



# TOWN OF NEW CANAAN

TOWN HALL, 77 MAIN STREET  
NEW CANAAN, CT 06840

TEL: (203) 594-3043

SARAH CAREY, CZEO  
TOWN PLANNER  
SR. ENFORCEMENT OFFICER

January 25, 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

Dear Commissioner Mosquera-Bruno:

This letter is to certify that following the close of the public comment period on January 24, 2024, the Town has received only one written correspondence relating to this moratorium application. The Town has not made any modifications to our submission following the public comment period.

Best Regards,

A handwritten signature in black ink, appearing to read "Sarah Carey".

Sarah Carey, CZEO  
Town Planner/Sr. Enforcement Officer

CALL FOR PUBLIC HEARING

TO: The Hon. Claudia A. Weber, New Canaan Town Clerk

We, the undersigned residents of the Town of New Canaan, acting in response to the public notice dated December 21, 2023 from the Office of the New Canaan First Selectman, hereby petition for a public hearing regarding the proposed application for a state certificate of affordable housing completion.

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>	<u>Date</u>
<u>Gilli</u>	<u>GIACOMO LANDI</u>	<u>313 ELM ST</u>	<u>1/6/24</u>
<u>Elizabeth Fabian</u>	<u>Elizabeth Fabian</u>	<u>313 Elm St.</u>	<u>1/6/24</u>
<u>Susan B. Leeming</u>	<u>Susan B. Leeming</u>	<u>5 Kimberly Place</u>	<u>1/6/24</u>
<u>Andrew Livesey</u>	<u>ANDREW LIVESEY</u>	<u>339 Elm St</u>	<u>1/6/24</u>
<u>Mira Moynihan</u>	<u>MIRA MOYNIHAN</u>	<u>330 Elm St</u>	<u>1/6/24</u>
<u>Patricia Adair</u>	<u>PATRICIA ADAIR</u>	<u>330 Elm # 14</u>	<u>1/6/27</u>
<u>Amy Gildea</u>	<u>Amy Gildea</u>	<u>330 Elm St.</u>	<u>1/6/2024</u>
<u>Brian Van Uren</u>	<u>Brian Van Uren</u>	<u>652 West St.</u>	<u>1/6/24</u>

CIRCULATOR'S PETITION OF AUTHENTICITY OF SIGNATURE

I, GIACOMO LANDI, am the circulator of the foregoing Petition, and I reside at 313 Elm St NC.

Each person whose name appears on this petition signed the same in person in my presence, and is known to me, or has been satisfactorily identified to me. All the signatures on this page were obtained on the dates shown, and none were obtained earlier than six months prior to the date the page is filed. I HEREBY STATE UNDER THE PENALTIES OF FALSE STATEMENT THAT THE FOREGOING STATEMENTS ARE TRUE.

Date: 1/9/24 Signature: Gilli

CERTIFICATION OF ACKNOWLEDGING OFFICER

STATE OF CONNECTICUT

SS: New Canaan

COUNTY OF FAIRFIELD

On this 9<sup>th</sup> day of January 2024, before me the undersigned officer, personally appeared

Giacomo Landi known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Circulator's Statement of Authenticity of Signatures, and I certify that the circulator signed the Circulator's Statement of Authenticity of Signatures. In witness whereof, I have hereunto set my hand and seal this 9<sup>th</sup> day of January 2024.

Claudia A. Weber  
Notary Public/Town Clerk

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>	<u>Date</u>
	Hanna Van Wazerer	652 Weed St	1/6/24
	Maria Livesay	339 Elm Street	1/7/2024
	CHRISTINA BRADLEY	317 Elm St	1/7/24
	Trevor Bradley	317 Elm St	1/7/2024
	Evelyn Irene Barrack	781 Weed St	1/2/24
	Alex Chostain-Chapman	802 Weed St.	1/7/24
	Audrey Chostain-Chapman	802 weed st	1/7/24
	SAEREI KIELLAND	738 Weed St	1/9/2024

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	HALVOR KIELAND	738 Weed St	1/7/24
	David DiPanni	22 Urban St	1/7/24
	Jeffrey Stein	39 Brushy Ridge Rd.	1/7/24
	Gullhat Johnson	209 Brushy Ridge Rd	1/7/24
	SEAN KELLEY	762 WEED ST	1/7/24
	Bridget Kelley	762 Weed St.	1/7/24
	Mary Moore	315 Elm St	1/7/24
	Greg Moore	315 Elm St	1/7/24

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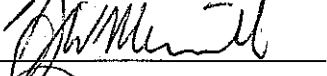

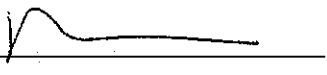
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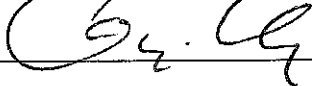
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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>	<u>Date</u>
	Brett Warden	720 Weed St	1/7/24
	Joseph Merrill	726 Weed St	1/8/24
	Tracey Merrill	726 Weed St	1/8/24
	Melissa Merrill	43 St John Pl	1/8/24
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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Claudia A Weber  
Notary Public/Town Clerk



# STAMFORD ADVOCATE

# CLASSIFIED

MARKETPLACE



203-333-4151 | classifieds@hearstmediact.com | Hours: 8:30 a.m.-4:30 p.m., M-F | Major Credit Cards Accepted

## PUBLIC NOTICES

**LEGAL NOTICE  
PARKS & RECREATION COMMISSION  
THE CITY OF STAMFORD**

Notice is hereby given that the Parks & Recreation Commission of the City of Stamford will hold a second Public Hearing on Wednesday, January 17, 2024 at 6:30 p.m. via internet video conference and phone to consider the installation of a Dog Park at Scofieldtown Park located at Scofieldtown Road and Rock Rimmon Road, Stamford, Connecticut.

