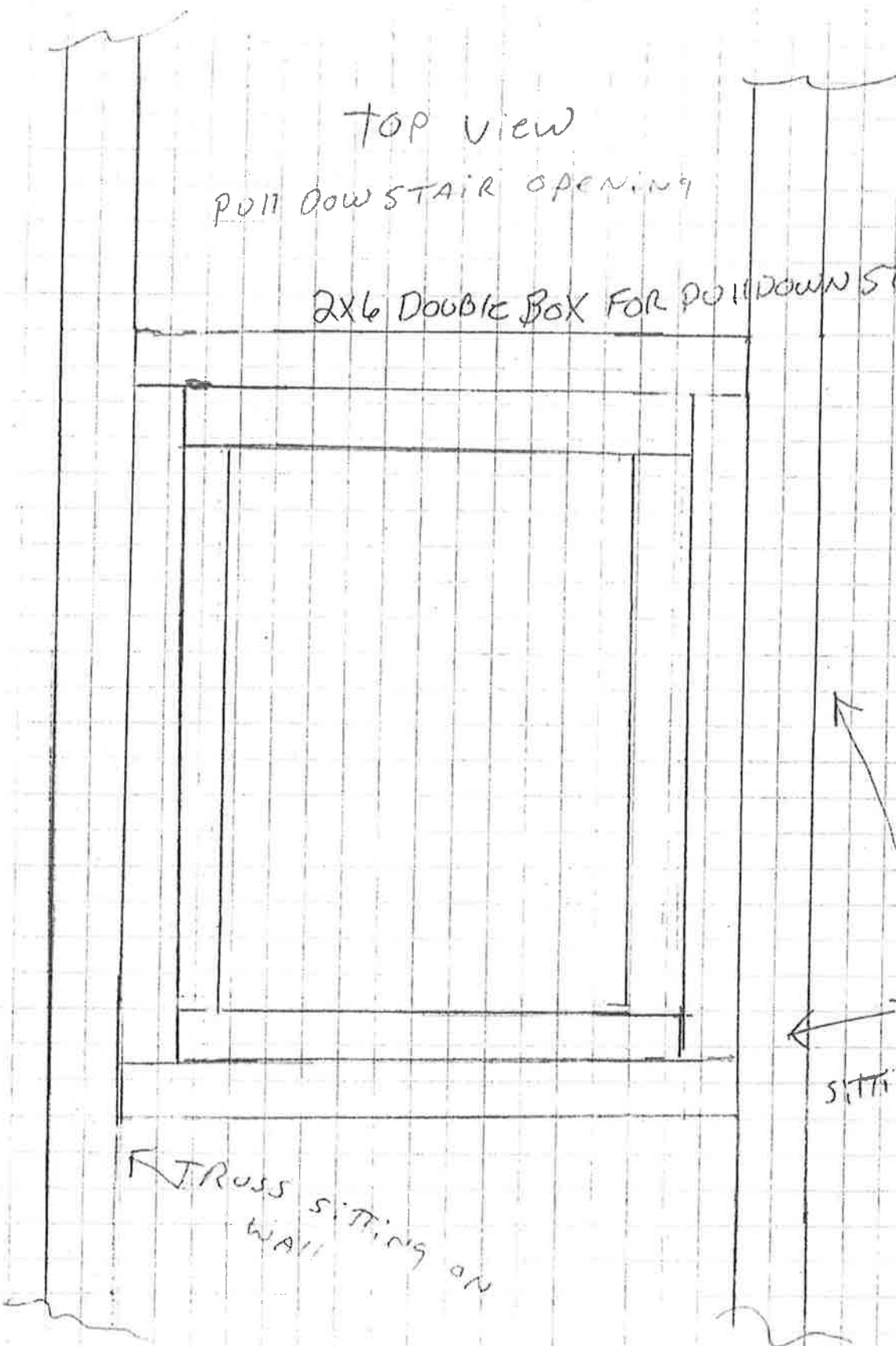
R.H.
LVD

203-752-6401

TOP VIEW

PULL DOWN STAIR OPENING

2X6 DOUBLE BOX FOR PULL DOWN STAIRS

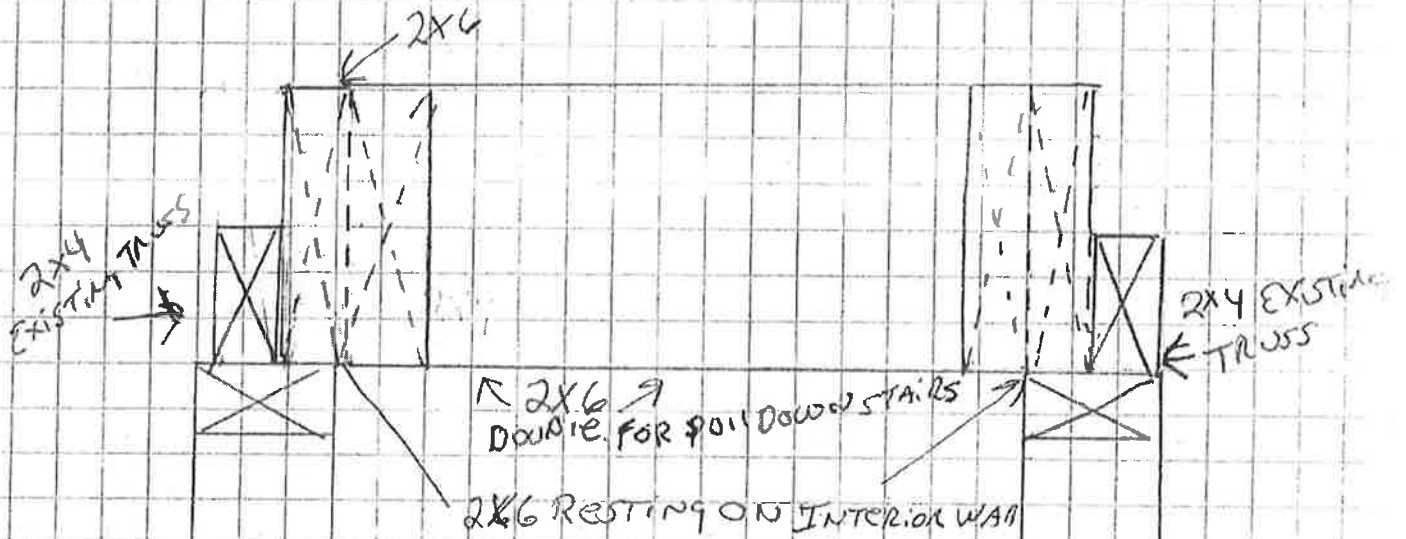


TRUSS SITTING ON WALL

TRUSS SITTING ON WALL

R.H.
L.V.D.

SIDE VIEW
STAIR OPENING



48"
BETWEEN INTERIOR WALLS
HALLWAY

ATTACHMENT G

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portion of an application for a state certificate, the commissioner may, in addition to revocation, refuse to approve a re-application for a state certificate for up to three (3) years from revocation.

(m) The department shall prepare and update periodically a list of all municipalities that have been issued a state certificate of affordable housing completion or have obtained provisional approval by publication of valid notices. Such list shall identify the expiration date of each state certificate or provisional approval. The department shall make such list available to the public. Such list shall be updated each time a municipality is issued a certificate or obtains provisional approval.

(n) A municipality that has been issued a state certificate of affordable housing completion may, at any time, submit an application for another moratorium, provided that such application shall be considered a new application, shall comply in full with these regulations, and may not utilize any dwelling unit that provided housing unit-equivalent points for any previous state certificate. Any application intended to maintain a moratorium without interruption at the expiration of a previously approved state certificate shall be submitted so as to allow the department sufficient time to process the application in accordance with these regulations.

New section published in Conn. Law Journal June 11, 2002, effective April 29, 2002; amendment published in Conn. Law Journal June 7, 2005, eff. May 3, 2005

Sec. 8-30g-7. Affordability plans and conceptual site plans [Return to top](#)

(a) An affordability plan shall include at least the elements set forth in section 8-30g(b)(1) of the Connecticut General Statutes and shall at a minimum contain or comply with the following:

(1) The designation of the person who will be qualified and responsible for administration of the affordability plan shall include identifying responsibility for:

(A) Ensuring that households applying for affordable units qualify within applicable maximum income limits;

(B) Assuring the accuracy of sale or resale prices or rents, and providing documentation where necessary to buyers, sellers, lessors, lessees and financing institutions;

(C) Maintaining minimum percentages in a set-aside development;

(D) Reporting compliance to the municipality; and

(E) Executing the affirmative fair housing marketing plan.

(2) A proposed procedure by which sellers, purchasers, lenders or title insurers may, upon request and in a timely manner, obtain written certification of compliance with applicable set aside, household income, sale, or resale price limitations or requirements.

(3) With respect to an affirmative fair housing marketing plan filed in accordance with an affordable housing development application, the provisions of sections 8-37ee-1 et seq. of the Regulations of Connecticut State Agencies, and particularly sections 8-37ee-301 and 302, shall serve as the basis for such plan, provided that such regulations, including the procedures therein, shall be guidelines, not requirements. Collection and dissemination of information about available price restricted and market rate dwelling units shall include, at a minimum:

(A) Analyzing census and other data to identify racial and ethnic groups least represented in the population;

(B) Announcements/advertisements in publications and other media that will reach minority populations;

(C) Announcements to social service agencies and other community contacts serving low-income minority families in the region (including churches, civil rights organizations, housing authorities, and legal services organizations);

(D) Assistance to minority applicants in processing applications;

(E) Marketing efforts in geographic area of high minority concentrations within the housing market area;

(F) Beginning marketing efforts prior to general marketing of units, and repeating again during initial marketing, at fifty percent (50%) completion, and thereafter at reasonable period intervals with respect to resales or re-rentals; and

(G) Collection of basic racial and ethnic information for all residents and persons on the wait list for the development.

