



# TOWN OF NEW CANAAN

TOWN HALL, 77 MAIN STREET  
NEW CANAAN, CT 06840

SARAH CAREY, CZEO  
TOWN PLANNER  
SR. ENFORCEMENT OFFICER

To: Michael Santoro, Department of Housing

Date: February 22, 2024

Re: Supplemental Materials for a Certificate of Affordable Housing Completion (Moratorium on the Applicability of C.G.S. 8-30g).

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Dear Mr. Santoro,

In response to your letter to First Selectman Carlson dated February 20, 2024 we are submitting an updated Tab 1, Tab 2, and Tab 4. At your request we have updated our HUE point calculations based on the 2020 Census Data. According to that data, New Canaan now has 7,502 housing units, a net decrease of 49 units. The required HUE points to become eligible for a moratorium with these updated numbers is 150.02. Given this marginal difference, 89 total units are still being claimed for this application. The only minor change, as reflected throughout our updated submission, is that we have substituted a three-bedroom unit for a two-bedroom unit in our Canaan Parish points. We previously claimed 83 HUE points for Canaan Parish, and will now only be claiming 82.25 HUE points.

To address your second request, within Tab 2 we have included a table summarizing the number of bedrooms, affordability based on SMI, and HUE points claimed for each unit in Millport and Canaan Parish. The exact deed restriction requirements used to calculate our HUE points can be found on page 122 of Tab 3 for Millport, and page 110 of Tab 4 for Canaan Parish.

Below highlights what pages have been added or changed for each tab:

Page 1-1, updated to reflect 2020 Census numbers and updated HUE points claimed for Canaan Parish

Page 1-3, updated to reflect updated HUE points claimed for Canaan Parish

Page 2-1, 2-3, 2-5 updated to reflect 2020 Census numbers

Pages 2-3, 2-5 updated to reflect updated HUE points claimed for Canaan Parish

Pages 2-11 through 2-13, added to the submission

Page 4-4 updated to reflect updated HUE points claimed for Canaan Parish

If you have any questions, please reach out to me at [sarah.carey@newcanaact.gov](mailto:sarah.carey@newcanaact.gov) or 203-594-3043.

# TABLE OF CONTENTS

## Application for Certificate of Affordable Housing Completion Pursuant to Connecticut General Statutes Section 8-30g(l)(4)(B)

### Tab 1:

- Letter of Application from First Selectman ..... Page 1-1
- Attorney Certification of Compliance with §8-30g of the CGS ..... Page 1-2
- Procedural Compliance Documentation ..... Page 1-5
- Legal Notice Copies ..... Page 1-6
- Memo to Town Clerk for Public Comment Period ..... Page 1-10

### Tab 2:

- Affordable Housing Moratorium Fact Sheet..... Page 2-1
- Summary Calculation of Housing Unit-Equivalency Points ..... Page 2-3
- Housing Unit Table and HUD Income Limit Table ..... Page 2-5
- Introduction and Overview of Eligible Projects ..... Page 2-8
- Certification of No Deductions as of Date of Application ..... Page 2-10
- Supplemental Unit Information Requested on 2/20/24 ..... Page 2-11

### Tab 3: Millport Apartments

- Projection Description and Narrative ..... Page 3-2
- Documentation of Eligibility ..... Page 3-4
- Attachments..... Page 3-9

### Tab 4: Canaan Parish

- Projection Description and Narrative ..... Page 4-2
- Documentation of Eligibility ..... Page 4-5
- Attachments..... Page 4-8

### Tab 5: Public Comment & Town Response

- Certification of No Changes..... Page 5-1
- Public Hearing Documentation ..... Page 5-2
- Public Hearing Meeting Materials..... Page 5-10
- Written Public Comments..... Page 5-21

## TOWN OF NEW CANAAN

TOWN HALL, 77 MAIN STREET  
NEW CANAAN, CT 06840

DIONNA CARLSON  
FIRST SELECTMAN

TEL: (203) 594-3000  
FAX: (203) 594-3123

February 22, 2024

Commissioner Seila Mosquera-Bruno  
State of Connecticut Department of Housing  
505 Hudson Street  
Hartford, CT 06106-7106

Re: Application for Certificate of Affordable Housing Completion/Moratorium –  
Town of New Canaan, Connecticut

Dear Commissioner Mosquera-Bruno:

This application includes documentation for two additional affordable housing residential developments in the Town of New Canaan.

The Certificate of Affordable Housing Completion requires proof of “housing unit equivalent points” (HUE points) of no less than 2% of 7,502 (total housing units in the Town), or **150.04 HUE points**. This Application for the State Certificate provides documentation and justification for 89 affordable units in two housing developments totaling **150.75 HUE points**. The Town has additional available qualified units for HUE points that the Town hopes to use for a future Certificate application.

