

For Office Use Only:
Date of Filing: _____
Date of Public Hearing: _____
65 Day Period Ends: _____
Type of Work: _____

WESTPORT HISTORIC DISTRICT COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (CA)

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

SECTION 1 (To be completed by the Applicant):

Address of proposed work: 170, 172, 174, 176 Post Road West & 38 Kings Highway North

Owner: Maplewood Senior Living - Tom Gaston

Phone: 203.557.4777 Email: tgaston@maplewoodsli.com

Agent/Contractor: LANDTECH/ Peter Romano

Address: 518 Riverside Avenue Westport CT

Phone: 203.454.2110 ext 150 Email: promano@landtechconsult.com

Anticipated date of completion: 2021

 _____
Owner's Signature (Application must be signed) Date 11.20.2020

SECTION 2 (To be completed by the Zoning Enforcement Officer)

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

SECTION 3 (To be completed by the Historic District Commission)

Date of Public Hearing: _____

- Certificate of Appropriateness APPROVED**
List any conditions or modifications:

- Certificate of Appropriateness DENIED**
List reasons for denial:

Signature/Chair, WHDC Date

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.

SECTION 4 (To be completed by the Historic District Commission)

FINAL APPROVAL

Signature/WHDC: _____ Date of Site Inspection: _____

November 20, 2020

Ms. Donna Douglas, Coordinator
Historic District Commission, Room 108
110 Myrtle Ave, Town Hall
Westport, CT 06880

Subject: Maplewood Senior Living Facility, 170, 172, 174,176 Post Road West & 38 Kings Highway North

Dear Ms. Douglas:

On behalf of our client Maplewood Senior Living LLC, I am hereby submitting an application for a Certificate of Appropriateness for properties at 170, 172, 174,176 Post Road West & 38 Kings Highway North in Westport. I am enclosing the following to be included with our Historic District Commission's Certificate of Appropriateness:

1. Transmittal letter prepared E. Bernheim dated 11.20.2020
2. Certificate of Appropriateness Application dated 11.11.2020
3. Authorized Agent Letter acknowledging Pete Romano as agent dated 7.17.2020
4. Project Narrative prepared by Michael Stein, dated 11.20.2020
5. 2-24 x 36" copies of the Site Improvement Plans by LANDTECH, Sheet C-1.0 dated rev. 11.20.2020
6. 2-11 x 17" copies of the Site Improvement Plans by LANDTECH, Sheet C-1.0 dated rev. 11.20.2020
7. 2-11 x 17" copies of the Architectural /Engineering Plan Set prepared by Stein-Troost, dated 11.20.2020
8. The list of adjoining neighbors w/ 250' of the project site and within the Historic District
9. A flash drive that contains digital files of the information above
10. Stamped addressed envelopes for the adjoining neighbors w/ 250' of the project site.

Thank you for your efforts on our behalf. If you have any questions or require any additional information please contact me on 203-454-2110 Ext.150 or at promanmo@landtechconsult.com.

Very truly yours
LANDTECH



Pete Romano, Principal

Attachments
C: E.Bernheim
T. Gaston

GREEN AND GROSS, P.C.

LAW OFFICES
1087 BROAD STREET
BRIDGEPORT, CT 06604-4231
(203) 335-5141

FACSIMILE: (203) 367-9964

BERNARD GREEN
(1952-2003)

Of Counsel
PETER A. PENCZER

WEBSITE: WWW.GGLAW.NET

jgreen@gglaw.net

ERIC M. GROSS
SAMUEL T. ROST
JOEL Z. GREEN
BARBARA F. GREEN
PAUL A. SOBEL
LINDA PESCE LASKE
BRIAN T. UNGER

December 8, 2020

VIA E-MAIL

William Harris, Chair
Westport Historic District Commission
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

RE: Certificate of Appropriateness Applications dated November 20, 2020
For 174 Post Road West and 38 Kings Highway North in the Kings Highway North
Local Historic District

Dear Mr. Harris and Members of the Commission:

I have been retained by Kings Highway North Neighbors United ("KHNNU") with respect to the above-referenced Applications.

I am writing to you to provide a status on the progress of the discussions by and between KHNNU and Maplewood Senior Housing. I'm also writing to request that the public hearing on the above-referenced Applications scheduled for this evening be held open until your January meeting for the presentation by KHNNU in response to the Applications, if any is necessary.

By way of background, since the Applicant previously appeared before the Commission, my clients have retained our office as counsel, have held numerous meetings of the Association and, with input from the members of the Association, have developed a working document setting forth the various concerns regarding the potential impact of the proposed development to the Kings Highway North Historic District. I had shared the working document with Eric Bernheim, counsel for Maplewood. Yesterday, Attorney Bernheim provided written responses by Maplewood with respect to the various items raised in the working document. I am in the process of reviewing the responses with my clients but, at this juncture, there is not a definitive and final agreement between the parties. I remain optimistic that, with additional time, an agreement is within reach.

GREEN AND GROSS, P.C.

William Harris, Chair

Page 2

December 8, 2020

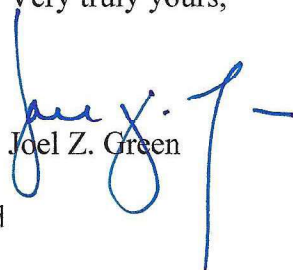
The parties have acted in good faith and continue to work through the concerns identified in the working document. We are therefore requesting that the Commission continue the matter and hold the public hearing open in order to provide the parties with additional time to successfully conclude negotiations. In the unlikely event that an accord is not reached, then KHNNU would propose to make its presentation to the Commission at its next regularly scheduled meeting in January.