(4) In an affordability plan or affirmative fair housing marketing plan for an affordable housing development, preferences in application procedures or occupancy for existing residents of the subject municipality shall not be utilized unless members of racial and ethnic groups identified as least likely to apply receive equally-weighted preferences.

(5) The maximum sale price, resale price, or rent for any affordable unit in a set-aside development shall be determined as set forth in section 8-30g-8 of the Regulations of Connecticut State Agencies.

R.H.
LWD

(6) In an affordability plan for a set-aside development, a description of the projected sequence in which price-restricted dwelling units will be built and offered for occupancy shall consist of a narrative and schematic plan describing the construction sequence of the proposed site development plan, the location of price-restricted and market-rate dwelling units within that sequence, and a demonstration that such sequence will result in compliance with the set-aside requirements of section 8-30g of the Connecticut General Statutes and sections 8-30g-1 through 8-30g-11, inclusive, of the Regulations of Connecticut State Agencies.

(7) A commission, by regulation, may require that an affordable housing application that petitions for a rezoning of the property that is the subject of the application shall be accompanied by a conceptual site plan. Any such regulation, however, shall not require the submission of the type of plans, studies, calculations or similar detailed information that will otherwise be required in connection with site development, subdivision or resubdivision plans which, when approved, will serve as the basis for issuance of a building permit.

New section published in Conn. Law Journal June 11, 2002, effective April 29, 2002; amendment published in Conn. Law Journal June 7, 2005, eff. May 3, 2005

Sec. 8-30g-8. Maximum housing payment calculations in set-aside developments

(a) The maximum price for any affordable unit that is sold or resold within a set-aside development, for the period of affordability restrictions, to a household earning eighty percent of the median income or less, shall be determined as follows:

(1) Step 1. Determine area median income and the statewide median as published by the U.S. Department of Housing and Urban Development for the subject municipality, and use the lesser of these figures.

(2) Step 2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of an affordable unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:

NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
PERCENTAGE ADJUSTMENT	70%	80%	90%	100% (BASE)	108%	116%	124%	132%

The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5 person household is 104 percent.

(3) Step 3. Calculate eighty percent (80%) of Step 2.

(4) Step 4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.

(5) Step 5. Divide step 4 by twelve (12) months to determine the maximum monthly housing payment.

(6) Step 6. Determine by reasonable estimate monthly housing expenses, including real property taxes; real property insurance; any common interest ownership or similar fee required of all unit purchasers or owners; and heat and utility costs, excluding television, telecommunications, and information technology services.

(7) Step 7. Subtract Step 6 from Step 5 to determine the amount available for mortgage principal and interest.

(8) Step 8. Using the amount resulting from Step 7, apply a mortgage term and interest rate that is commercially reasonable and available to households likely to apply to purchase such units, in order to determine the financeable amount.

(9) Step 9. Calculate down payment, which shall comply with subsection (c) of this section.

(10) Step 10. Add Steps 8 and 9 to determine the maximum sale or resale price.

(b) For a unit required to be sold or resold to a household earning sixty percent (60%) or less of the median income, the formula stated above shall be used, except that in Step 3, sixty percent (60%) shall be used instead of eighty percent (80%).

(c) The maximum allowable down payment used in calculating the maximum sale or resale price of an affordable unit that is sold shall be the lesser of twenty percent (20%) of the total sale price or twenty percent (20%) of the Connecticut Housing Finance Authority (CHFA) maximum sales price limit for a comparably-sized unit in the area, as published by CHFA.

(d) The maximum monthly payment for a rental unit in a set-aside development, for the period of

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affordability restrictions, for a household earning eighty percent of the median income or less, shall be determined as follows:

- (1) Step 1. Determine area median income and the statewide median as published by the U.S. Department of Housing and Urban Development for the subject municipality, and use the lesser of these figures.
- (2) Step 2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of an affordable unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:

NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
PERCENTAGE ADJUSTMENT	70%	80%	90%	100% (BASE)	108%	116%	124%	132%

The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5 person household is 104 percent.

- (3) Step 3. Calculate eighty percent (80%) of Step 2.
- (4) Step 4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.
- (5) Step 5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.
- (6) Step 6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.
- (7) Step 7. Multiply the U.S. Department of Housing and Urban Development fair market rent as determined in Step 6 by one hundred twenty percent (120%).
- (8) Step 8. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations in Steps 5 and 7.
- (9) Step 9. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.
- (10) Step 10. Deduct the estimate of tenant-paid utilities and fees determined in Step 9 from the maximum monthly housing payment in Step 8, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.
- (e) For a unit required to be rented to a household earning sixty percent (60%) or less of the median income, the formula stated above shall be used, except that in Step 3, sixty percent (60%) shall be used instead of eighty percent (80%), and in Step 7, the U.S. Department of Housing and Urban Development fair market rent shall be used instead of one hundred twenty percent (120%) of the U.S. Department of Housing and Urban Development fair market rent.
- (f) The elements of annual household income, and documentation of such income, used for the purposes of determining whether a household's annual income qualifies it for occupancy of a price-restricted unit, shall be conducted using the guidelines published by the U.S. Department of Housing 24 CFR 5.609.

New section published in Conn. Law Journal June 11, 2002, effective April 29, 2002; amendment published in Conn. Law Journal June 7, 2005, eff. May 3, 2005

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Sec. 8-30g-9. Model Deed restriction for a set aside development

(a) On or after the effective date of this subsection, a covenant or restriction imposed upon or otherwise made applicable to a set aside development or dwelling units within a set aside development as defined in subsection 8-30g-1(14) of the Regulations of Connecticut State Agencies shall satisfy sections 8-30g-1, 8-30g-7 and 8-30g-8, if the covenant or restriction has a term of at least forty years and contains substantially the following language:

(1) For a set aside development consisting of dwelling units to be rented:

"This development is a set aside development as defined in section 8-30g of the Connecticut General

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Statutes and in accordance with the applicable regulations for state agencies that were in effect on the date of the original application for initial local approval ___ (insert appropriate date), containing affordable housing dwelling units, and is therefore subject to limitations on the maximum annual income of the household that may rent the designated affordable housing dwelling units, and on the maximum rental that may be charged for such affordable housing dwelling units. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of [the municipality] against the record owner of the development or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than fifteen percent (15%) of the dwelling units in this development shall be rented to persons and families whose annual income is less than or equal to eighty percent (80%) of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amount stated in section 8-30g-8(d) of the Regulations of Connecticut State Agencies. In addition, no less than fifteen percent (15%) of the dwelling units shall be rented to persons and families whose annual income is less than or equal to 60 percent (60%) of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amount stated in section 8-30g-8(e) of the Regulations of Connecticut State Agencies."

(2) For a dwelling unit within a set aside development in which individual, designated units are sold or resold as affordable housing dwelling units:

"This dwelling unit is an affordable housing dwelling unit within a set aside development as defined in section 8-30g of the Connecticut General Statutes and in accordance with the applicable regulations for state agencies that were in effect on the date of the original application for initial local approval ___ (insert appropriate date), and is therefore subject to a limitation, at the date of purchase, on the maximum annual income of the household that may purchase the unit, and is subject to a limitation on the maximum sale or resale price. These limitations shall be strictly enforced, and may be enforced by the person identified in the affordability plan as responsible for the administration of these limitations or the zoning enforcement authority of [the municipality].

For the duration of this covenant or restriction, this dwelling unit may be sold only to persons and families whose annual income does not exceed ___% (insert 60% or 80% as applicable) percent of 'median income' as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, applicable to this unit as specified in an affordability plan as on file with the [municipality]. In addition, this unit may be sold or resold only at a price equal to or less than the price determined using the formula stated in section 8-30g-8(a), or the formula stated in section 8-30g-8(B), as applicable, of the Regulations of Connecticut State Agencies.

(b) In order to assist in any determination that the sale or resale price of an affordable housing dwelling unit complies with applicable limitations, any owner, seller, purchaser or prospective purchaser of such dwelling unit may be required by the administrator of the affordability plan to provide documentation of the annual income of the person or family who will occupy the dwelling unit and of compliance with applicable sale price or resale price limitations, which documentation shall be available upon request to the zoning enforcement authority of [the municipality].

New section published in Conn. Law Journal June 7, 2005, eff. May 3, 2005

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Sec. 8-30g-10. Model deed restriction for promulgation of the affordable housing appeals list

(a) On or after the effective date of this subsection, a dwelling unit that is not otherwise counted as part of a set aside development shall qualify to be counted for the purpose of preparing and promulgating the affordable housing appeals list if the unit is subject to a covenant or restriction that contains substantially the following language and meets the duration requirements of subsection (b) of this section:

(1) For a dwelling unit that is rented:

"This unit is an affordable housing dwelling unit and is therefore subject to a limitation on the maximum annual income of the household that may rent the unit, and is subject to a limitation on the maximum rental that may be charged for the unit. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of [the municipality] or owner or landlord of this unit.

For the duration of this covenant or restriction, this dwelling unit shall be rented to persons or families whose annual income is equal to or less than eighty percent (80%) of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amount, including utilities, stated in section 8-30g-8(d) of the Regulations of Connecticut State Agencies."

(2) For a dwelling unit that is sold or resold:

"This dwelling unit is an affordable housing dwelling unit and is therefore subject to a limitation at the date of purchase on the maximum annual income of the household that may purchase the unit, and is subject to a limitation on the maximum sale or resale price. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of [the municipality].