I am very proud of the accomplishments New Canaan has made toward the State’s goal of Affordable Housing. We continue to be dedicated to the creation of long-term affordable housing solutions. The granting of this moratorium will give the Town four meaningful years to formulate a strong plan to create additional long-term affordable housing units.

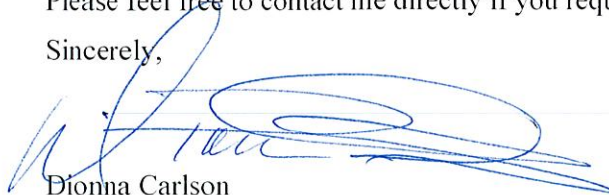
Documentation in this application has been reviewed and certified by our Assistant Town Attorney, Nicholas Bamonte. The application was compiled and assembled by the Town Planner, Sarah Carey. Attorney Bamonte and Ms. Carey can be made available to answer any of your questions or to provide additional information. Please feel free to contact them at the phone numbers and/or the email addresses listed below:

Nicholas Bamonte, Esq. (203) 571-1713 [nbamonte@berchemmoses.com](mailto:nbamonte@berchemmoses.com)

Sarah Carey (203) 594-3043 [sarah.carey@newcanaanct.gov](mailto:sarah.carey@newcanaanct.gov)

I appreciate your consideration and review of this matter and I look forward to hearing from you. Please feel free to contact me directly if you require any additional assistance.

Sincerely,



Dionna Carlson



BERCHEM MOSES.COM

TAB 1
75 Broad Street
Milford, CT 06460
T: 203.783.1200
F: 203.878-2235

1221 Post Road East
Westport, CT 06880
T: 203.227.9545
F: 203.226.1641

Robert L. Berchem
Marsha Belman Moses
Stephen W. Studer
Richard J. Buturla
Floyd J. Dugas
Ira W. Bloom
Jonathan D. Berchem
Michelle C. Laubin
Gregory S. Kimmel
Christopher M. Hodgson
Mario F. Coppola
Christine A. Sullivan

Nicholas R. Bamonte
Richard C. Buturla
Ryan P. Driscoll
Bryan L. LeClerc
Brian A. Lema
Douglas E. LoMonte

Anthony V. Avallone
Jacob P. Bryniczka
Eileen Lavigne Flug
Peter V. Gelderman
Rebecca E. Goldberg
Warren L. Holcomb
Eugene M. Kimmel
Raymond J. Rigat
Paul A. Testa

Carolyn Mazanec Dugas
Christopher R. Henderson
Chandler K. Holcomb
Herbert Z. Rosen
Matthew J. Sponheimer
Matthew L. Studer

- \* - Also Admitted in FL
diamond - Also Admitted in IL
black triangle - Also Admitted in MA
dot - Also Admitted in NJ
black diamond - Also Admitted in NY
circle - Also Admitted in PA

PLEASE REPLY TO WESTPORT OFFICE

February 22, 2024

Commissioner Seila Mosquera-Bruno
State of Connecticut Department of Housing
505 Hudson Street
Hartford, CT 06106-7106

Application for Certificate of Affordable Housing Completion/Moratorium – Town of New Canaan, Connecticut

Dear Commissioner Mosquera-Bruno:

This letter will constitute the certification required by §8-30g-6(c)(2) of the Regulations of Connecticut State Agencies regarding the accompanying Application for State Certification of Affordable Housing Completion (hereafter “Application”) which is being submitted by the Town of New Canaan (hereafter “Town”).

In my opinion, the Application complies with the provisions of Conn. Gen. Stat. §8-30g and with §8-30g-6 of the Regulations of Connecticut State Agencies in effect on the day that the Application is being submitted.

By way of background, I have reviewed the statistical information, calculations, and historical information provided to me regarding the two (2) housing projects submitted as part of this Application, focusing on dates of certificates of occupancy and income requirements as set forth in the governing laws.

The following summarizes the two (2) referenced projects:

- 1. Millport Apartments – 59 and 61 Millport Avenue (40 of 73 total units claimed = 68.5 HUE Points)

This 73-unit § 8-30g development was originally approved by the Planning and Zoning Commission in 2015 and is comprised of 100% affordable units. Because two of the units had been claimed towards New Canaan’s last Certification of Affordable Housing Completion in 2017, and another 31 units were not granted any HUE points in the Town’s last application in 2022, only 40 of the 73 units are claimed in the present application. The property is owned and operated by the New Canaan Housing Authority. Certificates of Occupancy for the claimed units were issued in 2018.

Commissioner Seila Mosquera-Bruno

February 22, 2024

Page 2 of 3

2. Canaan Parish – 186 Lakeview Avenue  
(49 of 100 total units claims = 82.25 HUE Points)

This 100-unit § 8-30g development was originally approved by the Planning and Zoning Commission in 2018 and is comprised of 100% affordable units. Only 49 of the 100 total units in Canaan Parish are claimed in the present application; the remainder would be eligible for additional HUE points but are not necessary to meet the HUE point total required to award a Certificate of Affordable Housing Completion at this time. The property is owned by the Town of New Canaan and operated by the New Canaan Housing Authority and Canaan Parish Redevelopment LP. Permanent Certificates of Occupancy for the units were issued in 2023.