Instructions for joining the meeting will be posted on the Parks & Recreation Commission website in advance of the Hearing ([www.stamfordct.gov/parks-and-recreation-commission](http://www.stamfordct.gov/parks-and-recreation-commission)) and all interested parties are invited to attend. The Hearing may be continued to such time and place as will be announced by the Parks & Recreation Commission at the Public Hearing. After the Public Hearing, the Commission will conduct its regular monthly meeting.

ATTEST: MELANIE HOLLAS, CHAIR  
PARKS & RECREATION COMMISSION

Dated at the City of Stamford this 5th day of January 2024

**Legal Notice  
Zoning Board - City of Stamford**

**CSPR 1180 - Bicoastal Holdings LLC, 110 Davenport Drive, Stamford, CT** - Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, January 8, 2024 UNANIMOUSLY APPROVED AS MODIFIED the application for Coastal Site Plan Review for the installation of a Generator. Property is located within the CAM boundary.

ATTEST: WILLIAM MORRIS  
ACTING CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated and posted at the City of Stamford, Connecticut, this 12th day of January 2024

**Legal Notice  
Zoning Board - City of Stamford**

**CSPR 1184 - Herbert F. Gretz- 45 Sagamore Road, Stamford, CT** - Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, January 8, 2024 UNANIMOUSLY APPROVED AS MODIFIED the application for Coastal Site Plan Review for the installation of an in-ground swimming pool, terrace, retractable pergola, various retaining walls, an outdoor fireplace and kitchen. Property is located within the CAM boundary.

ATTEST: WILLIAM MORRIS  
ACTING CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated and posted at the City of Stamford, Connecticut, this 12th day of January 2024

**LEGAL NOTICE**

PURSUANT TO CHAPTER 88 OF THE CODE OF ORDINANCES OF THE CITY OF STAMFORD, NOTICE IS HEREBY GIVEN OF THE FOLLOWING APPLICATION FOR DEMOLITION PERMIT:

Date of Application: January 11, 2024  
Date of Publication: January 12, 2024  
Location of Property: 37 PARKER AVENUE (Two Family House)  
Owner of Property: ASSOCIATED WATER INDUSTRIES INC

Unless written objection to the demolition of the above structure is filed by February 1, 2024 with the Building Department, 888 Washington Boulevard, Stamford, CT 06901-2902, a demolition permit may be issued.

Attest: Shawn Reed  
Chief Building Official

PHOTO  
PLACEHOLDER  
2

**LEGAL NOTICE  
REQUEST FOR  
CONSULTANT QUALIFICATIONS**

Traffic Calming and Complete Streets Best Practices Toolbox  
January 12, 2024

The Western Connecticut Council of Governments (WestCOG) is seeking assistance to provide planning and engineering services for a study and conceptual development of traffic calming guidelines across the WestCOG region, which is comprised of eighteen (18) municipalities.

A Request for Qualifications (RFQ), including a preliminary scope of work, consulting firm requirements, and submission instructions may be found at this link (<https://westcog.org/about/rfps-grant-opportunities/>). An optional pre-bid meeting will be held at 2:00 p.m. on February 2, 2024. Questions should be directed in writing to the WestCOG staff indicated in the RFQ by 11:45 p.m. ET on February 7, 2024. Statements of qualifications must be received no later than 11:45 p.m. ET on Friday, February 23, 2024. Responses received after this date and time will not be considered.

**Legal Notice  
Zoning Board - City of Stamford**

**CSPR 1182 - Justin & Malika Myers, 88 Kenilworth Drive West, Stamford, CT** - Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, January 8, 2024 UNANIMOUSLY APPROVED AS MODIFIED the application for Coastal Site Plan Review to construct a new 2 story addition off the rear side of the dwelling. Property is located within the CAM boundary.

ATTEST: WILLIAM MORRIS  
ACTING CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated and posted at the City of Stamford, Connecticut, this 12th day of January 2024  
CSPR 1182

**PUBLIC NOTICE**

**Application 223-36** - Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, January 8, 2024 UNANIMOUSLY APPROVED AS MODIFIED the application of G & T Taylor Street LLC, Stamford CT for approval of a Special Permit, Site & Architectural Plan and Requested Uses, Coastal Site Plan, and inclusion on the Cultural Resources Inventory, for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street and adds 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3. Below-market rate units will be provided on site pursuant to Section 7.4. The subject site is within the CAM boundary.

Block#15

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, shown and designated on that certain map entitled, "MAP SHOWING A CONSOLIDATION OF PROPERTIES PREPARED FOR HATTIE P. CLAYBURN STAMFORD, CONNECTICUT" on file in the office of the Town Clerk of the City of Stamford as shown on Map No. 12365, reference thereto made for a more particular description.  
Property is known as 18 Taylor Street, Stamford, Connecticut

All that certain piece or parcel of land with the improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:  
NORTHERLY: By land now or formerly of John T. Downey and Jane Downey;  
EASTERLY: By land now for formerly of Philip H. Brown;  
SOUTHERLY: By land now or formerly of Catherine Howell;  
WESTERLY: By Taylor Street.  
SAID premises are known as 12 Taylor Street, Stamford, Connecticut

Effective date of this Decision: January 23, 2024.