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ATTACHMENT H

R.H.
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Weston Zoning Regulations, Section 345. Apartments
(Section 240-34 of the Weston Town Code)
Effective June 20, 2022

345. Apartments. Except for the uses in the Village District, one (1) apartment is allowed on a single family developed lot, either within the main dwelling or detached therefrom, if the following conditions are met:

345.1 Lot Size. The apartment is located on a lot that is two (2) acres or more, or on a pre-existing non-conforming building lot.

345.2 Appearance and location.

- (a) Apartments within the main dwelling shall be designed so that, to the maximum extent possible, the appearance of the building remains that of a one-family residence.
- (b) Apartments detached from the main dwelling shall be subject to all applicable set-back and lot coverage requirements.
- (c) Apartments detached from the main dwelling must be shorter than the main dwelling and may not exceed twenty-five (25) feet in height.
- (d) If the apartment is located on top of another detached structure:
 - 1. the apartment itself may not exceed twenty-five (25) feet in height, and
 - 2. in no event may the entire structure be more than thirty-five (35) feet in height.
- (e) No additional curb cuts shall be allowed in respect of any apartment.

345.3 Safe Entrance and Exit. Any apartment shall have safe and proper means of entrance and exit. In addition:

- (a) A basement apartment shall have at least two separated exits and proper ventilation shall be provided.
- (b) A detached apartment must meet all applicable building requirements.

345.4 Floor Space. The floor space devoted to any apartment shall not exceed nine hundred (900) square feet in gross floor area, nor shall it exceed thirty percent (30%) of the entire floor area of the main dwelling, nor shall it contain more than one (1) bedroom, as that term is defined in the Connecticut Public Health Code, Technical Standards for Subsurface Sewage Disposal Systems, as amended.

345.5 Owner Occupied. The owner (someone who owns not less than one-quarter (1/4) interest in the lot of the residence) shall occupy the main section of the house or the apartment except for bona fide temporary absences. In no case shall the house and the apartment be rented simultaneously.

345.6 Rental Term. No rental of an apartment for a period of less than ninety (90) days shall be permitted.

345.7 Application Requirements. The application for an apartment shall include an accurate description of the facts of the proposed apartment as required by the Commission or its agent. The Commission or its agent may require the applicant to supply architectural drawings, surveyors' maps, engineering data, water and septic compliance and such other information as the Commission or its agent finds necessary to ensure that the application complies with all applicable regulations.

345.8 Limitation on Number. Except as permitted within the Village District, there shall be no more than one (1) apartment on any lot, either within the main dwelling or detached.

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ATTACHMENT I

TOWN OF WESTON, CONNECTICUT

Parcel ID	Site Address	Owner Name
3 1 26	100 GEORGETOWN ROAD	TORRIELLI UMBERTO & NATALIE
3 1 49	GEORGETOWN ROAD	TOWN OF WESTON
1 3 88	WAMPUM HILL ROAD	BELKNAP ROBERT L
1 3 17+19	113 GEORGETOWN ROAD	KRAVCHENKO IGOR & NONNA
1 3 11	6 SAMUELSON ROAD	CALBICK CHESTER JOSEPH & CALBICK ADELE E
3 1 19	118 GEORGETOWN ROAD	LENHART AUGUST
3 1 20	120 GEORGETOWN ROAD	BLINDER HELENE & TODD M
3 1 32	5 MEADOWBROOK LANE	FORD ALISON & DUNN RYAN A
1 3 15	107 GEORGETOWN ROAD	WESTON I LLC
1 3 13	2 SAMUELSON ROAD	FLINTON PAUL & BUCCI CAITLIN
3 1 22	112 GEORGETOWN ROAD	FRANK JOAN E
1 2 42	95 GEORGETOWN ROAD	KRUGER ROBERT TR
1 3 5	18 SAMUELSON ROAD	WEBER DAVID C & DENISE RAGNO
1 2 45	9 SAMUELSON ROAD	ZARCO MANASES & JENNELLE TR
1 3 16 18	111 GEORGETOWN ROAD	MEENAN GIOVANNA
3 1 18	124 GEORGETOWN ROAD	MAESTRI LUIGINO & EMILY
1 3 6	16 SAMUELSON ROAD	ENDRST NINA & HOFFMASTER HUE THI
1 3 21	119 GEORGETOWN ROAD	NORTHEAST 119 LLC
1 3 20	117 GEORGETOWN ROAD	MEHOS NANCY A
3 1 25	102 GEORGETOWN ROAD	DEDMAN BRETT
1 3 9+10	10 SAMUELSON ROAD	STANLEY AMABEL C
3 1 21	7 MEADOWBROOK LANE	FRANK GEORGE
3 1 24	9 MEADOWBROOK LANE	RAVE GARCIA JESSICA
3 1 23	1 MEADOWBROOK LANE	LYON SEAN D & CYNTHIA B
1 2 43	101 GEORGETOWN ROAD	STANLEY AMABEL C
1 2 44	5 SAMUELSON ROAD	MEHTA TIRATH B & SEJAL T

R.H.
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✓ 3 1 26
TORRIELLI UMBERTO & NATALIE
100 GEORGETOWN ROAD
WESTON CT 06883