Although this Application claims HUE points for new dwelling units from both Canaan Parish and Millport Apartments that were constructed after pre-existing dwelling units had been demolished, no deductions in HUE points are necessary pursuant to C.G.S. § 8-30g(l)(8), which provides:

Points shall be subtracted, applying the formula in subdivision (6) of this subsection, for any affordable dwelling unit which, on or after July 1, 1990, was affected by any action taken by a municipality which caused such dwelling unit to cease being counted as an affordable dwelling unit.

Section 8-30g(l)(8) is not applicable to the Town’s Application because the prior dwelling units were not “affordable dwelling units” as contemplated by Section 8-30g. Although the prior units were included on the 1990 Affordable Housing Appeals List maintained by DOH, a critical factor is that those prior units had been restricted to 80% *Area Median Income* (“AMI”) – which in New Canaan, is not the applicable metric for determining affordability under Section 8-30g.

For purposes of a Certificate of Affordable Housing Completion, Section 8-30g awards HUE points for dwelling units in newly constructed “affordable housing developments,” which include both government “assisted housing” and private “set-aside developments.” The law expressly requires that dwelling units in a set-aside development be restricted to persons whose income is less than 80% of the “median income.” Median income is defined as “*the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located....*”

In New Canaan, the AMI is much higher than State Median Income (“SMI”). For example, the 2023-24 estimated AMI for a family of four in the Stamford-Norwalk Metro Area is \$171,300 (see figures in Tab 2). The 2022 SMI for a family of four is \$119,500 (see Tab 2). Therefore, to constitute an “affordable dwelling unit” eligible for HUE points and subject to the broader protections of Section 8-30g, assisted housing or set aside developments in New Canaan must be restricted to 80% SMI, not AMI.

As discussed above, the prior dwelling units at Canaan Parish and Millport Apartments had been restricted to 80% AMI, not SMI, and therefore do not constitute “affordable dwelling units” subject to deductions under Section 8-30g(l)(8). Moreover, the units claimed for HUE points in this Application are not only brand new and fully updated, but they are also drastically more affordable

Commissioner Seila Mosquera-Bruno

February 22, 2024

Page 3 of 3

than the pre-existing units and cannot be considered comparable replacements to the deteriorated pre-existing units formerly at Canaan Parish and Millport Apartments. No point deductions are required.

This is consistent with the methodology employed by DOH when approving the Town's Certification of Affordable Housing Completion in 2017, which awarded HUE points for new units in similar developments but applied no deductions. In addition, even though DOH ultimately denied the Town's recent application in 2022, points had been awarded for the units claimed from these same developments that were CO'ed after the Town's 2017 Moratorium approval. In other words, DOH has never interpreted the types of units claimed in this Application as replacement units subject to points deductions under C.G.S. § 8-30g(1)(8).

Moreover, none of the units claimed in this Application were CO'ed prior to the Town's 2017 Moratorium. Therefore, even under DOH's current interpretation of § 8-30g that provided the basis for denial of the Town's Application in 2022, all the units claimed now may be validly considered for HUE points.

If you or any of the DOH staff have any questions, please contact me at (203) 571-1713 or nbamonte@berchemmoses.com. Thank you for your attention and consideration.

Sincerely,



Nicholas R. Bamonte

## Town of New Canaan, Connecticut

### Application for Certificate of Affordable Housing Completion

#### Timeline – as of 1/24/2023

#### Procedural Compliance for Submission to DECD

##### 1. PUBLISH INTENT TO APPLY

- |   |            |
|---|------------|
| a. Submit notice to CT Law Journal  | 12/18/2023 |
| b. Submit notice to New Canaan Advertiser   | 12/18/2023 |
| c. Submit to New Canaan Town Clerk for public inspection  | 12/22/2023 |
| d. (copy also available online newcanaan.info)  |            |
| e. Legal notice publication in CT Law Journal (CLJ)   | 12/26/2023 |
| f. Legal notice publication in New Canaan Advertiser  | 12/21/2023 |
| g. 20 days for comments following CT Law Journal Publication<br>and New Canaan Advertiser notices | 01/14/2024 |

##### 2. PUBLIC HEARING

- |  |            |
|--|------------|
| a. Public Hearing request with twenty-five signatures received | 01/09/2024 |
| b. Public Hearing Legal Notice 1 (Stamford Advocate)           | 01/12/2024 |
| c. Public Hearing Legal Notice 2 (New Canaan Advertiser)       | 01/17/2024 |
| d. Public Hearing held in person/virtually                     | 01/24/2024 |

