

ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: _____

1. Property Address _____
(As listed in the Assessor's records)

2. Property PID# _____ Zoning District: _____

3. Owner's Name: _____ Daytime Tel #: _____

Owner's Address: _____ E-mail: _____

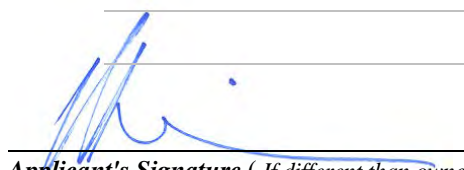
4. Agent's Name *(if different)*: _____ Daytime Tel #: _____

Agent's Address: _____ E-mail: _____

5. Zoning Board of Appeals Case # *(if any)* _____

6. Existing Uses of property: _____

7. Reason for this Request: _____



Applicant's Signature *(If different than owner)*

Owner's Signature *(If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)*

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____

Explanatory Statement
1 Burr Road
Site Plan & Special Permit Application

1. Summary

1 Burr Road LLC is the owner of the subject property, 1 Burr Road. We are proposing to convert the existing 120-bed skilled nursing facility into a 68-bed modern memory care facility consistent with the recently approved Text Amendment #823 PZ22-0066. This Facility will adaptively reuse the existing building, infill a small portion of first floor space, and involve minor 2nd & 3rd floor additions, relocation of mechanicals to the roof, parking and landscape improvements, and a new façade. Driveways, curb cuts, and landscaping will also be improved from current conditions including an increase in green space.

2. Existing Site/Surrounding Area

The existing site is 0.90 acre in the RORD-1 Zoning district with frontage on Burr Road and Post Road West. The building and its landscaping are worn and tired compared to the surrounding neighborhood. The site is within a primarily office portion of the Post Road with office to the North, East, and west, and Kings Highway Elementary School to the South.

The site is currently developed with a single three-story building and scattered surface parking around the perimeter of the development. The current development has been in continuous use since the 1960s as a skilled nursing facility or nursing home, currently with 120 beds. The property and building are currently lawfully non-conforming with respect to many of the Zoning Regulations.

The current tenant, Westport Rehabilitation Complex, provides short-term inpatient rehabilitation services as well as longer-term services.

3. Proposed Development

The proposed plan will adaptively reuse the 120-bed skilled nursing facility into a 68-bed modern memory care facility, infill a small portion of first floor space, and involve minor 2nd & 3rd floor additions, relocation of mechanicals to the roof, parking and landscape improvements, and a new façade. Driveways, curb cuts and landscaping will also be improved from current conditions

a. Unit Mix

There will be 68 beds.

b. Site/Building Composition and Features

The much-needed renovation will transform this facility inside and out and help bring it up to date to fit in context with the surrounding neighborhood. The interior will be completely overhauled, which will provide 68 new resident rooms, updated facilities, common areas, and provide a better ambiance. The building will undergo an exterior makeover combining the use of brick, siding, and wood to provide warmth in the exterior material palette. The pitched shingled roof line will help to provide a residential nature to the project similar to the surrounding neighborhood.

The front entry is highlighted with a new glass storefront system surrounded by wood, both as a trellis overhead and by two piers. Wood pier accents are also provided at the gabled roofs and as a second trellis over a patio located to the side of the entry. Dark windows provide a contrast to the whitewashed brick that is used along the first floor and the full building height in specific locations. Siding in a soft blue gray is

used in combination with paneling details along the resident's unit wings to maintain the residential architecture. Exterior improvements include new plantings to provide a green buffer along the street lines, parking and along the building to soften the foundation line.

c. Parking/Traffic

Parking is provided and exceeds the requirement of 1 per 3 beds and is satisfied through 25 surface spaces. The proposed plan formalizes 13 angled parking spaces along the Post Road West with increased landscaping, 1 handicap space, 6 parking spaces to the north, and 5 parking spaces to the east.

The proposed development reflects a significant reduction in the intensity of use of the site from a traffic perspective (120 vs 68 beds), more than adequate sightlines, reducing traffic to one-way on our Burr Road entrance, and no parking on the shared northerly private right-of-way.