✓ 1 3 17+19
KRAVCHENKO IGOR & NONNA
113 GEORGETOWN ROAD
WESTON CT 06883

✓ 3 1 20
BLINDER HELENE & TODD M
120 GEORGETOWN ROAD
WESTON CT 06883

✓ 1 3 13
FLINTON PAUL & BUCCI CAITLIN
2 SAMUELSON ROAD
WESTON CT 06883

✓ 1 3 5
WEBER DAVID C & DENISE RAGNO
18 SAMUELSON ROAD
WESTON CT 06883

✓ 3 1 18
MAESTRI LUIGINO & EMILY
124 GEORGETOWN RD
WESTON CT 06883

✓ 1 3 20
MEHOS NANCY A
117 GEORGETOWN ROAD
WESTON CT 06883

✓ 3 1 21
FRANK GEORGE
4 SASQUA POND ROAD
NORWALK CT 06855

✓ 1 2 43
STANLEY AMABEL C
101 GEORGETOWN RD
WESTON CT 06883

✓ 3 1 49
TOWN OF WESTON
PO BOX 1007
WESTON CT 06883

✓ 1 3 11
CALBICK CHESTER JOSEPH & CALBICK
6 SAMUELSON RD
WESTON CT 06883

✓ 3 1 32
FORD ALISON & DUNN RYAN A
5 MEADOWBROOK LA
WESTON CT 06883

✓ 3 1 22
FRANK JOAN E
P O BOX 3329
WESTPORT CT 06880

✓ 1 2 45
ZARCO MANASES & JENNELLE TR
9 SAMUELSON ROAD
WESTON CT 06883

✓ 1 3 6
ENDRST NINA & HOFFMASTER HUE THI
16 SAMUELSON ROAD
WESTON CT 06883

✓ 3 1 25
DEDMAN BRETT
102 GEORGETOWN ROAD
WESTON CT 06883

✓ 3 1 24
RAVE GARCIA JESSICA
9 MEADOWBROOK LANE
WESTON CT 06883

✓ 1 2 44
MEHTA TIRATH B & SEJAL T
5 SAMUELSON ROAD
WESTON CT 06883

✓ 1 3 88
BELKNAP ROBERT L
17 EAST 96 STREET APT 16C
NEW YORK NY 10128

○ 3 1 19
LENHART AUGUST
205 WILLOWBROOK AVE
STAMFORD CT 06902

○ 1 3 15
WESTON I LLC
205 WILLOWBROOK AVE
STAMFORD CT 06902

✓ 1 2 42
KRUGER ROBERT TR
95 GEORGETOWN RD
WESTON CT 06883

✓ 1 3 16 18
MEENAN GIOVANNA
111 GEORGETOWN ROAD
WESTON CT 06883

✓ 1 3 21
NORTHEAST 119 LLC
123 HAVOR DRIVE # 211
STAMFORD CT 06902

✓ 1 3 9+10
STANLEY AMABEL C
10 SAMUELSON RD
WESTON CT 06883

✓ 3 1 23
LYON SEAN D & CYNTHIA B
1 MEADOWBROOK LANE
WESTON CT 06883

✓ - Envelopes Stamped
○ - No need to mail to Owner/Applicant

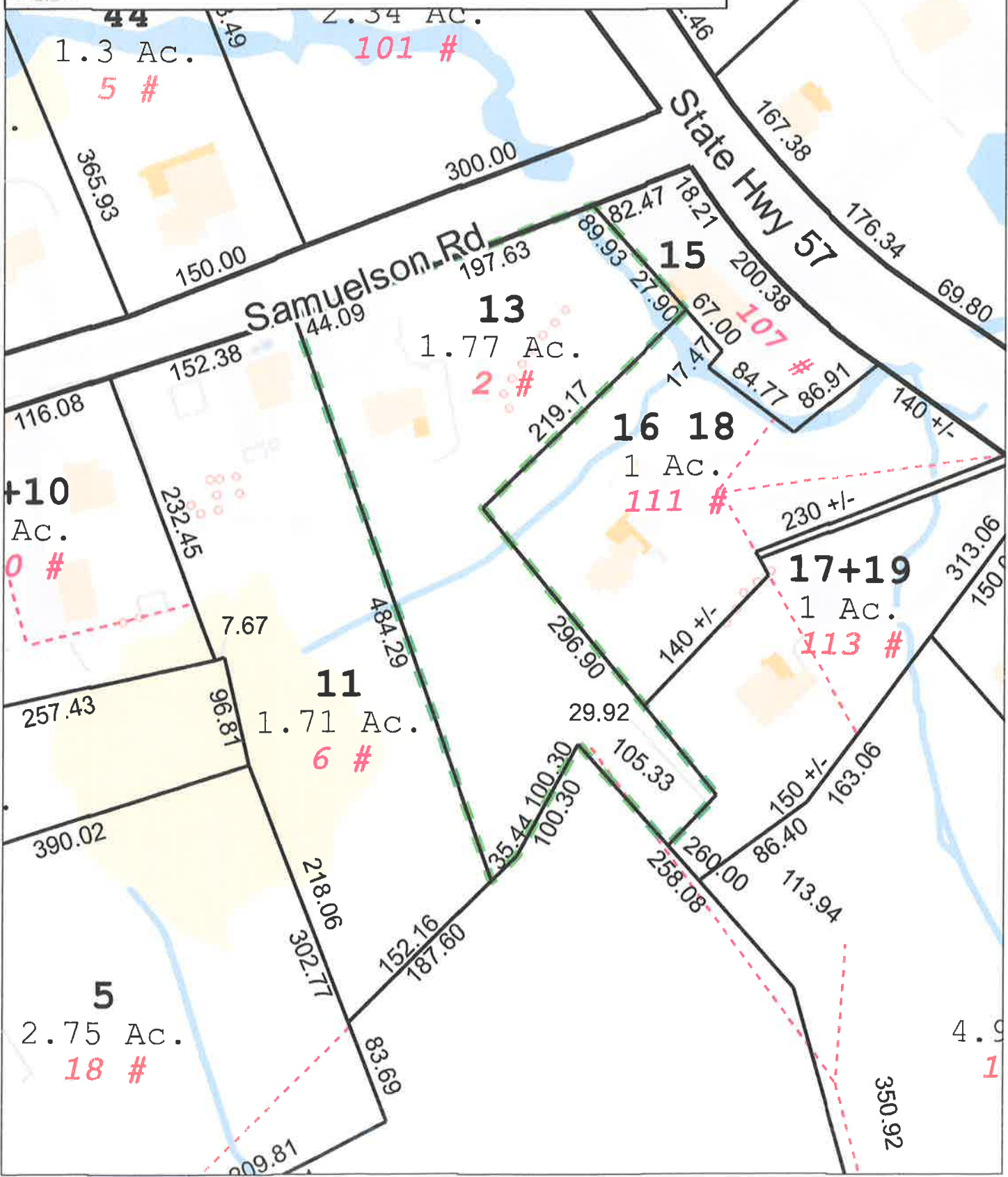
R.H.
LUD



Town of Weston, Connecticut - Parcel Map

Parcel: 1 3 13

Address: 2 SAMUELSON ROAD



Approximate Scale:
 0 20 40 60 80
 Feet

Disclaimer: This map is for informational purposes only.
 All information is subject to verification by any user.
 The Town of Weston and its mapping contractors
 assume no legal responsibility for the information contained herein.

Map Produced
 May 2023

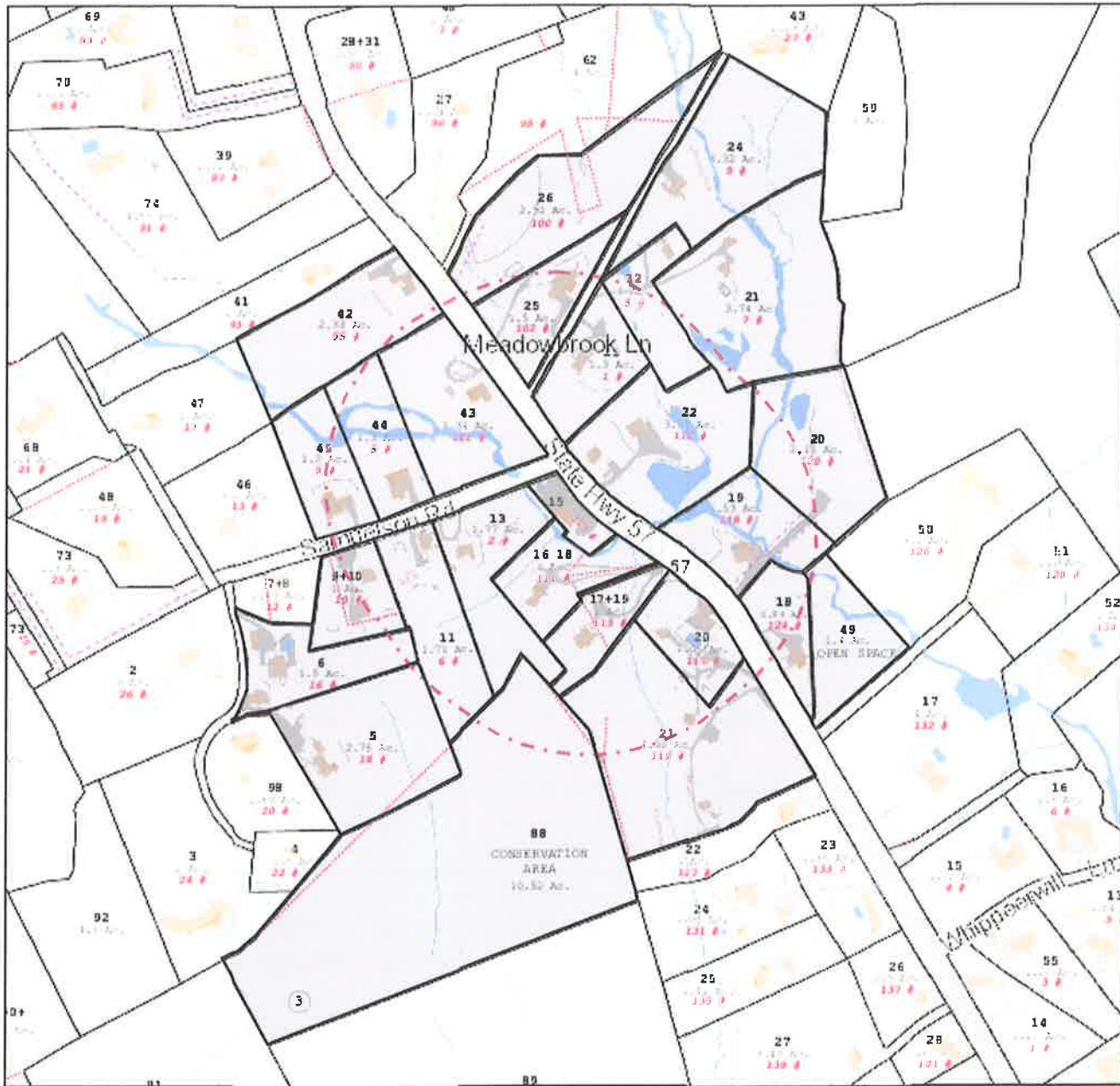
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Town of Weston

Geographic Information System (GIS)



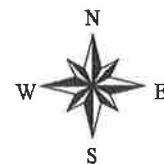
Date Printed: 11/14/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 ft



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APPENDIX I

APPLICATION TO AMEND ZONING REGULATIONS OF THE TOWN OF WESTON SECTION 345A APARTMENTS (PROPOSED) 107 Georgetown Road District (New)

345A Purpose and Intent

It is the purpose and intent of this regulation to promote and authorize an affordable housing plan development that will offer alternative housing for, among others, the less affluent members of the community who are elderly, the younger members of the community, and town employees, by development at a greater density while minimizing certain improvements to reduce costs in the delivery of dwelling units and thereby encourage the construction of housing that is affordable as defined by state statutes and to assist in meeting the town's need for affordable residential alternatives.

Any affordable housing development (AHD) constructed in the 107 Georgetown Road District shall be in full compliance with all requirements of the regulations as set forth in this section which are consistent with this unique development. Further, an AHD under this Section is separate and distinct from any other regulations of affordable housing within the Town of Weston especially given that the 107 Georgetown Road District is a unique one (1) affordable housing unit within a reconfigured structure where a preexisting unit is joined by and within an AHD.

A building permit for the construction of all or any part of an affordable housing development shall not be issued unless and until the Zoning Commission shall have approved a site plan application. (NOTE: Upon information and belief the approval contemplated here occurred at a prior time.)

An affordable housing development means a proposed housing development which is a set-aside development as stated in Connecticut General Statutes §8-30g.

"Planned Affordable Housing Unit" means a set-aside development in which not less than thirty (30%) percent of the dwelling units will contain covenants or restrictions that shall require that, for at least forty (40) years after the initial occupation of the proposed AHD, such dwelling unit(s) shall be rented at, or below, prices which will preserve the unit(s) as housing for which persons and families pay thirty (30%) percent or less of their annual income, where such income is less than or equal to eighty (80%) percent of the median income.

"Median Income" means after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the AHD is located, as determined by the United States Department of Housing and Urban Development.

A "Monthly Payment," as used in connection with an Affordable Housing Unit under this regulation, shall mean the maximum allowable monthly payment for an AHD unit that is rented shall include the cost of rent, heat, and utility costs, including hot water and electricity, but excluding telephone, internet connections, and cable or other television service.

A description of the projected sequence in which, within a set-aside development, the affordable dwelling units will be built and offered for occupancy and the general regulations, conditions of approvals, restrictive covenants, or lease provisions that will govern the affordable dwelling units shall be completed. **(NOTE: This requirement has been substantially completed.)**

Draft zoning regulations, conditions of approvals, restrictive covenants, or lease provisions that will govern the affordable dwelling units shall be completed before the rental of the AHD unit/apartment.

The "Developer" Weston I, LLC or its designee or assignee will be the "Administrator" and property manager.