##### 3. APPLICATION TO DECD

- |   |            |
|---|------------|
| a. Submit application to DECD   | 01/25/2024 |
| b. If complete, DECD notifies applicant, and application is considered<br>“received” on the date of the original submission.            |            |
| c. If incomplete, applicant must provide additional information, and<br>date of receipt becomes date of receipt of missing information. |            |
| d. DECD then promptly publishes notice of receipt in CT Law Journal   |            |
| e. Comment period (30 days from CLJ publication date)   |            |

##### 4. ACTION / DECISION

- |   |  |
|---|--|
| a. Approval or Rejection within 90 days from receipt of complete application.   |  |
| b. If action taken, DECD to publish decision in CT Law Journal  |  |
| c. If no action, the application is “provisionally approved” / New Canaan<br>publishes in CLJ and New Canaan Advertiser |  |

##### 5. EFFECTIVE DATE OF MORATORIUM

- |  |  |
|--|--|
| a. Date of publication of notice in the CLJ and New Canaan Advertiser. |  |
|--|--|

**Carey, Sarah**

---

**From:** COLPlj <COLPlj@jud.ct.gov>  
**Sent:** Monday, December 18, 2023 11:27 AM  
**To:** Carey, Sarah  
**Subject:** RE: 12/26 Publication Legal Notice - Town of New Canaan

**CAUTION: EXTERNAL EMAIL:** This Email Originated from Outside of the Organization. DO NOT Click Links or Open Attachments unless you recognize the sender and know the content is safe.

Hi Sarah,

We received your notice it will be published in the Law Journal of December 26, 2023. Have a wonderful Holiday 😊

*Thank you,*



*Maryann Moslander*

Publication Supervisor

**Phone:** 860.741-3027 ext. 3105

**Email:** [Maryann.Moslander@jud.ct.gov](mailto:Maryann.Moslander@jud.ct.gov)

Judicial Branch – Information Technology Division  
 Commission on Official Legal Publications  
 111 Phoenix Ave, Enfield, CT 06082

---

**From:** Carey, Sarah <sarah.carey@newcanaanct.gov>  
**Sent:** Monday, December 18, 2023 10:40 AM  
**To:** COLPlj <COLPlj@jud.ct.gov>  
**Subject:** 12/26 Publication Legal Notice - Town of New Canaan

You don't often get email from [sarah.carey@newcanaanct.gov](mailto:sarah.carey@newcanaanct.gov). [Learn why this is important](#)

Good Morning,

The Town of New Canaan would like to post the attached legal notice in the 12/26 publication of the CT Law Journal. Please confirm and let me know if anything else is needed.

Thank you.

**Sarah Carey, CZEO | Town Planner | Senior Enforcement Officer | Town of New Canaan**

77 Main Street, New Canaan, CT 06840 | phone: 203 594 3043

**Office Hours:**

Monday-Thursday 7:30 a.m. to 3:30 p.m. and Friday 7:30 a.m. to 1:30 p.m.

Applications will not be accepted after 3 p.m. Monday-Thursday and 1:00 p.m. on Fri.





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

<b>Ad Order Number</b> 0002815469	<b>Customer Account</b> 335309
<b>Sales Rep.</b> sreed	<b>Customer Information</b> NEW CANAAN LAND USE/P&Z- 77 MAIN ST NEW CANAAN CT 06840 USA
<b>Order Taker</b> sreed	
<b>Ordered By</b> LOLA SWEENEY	<b>Phone:</b> 2035943042
<b>Order Source</b> E-mail	<b>Fax:</b> <b>Email:</b> lola.sweeney@newcanaanct.gov

### Ad Content Proof

Note: Ad size does not reflect actual ad

**TOWN OF NEW CANAAN  
 OFFICE OF THE FIRST SELECTMAN  
 LEGAL NOTICE  
 NOTICE OF INTENT TO APPLY FOR A STATE CERTIFICATE  
 OF AFFORDABLE HOUSING COMPLETION**

Notice is hereby given that the Town of New Canaan, Connecticut intends to file an Application for a Certificate of Affordable Housing Completion (moratorium on the applicability of Section 8-30g) with the Department of Housing of the State of Connecticut, pursuant to Section 8-30g(l)(4)(B) of the Connecticut General Statutes.

The proposed application, including all supporting documentation, will be available for public inspection and comment beginning 12/26/2023 in the Office of the Town Clerk, Town Hall, 77 Main Street (First Floor), New Canaan, Connecticut, from 8:00 a.m. to 3:00 p.m. Monday through Thursday and 8:00 a.m. to 1:00 p.m. on Fridays. Written comments may be submitted to Sarah Carey, Town Planner, at the Planning and Zoning Office in the lower level of Town Hall, 77 Main Street, within 20 days of the publication of this notice in the New Canaan Advertiser and the Connecticut Law Journal. The Town will hold a public hearing with respect to the proposed if a petition requesting a public hearing signed by at least twenty-five (25) residents of the Town is filed with the Town Clerk within the 20-day comment period. A copy of all written comments received and responses prepared by the Town will be included as part of the application to the Department of Housing.