Finally, I have reviewed this request with Attorney Bernheim and he has confirmed that his client does not object to this request.

Please don't hesitate to contact me if the Commission has questions or if I can provide additional information in this regard.

Thank you for your time and consideration.

Very truly yours,



Joel Z. Green

cc: Kings Highway North Neighbors United
Eric Bernheim, Esquire

Via E-Mail Delivery and Regular Mail

November 20, 2020

Donna Douglas
Historic District Commission
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

Re: Certificate of Appropriateness relating to 170, 172, 174, & 176 Post Road West and 38 Kings Highway North, Westport, CT (collectively the “Property”)

Dear Ms. Douglas:

This letter is being sent simultaneously with a new application requesting the Historic District Commission (“HDC”) to issue a certificate of appropriateness for the Maplewood Senior Living, LLC (“Maplewood”) proposed 105,000 square foot ALFCIL Facility. Maplewood is the contract purchaser of the Property, which consists of 5 lots (that are in the following zones RORD-1, GBD, BPD, and AA) and will be merged into one 4.84 acres lot upon approval by the Commission. Only two of those lots, 174 Post Road West and 38 Kings Highway North are within the Kings Highway Historic District.

As part of this project, we are proposing to preserve three historic residential structures located in the AA zone and construct an ALFCIL Facility with 49 Assisted Living units and 46 Memory Care/Full Care Living units on the Property.

As you are aware, we submitted a prior application to the HDC that has since been withdrawn. At that prior hearing, several members of the public appeared and expressed many concerns with the proposal. We have since held a zoom meeting where we invited everyone in the district and many of the abutting streets that are not within the district to have an opportunity to relay their concerns to us. At the end of that meeting, we were told that there may be additional concerns relayed to us at a later date. On November 17, 2020, Attorney Joel Green contacted me with a list of concerns that his clients wanted us to address. Most of those concerns are issues to be resolved as part of the Planning & Zoning Commission application.

However, the current submission is intended to address as many of the concerns that the neighbors raised as possible without materially and adversely impacting the

feasibility of this project. A list of some of the concessions we are agreeing to are as follows:

1. We have reduced the parking for 38 Kings Highway North and 174 Post Road West from 10 spaces to 6 parking spaces;
2. We are removing the addition previously proposed at 174 Post Road West and only the original historic house will be relocated and remain on site as a single family unit;
3. We have reduced the proposed width of the paved portion of the 38 Kings Highway North driveway from 20' to 16' with 2' grass paver shoulders on both sides thereby reducing the appearance of the paved portion of the driveway;
4. The current intention is to keep 38 Kings Highway North and 174 Post Road West market rate units and we will allocate the required affordable units within the project elsewhere¹;
5. We are now proposing to preserve the historic home located at 172 Post Road West and utilizing it to further screen the Assisted Living / Memory Care Building as you enter the District from the Post Road West, but the new location remains outside of the Historic District boundaries;
6. We have removed the emergency access from Kings Highway North and have received permission from the owner of the abutting property to utilize their existing curb cut for emergency access²; and
7. We are proposing an extensive landscaping plan which is detailed in the plans submitted.

Accordingly, we are seeking certificates of appropriateness for the entire project, which include:

1. The Assisted Living / Memory Care Building;
2. Demolishing the current "addition" on 174 Post Road West – it being our intention to retain only the original structure;
3. Relocating 174 Post Road West onto the 38 Kings Highway North site;
4. Increasing the width of the driveway which will serve 38 Kings Highway North, 174 Post Road West, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building;
5. All parking within the District;
6. The breakaway gate at the end of the paved portion of the driveway at 38 Kings Highway North;
7. The proposed fence along the property line and screening the MC Patio;
8. The MC Patio shown on the plans;

¹ This is a Planning & Zoning Commission issue and will be further addressed with that commission.

² This is a Planning & Zoning Commission issue and if required, we will attempt to provide emergency access as originally proposed but the structure and the accessway will remain outside of the Historic District.

9. Proposed sidewalks abutting the Assisted Living / Memory Care Building;
10. Stone veneer retaining wall; and
11. Such other components of the Project that fall within the Historic District Commission's purview.

The purview of the HDC is set forth very clearly in the HDC Handbook. "CGS Section 7-147f(b) limits HDC regulatory control to exterior historic and architectural features. Interior arrangement or use is not regulated, except that the HDC may make recommendations as to the adaptive reuse of any building or structures."³ It clarifies this regulatory control further by stating, "the HDC governs all construction activities that would be visible from any 'public way' in the absence of planting."⁴ The proposed project has been creatively designed to ensure that very little, if any of the proposed Assisted Living / Memory Care Building is visible from a public way. To the extent it is determined that some of the Assisted Living / Memory Care Building located within the Historic District is visible from a Public Way, it is important to note that the Westport CT – HDC Handbook quotes the State Historic Preservation Office as follows, "historic district designation carries with it no inherent restrictions, only a review process to prevent incongruous change."⁵ This proposal preserves three historic residential structures that effectively screen the turn of the century resort style Assisted Living / Memory Care Building from view from the Public Way. Submitted simultaneously herewith is a through description of the project from our architect. We look forward to discussing this project with the Commission once again.

Very truly yours,



Eric D. Bernheim, Esq.

