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June 3, 2024

VIA EMAIL AND POST

Richele Hodza, Director
Land Use Department
Town of Weston
Town Hall Annex
24 School Road
Weston, CT 06883

RE: Status Update of Application (#Z-24-03) of Weston I, LLC

The Public Hearing conducted by the Weston Planning & Zoning Commission (hereinafter "PZC") in connection with the aforementioned Application (#Z-24-03) was opened by the PZC on April 1, 2024.

Essentially, the Applicant is seeking approval from the PZC for three (3) new apartment units to be joined in a pre-existing building containing one (1) pre-existing apartment unit. The Applicant proposes that one (1) of the three (3) units be classified as an affordable housing unit under Section 8-30g of the Connecticut General Statutes (Connecticut Affordable Housing Law) and that the pre-existing unit be excluded in the calculation for the minimum number of affordable units (thirty (30) percent) as required by the Connecticut Affordable Housing Law.

At the April 1st meeting, some discussion centered on the issue of whether or not the pre-existing unit had to be counted in the formula required by the Connecticut Affordable Housing Law. The undersigned, counsel for the Applicant, indicated to the PZC that he would supply the PZC with information on this issue. Although the undersigned anticipated that he would have had the research completed on the issue in mid-April, it became impossible to fulfill that goal.

From a conservative standpoint, the undersigned now believes that such information will be delivered to the PZC within the next two (2) weeks.

In addition, there was interest expressed by members of the PZC in acquiring data pertaining to monetary/financial formulas utilized under the Connecticut Affordable Housing Law. Subsequent to the April 1st Public Hearing, information on that topic was supplied to the PZC by the Applicant. The undersigned will provide additional information on this concern to the PZC, including data utilized in surrounding municipalities, within the next two (2) weeks.

Best Regards,

/s/ M. Leonard Caine, III

M. Leonard Caine, III

MLC/aec

cc: Peter Gelderman, Esq. (Via Email)