OFFICE OF THE FIRST SELECTMAN  
 Town of New Canaan  
 By: Dionna Carlson  
 Dated: December 21, 2023

<b>Ad Cost</b> \$98.75	<b>Payment Amt</b> \$0.00	<b>Amount Due</b> \$98.75
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**Blind Box**      **Materials**

**Order Notes**

<b>Ad Number</b> 0002815469-01	<b>External Ad #</b>	<b>Pick Up Number</b> 0002812525
<b>Ad Type</b> Legal Liners	<b>Ad Size</b> 2 X 39 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

<b>Product and Zone</b>	<b># Inserts</b>	<b>Placement</b>
New Canaan Advertiser	1	Public Notices

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
12/21/2023

# GIVING

From page A1

Each case in the Giving Fund includes an estimated dollar amount that would help a local person or family tackle everyday challenges during this difficult time. Every dollar donated to the Giving Fund goes directly to the people in the stories, which are published every Thursday and Sunday throughout the holiday season in Greenwich Time and The Stamford Advocate and weekly in the Darien Times and New Canaan Advertiser.


The names have been changed to protect the participants' privacy. Here are the stories of 20 neighbors in need:

**Case 161:** Rachel is a 22-year-old college student who is studying environmental science. Although she works part time dog sitting, she has often reported financial difficulties paying down her credit card and food expenses. Rachel recently went for a physical at Family Centers Health Care and was diagnosed with fatigue and reports needing to work on her diet. Rachel would benefit from \$200 to manage her expenses.

**Case 162:** Stacey is a 21-year-old college student pursuing a major in psychology and currently commutes to campus, which is in New York, during the week. Stacey often complains about the commute while still trying to manage her school and social life. Although Stacey works part time as a tutor, she would benefit from a \$200 MTA train card for transportation expenses.

**Case 163:** Diana is a single mother of four and a survivor of domestic violence. The family recently moved out of emergency housing. The family is grateful to live in a space of their own. However, the apartment is unfurnished, and the children have been sleeping on an air mattress on the floor. A gift of \$500 would help Diana buy twin beds for her children.

**Case 164:** Denisse is a single mother of one. The



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**The Giving Fund**  
c/o Hearst Connecticut Media  
P.O. Box 1236  
Stamford, CT 06901

Case # \_\_\_\_\_  
Donation Amount \$ \_\_\_\_\_

My check enclosed (Payable to 'The Giving Fund')  
Charge my credit card:  
 Visa  MasterCard  American Express  Discover

Card # \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Signature \_\_\_\_\_  
Name (as it appears on card) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Daytime Phone # \_\_\_\_\_

I'd like my donation to remain anonymous

Hearst Connecticut Media will make every effort to acknowledge donations in the newspaper unless indicated as "Anonymous." All donations will be acknowledged by mail.

family recently moved, hoping to have a better life. However, Denisse has been unsuccessful in finding a job, and as her savings are running out, she is in dire need of food, clothing for the winter and rent. A gift of \$500 would allow Denisse to pay for her rent while she continues searching for employment.

**Case 165:** Monica is a single mother of two who works tirelessly to make ends meet. Recently, she received a notice informing her that her rent would increase. This has left her unsure of how she would cover the additional cost. A gift of \$500 would help her cover the extra rent expenses and give Monica some time to find alternative arrangements to pay for rent in the future.

**Case 166:** Angela is a mother of two who recently relocated to Connecticut from the West Coast and is in search of better housing opportunities. Despite working long hours, Angela is unable to afford basic living essentials. The family is sleeping on a mattress laid on the floor since they cannot afford to buy any beds. With a gift of \$500, Angela will be able to purchase furniture and turn

her apartment into a welcoming home for her family.

**Case 167:** Jessica is a new mother to a baby boy. She is a single mother who works a full-time job and is struggling to meet her basic needs. Jessica wants a magical holiday for her son and to have a warm, safe home this winter. A donation of \$500 will help Jessica meet her basic needs.

**Case 168:** Mary and Tom are the parents of three young children. Tom has been fighting a chronic disease for a year and is still working as a full-time landscaper. But no matter how much he works, it is never enough for their basic needs. A donation of \$300 will help this family tremendously with medical expenses and rent.

**Case 169:** Carla is a mother of four who is struggling with her finances. She works full time as a teacher but lately the expenses at home keep increasing and she is unable to meet all her bills. A donation of \$800 for this mother will help her tremendously and make this holiday special for her kids.

**Case 170:** Hannah is a mother of three children, one with severe autism. She

is constantly advocating for her son's well-being and connecting him to resources. Hannah's son needs speech therapy and his insurance does not cover it. A donation of \$500 will help Hannah tremendously in paying her son's therapy sessions.