³ Westport CT- HDC Handbook at page 3-2

⁴ Westport CT – HDC Handbook at page 3-4

⁵ Westport CT – HDC Handbook at page 3-2
6425572v.1

EDWARD P. BRENNAN
47 NEPTUNE AVENUE
NORWALK, CONNECTICUT 06854
(203) 226-6723

July 17, 2020

Mary Young
Planning & Zoning Director
Town of Westport
110 Myrtle Avenue
Westport, Connecticut 06880

Re: 38 Kings Highway North, Westport, CT

Dear Ms. Young:

As owners of the above-referenced property with the improvements thereon, this letter is to advise you that we hereby consent to the preparation, filing and presentation of map and text amendments, a special permit site plan application, and corresponding flood and erosion control board, conservation commission, historic district commission, architectural review board, and any other boards or commissions relating to a senior living development with Maplewood Senior Living, LLC. The application and its presentation will be conducted by the law firm of Halloran & Sage, LLP, along with Pete Romano of Landtech and Michael Stein of Stein & Troost. This letter should also serve as consent for application to any municipal department that is required to further this project.

Should you have any questions, please contact us.

Very truly yours,

 7/17/2020

Edward P. Brennan

 7/17/2020

Jane B. Ross

July 15, 2020

Mary Young
Planning & Zoning Director
Town of Westport
110 Myrtle Avenue
Westport, Connecticut 06880


Re: 170 Post Road West, Westport, CT

Dear Ms. Young:

As owner of the above-referenced property with the improvements thereon, this letter is to advise you that I hereby consent to the preparation, filing and presentation of map and text amendments, a special permit site plan application, and corresponding flood and erosion control board, conservation commission, historic district commission, architectural review board, and any other boards or commissions relating to a senior living development with Maplewood Senior Living, LLC. The application and its presentation will be conducted by the law firm of Halloran & Sage, LLP, along with Pete Romano of Landtech and Michael Stein of Stein & Troost. This letter should also serve as authorization for application to any municipal department that is required to further this project.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,
170 POST ROAD WEST CORP.

By: 
Name: David Marshall Ross
Its: President, duly authorized

July 15, 2020

Mary Young
Planning & Zoning Director
Town of Westport
110 Myrtle Avenue
Westport, Connecticut 06880

Re: 172 Post Road West, Westport, CT

Dear Ms. Young:

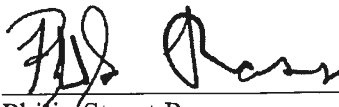
As owners of the above-referenced property with the improvements thereon, this letter is to advise you that we hereby consent to the preparation, filing and presentation of map and text amendments, a special permit site plan application, and corresponding flood and erosion control board, conservation commission, historic district commission, architectural review board, and any other boards or commissions relating to a senior living development with Maplewood Senior Living, LLC. The application and its presentation will be conducted by the law firm of Halloran & Sage, LLP, along with Pete Romano of Landtech and Michael Stein of Stein & Troost. This letter should also serve as authorization for application to any municipal department that is required to further this project.

Should you have any questions, please do not hesitate to contact us.

Very truly yours,



David Marshall Ross



Philip Stuart Ross

July 15, 2020

Mary Young
Planning & Zoning Director
Town of Westport
110 Myrtle Avenue
Westport, Connecticut 06880

Re: 174 Post Road West, Westport, CT

Dear Ms. Young:

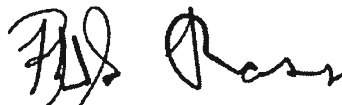
As owners of the above-referenced property with the improvements thereon, this letter is to advise you that we hereby consent to the preparation, filing and presentation of map and text amendments, a special permit site plan application, and corresponding flood and erosion control board, conservation commission, historic district commission, architectural review board, and any other boards or commissions relating to a senior living development with Maplewood Senior Living, LLC. The application and its presentation will be conducted by the law firm of Halloran & Sage, LLP, along with Pete Romano of Landtech and Michael Stein of Stein & Troost. This letter should also serve as authorization for application to any municipal department that is required to further this project.

Should you have any questions, please do not hesitate to contact us.

Very truly yours,



David Marshall Ross



Philip Stuart Ross

July 15, 2020

Mary Young
Planning & Zoning Director
Town of Westport
110 Myrtle Avenue
Westport, Connecticut 06880


Re: 176 Post Road West, Westport, CT

Dear Ms. Young:

As owner of the above-referenced property with the improvements thereon, this letter is to advise you that I hereby consent to the preparation, filing and presentation of map and text amendments, a special permit site plan application, and corresponding flood and erosion control board, conservation commission, historic district commission, architectural review board, and any other boards or commissions relating to a senior living development with Maplewood Senior Living, LLC. The application and its presentation will be conducted by the law firm of Halloran & Sage, LLP, along with Pete Romano of Landtech and Michael Stein of Stein & Troost. This letter should also serve as authorization for application to any municipal department that is required to further this project.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,
176 PRW, LLC

By: 
Name: David M. Ross
Its: Member, duly authorized

Maplewood at Westport

170, 172, 174, 176 Post Road West + 38 Kings Highway North

HDC application for Certificate of Appropriateness Narrative describing project

The District

The Kings Highway North Historic District was established in 1972, and then amended in 1989/90.

Located west of the Saugatuck River, the district extends 2/3rd of mile running north – south with Kings Highway North as its central spine

There are 122 listed resources in the district, with 111 categorized as contributing. There are 4 historic sites in the district, which include a small triangular green at the intersection of Old Hill Road and Kings Highway North, two cemeteries across the street from the green and the King Street Cemetery, a small graveyard that dates back to 1736.