ATTEST: WILLIAM MORRIS  
ACTING CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 12th day of January 2024

## PUBLIC NOTICES

**Legal Notice  
Zoning Board - City of Stamford**

**CSPR 1183 - Vanderson DiGesu -30 Woolsey Road, Stamford, CT** - Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, January 8, 2024 UNANIMOUSLY APPROVED AS MODIFIED the application for Coastal Site Plan Review to increase second floor over the garage, install two 125-gallon propane tanks and renovate several areas within the dwelling. Property is located within the CAM boundary.

ATTEST: WILLIAM MORRIS  
ACTING CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated and posted at the City of Stamford, Connecticut, this 12th day of January 2024

**TOWN OF NEW CANAAN  
PLANNING AND ZONING COMMISSION**

**NOTICE OF PUBLIC HEARING ON PROPOSED AFFORDABLE HOUSING MORATORIUM APPLICATION**

Notice is hereby given that Planning and Zoning Commission will hold a Public Hearing on January 24, 2024 at 7 pm to receive comment with respect to the Town's proposed application to the State Department of Housing for a Certificate of Affordable Housing Completion, commonly known as an affordable housing "Moratorium," pursuant to C.G.S. § 8-30g and Conn. Agencies Regs. § 8-30g-6(j)(1).

This hearing is scheduled as a hybrid meeting to be held in the Town Meeting Room at Town Hall, 77 Main Street. Access to this Public Hearing will be in person and via an on-line system.

A complete copy of the Town's proposed application is available to review on the Town's website here: <https://cms3.revize.com/revize/canaan/Departments/Land%20Use/Pending%20P&Z%20Commission%20Applications/2024%20Moratorium%20Application.pdf>

Written comments may be submitted in advance to Sarah Carey, Town Planner, at [sarah.carey@newcanaanct.gov](mailto:sarah.carey@newcanaanct.gov) or the Planning and Zoning Department, Town Hall, 77 Main Street. A copy of all written comments received, responses by the Town to comments received, and a description of any modifications made or not made to the application or supporting documentation as a result of such comments, will be attached to the application when submitted to the Department of Housing.

## LIQUOR PERMITS

**LIQUOR PERMIT**

Notice of Application

This is to give notice that I,

ISIS-RAE GOULBOURNE  
150 SOUTHFIELD AVE APT 1420  
STAMFORD, CT 06902-7762

Have filed an application placarded 01/12/2024 with the Department of Consumer Protection for a RESTAURANT LIQUOR PERMIT for the sale of alcoholic liquor on the premises at 230 TRESSER BLVD STE H003 STAMFORD CT 06901-3526

The business will be owned by:  
ITJG GROUP LLC

Entertainment will consist of:  
Acoustics (not amplified), Disc Jockeys, Karaoke, Live Bands


Objections must be filed by:  
02-23-2024

Visit: <https://portal.ct.gov/remonstrance> for more information

ISIS-RAE GOULBOURNE

## FORECLOSURE NOTICE

**LEGAL NOTICE  
FORECLOSURE AUCTION SALE**



**Docket No.** FST-CV18-6035393-S

**Case Name:** CITY OF STAMFORD v. RAMSEY, CHARLEES ET AL

**Property Address:** 60 Aberdeen Street, Stamford, CT 06902  
Property Type: Residential

**Date of Sale:** Saturday, February 13, 2024 at 12:00 pm

**Committee Name:** Midhat Syed, Esq.

**Committee Phone Number:** 203.347.7222

See Foreclosure Sales at [www.jud.ct.gov](http://www.jud.ct.gov) for more detailed information

## ESTATE/TAG SALE SERVICES

**Buckingham Estate Sale**

567 North Street,  
White Plains, NY 10605  
\*\*\* SAT, Jan. 13, 2024 10-4 \*\*\*  
\*\*\* SUN, Jan 14, 2024 10-4 \*\*\*

LOVELY LARGE HOME OF LOCAL SCULPTOR, WILLIAM BECKER, FILLED WITH BEAUTIFUL ITEMS

- NUMEROUS WORKS BY WILLIAM BECKER, STATUES, BUSTS, FIGURINES & PODIUMS, ETC....
- MID CENTURY CHAIRS & OTTOMANS
- LIVING ROOM, DINING ROOM, BEDROOM FURNITURE & FURNISHINGS
- COUCHES, CHAIRS, TABLES, DESKS, WING CHAIRS, CHILD'S CANE ROCKER
- HEPPLEWHITE MAHOGANY SIDEBOARD
- FRENCH PROV. STYLE DR TABLE W 6 CANE-BACK CHAIRS, SERVER
- CHINA CABINETS, FILE CABNETS
- MAHOGANY BEDROOM FURNITURE, IRON KING HEADBOARD
- COLLECTION OF CLOCKS
- KITCHENWARE, GLASSWARE, HOUSEWARES
- SM. KITCHEN APPLIANCES
- ARTWORK, PAINTINGS, WATERCOLOR BY JOHN PIKE
- RUGS, MIRRORS
- PORCELAIN, COPPER
- CHINA, SILVER, WATERFORD
- FLATWARE, CRANBERRY GLASS
- TAKA SAN CHINA (WINTHROP PATTTTERN), BAVAIA CHINA
- OFFICE SUPPLIES
- EXERCISE ITEMS
- DOLLS, NICKNACKS, GIFTABLES
- BOOKS, UNDINE BOOK (1919)
- SINGER SEWING MACHINE & ACCESSORIES
- PATIO SETS
- PLANTS
- LINENS, BEDDING, CLOTHING & ACCESSORIES
- COSTUME JEWELRY
- TOO MUCH TO LIST CASH OR CHECK ONLY.
- NOTE: HOUSE IN REAR BUCKINGHAM ESTATE SALES 203-767-5771