Requirements for Planned Affordable Housing Units

The final site plan for an AHD and documents submitted supporting such development shall comply with the requirements set forth below. These requirements shall apply to any rental, and subsequent lease, and conversion, if any, to common interest ownership and subsequent resale of a Planned Affordable Housing Unit. **(NOTE: The Site Plan or equivalent had been submitted and approved at a prior time.)**

a. Planned Affordable Housing Units shall be of a construction quality and size that is comparable to market-rate units within the development and shall be dispersed throughout the development.

b. A Planned Affordable Housing Unit shall be occupied only as the tenant's primary residence. To the extent that subletting is permitted by lease, subletting at a rental greater than the "maximum monthly payment" as defined above shall be strictly and specifically prohibited in the lease for each affordable unit.

c. The developer or its successor may change the designation of which units within the development shall be set aside as affordable, provided that the minimum thirty (30%) percent set aside shall be maintained, and the development shall continue to comply with all paragraphs of this section.

Site Plan Submission Requirements

In conjunction with the submission of an application for approval of a site plan application and the approval of a zone change permitting the AHD, the Applicant shall submit an "Affordability Plan," which shall describe in detail how the development will comply with this article and how the affordability covenants and restrictions will be administered. Such plan shall include provisions for: procedures for notice of affordable units; procedures for verification and periodic re-verification of unit occupancy income and compliance with affordability requirements; and periodic reports concerning compliance with this Article. **(NOTE: The Site Plan or equivalent had been submitted and approved at a prior time.)**

Site and Location of Zone

The AHD shall be located solely on approximately 0.42 acres of the parcel of land or lot located and situated at 107 Georgetown Road, Weston, Connecticut.

Structures

There shall not be any building or structure erected, altered, occupied or used, arranged or designed to be used within this AHD for other than:

a. One (1) building containing an already constructed one (1) bedroom unit/apartment (pre-existing and not a part of this AHD) and three (3) additional one (1) bedroom units/apartments, as shown on "Map/Plans RE: Interior Reconstruction for 107 Georgetown Road, by AWA Design Group, dated 06/19/2017" which Map/Plans was approved by the WWHD and the Weston Conservation Commission on 10/26/2017 as part of this AHD. **(NOTE: Said Map/Plans by AWA Design Group and by Lawrence Beausoleil are on file with Weston Land Use Office and included in Attachment F to this Application.)**

b. Parking spaces for eight (8) motor vehicles.

Density

The density of the AHD is that of three (3) new units/apartments located within a remodeled two (2) story structure constructed in the 1950ies and containing a pre-existing one (1) bedroom unit/apartment on the second floor of the building. The structure comprising the AHD is the sole structure on the premises (0.42 approx. acres).

As indicated previously, this is a unique situation where a former gasoline service station with an auto repair facility was situated on the subject real property which later became a non-conforming use. **(NOTE: This proposal causes the real property to be more in compliance with the Weston Zoning Code.)**

At present, because the gasoline service station and auto repair facility (one unit) were not "grandfathered", for whatever reason, the Applicant is left with a property not in conformance with the Zoning Regulations.

The AHD shall be serviced by public utilities which shall be placed in locations convenient to users.

The property shall have sufficient parking for four (4) one (1) bedroom units/apartments. There is sufficient parking space on the premises to accommodate motor vehicles.

The property shall have sufficient systems for water and septic. There is a sufficient and approved septic system on the subject property as well as a sufficient system to provide water to the premises.

Landscaping

Land that is not covered with impervious surfaces such as building, driveway, parking area, and walkways, shall be suitably landscaped or retained in its natural state. The subject property, except for those portions covered by impervious surfaces, consists of grass and a few trees and bushes which will be maintained by the Developer.

Application for Zone Change Approval

The entirety of the subject property, in essentially its "as is" condition, constitutes the Application for Amendment of the Zoning Regulations as well as the Zoning Map. The real property subject of this Application is a small piece of realty containing one (1) building which, as proposed, will contain four (4) rental units, three (3) units at market rates and one (1) affordable unit. Again, there will be only one (1) structure located on the subject property.

This Application is an integrated Application for Amendment of the Zoning Regulations as well as the Zoning Map. It is proposed that the Zoning Map be amended to provide that the entirety of the subject real property be known as the "107 Georgetown Road Affordable Housing District."

Because the footprint of the sole building comprising the AHD and its one (1) affordable unit situated on one (1) parcel of real property will remain the same there is no need to provide provisions for Minimum Building Lines and Limits on Heights and Bulk of Buildings in this Application.

Preliminary building plans

The building plans were presented to the appropriate Weston Town Officials on previous occasions and upon information and belief the same were approved.

Projected Sequence of Building

Construction-wise, the building which will contain the market rate units and the one (1) affordable unit is substantially complete and the remaining tasks to full completion will take less than ninety (90) days.

Standards for Zone Change Approval

This integrated Application contains the supporting information for this Application for amendment to the Zoning Regulations and Zoning Map. The standard of review of this proposal and Application is contained in and pursuant to Connecticut General Statutes §8-30g.

Accessibility

In accordance with Connecticut General Statutes §30-269 and §30-273, there will be at least one (1) residential unit on the AHD which shall be accessible to and adaptable for persons with disabilities or handicaps as defined in the American with Disabilities Act as well as the federal Fair Housing Act.

Affordability Requirements

Please see Attachment A to this APPENDIX.

APPENDIX ATTACHMENT A

Responsible Entity for Administration and Compliance.

The affordability plan will be administered by Weston I, LLC, located at 205 Willowbrook Avenue, Stamford, CT 06902, its successors and assigns, who will be the property manager of the subject property. The administrator shall submit a written status report to the Planning & Zoning Commission, in compliance with this Affordability Plan annually, no later than September 1st each year. The administration of this plan may be transferred to another entity, provided that such entity has the expertise to administer the plan and further provided that such entity or individual is approved after due notice to the Planning & Zoning Commission.

Notice of initial Rental of Affordable Unit.

Except as provided in Section VIII, the Administrator shall provide notice of the initial availability for rent of the Affordable Unit. Such notice shall be provided at a minimum, by advertising at least two times in a newspaper of general circulation in the Town. The Administrator shall also provide such notice to the Weston Planning & Zoning Commission, the Town of Weston, and the Weston Board of Education. Such notices shall include a description of the available Affordable Unit, the eligibility criteria for potential tenants, the maximum rent (as hereinafter defined), and the availability of the application forms and additional information. All notices shall comply with the federal Fair Housing Act, 42 U.S.C § 3601 et seq. and the Connecticut Fair Housing Act C.G.S. § 46a-64b, 64c, collectively referred to as the "Fair Housing Acts", as may be applicable.

Application for Affordable Housing and Eligibility

A family or household seeking to rent the Affordable Unit must complete an application to determine eligibility. Eligibility shall be determined by the Administrator in accordance with Section §8-30g and state regulations, as amended.

A. Application Form

The application form for an Affordable Unit will be provided by the Administrator and must include an income certification form. Eligibility will be based on the applicant family's total anticipated income from all sources for the 12-month period following the date the application is submitted (the "Application Date"). If the applicant's financial disclosure indicates a significant change in the applicant's financial income during these 12 months, the Administrator shall not consider this change unless there is reasonable evidence that the change will actually occur.

After the time of initial occupancy, the applicant's income must be re-verified. In determining what is to be included in the definition of family annual income, the Administrator will use the criteria set forth by HUD. To determine whether a household's annual income qualifies for occupancy of an Affordable Unit, the guidelines published by the U.S. Department of Housing under Section 2 of the C.F.R. § 5.609, as amended, shall be followed.

Upon submission of the completed application, the Administrator is responsible for interviewing the Applicant. Specifically, during the interview, the Administrator shall undertake the following tasks:

During the interview, the Administrator will conduct the following procedures with the Applicant:

Review of Information: The Administrator will review with the Applicant all the information provided on the application form.

Explanation of Eligibility Requirements: The Administrator will explain to the Applicant the requirements for eligibility, including the verification procedures and the penalties for providing false information.

Verification of Income and Assets: The Administrator will verify that all sources of family income and family assets have been listed in the application. It will be made clear that the term "family" includes all individuals who are to occupy the home, and that no relationship by blood or marriage is required.

Signing of Release Forms: The Applicant will be requested to sign the necessary release forms to be used in verifying income. The Applicant will also be informed of what verification and documentation must be provided before the application is deemed complete.

Information on Decision Timeline: The Applicant will be informed that a decision regarding eligibility will not be made until all items on the application have been verified.

If it is evident from the income certification form provided by the Applicant that they are not eligible, additional verification procedures will not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income.

In such cases, the Applicant must provide the documentation listed on Schedule B, attached to the application. This list is not exhaustive, and the Administrator may require any other verification or documentation deemed necessary to confirm eligibility. This process ensures that all potential occupants of Affordable Units meet the specified income criteria, maintaining the integrity of the affordability program.

In the event that the number of qualified applicants exceeds the number of Affordable Units, the Administrator will hold a lottery, taking into account the preferences outlined in Section VII. The Affordable Units will be offered according to the ranking resulting from the lottery. It is important to note that a lottery will not be conducted for any subsequent rental of the Affordable Unit.

Employees of the Town who meet the eligibility criteria as set forth in Section VII will be given priority before conducting the lottery for the rental of the Affordable Unit. However, these employees must be full-time employees of the Town or of the Weston Board of Education. If a lease agreement with a town or board of education employee is not executed within forty-five (45) days of the initial notice, the apartment may then be rented without any preference.

The preference category for town employees is subject to revision as may be required by the Federal Office of Fair Housing and Equal Opportunity. This preference shall apply only to the initial rental of the Affordable Unit, but not to any subsequent rental.