SHPO described the district as follows: “The district is characterized by a high degree of cohesiveness, which is reinforced by similarities of scale, setting and style.... The district is an exceptionally integrated and representative demonstration of the dominance of the Colonial Revival architecture”.

The National Register adds: “All of the houses are wood-frame construction and generally similar in style. With few exceptions, they are sited close to the road and a uniform setback is maintained.”

There are several buildings within the district that have been moved over time, including a former mill, moved in the early 1800’s, which is now a rear addition to 53 KHN. The former Shercrow School, built in 1812, was moved to its current location, 38 KHN, in the early 1900’s. In 1989, the district was expanded to include the relocation of the Wm. Jones house, an 1840’s Greek revival house originally located on the Post Road. It was moved to the center of the current site, 174 PRW, at that time and was renovated to include a two-story garage / living space. At that same time an “associated vernacular building was reconstructed on an adjoining lot.” This structure, 172 PRW, was, as best as we can determine, a utilitarian outbuilding / barn servicing the Jones House. The reconstruction converted 172 into a small, one bedroom ranch house, which is located in the KHN National Historic District, but is not part of the Local Historic District.

Maplewood at Westport – HDC Narrative

Page 2

The proposal

As shown on the Existing Conditions map, Drawing A-2, the site consists of 5 integrated lots: 170, 172, 174, and 176 PRW + 38 KHN, which combined add up to 4.8 ac. There are 4 commercial buildings, 3 residential structures and 90+ existing parking spaces. The site slopes dramatically from north to south, from elevation 80 to 34.

The proposed plan calls for preserving 38 KHN, a single-family residence with a legal “in-law” apartment, relocating both 174 PRW, currently a legal two-family residence, and 172 PRW, a single-family residence. The plan calls for demolishing the 4 existing commercial structures. It should be noted that the relocation of 174 PRW will not include the 1989 addition, which will return the house to its original configuration as a single-family residence.

The development proposes a 95 unit Assisted Living and Memory Care residence. The building is designed to terrace down from the north end of the site to PRW, sited to take advantage of this grade change, effectively screening the structure from the residential neighborhood. The north face of the building is a 1-1/2 story elevation, whose ridge, at elevation 95, is 5 feet lower than the ridge of 38 KHN. There is also effective existing and proposed landscape screening of the building from the north property line and along KHN. Additionally, screening by fence and landscape planting will be provided along the entire east property line, effectively screening the development from residential properties on Ludlow Street and abutting 120 PRW, a mixed-use commercial, multi-family property. The site plan locates all 71 ALF parking spaces outside of the Historic District. There are 6 spaces provided for the two historic homes at 38 KHN. The design effectively hides exterior mechanical equipment, loading areas and dumpsters by use of the site grades and effective landscaping.

Historic properties

38 KHN, the former Shercrow School was built in 1812, and moved to its current location in the early 1900’s. The plan is to do no work on this building other than periodic required maintenance.

The plan calls for relocating 174 PRW, the Jones House, removing the 1989 addition, returning the structure to its original footprint and establishing it as a single-family residence. Additionally, the plan calls for the relocation of 172 PRW to front on KHN. All this work will be done in strict compliance with The Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The specific plan is to relocate both 172 and 174 PRW along KHN in a manner consistent with the overall pattern of development in the district. As noted earlier, and illustrated on Drawing A-1, the district is characterized by structures sited close to the road, and close to each other.

Maplewood at Westport – HDC Narrative

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The Assisted Living / Memory Care building

Designed to recall a 19th century Shingle Style resort hotel, the proposed Assisted Living / Memory Care residence is a 95-unit, 108,106 gross square foot, three story structure. The plan calls for 49 standard Assisted Living Units, and 46 Memory Care units. The building has multiple dining rooms, living rooms, libraries, activity rooms, fitness and wellness facilities as well as a theater and spa.

Accordingly, we are seeking certificates of appropriateness for the entire project, which include:

1. The Assisted Living / Memory Care Building;
2. Demolishing the current “addition” on 174 Post Road West – it being our intention to retain only the original structure;
3. Relocating 174 Post Road West onto the 38 Kings Highway North site;
4. Increasing the width of the driveway which will serve 38 Kings Highway North, 174 Post Road West, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building;
5. All parking within the District;
6. The breakaway gate at the end of the paved portion of the driveway at 38 Kings Highway North;
7. The proposed fence along the property line and screening the MC Patio;
8. The MC Patio shown on the plans;
9. Proposed sidewalks abutting the Assisted Living / Memory Care Building;
10. Stone veneer retaining wall; and
11. Such other components of the Project that fall within the Historic District Commission’s purview.