**Case 171:** Nicole, a single mother to a toddler, finds herself grappling with financial challenges despite working double shifts. Meeting her basic necessities has become increasingly difficult. A donation of \$800 would provide crucial assistance, particularly in helping her cover essential expenses like rent.

**Case 172:** Jenny, a mother of five children, recently relocated from California due to the harrowing experience of domestic violence. A donation of \$250 would make an immense difference in supporting her and her children during this challenging time.

**Case 173:** Juan is facing several medical issues. Three months ago, he started limping on his right side, and ended up in the emergency room because he couldn't walk. The doctors found that his hips were so deteriorated that he needed a joint and hip replacement

right away. Next month, he is facing another surgery to replace the left side hip. For the past three months, Juan couldn't work at all and he is surviving thanks to his close friends and his church. A \$1,000 grant toward his rent will help him to keep his home and avoid eviction during the holiday season.

**Case 174:** Richard was diagnosed with Stage 4 cancer. Prior to his diagnosis, he was able to work as a plumber but had to go on medical leave due to his illness and treatment side effects. His wife is only able to work part-time as she helps care for her husband. A \$1,000 grant toward their rent will alleviate some of the hardship they are facing and help them remain housed and safe during Richard's treatment and the holidays.

**Case 175:** Tina has been struggling to raise a child on her own for many years. Unfortunately, due to the rise in rental prices, she has been asked to vacate her apartment as she can't keep up with the increase in costs. Tina is on a fixed income from disability payments and cannot afford to pay the moving costs that are required by the current property owner. A grant of \$1,000 will allow her to move to a new apartment and put some money toward her security deposit just in time for the holiday.

**Case 176:** Shawn has been working full time as a handyman to provide for his family. Because of an accident at work, he broke his index finger, which requires surgery; therefore, he will be out of work for a month without pay. While he recuperates from surgery, he will have no income and he is the sole provider for his family. A grant of \$1,000 will help cover his rent for December and allow him enough time to heal.

**Case 177:** Pilar had two aneurysms in the month of October and underwent surgery a month ago. At this time, she cannot return to her job as a housekeeper. This is affecting her income, and if she does not pay her electric bill, she may face a

disconnection. A grant of \$533.66 will help to cover her electrical bill.

**Case 178:** Lisa is a single mother who suffered a serious physical injury when she was 15 years old. She has undergone three surgeries, but her physical condition is getting worse. She is no longer able to work due to her physical disability. Lisa recently became divorced and now struggles to support her household. A \$1,000 grant will allow her to pay her rent and keep her family safe in their home.

**Case 179:** Mary is an 18-year-old who is enrolled at a local community college and lives at home with her mother. Due to financial struggles, her mother is going to have to sell their home and is unsure where they would move. As a result, there is a chance that her mother would have to move back to Puerto Rico. Mary is doing well in school and is working part time to help make ends meet. However, she finds the possibility of moving to Puerto Rico heartbreaking as she feels this is her home. She would benefit from a donation of \$300 to help supplement some of the cost for groceries, heating and various other daily cost of living items.

**Case 180:** Pam is a single mother who has a seasonal job in the landscaping industry. As of the end of November, Pam is out of work until the spring. As the head of household, she is worried how she'll provide for her family throughout the winter. With no income expected for the next few months, Pam has had to dip into her small savings to pay for rent, utilities and food. She's also concerned she will have to forgo paying her medical expenses until she receives a paycheck again. A gift of \$500 will give Pam and her kids some needed financial stability.

*For more information or to make a donation by phone, contact Bill Brucker, chief advancement officer for Family Centers, at 203-869-4848 or email wbrucker@familycenters.org.*

# New England Scenic Trail becomes national park

By Vincent Gabrielle  
STAFF WRITER

The New England Scenic Trail, which cuts straight through Connecticut, has been granted national park status by the U.S. National Park Service. The trail runs north about 235 miles from the Guilford Point area on Long Island Sound over hills, ridges and waterfalls though Massachusetts to the border of New Hampshire.

"For us, it's super exciting," said Clare Cain, the interim executive direc-

tor and trails director for the Connecticut Forest and Park Association, one of the organizations that maintains the trail. "This puts our trail on par with the other national scenic trails and other national parks."

Winding over scenic trap rock ridges, past village centers, farmlands, forests and waterfalls the trail encompasses the historic Metacomet-Monadnock-Mattabasset trail system.

In Massachusetts, at Skinner State Park, it passes the iconic moun-

tain top summit house. In Connecticut, it crosses Pistapaug Mountain in Wallingford at the reservoir.

A spur of the trail breaks off at the Broomstick Ledges near Rockland, winds over Mount Pisgah, then heads past Millers Pond State Park before cresting the bluffs near Maromas on the Connecticut river.

The designation was long overdue said Cain. Back in 2009, the trail system was given the designation of a "national scenic trail" without the accompanying national park designation. This put the whole trail system in something of a funding and status limbo, Cain said.