To determine the maximum monthly rental price for any affordable unit during the restricted period, the following steps should be followed:

Determine Area and State Median Income: First, determine both the area median income and the state median income. Use the lower of these two figures.

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Adjust for Family Size: Adjust the area median income (from Step 1) by making adjustments for family size as published by HUD.

Calculate 80% of Median Income: Calculate eighty percent (80%) of the adjusted median income from Step 2. This figure represents the maximum income limit for eligibility.

Determine Housing Cost Proportion: Calculate thirty percent (30%) of the figure from Step 3. This represents the portion of income that is used for housing costs.

Determine Monthly Housing Payment: Divide the figure from Step 4 by twelve (12) to determine the maximum monthly housing payment.

Estimate Reasonable Monthly Expenses: Determine the reasonable minimum monthly expenses for the household and utility costs, excluding costs for television, telecommunications, and information technology services. The utility cost estimation should follow the utility estimates periodically provided by the Weston Housing Authority Utility Allowance Schedule.

These steps ensure that the pricing of the affordable unit being rented is aligned with the income levels of eligible households while considering reasonable living expenses.

The steps outlined are part of a detailed process to determine the maximum allowable sale or rental price for Affordable Units, in compliance with the regulatory guidelines.

Here's a breakdown:

Step 7: Calculate Rental Payment:

Subtract the utility allowance determined in Step 9 from the maximum monthly housing payment calculated in Step 5 to find the maximum amount that can be charged for the rental unit.

Step 8: Apply Rental Rate Cap:

Ensure that the rental rate does not exceed one hundred twenty percent (120%) of the Fair Market Rent (FMR) as established by HUD for the greater Stamford metropolitan area.

Step 9: Estimate Reasonable Utility Costs:

Calculate a reasonable estimate of monthly utility costs for the unit, which the tenant is directly responsible for (excluding television, telecommunications, and information technology services), as set forth in the Weston Housing Authority Utility Allowance Schedule.

Step 10: Determine Maximum Chargeable Amount:

Deduct the estimated tenant-paid utilities and fees from the maximum monthly housing payment to arrive at the maximum amount that the developer/owner may charge for the rental unit as the monthly contract rent.

For units restricted to households earning sixty percent (60%) or less of the area median income, use the first seven steps as above, but with sixty percent (60%) as the standard in Step 7, and use the U.S. Department of Housing and Urban Development's fair market rent in Step 8 instead of one hundred twenty percent (120%).

Income verification and documentation of such income as per 24 C.F.R § 5.609 are required for determining whether a household's annual income qualifies for occupancy of an Affordable Unit.

Sample Calculations for Units:

For eighty percent (80%) units:

One bedroom - Maximum rent: \$1,060.00

For sixty percent (60%) units:

One bedroom - Maximum rent: \$967.50

These steps and calculations ensure that Affordable Units are priced within regulatory guidelines, making them accessible to eligible households while complying with affordability criteria.

Affordable Units will be occupied only as a principal residence. Sub-leasing of Affordable Units that have been rented is prohibited.

Tenants are required to maintain their units. They must not destroy, damage, or impair the apartment or commit waste of the apartment. When an Affordable Unit is again offered for rent, the Administrator shall ensure the apartment is inspected and the unit must be restored to a rentable/as-leased condition, as specified.

Violating the Affordability Plan does not result in forfeiture of rent, but the Planning & Zoning Commission retains all enforcement powers granted by the General Statutes, including Section 8-12. These powers include, but are not limited to, the authority to inspect the property at any reasonable time and to examine the books and records of the Administrator to determine compliance of Affordable Units with the affordable housing regulations.

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Attached as "Schedule C" and the Model Deed are the suggested land use restrictions, which shall be recorded on the land records and shall be binding upon any subsequent purchaser or owner of the property and any mortgagee or lienholder with an interest in or against the property.

The lease/rental of both Housing Opportunity Units and market rate units shall be publicized, using State regulations for affirmative fair housing marketing programs as guidelines. The purpose of these efforts shall be to inform residents of municipalities with relatively high concentrations of minority populations about the availability of such units. The Administrator shall be responsible for compliance with this section. Notices of initial availability of units shall be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in such identified municipalities. The Administrator shall also provide such notices to the Planning and Zoning Commission, the Town of Weston, any local housing authority, and the Weston Board of Education. Such notices shall include a description of the available Housing Opportunity Units, the eligibility criteria for potential lessees, the Maximum Rental Price (as hereinafter defined), and the availability of application forms and additional information.

Using the referenced State regulations as guidelines, the dissemination of information about available affordable and market rate units shall include:

A. Analysis of Demographic Data: Utilize census data, Connecticut Department of Economic and Community Development town profiles, and other data to identify racial and ethnic groups less likely to apply based on representation in Stamford's population. This includes Asian Pacific, Black, Hispanic, and Native American populations.

B. Targeted Announcements and Advertisements: Place announcements and advertisements in publications and other media that reach minority populations. This includes local newspapers circulated in Weston, Stamford, Norwalk and Fairfield and other towns in the metropolitan statistical area and regional planning area.

C. Outreach to Social Service Agencies and Community Contacts: Make announcements to social service agencies and other community contacts serving low-income minority families. This includes churches, civil rights organizations, housing authorities and other housing authorities in towns represented in the Greater Stamford Planning Agency, legal services organizations, etc.

D. These strategies are designed to ensure a wide and fair distribution of information about the availability of affordable and market-rate units, particularly to minority groups and communities less likely to be aware of these opportunities. This approach aligns with affirmative fair housing marketing programs to promote equal housing opportunities.

The marketing efforts for the affordable housing project will include:

E. Targeted Marketing in Areas with High Minority Concentrations: Marketing efforts should focus on geographic areas within the housing market area and metropolitan statistical area with high minority concentrations. This ensures that information about the available units reaches communities that might otherwise be underrepresented in the application process.

F. Timely and Repeated Marketing Efforts: Begin affirmative marketing efforts prior to sixty (60) days before the affordable unit will be available for occupancy.

All notices and marketing materials must comply with the federal Fair Housing Act (42 U.S.C. §§ 3601 et seq.) and the Connecticut Fair Housing Act (Conn. Gen. Stat. §§ 46a-64b, 64c, and others), collectively known as the "Fair Housing Acts."

The Developer will complete construction of the AHP as soon as practicable after approval of this Application.

Such sequencing must comply with the on-site requirements of Conn. Gen. Stat. § 8-30g, as well as the Regulations of Connecticut State Agencies.

Schedule A outlines the definitions and elements of annual family income, which is crucial for determining eligibility for affordable housing. This schedule would provide detailed guidelines on how annual family income is calculated, taking into account various income sources and adjustments based on family size and other factors, as per HUD guidelines and state regulations. **(NOTE: Examples of such calculations are found in the Town of Weston Affordable Housing Plan.)**

Annual family income for determining eligibility for affordable housing includes, but is not limited to, the following components:

(a) Wages and Employment Income: This includes the full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses, and other compensation for personal services.

(b) Net Income from Business or Profession: This is the net income from the operation of a business or profession, calculated before any capital expenditures but including any allowance for depreciation expenses.

(c) Income from Personal Property: This includes interest, dividends, and other net income of any kind from real or personal property.

(d) Periodic Payments: The full amount of periodic payments received from social security, annuity insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments.

(e) Payments in Lieu of Earnings: This includes payments such as unemployment and disability compensation, worker's compensation, and severance pay.

(f) Welfare Assistance: If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(i) The amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

(ii) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities.

These components collectively form a comprehensive understanding of an individual's or family's total income, ensuring a thorough and fair assessment of eligibility for affordable housing.

In addition to the previously mentioned components, annual family income for determining eligibility for affordable housing also includes:

(g) Periodic and Determinable Allowances: This encompasses alimony and child support payments, as well as regular contributions or gifts received from persons not residing with the Applicant. This includes periodic gifts from family members, churches, or other sponsored groups, even if the gifts are designated as support for rent or other assistance.

(h) Military Pay and Allowances: All regular pay, special pay, and allowances of a member of the armed forces.

Exclusions from income include:

(i) Income from Employment of Children: This refers to income earned by children under the age of 18.

(j) Payments for Foster Care: Payment received for the care of foster children.

(k) Lump-Sum Additions to Family Assets: Such as inheritances, insurance payments, capital gains, and settlement for personal or property losses.

(l) Medical Expense Reimbursements: Amounts received that are specifically for, or in reimbursement of, the cost of medical expenses for any family member.

(m) Educational Scholarships: Amounts of educational scholarships paid directly by the student to the educational institution, and amounts paid by the government to a veteran in connection with education costs.

(n) Training Program Income: Amounts received under training programs funded by HUD.

These guidelines ensure that all relevant forms of income are considered in a comprehensive and fair manner when assessing an individual's or family's eligibility for affordable housing.

Net family assets for the purpose of computing annual income include:

(a) Trust Interests: The current market value of a trust for which any household member has an interest.

(b) Real Estate and Capital Investments: The current market value, less any outstanding loan balances, of any real estate or other capital investments.

(c) Stocks, Bonds, and Other Investments: The current market value of all stocks, bonds, treasury bills, certificates of deposit, and money market funds.

(d) Retirement or Pension Funds: The cash value of a retirement or pension fund that the family member can withdraw without terminating employment or retiring.

(e) Lump-Sum Receipts: Any lump-sum receipts not otherwise included in income, such as inheritances, capital gains, one-time lottery winnings, and settlements from insurance claims.

These asset calculations are essential in assessing the overall financial situation of a family or individual applying for affordable housing, ensuring a comprehensive evaluation of their economic status.