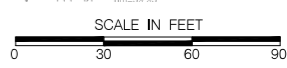
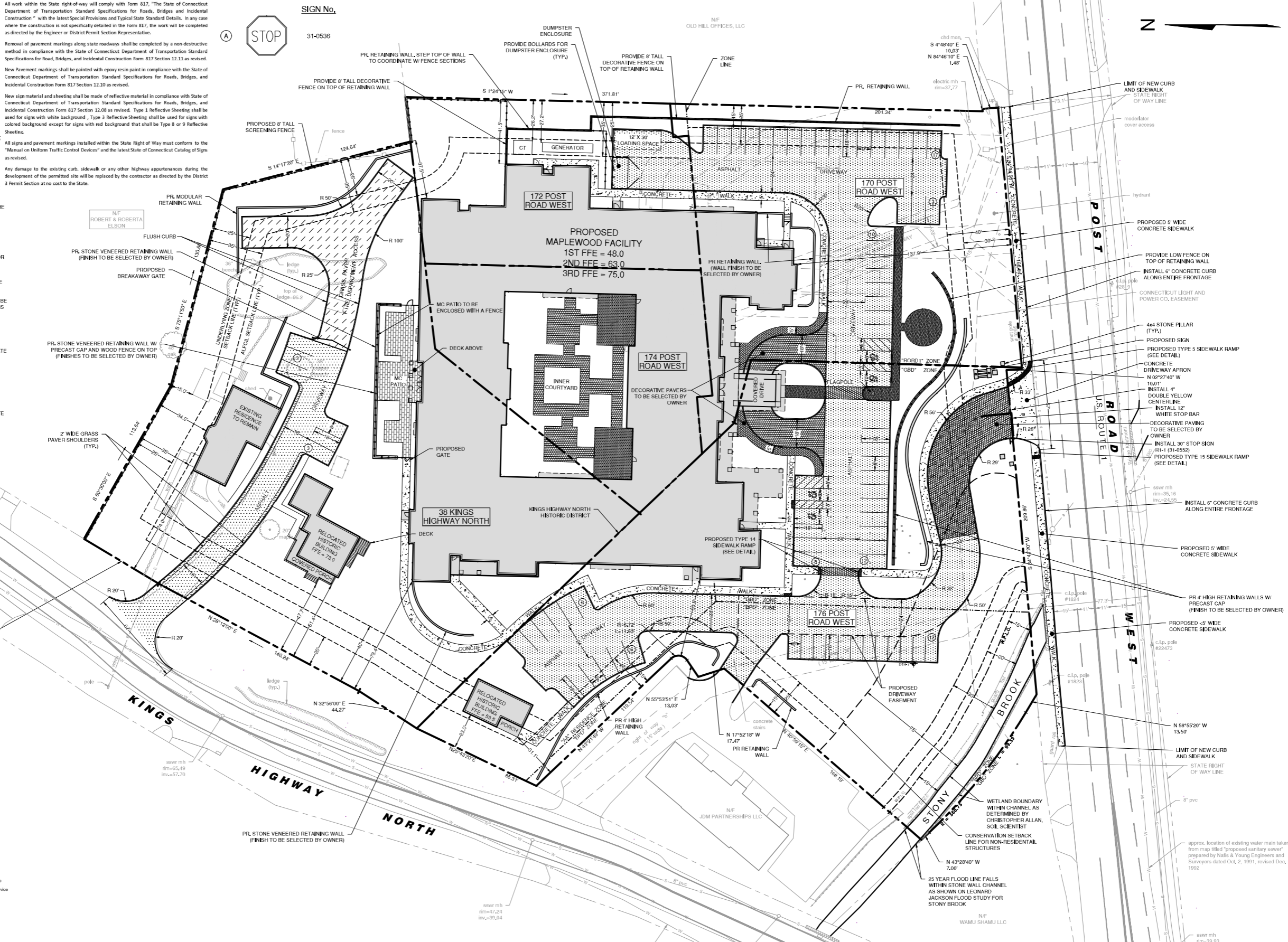
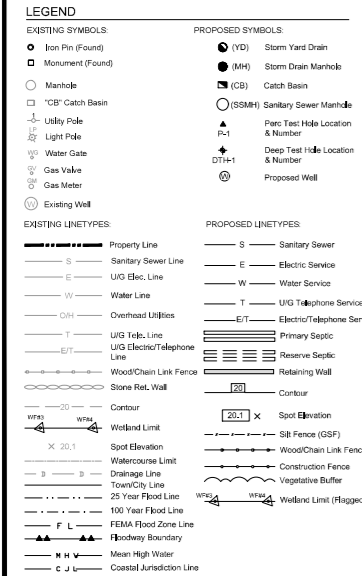
GENERAL NOTES

- 1. EXISTING FEATURES SUCH AS BUT NOT LIMITED TO WALKS, CURBS AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL CONTACT MR. VINCENT HANCHURUCK, TRANSPORTATION ENGINEER 3, DISTRICT SURVEY UNIT AT (203) 289-3112 PRIOR TO ANY CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ENGINEERING COSTS SHOULD THE CTDOT BOUNDARY/SURVEY MARKERS BE DISTURBED OR DAMAGED.
4. IN THE EVENT THE DEPARTMENT DETERMINES THE SUBJECT CTDOT BOUNDARY/SURVEY MARKERS NEED TO BE REPLACED DUE TO THE PROPOSED DEVELOPMENT, THE DEPARTMENT WILL FURNISH NEW MONUMENTS, WHICH THE CONTRACTOR WILL BE REQUIRED TO INSTALL UNDER THE DIRECTION OF A CONNECTICUT LICENSED SURVEYOR.
5. ALL CONSTRUCTION WITHIN THE CTDOT R.O.W. INCLUDING SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF CTDOT FORM 817.
6. THE CTDOT BOUNDARY/SURVEY MARKERS SHALL BE VERIFIED AND ACCEPTED BY THE DISTRICT 3 SURVEY UNIT PRIOR TO RELEASING THE ENCROACHMENT PERMIT BOND.
7. NO CTDOT BOUNDARY/SURVEY MARKERS WERE FOUND WITHIN THE PROJECT LIMITS.
8. ALL SIGNAGE POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CTDOT STANDARDS SHEET 39.
9. 12" WIDE WHITE STOP BARS SHALL BE INSTALLED IN ACCORDANCE WITH THE SECTIONS IN CTDOT FORM 817.
10. NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION FOR 817 SECTION 12.10, AS REVISED.
11. NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH FORM 817 SECTION 12.08, AS REVISED. TYPE I REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUNDS, TYPE II REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUNDS EXCEPT FOR SIGNS WITH RED BACKGROUNDS THAT SHALL BE TYPE 8 OR 9 REFLECTIVE SHEETING.
12. ANY DAMAGE TO THE EXISTING CURB, SIDEWALK OR ANY OTHER HIGHWAY APPURTENANCES DURING CONSTRUCTION OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY DISTRICT III PERMIT SECTION AT NO COST TO THE STATE OR OWNER.
13. ALL WORK WITHIN THE STATE RIGHT-OF-WAY WILL COMPLY WITH FORM 817 WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS.
14. A PERMIT ISSUED BY DISTRICT III CTDOT IS REQUIRED BEFORE ANY WORK COMMENCES WITHIN THE STATE RIGHT-OF-WAY.
15. ALL PAVEMENT STRIPING AND REPLACEMENT NOT WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE TOWN OF WESTPORT DPW STANDARDS.
16. ANY DAMAGE TO ROUTE 1 WILL REQUIRE MILLING & PAVING.