## COMPUTER SERVICES

**HOMES/SMALL OFFICE**  
Set-up, Troubleshooting, network internet, virus protection, repairs/backup. Call Tom 203-348-5626

## MASONRY / PAVING

**KC MASONRY**  
Stonework • Brick Walls • Bluestone • Steps • Chimneys • Patios • Sidewalks  
We can also do all Masonry Repairs! Fully Insured. Quality Workmanship - Reliable  
Ken (203) 558-4951

## VEHICLES FOR SALE

**2012 Subaru** Impreza Sport Hatchback, 98,341 Miles, Silver gray with Black leather Interior, heated seats, Garage kept, Well maintained, \$6,900 call 917 816 5504

**2014 CHRYSLER** Town and Country Van, White, Excellent condition. 31,600 Mileage. \$11,000. 860-355-0559

**CASH PAID FOR ANY TOYOTA. OTHER MAKES**  
Running or not, crashed ok, will take other makes/models, free pick up, call any time. (203)600-4431

**ELEGANT CLASSIC BLACK MERCEDES** 4-door sedan, model S500, year 2003, 171,000 mi, \$5,000 firm, 203-226-3849. One owner. Saugatuck area.

**JUNK CARS WANTED**  
Title or no Title, CASH PAID ON SPOT, 203-907-7766

## VEHICLES WANTED

**DONATE YOUR CAR** to Children with Special Needs Tax Deductible Free Towing 203-293-6474

The weekend starts every Thursday

Arts | Leisure | Events



**LOT FOR SALE**  
*101 Turn of River Road*  
STAMFORD, CONNECTICUT  
**SALE PRICE \$350,000**

**UTILITIES AVAILABLE, SEWER, WATER, GAS AND ELECTRIC**



**101 Turn of River Road driveway entrance**

Licensed in CT, RI

**CALL:**  
**GERALD F. ROMANO, JR.**  
38 Saugatuck Avenue  
Westport, CT 06880  
Office: (203) 227-3996  
Cell: (203) 451-0205  
email: [gromano1@optonline.net](mailto:gromano1@optonline.net)

**ROMANO REAL ESTATE**  
*Specializing In Land & New Construction*

Subject to Errors, Omissions, Price Change without Notice

**REAL ESTATE**

**ATTENTION**

Real Estate Agents and Brokers

If you wish be considered for a Hot Property, Agent Profile or to submit a press release, please go to [www.cththrealestate.com](http://www.cththrealestate.com) to be considered.

# State pizza chain fires up East Coast expansion plan

**By Alexander Soule**  
STAFF WRITER

With Westport possibly in line for the next Riko's Pizza location in the chain's home state of Connecticut, the Stamford-based franchisor is projecting four or five new locations annually in the coming years along the East Coast — though with none in the works for pizza Mecca New Haven for the time being.

Expansion plans are running parallel to a year-old legal problem for its founder, who is fighting an eviction order at his Stamford storefront over alleged unpaid rent.

In a written statement provided CT Insider on Friday, Riko's said it is "currently engaged in negotiations to address the ongoing matter" and "working diligently to find a resolution" to serve local customers going forward.

Riko's is known best for its hot-oil pizza with a "bar-style" thin crust. Long popularized in Stamford by Colony Grill — which has since expanded to nine locations itself — Colony's owners took issue when an employee took his own iteration of a hot-oil recipe in 2011 to Rico Imbrogno, asking him to underwrite the costs of opening the pizzeria that would become Riko's.

Plenty of other pizzerias in Connecticut have adopted hot-oil vari-

eties for their menus over the years, including Nick's Pizza in Stamford, whose founding proprietor Nick Criscuolo died last April. Criscuolo also created Heights Pizza on Darien's Post Road across the tracks from Riko's location there, with Heights also selling a hot-oil pie.

But whether offering staples like hot oil pizza or newer fads like Nashville hot chicken, Riko's has built on its core base of loyal cus-

tomers, if one can extrapolate from the stacks of boxes in plain view awaiting pickup on any given weekend evening at its Stamford and Fairfield locations.

"It's a lot of work to make it right," Imbrogno told CT Insider on Thursday at the flagship Riko's on West Main Street in Stamford. "Everyone wants to cut steps — 'I think I know an easier way to do it' — but you ruin the integrity of the product by cutting steps."

## GIVING

From page A1

time — I think we just need one more push. This is a very giving community and, year over year, we have people in greater Stamford and Greenwich who read these cases and really dig deep to help their neighbors in need and that's really outstanding."

"The support from the community is a wonderful gift," added Lauren Franciamore, Chief Programs Officer for Darien-based Person to Person.

Now in its 40th year, the Giving Fund, co-sponsored by Hearst Connecticut Media, Family Centers and Person to Person, tells the stories of local residents in need of a helping hand. The goal is to provide small monetary donations to families striving to cover the cost of necessities, from rent and utilities to transportation costs and medical bills — or even winter clothes and food.

Here are the stories of five new neighbors in need and a selection of already published cases that still need to be fulfilled. The names have been changed to protect the participants' privacy.

**Case 237:** John became ill after experiencing slight discomfort while working and had to be rushed by ambulance to the emergency room. After undergoing several tests and X-rays, doctors discovered that his appendix burst and he needed immediate surgery. A \$900 gift will help cover his rent for a month while he recuperates.