4. Purpose/Benefits

The Special Permit and Site Plan application will benefit the Town of Westport as it implements several of the goals and strategies established in the 2017 Plan of Conservation and Development including

1.4.3 Promote Good Design, A Community Design, p. 30

- Maintain an architectural review process to help preserve and enhance the character of Westport and maintain the overall "sense of place."

2.9.4 Improve Business Areas Along Route 1 p.76

- Require all new or redeveloped sites along the Post Road to install sidewalks and provide landscaping in ways to enhance the Post Road.
- Seek ways to modify the Zoning Regulations to encourage appropriate improvements and/or redevelopment along the Post Road, p. 78

3.10.1 Overview ("Westport's wide variety of housing types from modest homes and historic structures to grand manor homes is one of its strongest features."), p. 79.

4.10.2 Maintain Residential Character, p. 80

- Protecting residential neighborhoods from encroachment by inappropriate uses, and
- Managing residential development and redevelopment and other activities on residential properties to ensure they are appropriate for the site and/or given the impacts on neighbors.

5. Conclusion

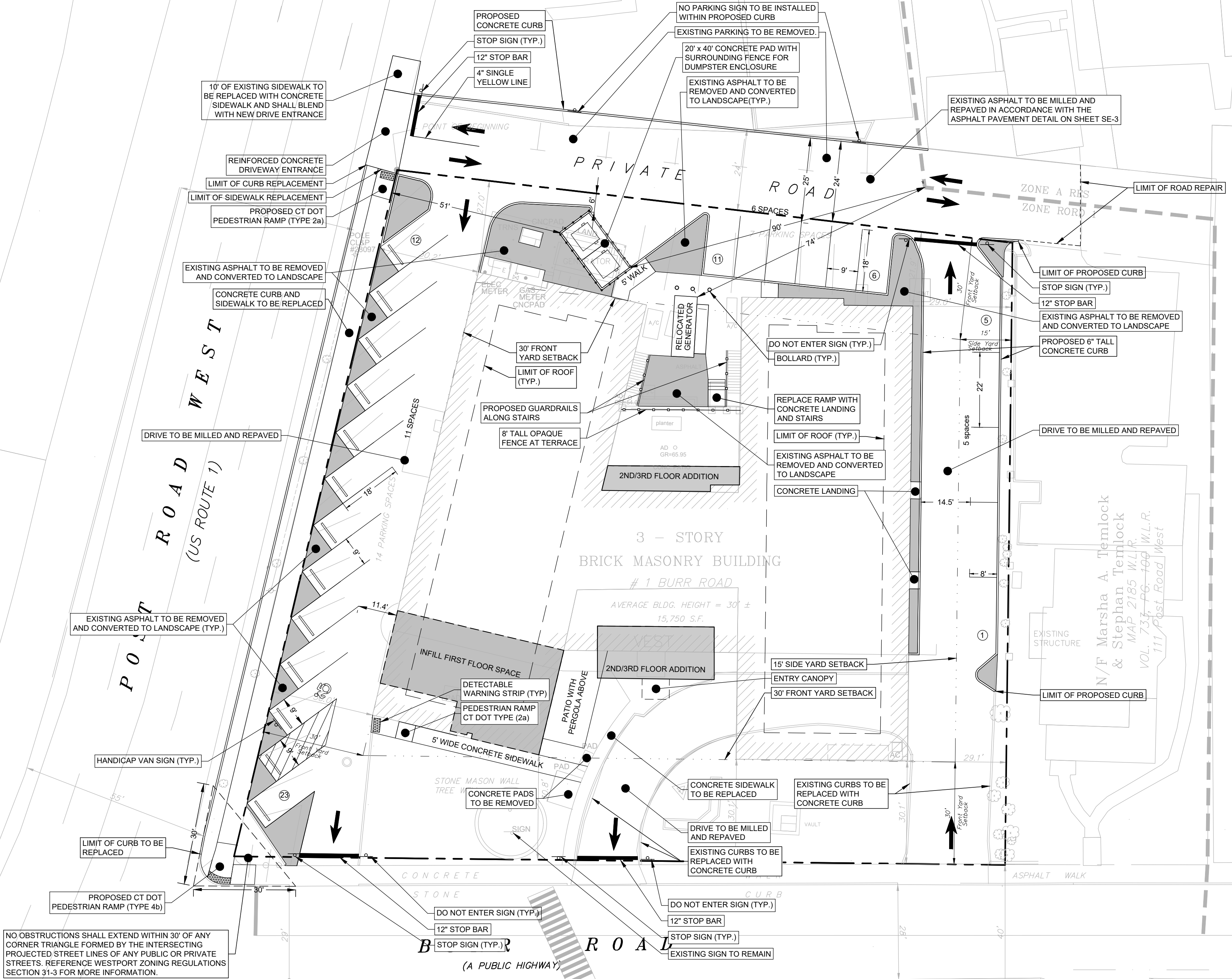
The submitted applications seek to realize the above stated goals and strategies established in the 2017 Plan of Conservation and Development by providing the much-needed Memory Care Use for the Town of Westport.