Form 817 Construction Notes

All work within the State right-of-way will comply with Form 817, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction" with the latest Special Provisions and Typical State Standard Details. In any case where the construction is not specifically detailed in the Form 817, the work will be completed as directed by the Engineer or District Permit Section Representative.
Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 817 Section 12.11 as revised.
New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.10 as revised.
New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.
All signs and pavement markings installed within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs as revised.
Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.

SIGN LEGEND



NOT FOR CONSTRUCTION FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

LANDTECH logo and project information: MAPLEWOOD SENIOR LIVING LLC, 170-176 POST ROAD WEST & 38 KINGS HIGHWAY NORTH, WESTPORT, CT. PROJECT No. 19073-01, SCALE 1" = 30', DATE 7/22/2020, DRAWN BY: CL, CHECKED BY: AS. Includes a table of revision dates and a large 'C-1.0' stamp.

**170,172,174,176 POST ROAD WEST + 38 KINGS HIGHWAY NORTH
250 FT ABUTTERS + KINGS HIGHWAY NORTH HISTORIC DISTRICT NEIGHBORS**

250 FT Abutters						
Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
B09070000	37 KINGS HWY N	MCKINLEY LAURA H	37 KINGS HWY N	WESTPORT	CT	06880
C09011000	57 LUDLOW RD	CHISSICK EYTAN & SAROYA L	57 LUDLOW RD	WESTPORT	CT	06880
C09015000	44 KINGS HWY N	O'KANE NEIL & YVONNE	44 KINGS HWY N	WESTPORT	CT	06880
B09071000	39 KINGS HWY N	MRAZ MICHAEL & FLORENCE	39 KINGS HWY N	WESTPORT	CT	06880
B09072000	41 KINGS HWY N	KELLEY MICHELE A AND ABESON ELISABETH	41 KINGS HWY N	WESTPORT	CT	06880
B09116000	45 KINGS HWY N	BORGES DESMIN C AND FORNABIA CHRISTINE E	45 KINGS HWY N	WESTPORT	CT	06880
C09010000	51 LUDLOW RD	COHEN KARLA ANN TRUSTEE	51 LUDLOW RD	WESTPORT	CT	06880
C09014000	46 KINGS HWY N	SLEDGE JOSEPH E & A DARCY	46 KINGS HWY N	WESTPORT	CT	06880
C09016000	40 KINGS HWY N	ELSON ROBERT & ROBERTA	40 KINGS HWY N	WESTPORT	CT	06880
B09066000	9 KINGS HWY N	BRAINERD SUZANN B ET ALS CO TRUSTEES	PO BOX 3092	WESTPORT	CT	06881
C09008000	33 LUDLOW RD	DENOYER KARIN HEHENBERGER	33 LUDLOW RD	WESTPORT	CT	06880
C09009000	41 LUDLOW RD	MCGUINN IAN M & DEANNE	41 LUDLOW RD	WESTPORT	CT	06880
B08073000	208 POST RD W	CONNECTICUT ASETHETIC SURGERY CENTER LLC	208 POST RD W 2ND FL	WESTPORT	CT	06880
B08074000	199 POST RD W	TAYLOR MADE LLC	199 POST RD W	WESTPORT	CT	06880
B09065000	1 KINGS HWY N	BRAINERD SUZANN B ET ALS CO-TRUSTEES	PO BOX 3092	WESTPORT	CT	06881
B09067000	27 KINGS HWY N	PASSION GROUP INC ATTN MICHAEL BOLOTIN	369 LEXINGTON AVE 24TH FL	NEW YORK	NY	10017
B09068000	31 KINGS HWY N	BOLOTIN MICHAEL	369 LEXINGTON AVE 24TH FL	NEW YORK	NY	10017
B09069000	35 KINGS HWY N	GRIN ROBERT	35 KINGS HWY N	WESTPORT	CT	06880
B09126000	18 KINGS HWY N	18 KINGS HWY N LLC	PO BOX 2030	WESTPORT	CT	06880
B09127000	188 POST RD W	188 POST RD WEST LLC	18 EAST 50TH ST 10TH FL	NEW YORK	NY	10022
C08032000	170 RIVERSIDE AVE	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880
C08040000	175 POST RD W	NASHS PLAZA LLC	P O BOX 5180	WESTPORT	CT	06881
C08041000	191 POST RD W	WESTPORT 191 REAL ESTATE LLC	276 POST RD W STE 201	WESTPORT	CT	06880
C09005000	19 LUDLOW RD	OLD HILL OFFICES LLC	59 OSBORN FARM RD	WESTON	CT	06883
C09005001	130 POST RD W	CAROLINE APARTMENTS CO	18 EAST 50TH ST 10 TH FL	NEW YORK	NY	10022
C09007000	21 LUDLOW RD	DAVIS MICHAEL M IV &	21 LUDLOW RD	WESTPORT	CT	06880