**Case 238:** Betty is a single parent of two. She works full-time and will be completing her bachelor's degree in May. A Giving Fund gift will allow Betty to purchase clothing for her two daughters ages 12 and 17, and finally get them the gaming system they have been wishing for. "My daughters de-

serve the world, they are good children and work hard in school," Betty said. A grant of \$824 will allow Betty to spread some belated holiday cheer and focus on her kids.

**Case 239:** Nicole is a single parent who works as a pharmacy tech. Recently, while driving to work, her car broke down on the freeway, causing her to miss work and have to make alternate arrangements for transportation for her family. Nicole was waiting to get her paycheck from work to purchase a new motor, but had to use the little bit of savings she had to begin repairs on her car. This left her with very little money to cover her rent. A \$1,000 grant will help cover the cost of rent and give her and her children some hope.

**Case 240:** Cristina delivered a premature baby who has been hospitalized since birth and will remain hospitalized for the foreseeable future. He requires support for breathing and eating, and will need long-term care. Cristina had to stop working, and her husband is barely able to make the rent. For the next several years, she needs to be a full-time caregiver for her baby and is unable to help her husband pay the bills. A gift of \$1,000 will help this family pay rent, giving them some peace of mind and support to continue with their baby's treatment.

**Case 241:** Joel and Sara are grandparents to five grandchildren but are on a very limited income. Joel and Sara are deaf, and while Joel works full-time, it is not enough to have any extra special expenses. A \$1,000 grant will help cover the cost of their rent and allow them to provide small gifts for their family.

**Case 213:** Allison and Samuel are the parents of three young children. Their youngest son was born with only one working kidney, and because of the child's health and de-


velopmental concerns, the mother stays at home and cares for her son. Although Samuel works full-time, he is constantly struggling to pay bills on time. Samuel is the main provider for his family of five. A gift of \$500 would help the parents cover expenses such as rent and utility bills.

**Case 216:** Ashley is a new teen mother of a baby boy. Unfortunately, Ashley had to drop out of school because she has no one to help her to take care of her baby. She does not have relatives in this country. Her child's father's family agreed to support them because they are a very young couple, but they need to pay for rent and help with utility bills. Ashley's partner was working, but several weeks ago he got sick and lost his job. A gift of \$400 would help Ashley cover the multiple expenses that come with a new child.

**Case 218:** Juana is the mother two children, 3 and 2 years old. Her older son has autism. It took Juana almost a year to understand her child's condition but, as soon as she did, she eagerly became the best advocate for her child. With the support of various professionals, her child is now receiving the support he needs. Unfortunately, Juana's car broke, and she cannot drive her children to their therapies. A gift of \$400 would help Juana to fix her car and drive her children to their therapies.

**Case 220:** Iker is an 18-year-old who has intellectual disabilities. He attends a full-time program to learn work skills and be more independent. He lives with his mother, who works hard cleaning homes daily. Their living situation is complex. They have endured many coexistence problems in an apartment that they share with other people. To avoid more problems, the mother prefers to move to another place where they can feel safer. However, money is an obstacle. A generous contribution of \$800 will help with moving costs and rent fees.

**Case 221:** Mike, a single father of two teen daughters, is facing significant challenges after the sudden death of his wife. Both daughters are experiencing severe mental health issues requiring ongoing treatments and hospital visits. Mike is also dealing with mental and physical health issues, but financial constraints hinder the family's access to necessary care. An \$800 dona-



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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.

tion would greatly alleviate their financial burden, covering the costs of treatments and providing much-needed support for their healing and recovery.

**Case 223:** Torrie is a single mom with an 11-month-old daughter and a 7-year-old she has left back in her country in hopes to send for her one day. Torrie is living from place to place with different family members and hopes to settle in with her baby. She works cleaning houses with a family member, but it is not consistent work and only provides minimal pay. Torrie has just started working a second job to pay for a rented room that was offered to her for \$700 a month. A \$700 donation will help Torrie to pay one month's rent and be able to stay caught up with some of her monthly expenses.

**Case 225:** Roberto and Stefany are the parents of two boys, ages 3 and 6, and arrived here from their country two years ago. Stefany is a stay-at-home mom and is enrolled in an evening ESL class to learn how to speak English. Roberto is the only one working to provide for the immediate family. They are currently living with Stefany's mother and a younger sibling. All four share a bedroom and pay half the apartment's monthly expenses. Roberto works as a chef helper at a local restaurant from early morning to 8 p.m., not having much time to spend with his children. He makes just enough to cover their portion of the monthly expenses, but some months they strug-

gle to make enough to cover their portion. A donation of \$500 can help fulfill some of this family's wishes and provide some needed items for the children.

**Case 227:** Mora is a single mother of two, ages 2 and 8. Mora has worked at a hospital in the environmental department through a temporary agency for approximately two years. She was recently informed that her services would no longer be needed at the end of 2023, and has been actively looking for other work, hoping that the agency will find another placement. Mora lives in an affordable housing unit and has fallen behind on her rent. Mora has made a payment arrangement to pay extra each month but has not been able to catch up and clear her back balance. A donation of \$300 will help her pay something toward the owed amount and allow her to provide extras for her children.

**Case 228:** Katie is a 27-year-old victim of domestic violence. She is bonding with a newborn, has another young child, while raising them alone, trying to keep everyone safe from harm. Katie is a thoughtful and conscientious parent, doing the best she can in the situation she has been handed. A donation of \$500 will help ease her mind, with rent, food, etc.