These components are essential in determining the total economic resources available to a family or individual, which is a crucial factor in assessing eligibility for affordable housing.

For determining income eligibility under Schedule B, the following documentation should be provided to the Administrator:

Verification of Employment Income:

(a) Employment Verification Form: Completed by the employer, this form must specify the frequency of pay, the effective date of the last pay rate increase, and the probability and expected date of any increase during the next twelve (12) months.

(b) W-2 forms: If the Applicant has been in the same job for at least two years and pay increases can be accurately projected.

(c) Notarized statements, affidavits, or income tax returns: Signed by the Applicant, these documents should describe self-employment and amount of income or income from tips and other gratuities.

Social Security, Pensions, Disability Income:

(a) Benefit Verification Form: Completed by the agency providing the benefits.

(b) Award or Benefit Notification Letters: Prepared and signed by the authorizing agency. If state checks or bank deposit slips show only net amounts remaining after deducting Social Security or Medicare, they can be used only when an award letter cannot be obtained.

(c) Social Security Administration (SSA) Verification: If SSA offices refuse to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits, as long as any Medicare or state health insurance withholdings are included in the annual income.

These documents ensure a thorough and accurate assessment of an applicant's income, crucial for determining eligibility for affordable housing.

For determining income eligibility, the following additional documents should be provided where applicable:

Unemployment Benefits:

(a) Records from the unemployment office listing payment dates and amounts.

Government Assistance Programs:

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(a) Agency's written statements as to the type and amount of assistance the Applicant is currently receiving and any changes in assistance expected during the next twelve (12) months.

(b) For "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities, and if applicable, any factors used to reasonably reduce the Applicant's grant.

Alimony or Child Support Payments:

(a) A copy of a separation or settlement agreement or a divorce decree stating the amount and type of support and payment schedules.

(b) A letter from the person paying the support.

(c) A copy of the latest check indicating the date, amount, and number of the check.

(d) The Applicant's notarized statement or affidavit of the amount received or that support payments are not being received and the likelihood of support payments being received in the future.

The Administrator must consult with the Applicant and use this data to estimate income for the next twelve (12) months. This comprehensive approach ensures a thorough and accurate assessment of an applicant's financial situation for eligibility purposes.

For the purpose of determining income eligibility, the following additional documentation related to IRS Tax Returns and other sources of income should be provided:

IRS Tax Return, Form 1040:

(a) Schedule C (Small Business): For applicants running a small business.

(b) Schedule E (Sale of Rental Property Income): For income derived from the sale or rental of property.

(c) Accountant's Calculation of Depreciation Expense: Using straight-line depreciation rules, especially required when accelerated depreciation was used on the tax return or financial statement.

(d) Copy of Recent Loan Application: Listing income derived from the business during the previous twelve (12) months.

(e) Applicant's Notarized Statement or Affidavit: Detailing any income not realized from the business during the previous years.

Gifts and Assistance:

(a) Notarized Statement or Affidavit by the Person Providing Assistance: Must include the purpose, dates, and value of gifts.

(b) Applicant's Notarized Statement or Affidavit: Providing the information above.

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Scholarships, Grants, and Veterans Administration Benefits for Education:

(a) Benefactor's Written Confirmation: Of the amount of assistance and educational institution's written confirmation of expected costs (tuition, fees, books, and equipment) for the next twelve (12) months. Assistance amounts equal to or less than actual educational costs are excluded from the Applicant's gross income; any excess is included.

(b) Copy of Latest Benefit Checks: If benefits are paid directly to the student.

(c) Copies of Canceled Checks or Receipts: For tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

(d) Lease, Rent Receipts, or Bills: For rent and utility costs paid by students living away from home.

These documents enable a detailed and accurate assessment of an applicant's income and financial resources, crucial for determining eligibility for affordable housing programs.

For assessing the current cash value of liquid assets and disposed assets, the following documentation should be provided:

Liquid Assets:

(a) Verification Forms, Letters, or Documents from Financial Institution: These should detail the current cash value of the asset.

(b) Bank Statements: Including passbook, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

(c) Quotes from a Stockbroker or Real Estate Agent: Indicating the net amount the Applicant would receive if they liquidated securities or real estate.

(d) Real Estate Bill Statements: From the tax authority to approximate market value.

(e) Closing Documents: Showing the selling price, the distribution of the sales proceeds, and the net amount to the borrower.

(f) Appraisals of Personal Property Held as an Investment: To assess the current value of such assets.

(g) Applicant's Notarized Statements or Signed Affidavits: Describing assets or verifying the amount held at the Applicant's home or in safe deposit boxes.

Assets Disposed of for Less Than Fair Market Value (FMV):

(a) Applicant's Certification: Regarding whether they have disposed of assets for less than FMV during the two (2) years preceding the Application Date.

(b) Written Statement by the Applicant: If the Applicant states that they did dispose of assets for less than FMV, then a written statement must include the details of such transactions, including the type and value of assets disposed, the date of disposal, the amount received (if any), and the reasons for disposal at less than FMV.

This comprehensive documentation ensures an accurate and fair assessment of the Applicant's financial resources, crucial for determining eligibility for affordable housing programs.

For further assessing the Applicant's financial resources, the following additional documentation related to income from assets and specific situations should be provided:

Income from Assets:

(a) Amount Received: Documentation indicating the amount the Applicant received from the disposal or earnings of assets.

(b) Account Statements: Passbooks, certificates of deposit, etc., showing relevant information and signed by the financial institution.

(c) Broker's Quarterly Statements: Showing the value of stocks or bonds and the earnings credited to the Applicant.

(d) IRS Form 1099: If accepted from the financial institution for prior year's earnings, the Administrator must adjust this information to project earnings expected for the next twelve (12) months.

Adjustments for Changes Expected During the Next Twelve Months:

(a) IRS Form 1040 with Schedule E: For Sale of Rental Income.

(b) Documentation of Applicant's Income and Expenses in Renting: This includes rental income statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements, or amortization schedules showing monthly interest expenses.

(c) Lessor's Written Statement: Identifying monthly payments due to the Applicant and the Applicant's affidavit as to net income realized.

(d) Written Verification from School Officials: From the registrar's office or appropriate school official.

(e) School Records: Indicating enrollment for a sufficient number of credits to be considered a full-time student by the school.

These documents will provide a detailed understanding of the Applicant's financial situation, especially regarding income from assets and any expected changes in the near future. This information is vital for accurately determining eligibility for affordable housing programs.

Schedule C

The Land Use Restrictions for the 107 Georgetown Road Affordable Housing Development , as described in Exhibit A attached, are subject to the following key points:

Applicability: The property described is subject to land use restrictions, assurances, and covenants.

Acceptance of any deed or interest in the property obligates the grantee to adhere to these restrictions.

Affordable Housing Requirement: A certain percentage, thirty (30%) percent, of the units in 107 Georgetown Road Affordable Housing Development are designated as "Affordable Units" and must comply with the regulations set forth herein.

Enforcement: The Affordable Unit Restrictions can be enforced by the Declarant of the 107 Georgetown Road Affordable Housing Development or any official of the Town of Weston who has been given authority by the town to enforce such restrictions. Enforcement can include actions to remove or prevent the occupancy of any person not allowed under the Affordable Unit Restrictions and can seek an injunction in case of violation.

Legal Liability in Case of Violation: In case of a violation of the Affordable Unit Restrictions, each "Responsible Party" (including any tenant of the Affordable Unit during the violation) is jointly and severally liable to pay for the reasonable costs of enforcement proceedings, including reasonable attorney's fees.

Definition of 'Family': For the purposes of these restrictions, 'family' has the same meaning as defined in Connecticut General Statutes § 8-30g and Regulations 8-30g-2 of the Regulations of State Agencies, and as defined in publications by the United States Department of Housing and Urban Development pertaining to area median income.

Amendment of Income Limits: The income limits for family size as stated above may be amended from time to time to reflect changes in guidelines.

Duration and Binding Effect: The Affordable Unit Restrictions are covenanted to run with the land and are binding on any owner of the property for forty (40) years from the date on which the first affordable unit is first rented to a tenant.

These restrictions ensure the maintenance of the one (1) affordable housing unit in the 107 Georgetown Road Affordable Housing Development, in accordance with local and state affordable housing regulations, and provide mechanisms for enforcement and amendment as necessary.

In the event of changes to local zoning regulations and/or state statutes that would affect the requirements for Affordable Unit Restrictions, the following provisions apply:

R.H.
LUD

Amendment of Restrictions: If future changes in zoning regulations or state statutes no longer require the existence of Affordable Unit Restrictions, or if they can be less restrictive than initially drawn, these land use restrictions permit amendments to such restrictions. However, these amendments must not result in the property violating the Weston Zoning Regulations or any other law pertaining to the maintenance of a certain number of Affordable Units.

Compliance with Affordable Housing Laws: Any amendments to the restrictions must still align with laws relating to affordable housing. This means that while the restrictions can be modified to reflect changes in the law, they must still adhere to the overall objective of maintaining affordable housing units.

Recording of the Deed: The deed or instrument recorded in the Weston Land Records shall be similar to the Model Deed attached to these restrictions. The Model Deed serves as a template ensuring that the essential terms and conditions governing the affordable housing units are consistently applied and legally recorded.

These provisions ensure that the affordable housing units remain in compliance with evolving legal requirements while maintaining the core objective of providing affordable housing within the community.

When affordable housing units are re-rented, the rental price must adhere to specific regulatory guidelines to maintain their affordability. Specifically, the rental price must be equal to or less than the price determined using the formula stated in §8-30g-8(b) of the Regulations of Connecticut State Agencies.