170,172,174,176 POST ROAD WEST + 38 KINGS HIGHWAY NORTH
250 FT ABUTTERS + KINGS HIGHWAY NORTH HISTORIC DISTRICT NEIGHBORS

KINGS HIGHWAY NORTH HISTORIC DISTRICT						
Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
B09117000	49 KINGS HWY N	GRIMALDI RICHARD & DENNIS A	14 BRIDGE ST	WESTPORT	CT	06880
B09118000	53 KINGS HWY N	EIDMAN THAD G & MARTHA NEALE	53 KINGS HWY N	WESTPORT	CT	06880
C09019000	63 KINGS HWY N	MOLESWORTH MARK D & DONNA M	63 KINGS HWY N	WESTPORT	CT	06880
C09020000	65 KINGS HWY N	LIOTTA ROBIN A TR	65 KINGS HWY N	WESTPORT	CT	06880
C09021000	67 KINGS HWY N	LENIHAN PAUL F & LISA V	67 KINGS HWY N	WESTPORT	CT	06880
C09022000	69 KINGS HWY N	BOLEY JEFFREY V & JULIA SCHLUTER	69 KINGS HWY N	WESTPORT	CT	06880
C09026000	75 KINGS HWY N	MCGARVEY BRIAN M & KATHRYN B	75 KINGS HWY N	WESTPORT	CT	06880
C09027000	79 KINGS HWY N	MARTINDALE LAURA	79 KINGS HWY N	WESTPORT	CT	06880
C09030000	76 KINGS HWY N	MEDOFF LEE J AND HOBLYN PENELOPE K	76 KINGS HWY N	WESTPORT	CT	06880
C09031000	80 WRIGHT ST	GREENMAN ARI AND COSENTINO MICHELE	80 WRIGHT ST	WESTPORT	CT	06880
C09032000	74 WRIGHT ST	LYNCH AMY ZAPTON & RAYMOND C JR	74 WRIGHT ST	WESTPORT	CT	06880
C09033000	64 WRIGHT ST	BROOKS CHARLES A & MARGARET B	64 WRIGHT ST	WESTPORT	CT	06880
C09035000	54 WRIGHT ST	WRIGHT LIMITED LLC	54 WRIGHT ST	WESTPORT	CT	06880
C09036000	46 WRIGHT ST	46 WS LLC	46 WRIGHT ST	WESTPORT	CT	06880
C09039000	15 WRIGHT ST	KEENAN MAURA M AND TEED PETER	15 WRIGHT ST	WESTPORT	CT	06880
C09040000	21 WRIGHT ST	BARNES PETER E & DIANA D	21 WRIGHT ST	WESTPORT	CT	06880
C09041000	27 WRIGHT ST 27B	ERICKSON CARA A & MARK W	27 WRIGHT ST UNIT B	WESTPORT	CT	06880
C09042000	35 WRIGHT ST	ROSENBERG PETER TRUSTEE	1650 MARKET ST STE 2600	PHILADELPHIA	PA	19103
C09044000	49 WRIGHT ST	AMOROSO PIETRA F	49 WRIGHT ST	WESTPORT	CT	06880
C09049000	57 WRIGHT ST	ENGEL ANDREAS & SARAH	57 WRIGHT ST	WESTPORT	CT	06880
C09050000	63 WRIGHT ST	CIMPERMAN FRANCIS MARK	63 WRIGHT ST	WESTPORT	CT	06880
C09053000	73 WRIGHT ST	PHILLIPS NEIL P & KIMBERLY B	73 WRIGHT ST	WESTPORT	CT	06880
C09054000	66 KINGS HWY N	BUDDENHAGEN MARGARET G	597 WESTPORT AVE	NORWALK	CT	06851
C09056000	76 LUDLOW RD	APTON ADAM M & KATHERINE R	76 LUDLOW RD	WESTPORT	CT	06880
C09057000	72 LUDLOW RD	BERSON WILLIAM & ZISKIN DEBORAH J	72 LUDLOW RD	WESTPORT	CT	06880
C10001000	83 KINGS HWY N	83 KINGS HWY LLC	8 HIGHWOOD RD	WESTPORT	CT	06880
C10044000	104 KINGS HWY N	CONSOLI VICTORIA A AND	104 KINGS HWY N	WESTPORT	CT	06880
C10045000	102 KINGS HWY N	HUBRICH KAREN K	102 KINGS HWY N	WESTPORT	CT	06880
C10046000	96 KINGS HWY N	LOTTI MARC	96 KINGS HWY N	WESTPORT	CT	06880
C10057000	58 WRIGHT ST	SMITH KEVIN M AND DFARRELLY DEIRDRE	58 WRIGHT ST	WESTPORT	CT	06880
C09052000	71 WRIGHT ST	REILLY BRENDAN T & ALISON	71 WRIGHT ST	WESTPORT	CT	06880
B09073000	5 WOODSIDE AVE	LAWSON KAREN AND BAKSHI VIKRAM	7 LALLEY BLVD	FAIRFIELD	CT	06824