**Case 229:** Krystal is a single mother who, despite being homeless for almost a year, has managed to successfully raise two boys, one who now lives away in college and another who is doing very well in middle school. Krystal recently moved into a tiny basement apartment, which she is extremely grateful for, but the money she makes

barely covers the cost of the rent. A donation of \$500 would be appreciated.

**Case 231:** Milton is a 68-year-old man who has been battling a life-threatening disease for the past five months. A gift of \$500 would help curb any out-of-pocket expenses he has incurred because of his illness.

**Case 234:** Hillary is a 54-year-old single mother and an immigrant, isolated from her support network of family and friends by thousands of miles. She works so hard to support her 12-year-old son. She is an amazing mother who loves to cook and provide for her boy, but doesn't make enough in her weekly paychecks to buy the food to cook and eat healthy, as she has been accustomed to while married. Divorce has not been easy on her. A gift of \$500 would help her so much with food and items for her son.

**Case 235:** Shania is a 10th grade student who recently came to the United States from Chile with her mother for a better life. Shania and her mother currently share an apartment with two other families and her mother is struggling to find consistent work to make ends meet. Shania is a bright, resilient student who wants to help her and her mother settle into a better life. Shania is still waiting on documentation that will allow her to work in the U.S. and, while she waits, it has been difficult to make ends meet. A gift of \$500 would go a long way to helping them secure their apartment for another month while they continue to look for work.

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.

## PUBLIC NOTICES

### TOWN OF NEW CANAAN PLANNING AND ZONING COMMISSION

#### NOTICE OF PUBLIC HEARING ON PROPOSED AFFORDABLE HOUSING MORATORIUM APPLICATION

Notice is hereby given that Planning and Zoning Commission will hold a Public Hearing on January 24, 2024 at 7 pm to receive comment with respect to the Town's proposed application to the State Department of Housing for a Certificate of Affordable Housing Completion, commonly known as an affordable housing "Moratorium," pursuant to C.G.S. § 8-30g and Conn. Agencies Regs. § 8-30g-6(j)(1).

This hearing is scheduled as a hybrid meeting to be held in the Town Meeting Room at Town Hall, 77 Main Street. Access to this Public Hearing will be in person and via an online system.

A complete copy of the Town's proposed application is available to review on the Town's website here: <https://cms3.revize.com/revize/canaan/Departments/Land%20Use/Pending%20P&Z%20Commission/2024%20Moratorium%20Application.pdf>

Written comments may be submitted in advance to Sarah Carey, Town Planner, at [sarah.carey@newcanaanct.gov](mailto:sarah.carey@newcanaanct.gov) or the Planning and Zoning Department, Town Hall, 77 Main Street. A copy of all written comments received, responses by the Town to comments received, and a description of any modifications made or not made to the application or supporting documentation as a result of such comments, will be attached to the application when submitted to the Department of Housing.

### TOWN OF NEW CANAAN 2024 BOARD OF ASSESSMENT APPEALS FILING NOTICE

The Board of Assessment Appeals of the Town of New Canaan will meet during the month of March for the purpose of hearing and acting upon the doings of the Assessor and shall determine all appeals and equalize and adjust the valuation on the assessment list of October 1, 2023, of the Town of New Canaan.

Pursuant to 1995 Connecticut legislation (Public Act 95-283), the process to appeal local property assessments is by petition.

Any property owner who wishes to appeal their real estate or business personal property assessment must submit in writing and file with the Assessor's Office between February 01, 2024 through February 20, 2024.

Petition applications are available in the Assessor's Office or online at [www.newcanaan.info/departments/assessor](http://www.newcanaan.info/departments/assessor).

The original copy of application must be filed by February 20, 2024 and received in Assessor's Office no later than 3:30 PM, February 20, 2024.

Return completed forms to:  
Board of Assessment Appeals  
c/o Assessor's Office  
77 Main Street  
New Canaan, CT 06840

The Board of Assessment Appeals will hear all appeals during the month of March.

The Board will mail a written notice of the date and time of hearing to each applicant.

BOARD OF ASSESSMENT APPEALS

## PUBLIC NOTICES

### TOWN OF NEW CANAAN PLANNING & ZONING COMMISSION REGULAR MEETING

Notice is hereby given that the Planning and Zoning Commission will hold a Public Hearing on Tuesday, January 30, 2024 this hearing is scheduled as a hybrid meeting to be held in the Town Meeting Room at Town Hall, 77 Main Street. Access to this Public Hearing will be in person and via an on-line system at 7:00 p.m. to hear and decide the application(s) as follows:

- Upon discussion and consideration of the Planning and Zoning Commission to amend the Zoning Regulations dated June 16, 2007, amended November 10, 2023 to amend Section(s) 3.4 Permitted Accessory Structures and Section 3.7.B. Dimensional Exceptions. (Complete copy of the proposed amendment on file in the office of the Town Clerk and also the Planning and Zoning Department as well as on-line: [https://cms3.revize.com/revize/canaan/departments/land\\_use/planning\\_zoning/p\\_z\\_applications\\_2024.php#outer-8567](https://cms3.revize.com/revize/canaan/departments/land_use/planning_zoning/p_z_applications_2024.php#outer-8567))
- 6 Down River Road** – Upon application of Cypress Group, LLC, owner(s), for a Special Permit approval pursuant to Section(s) 3.2.C.1.b to allow for a detached two family in the B Residence Zone at 6 Down River Road (Map N, Block 82, Lot M2).
- 274 Country Club Road** – Upon application of David J. Rucci, Lampert, Toohy & Rucci, LLC, Authorized Agent for Benjamin S. Sutton, owner(s), for a Site Plan and Special Permit approval pursuant to Section(s) 8.2.B and 3.7.E to allow a detached pool house to exceed the allowable lot building coverage by 843 square feet in exchange for encumbering at least 1686 sq ft. of the single-family residence to 18' in height. Located in the Two Acre Zone at 274 Country Club Road (Map 33, Block 33, Lot 42).