This regulation is designed to ensure that:

Affordability is maintained: The regulation ensures that the units remain affordable to future tenants who meet the income eligibility criteria.

Compliance with State Regulations: Adhering to the formula in §8-30g-8(b) ensures compliance with state-mandated affordable housing guidelines.

Fair Pricing: The formula is designed to set a fair rental price that reflects factors such as market conditions and income levels, thereby balancing the interests of the current owner and future affordable housing needs.

Continued Availability of Affordable Housing: This approach helps to preserve the stock of affordable housing over time, ensuring that it serves the community for years to come.

Overall, this pricing guideline is a critical component in the sustainable management of affordable housing resources, ensuring that these units remain accessible to those who need them most.

Model Deed Restrictions for a set-aside development

For a set-aside development consisting of dwelling units to be rented.

R.K.
LUD

The land use restrictions for the 107 Georgetown Road Affordable Housing Development are designed to ensure compliance with local and state regulations regarding affordable housing. These restrictions include:

1. **Affordable Unit Restrictions**: A designated percentage of the dwellings in the development are to be affordable units as defined by these regulations. These restrictions are enforceable by the 107 Georgetown Road Affordable Housing Development or by officials of the Town of Weston.
2. **Enforcement of Restrictions**: Violations of the Affordable Unit Restrictions can result in legal action, including injunctions, and those responsible for the violations may be liable for the costs of enforcement, including attorney's fees.
3. **Income Definitions**: The restrictions adhere to the definitions of 'family' and income as per Connecticut General Statutes and the Regulations of State Agencies, with references to the U.S. Department of Housing and Urban Development publications relating to area median income. These definitions and income limits may be subject to updates.
4. **Duration of Restrictions**: The Affordable Unit Restrictions are covenanted to run with the land and are binding for forty (40) years from the date of the first affordable unit's rental.
5. **Maximum Rental Price**: The maximum rental price for affordable units is set as a percentage of the area median income and is subject to regulations and guidelines that may be updated over time.
6. **Eligibility**: Restrictions on who may occupy the affordable units are defined, ensuring that these units serve the intended demographic. There are also provisions for how these units can be rented in the future.
7. **Compliance with Zoning Regulations**: The development and its affordable units must comply with the local regulations of the Town of Weston where applicable and any relevant state statutes.
8. **Adjustment and Amendments**: The restrictions allow for amendments in response to changes in laws or regulations, provided they remain compliant with affordable housing requirements.
9. **Enforcement Rights**: Rights of enforcement are detailed, specifying who may enforce the restrictions and under what conditions.

These restrictions are critical in maintaining the affordability and accessibility of housing units in the 107 Georgetown Road Affordable Housing Development, ensuring compliance with legal requirements and serving the community's housing needs.

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LUD

APPENDIX 11

WARRANTY DEED WITH PROPERTY DESCRIPTION

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STATUTORY WARRANTY DEED

NANCY R. DILLON of 718 Redding Road, Redding, Connecticut, for consideration paid in the amount of Three Hundred Fifty Five Thousand Dollars (\$355,000.00) does grant to WESTON I LLC, 205 Willowbrook Avenue, Stamford, Connecticut, with rights of survivorship, with WARRANTY COVENANTS the following premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto the survivor of the Grantee and unto such survivor's heirs and assigns forever, to their proper use and behoof, and the Grantor does for herself, her heirs, successors and assigns, covenant with the Grantee and with the survivor of the Grantee and with such survivor's heirs and assigns, that the Grantor is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and has good right to grant and convey the same in manner and form as is herein written and the same are free from all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the said Grantor does by these presents bind herself and her heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and to the survivor of the Grantee and to such survivor's heirs and assigns against all claims and demands whatsoever, except as herein stated.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said Grantee and unto the survivor of the said Grantee and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 6 day of April, 2005.

Nancy R. Dillon
NANCY R. DILLON

WITNESSETH BY

Elizabeth A. Edwards of Wilton CT

Carol Osborne of Redding CT

STATE OF CONNECTICUT)
) ss: Wilton April 6, 2005
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this 6 day of April, 2005 by Nancy R. Dillon.

[Signature]
Commission of Superior Court/
~~Notary Public~~

CONVEYANCE TAX RECEIVED
\$ = \$ 837.50 *Ann H. ...* \$ = \$ 3350.00
TOWN CLERK OF WESTON

SCHEDULE A

VOL 4 | 3 PG 0038

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land with all buildings and other improvements thereon standing, and the appurtenances thereto, situated in the Town of Weston, County of Fairfield and State of Connecticut, described and delineated on a certain map entitled, "Map of Survey of Property in Weston, Conn., for Chevron Oil Co., Scale 1" = 20', March 12, 1969, certified substantially correct by Harry Pidluski Fuller & Co., Engineers and Surveyors, which map is on file in the Weston Town Clerk's Office as Map No. 2066. Said premises are more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly taking line of Georgetown Road (Route 67), said point being designated as a monument site; thence southeasterly along said taking line being a curve of radius 508.339 feet for a distance of 200.38 feet to a monument site, said point being the end of the curve; thence westerly at an exterior angle of $103^{\circ} 01' 54''$ with the southeasterly projection of the aforementioned taking line for a distance of 86.91 feet; thence northwesterly at an interior angle of $103^{\circ} 45' 00''$ for a distance of 84.72 feet; thence northeasterly at an interior angle of $47^{\circ} 28' 56''$ for a distance of 17.47 feet; thence northwesterly at an interior angle of $262^{\circ} 56' 32''$ for a distance of 67.00 feet; thence further northwesterly at an interior angle of $176^{\circ} 41' 30''$ for a distance of 89.93 feet to the apparent southerly street line of Samuelson Road; thence easterly along said street line at an interior angle of $70^{\circ} 35' 20''$ for a distance of 82.47 feet to the southwesterly taking line of Georgetown Road; thence southeasterly along said taking line at an interior angle of $103^{\circ} 09' 24''$ for a distance of 18.21 feet to the point of beginning.

Subject to:

1. Any and all provisions of any ordinance, municipal regulations, public or private law, including but not limited to the planning and zoning regulations of the City and Town of Weston.
2. Any assessments or pending assessments for which a lien or liens have not as yet been filed or recorded in the Town Clerk's office.
3. Taxes due the Town of Weston on the Grand List of October 1, 2003, hereafter due and payable.
4. Grant to The Connecticut Light and Power Company dated August 24, 1948 and recorded in Volume 43 at Page 257 of the Weston Land Records.
5. Notice of Enforcement Action and Consent Order issued by the State of Connecticut Department of Environmental Protection dated November 21, 2002 and recorded in Volume 331 at Page 335 of the Weston Land Records.

RECEIVED FOR RECORD 4-26-05
 AT 3:23 P. M. ATTEST [Signature]
 WESTON TOWN CLERK



Richelle Hodza <rhodza@westonct.gov>

Proposed Amendment to Zoning Regulations re Affordable Housing Apartments

1 message

Richelle Hodza <rhodza@westonct.gov>

Wed, Feb 21, 2024 at 2:00 PM

To: Donna Anastasia <danastasia@westonct.gov>, Shawn Amato <samato@westonct.gov>

Cc: Felippo Scandizzo <landuseadmin@westonct.gov>

Dear Donna,

Please receive for public inspection per CGS Sec 8-3(a) the attached **proposed zoning regulation amendment**. Also attached is the **Notice of Public Hearing** regarding the same matter. (I have ordered publication of the Notice is being published in the Norwalk Hour on 2/22/24 and 2/28/24.)

Thank you.

Sec. 8-3. Establishment and changing of zoning regulations... A copy of such proposed regulation or boundary shall be filed in the office of the town, city or borough clerk, as the case may be, in such municipality, but, in the case of a district, in the offices of both the district clerk and the town clerk of the town in which such district is located, for public inspection at least ten days before such hearing, and may be published in full in such paper.

Richelle Hodza | Director | Land Use Department
Town of Weston | 24 School Road | office 203 222 2530 | cell 203 604 5054
Office Hours | M T W | 9 - 4 | or by appointment

2 attachments

 **107 G'town Rd - Proposed Zoning Text Amendment.pdf**
290K

 **Notice of Public Hearing.docx**
33K



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | *The Hour* | GREENWICH TIME
 Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002828537	Customer Account 109906
Sales Rep. sreed	Customer Information TOWN OF WESTON-LAND USE 56 NORFIELD ROAD WESTON CT 06883 USA
Order Taker sreed	
Ordered By Felippo Scandizzo, EMAIL	Phone: 2032222677
Order Source Phone	Fax: 2032228871 Email: lmontgomery@westonct.gov - AP

Ad Content Proof

Note: Ad size does not reflect actual ad

NOTICE: The following Public Hearings will be held by Weston's PZC on 3/4/24 at 7:15 pm via Zoom: (a) application re 107 Georgetown Rd to amend the town's zoning regs and map for an affordable housing project pursuant to Conn Gen Statutes Sec. 8-30g made by M. Leonard Caine, Esq. on behalf of property owner Weston I LLC, August Lenhart, Member; and (b) application by the PZC to amend its own regs to comply with Public Act 23-142 re child care homes. At these hearings communications shall be received and interested persons shall be heard. The files are available for inspection in the Land Use Office, Town Hall Annex, 24 School Rd, Weston. For more information and the Zoom link call 203 222 2618 or visit www.westonct.gov.

Ad Cost \$117.00	Payment Amt \$0.00	Amount Due \$117.00
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Blind Box **Materials**

Order Notes

Ad Number 0002828537-01	External Ad #	Pick Up Number 0002825672
Ad Type Legal Liners	Ad Size 2 X 15 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Norwalk Hour	# Inserts 2	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
2/22/2024, 2/28/2024