"It was this weird administrative oversight they made when design-

ating the trail," said Cain. "We've been maintaining the trail since the beginning, but this piece has been missing."

The New England Scenic Trail became a national park with two other national scenic trails, the North Country Trail and the Ice Age Trail. Now six trails in the country have national park status. The most famous of these is the Appalachian Trail.

"The new status for the Ice Age, New England, and North Country national scenic trails will increase public awareness and use of these amazing pathways," said National Park Service Director Chuck Sams in a press release. "Their combined 5,500-plus miles travel through parts of 10 states and hundreds of communities, from large cities to

rural towns, providing a countless close-to-home opportunities for people to easily access green space and enjoy the benefits of outdoor recreation."

The New England Scenic Trail winds past many indigenous, colonial and post-colonial historical sites including King Phillip's Cave where the Pequot Sachem Metacomet sheltered during

King Phillip's War, a mammoth archaeological dig, and Castle Craig monument all in Connecticut.

"Last year we started an indigenous site survey in Connecticut," said Cain, explaining that a Tribal Historic Preservation archaeologist had finished the Connecticut side. "We've just started to continue that work in Massachusetts."



Hearst Connecticut Media file photo

**The Chief State's Attorney's Office in Rocky Hill.** The state's attorney's office Andrew Golden, a 55-year-old New Canaan counselor, was charged for allegedly filing \$80,000 in fraudulent Medicaid claims.

## CLAIMS

From page A1

\$80,300 in Medicaid payments he was not entitled to. It said Golden was released on \$50,000 bond and is scheduled to appear in state Superior Court in

Stamford on Dec. 29.

"The charges are merely accusations and he is presumed innocent until and unless proven guilty," it said.

If found guilty and convicted, each charge is punishable by up to 20 years in prison.

## PUBLIC NOTICES

### TAXES DUE

NOTICE IS HEREBY GIVEN THAT ALL PERSONS LIABLE TO PAY TAXES TO THE TOWN OF NEW CANAAN, CT ON THE ASSESSMENT LIST OF OCTOBER 1, 2022, THAT THE SECOND INSTALLMENT OF SAID TAX ON REAL ESTATE IS DUE AND PAYABLE ON JANUARY 1, 2024. ALONG WITH SUPPLEMENTAL MOTOR VEHICLE TAXES AND SEWER USE FEES WILL LEGALLY BE ACCEPTABLE, WITHOUT INTEREST, IF PAID ON OR BEFORE THURSDAY, FEBRUARY 1, 2024.

IF TAXES AND SEWER FEES ARE NOT PAID WITHIN ONE MONTH OF DUE DATE, THE JANUARY PAYMENT WILL BECOME DELINQUENT AND SUBJECT TO INTEREST AT THE RATE OF 1.5 PERCENT, FROM JANUARY 1, 2024, AND 1.5 PERCENT, EACH MONTH THEREAFTER, OR A MINIMUM CHARGE OF \$2.00 (WHICHEVER IS GREATER) IN ACCORDANCE WITH STATE STATUTE.

FAILURE TO RECEIVE A TAX BILL DOES NOT NEGATE RESPONSIBILITY FOR FULL PAYMENT OF TAXES.

ONLINE PAYMENTS: WWW.NEWCANAAN.INFO

MAIL-IN CHECKS, MAKE PAYABLE TO: TOWN OF NEW CANAAN.

IF A RECEIPT IS REQUESTED, PLEASE ENCLOSE A STAMPED SELF-ADDRESSED ENVELOPE WITH BILL(S) AND PAYMENT.

MAIL PAYMENT TO: P.O. BOX 150403, HARTFORD, CT 06115-0403

TAXES PAYABLE IN PERSON: TAX COLLECTOR'S OFFICE, TOWN HALL 77 MAIN ST

OFFICE HOURS: 7:30A.M. TO 3:30P.M. MONDAY THROUGH THURSDAY, FRIDAY 7:30A.M. - 1:30P.M. THE OFFICE WILL BE CLOSED ALL DAY JANUARY 15, 2024.

LAST DAY FOR POSTMARKING IS THURSDAY, FEBRUARY 1, 2024 AND BE SURE THAT IF MAILED THIS DAY, THE ENVELOPE IS BROUGHT TO THE POST OFFICE TO BE POSTMARKED.

ROSANNA DIPANNI  
COLLECTOR OF TAXES

## PUBLIC NOTICES

### TOWN OF NEW CANAAN OFFICE OF THE FIRST SELECTMAN LEGAL NOTICE NOTICE OF INTENT TO APPLY FOR A STATE CERTIFICATE OF AFFORDABLE HOUSING COMPLETION

Notice is hereby given that the Town of New Canaan, Connecticut intends to file an Application for a Certificate of Affordable Housing Completion (moratorium on the applicability of Section 8-30g) with the Department of Housing of the State of Connecticut, pursuant to Section 8-30g(l)(4)(B) of the Connecticut General Statutes.