Dated: January 18, 2024  
New Canaan, Connecticut  
Daniel Radman, Chairman

## LIQUOR PERMITS

### LIQUOR PERMIT

Notice of Application

This is to give notice that I,

LAURENCE KLEM  
137 OLD DIKE RD  
TRUMBULL, CT 06611

Have filed an application placarded 01/16/2024 with the Department of Consumer Protection for a PACKAGE STORE LIQUOR PERMIT for the sale of alcoholic liquor on the premises at 215 ELM ST  
NEW CANAAN CT 06840

The business will be owned by:  
SWS INC

Objections must be filed by:  
02-27-2024

Visit: <https://portal.ct.gov/remonstrance> for more information

LAURENCE KLEM

## PROBATE NOTICES

### NOTICE TO CREDITORS ESTATE OF CONSTANCE C. MUSA, Deceased (24-00004)

The Hon. William P. Osterdorf, Judge of the Court of Probate, District of Darien - New Canaan Probate Court, by decree dated January 9, 2024, ordered that all claims must be presented to the fiduciary at the address below. Failure to promptly present any such claim may result in the loss of rights to recover on such claim.

Kathi Cavanna, Assistant Clerk

The fiduciary is:  
Margaret M. Beeler  
c/o GUSTAVUS ADOLPHUS LARGE,  
GUS LARGE ATTORNEY AT LAW,  
225 OAKLAND ROAD, SUITE 406,  
SOUTH WINDSOR, CT 06074





# TOWN OF NEW CANAAN 2024 MORATORIUM APPLICATION

Public Hearing January 24, 2024

Planning & Zoning Commission

## WHAT IS THE STATE OF AFFORDABLE HOUSING IN NEW CANAAN?



- 2010 Census: 7,551 Housing Units in Town
- 274 Units are deed restricted affordable  
3.6% of the Town's Housing Stock
- Canaan Parish – 100 Units (finished 2023)
- Millport – 73 Units (finished 2018)
- Mill Apartments – 40 Units (finished 2010)
- South Ave Group Home – 1 unit (finished 2000)
- School House Apartments – 40 Units (finished 1991)

## WHAT IS A MORATORIUM?

A moratorium exempts Municipalities from hearing 8-30g applications for a four year period.

- To qualify for a moratorium a Town must:
  - Increase its affordable housing stock
  - Affordable Housing units are then awarded “Housing Unit Equivalency” (HUE) Points
  - To be eligible the number of HUE points must be equal to or greater than 2% of the municipality’s total housing stock
    - New Canaan needs 151.02 HUE Points
  - The number of HUE points awarded to a unit are a function of the size, whether it is a rental and its affordability

WHAT DEVELOPMENTS ARE  
INVOLVED IN THIS  
APPLICATION?

Millport & Canaan Parish

- **Millport:**
  - February 2015: Approved by the P&Z Commission
  - \*\*33 Units from Phase I were issued COs in December of 2016 and are not part of this application
  - Early 2017: Phase 2 Building Permits Issued
  - February/March 2018: COs Issued for 40 Unit Phase 2
- **Canaan Parish:**
  - July 2018: Approved by the P&Z Commission
  - August 2020: Building Permit Issued
  - December 2021: TCO Issued for Building 1
  - June 2023: COs Issued for Buildings 1 & 2

2010 US Census housing units in New Canaan: **7,551 housing units** TAB 5

$$2\% \times 7,551 = 151.02$$

**151.02 Housing Unit-Equivalency Points required for New Canaan to qualify for a Certificate of Affordable Housing Completion pursuant to Section 8-30g(l)(4)(A) of the Connecticut General Statutes**

HOW DO WE QUALIFY?

**SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVILENCY POINTS**

Application for Certificate of Affordable Housing Completion  
Town of New Canaan

Name of Development	Address	Certificate of Occupancy Date	Deed Restriction or Affordability Plan Filing Information	Term	Total Units	Units Counted for this Application	HUE Points
<b>Millport Apartments</b>  29 @ 1.50 = 43.5 HUE 4 @ 1.75 = 7 HUE 5 @ 2.5 = 12.5 HUE 2 @ 2.75 = 5.5 HUE = <b>68.5 HUE</b>	59 & 61 Millport Avenue	2/14/2018 3/18/2018	Notice of Ground Lease - Vol 950 / Pgs 297-303  Open-End Leasehold Mortgage Deed - Vol 950 / Pgs 503 – 525	40 years	73 Rental Family Units	40	<b>68.5</b>
<b>Canaan Parish</b>  34 @ 1.5 = 51 HUE 7 @ 2.00 = 14 HUE 8 @ 2.25 = 18 HUE = <b>83 HUE</b>	186 Lakeview Avenue (Building 1)	06/08/2023	Affordability Plan - Vol 1052 / Pgs 176 – 200	40 years	60 Rental Family Units	49	<b>83</b>
<b>TOTAL</b>						<b>89</b>	<b>151.5</b>

## HOW DID WE GET HERE?



- June 2017: Town is issued a Moratorium
- June 2021: Moratorium Lapses
- July 2022: Town applies for a Moratorium
- October 2022: Application is denied by the State, Appeal process immediately begins
- November 2023: New Board of Selectmen is elected and takes office. Immediately directs Town staff to reapply for a Moratorium
- December 2023: Application is prepared and public comment period starts
- January 2024: Public Hearing Requested

## WHAT HAS CHANGED SINCE 2022?



- In the 2022 Application, DOH ruled that a municipality cannot claim HUE points for units that received certificates of occupancy before a previous moratorium
  - This resulted in the rejection of 31 units from Millport
- The Town continues to actively pursue its appeal of DOH's decision
- The only substantial change in this application is the inclusion of more units from Canaan Parish.