**170,172,174,176 POST ROAD WEST + 38 KINGS HIGHWAY NORTH
250 FT ABUTTERS + KINGS HIGHWAY NORTH HISTORIC DISTRICT NEIGHBORS**

C09012000	71 LUDLOW RD	SCALO LYNNE E	71 LUDLOW RD	WESTPORT	CT	06880
C09013000	52 KINGS HWY N	PHILLIPS GUY H D & CATHERINE M	52 KINGS HWY N	WESTPORT	CT	06880
C09018000	57 KINGS HWY N	PUCHALA ALFRED J JR AND	57 KINGS HWY N	WESTPORT	CT	06880
C09023000	1 NUTMEG LN	LORENZ RHODIE A	1 NUTMEG LN	WESTPORT	CT	06880
C09029000	78 KINGS HWY N	BELL LESLIE ET ALS TRUSTEE	P O BOX 8265	WICHITA FALLS	TX	76307-8265
C09034000	56 WRIGHT ST	PRICE MILES J	13340 EVERGREEN DR	TOMBALL	TX	77375
C09037000	32 WRIGHT ST	BAKER SERENA M AND ARGUETA OSCAR	32 WRIGHT ST	WESTPORT	CT	06880
C09038000	8 WRIGHT ST	W F F WESTPORT LL LLC ATTN: LISA HORVATH	707 SUMMER ST 4TH FL	STAMFORD	CT	06901
C09041000	25 WRIGHT ST 25A	FELDMAN LEE C	25 WRIGHT ST	WESTPORT	CT	06880
C09043000	41 WRIGHT ST	CLARK PATRICIA L &	41 WRIGHT STREET	WESTPORT	CT	06880
C09051000	67 WRIGHT ST	GRAVES JAMES M & KATHARINE F	67 WRIGHT ST	WESTPORT	CT	06880
C09055000	64 KINGS HWY N	GRAHAM ANNE H TRUSTEE	64 KINGS HWY N	WESTPORT	CT	06880
C10004000	1 OLD HILL RD	ANGOTTI ANTHONY J & DEBORAH M	1 OLD HILL RD	WESTPORT	CT	06880
C10005000	5 OLD HILL RD	PROPPER VIRGINIA A	5 OLD HILL RD	WESTPORT	CT	06880
C10014000	6 OLD HILL RD	LAMENSDORF BRAD AND GROSS JULIA L	6 OLD HILL RD	WESTPORT	CT	06880
C10015000	4 OLD HILL RD	HARRISON LORRAINE P TRUSTEE	4 OLD HILL RD	WESTPORT	CT	06880
C10017000	103 KINGS HWY N	205 W PARMENTER LLC	560 FENIMORE ROAD 2ND FLR	MAMARONECK	NY	10543
C10018000	105 KINGS HWY N	COOPER JAMES C & KERRY DIANE	105 KINGS HWY N	WESTPORT	CT	06880
C10028000	109 KINGS HWY N	RYAN CATHERINE & WILLIAM	109 KINGS HWY N	WESTPORT	CT	06880
C10029000	111 KINGS HWY N	111 KINGS HWY N LLC	968 HARBOR RD	SOUTHPORT	CT	06890
C10030000	113 KINGS HWY N	KELLY PAUL J TRUSTEE	15 MURVON CT	WESTPORT	CT	06880
C10031000	115 KINGS HWY N	TRACY H LEVITES REVOCABLE TRUST	115 KINGS HWY N	WESTPORT	CT	06880
C10032000	117 KINGS HWY N	TRACY H LEVITES REVOCABLE TRUST	117 KINGS HWY N	WESTPORT	CT	06880
C10033000	119 KINGS HWY N	JONES DONALD C AND TRASKA THOMAS W	PO BOX 98	BOLINAS	CA	94924-0098
C10034000	KINGS HWY N	WESTPORT TOWN OF	110 MYRTLE AVE	WESTPORT	CT	06880
C10041000	120 KINGS HWY N	YASHIKI LLC	9 VICTORIA LN	WESTPORT	CT	06880
C10042000	116 KINGS HWY N	JOKL MATTHEW & ELIN	116 KINGS HWY N	WESTPORT	CT	06880
C10043000	108 KINGS HWY N	GROSS WILLIAM D & MARIE P	108 KINGS HWY N	WESTPORT	CT	06880
C10047000	12 EDGE HILL LN	SUMMERFIELD PAUL A & LISA C	12 EDGE HILL LN	WESTPORT	CT	06880
C10048000	8 EDGE HILL LN	DASSORI ANDREW G & JESSICA J	6 EDGE HILL LN	WESTPORT	CT	06880
C10049000	6 EDGE HILL LN	DASSORI ANDREW G & JESSICA J	6 EDGE HILL LN	WESTPORT	CT	06880
C10055000	KINGS HWY N	CORP OF CATHOLIC CHURCH ASSUMPTN	98 RIVERSIDE AVE	WESTPORT	CT	06880
C10056000	KINGS HWY N	CHRIST & HOLY TRINITY CHURCH	75 CHURCH LA	WESTPORT	CT	06880
C10063000	107 WILTON RD	REYNOLDS JANET LISTON-	6817 ALGONQUIN AVE	BETHESDA	MD	20817
C10064000	109 WILTON RD	HARRIS WILLIAM R JR	109 WILTON RD	WESTPORT	CT	06880