The proposed application, including all supporting documentation, will be available for public inspection and comment beginning 12/26/2023 in the Office of the Town Clerk, Town Hall, 77 Main Street (First Floor), New Canaan, Connecticut, from 8:00 a.m. to 3:00 p.m. Monday through Thursday and 8:00 a.m. to 1:00 p.m. on Fridays. Written comments may be submitted to Sarah Carey, Town Planner, at the Planning and Zoning Office in the lower level of Town Hall, 77 Main Street, within 20 days of the publication of this notice in the New Canaan Advertiser and the Connecticut Law Journal. The Town will hold a public hearing with respect to the proposed if a petition requesting a public hearing signed by at least twenty-five (25) residents of the Town is filed with the Town Clerk within the 20-day comment period. A copy of all written comments received and responses prepared by the Town will be included as part of the application to the Department of Housing.

OFFICE OF THE FIRST SELECTMAN  
Town of New Canaan  
By: Dionna Carlson  
Dated: December 21, 2023

## PUBLIC NOTICES

### TOWN OF NEW CANAAN Action Taken By The INLAND WETLANDS COMMISSION Monday December 18, 2023

Notice is hereby given that the Inland Wetlands Commission of the Town of New Canaan, at its meeting on 12/18/23, made the following decision:

1. Application number 23-16 at 238 Marshall Ridge Road, Leonard Porter, Map 31, Block 10, Lot 6. Dredge approximately 1,000 s.f. of overgrowth from existing, stone lined water feature. Remove one dead tree.  
**APPROVED with One Special Condition.**



## **NOTICE OF CONNECTICUT STATE AGENCIES**

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### **NOTICE OF INTENT TO APPLY FOR A STATE CERTIFICATE OF AFFORDABLE HOUSING COMPLETION**

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Dionna Carlson  
*First Selectman*  
Town of New Canaan, CT

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### **DEPARTMENT OF SOCIAL SERVICES**

#### **Notice of Proposed Medicaid State Plan Amendment (SPA)**

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##### **SPA 24-A: January 2024 HIPAA Compliance and Reimbursement Updates**

The State of Connecticut Department of Social Services (DSS) proposes to submit the following Medicaid State Plan Amendment (SPA) to the Centers for Medicare & Medicaid Services (CMS) within the U.S. Department of Health and Human Services (HHS). Public comment information is at the bottom of this document.

##### **Changes to Medicaid State Plan**

Effective on or after January 1, 2024, SPA 24-A will amend Attachments 3.1-A, 3.1-B, and 4.19-B of the Medicaid State Plan to make the updates to the coverage language and payment methodologies described below.

First, this SPA will incorporate various January 2024 federal Healthcare Common Procedural Coding System (HCPCS) updates (additions, deletions, and description changes) to the physician office and outpatient, physician-radiology, physician-surgery, independent radiology, medical equipment devices and supplies (MEDS), adult and children dental services, laboratory, audiology/speech & language pathology, ambulatory surgical centers, rehabilitation clinic, medical clinic, and behavioral

RECEIVED

DEC 21 2023

10:30 Am

New Canaan Town Clerk



## TOWN OF NEW CANAAN

TOWN HALL, 77 MAIN STREET  
NEW CANAAN, CT 06840

SARAH CAREY, CZEO  
TOWN PLANNER  
SR. ENFORCEMENT OFFICER

To: Claudia Weber, Town Clerk  
From: Sarah Carey, CZEO Town Planner/Sr. Enforcement Officer  
Date: December 22, 2023  
Re: Application to the CT Department of Housing for a Certificate of Affordable Housing Completion (Moratorium on the Applicability of C.G.S. 8-30g).

The 3-ring binder accompanying this memo is a *copy* of the documents and information to be submitted to the Connecticut Department of Housing (DOH), requesting a Certificate of Affordable Housing Completion pursuant to Section 8-30g(1)(4)(B) of the General Statutes.

Acceptance and approval of the Application by the DOH would result in a 4-year moratorium on the acceptance of applications for affordable housing submitted to the Planning & Zoning Commission.

Copies of the legal notices of the "Intent to Apply" for the Certificate are attached, and will be/have been published as follows:

- December 21, 2023 New Canaan Advertiser
- December 26, 2023 Connecticut Law Journal

This copy of the Application is being provided to your office as per the statement in the Legal Notices (and the requirements of the applicable Section 8-30g law) that the Application is "available for public inspection and comment."

Written comments can be accepted within the 20-day period following the publication of the Legal Notices (December 26, 2023 through January 14, 2024).

All questions and comments on the Application should be directed to the Town Planner at:

203-594-3042

[Sarah.carey@newcanaanct.gov](mailto:Sarah.carey@newcanaanct.gov)

Sincerely,

Sarah Carey, CZEO