## WHAT IS THE TIMELINE FOR A DECISION FROM THE STATE?

April 2024 the Town should expect a decision

- Following this public hearing, no additional comments from the public will be accepted.
- Application must be amended to include all comments received.
- Application will be submitted immediately following those edits.
- 30 Day Comment Period for the State begins following confirmation that our application is complete
- State must issue a decision within 90 days of receiving a complete application

HOW DOES THIS IMPACT  
PREVIOUSLY SUBMITTED  
8-30G APPLICATIONS?

- An 8-30g Moratorium exempts a municipality from hearing **new** 8-30g applications during its four year term.
- It **does not impact** 8-30g applications submitted prior to the moratorium effective date.
  - The eventual outcome of the 8-30g Applications heard by the Commission in 2022/2023 that are currently in litigation will not be impacted by this moratorium.

## PUBLIC COMMENT

- Please keep comments and questions to 2.5 minutes or less.
- **This public hearing is meant to accept public comment on the Moratorium Application.**
- Please do not comment on pending applications currently being heard by the Planning & Zoning Commission.
- Please do not comment on proposed developments that are currently in litigation.

THANK YOU!

**Carey, Sarah**

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**From:** Giacomo Landi <giacomoplandi@gmail.com>  
**Sent:** Wednesday, January 24, 2024 9:33 AM  
**To:** Carey, Sarah  
**Cc:** BoSDistribution; TCDistribution  
**Subject:** Notice of Public Hearing on proposed affordable housing moratorium application  
**Attachments:** 8-30g Moratorium Public Meeting Questions - Jan 24, 2024.pdf

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,

Kindly find my comments for the meeting this evening.

Unfortunately the meeting time directly conflicts with my oldest child's orchestra concert at Saxe so I will be unable to attend in person or via zoom live.

I look forward to receiving feedback to these questions as well as seeing the recorded video of the meeting.

Kind Regards,

Giacomo Landi

313 Elm Street

Thank you for calling a public meeting / hearing for January 24, 2024, regarding the filing of an 8-30g moratorium for the Town of New Canaan. This meeting / hearing is presumably in response to the petition circulated and returned to the New Canaan Town Clerk in response to the public notice dated December 21, 2023.

Kindly find my questions which necessitate answers for the community at large:

- 1) Why is the town now applying for an 8-30g moratorium with these specific units when those units were occupied some years ago? Who (i.e. which position) in the town is responsible for deciding when and how to file an 8-30g moratorium – has the responsibility changed over time? If so, how?
- 2) As the units being used for this 8-30g moratorium application have already been occupied for some time (i.e. years), what is the effective date of this 8-30g moratorium application? If the proposed moratorium is not retroactive why not, as it would appear based on the units used in this application that the town could have applied years ago?
- 3) Why was a moratorium application prepared for submission just prior to the Affordable Housing Committee being formed? The mandate of the Affordable Housing Committee appears to include, among other issues, educating town residents on pending 8-30g moratorium applications (Section 4B-4(A)). Why is the Chairman of P&Z hosting this meeting rather than either the First Selectman (who appears to be fronting the 8-30g moratorium application - based on the introduction letters on the moratorium application - on behalf of the town) or the Chairman of the Affordable Housing Committee?
- 4) The town appears to have used the 8-30g law (please confirm if that is correct) when it built both Millport and Canaan Parish. If a moratorium is achieved and the town wants to build a similar project, can it still use 8-30g or does it need to await expiration of any moratorium in place? More directly, if an 8-30g moratorium is achieved does this mean that no new affordable housing project(s) (which would presumably need to use the 8-30g law as few - if any - areas in town allow for easy rezoning to the density contemplated for affordable projects) could be formally approved or construction started during the 4 years the moratorium is in effect?
- 5) Has the town and / or the New Canaan Housing Authority waived any potential conflicts between the lawyer who appears to have prepared the Millport and Canaan Parish Affordability Plan P&Z applications included in this moratorium application (dated January 2015 and July 2018 respectively) and any issues with the outstanding objections on previous moratorium applications that are under legal appeal as well as recent 8-30g applications to the New Canaan Planning & Zoning Commission by what appears to be the same lawyer? Was the same lawyer acting as agent for the Town of New Canaan when the 186 Lakeview Ave. (the town appears to be the owner of that property) site plan was signed (date stamp received by New Canaan Planning and Zoning July 2, 2018).

- 6) Have state officials, including the Governor who was recently in New Canaan, given any feedback on their view of this possible moratorium application? Why do we expect that the state will approve this application if the state has rejected / objected to previous applications? Were any deals made to drop existing lawsuits against the state regarding the previous moratorium application for getting this application favorably reviewed?
- 7) What is the value of the investment made by the town / New Canaan Housing Authority with regards to the units at Millport which are in dispute with regards to the previous moratorium application, and not included in this new moratorium application? What is the recourse the town may have to recover funds associated with that investment?

January 24, 2024

Giacomo Landi

313 Elm Street New Canaan CT.