GENERAL NOTES:

- These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities, sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead entitled Property & Topographic Survey dated 01/06/2023. Elevations depicted or labeled are based on NAVD-88.
- Refer to plans prepared by Meyer Design, INC. for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Meyer Design, INC. received on November 21, 2022.
- Property lies in a Restricted Office-Retail District #1 zone.
- All construction shall comply with the Town of Westport requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).
- All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
- Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
- Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
- The property shall be served by public water and sewer.
- Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
- It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc. for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
- When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
- Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
- Building elevations are subject to change and shall be finalized prior to building permit.
- Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
- Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
- The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
- The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
- A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

PAVEMENT AND PAVEMENT MARKINGS:

- Areas of new asphalt and private roadway shall follow the details on Sheet SE-3.
- Areas to be milled and repaved shall follow detail on SE-3.
- Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
- Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
- Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.
- Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
- Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the requirements at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
- The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
- Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
- Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
- Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
- After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
- The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
- Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
- Finished grade shall be within 1/2 inch of that noted on the drawings.
- The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
- Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
- Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.
- New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.
- New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
- All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
- All pavement striping and replacement shall conform to the Town of Westport standards and the latest edition of AASHTO Highway Design Manual.



1 Burr Road Zoning Analysis					
1/6/2022	RORD1				NOTES
	Req/Allowed	Existing	Proposed Req/Allowed	Proposed	
Lot Size/Shape	-	39,351 sf 0.90 ac	-	39,351 sf 0.90 ac	
Gross Lot Area	-	39,351 sf 0.90 ac	-	39,351 sf 0.90 ac	
Street Frontage	50'	615'	50'	615'	
Setbacks					3 front yards, no rear yard
Front	30'	21.9'	30'	21.9'	
Side	15'	29.0'	15'	29.0'	
Residential District Boundary	30'	35'	30'	35'	
Accessory Setbacks					
Public Street	30'	39'	30'	39'	§6-7.1; Pr. Trash - 51'
Private Street	30'	12'	5'	6'	§6-7.1
Residential District Boundary	n/a	20'	74'	74'	§6-7.1; Ex. Dumpster
Side	15'	21'	25'	89'	§6-7.1
Building Height					
Stories	2.5	3	n/a	3	§6-7.2
Height	30'	30.3'	35'	34.3'	§6-7.2
Coverage					
Max. Building Coverage	(20.0%) 7,870 sf	(42.8%) 16,845 sf	(44.9%) 17,687 sf	(44.1%) 17,343 sf	§6-7.3
Max. Total Coverage	n/a	(38.6%) 15,194 sf	(75.0%) 29,513 sf	(33.3%) 12,709 sf	§6-7.3
Required Total Coverage Reduction	n/a	-	1,996 sf	2,485 sf	§6-7.3
Floor Area					
Floor Area	0.25 (9,838 sf)	1.09 (42,748 sf)	1.19 (47,023 sf)	1.19 (46,930 sf)	§6-7.4
Density					
Beds	n/a	120 (63 Rooms)	n/a	68	
Parking					
Parking	40 spaces	21 spaces	23 spaces	23 spaces	1 space per 3 beds

ZONING SITE PLAN
 DEPICTING
1 BURR ROAD
 WESTPORT, CT
 PREPARED FOR
1 BURR ROAD LLC

SCALE: 0 20 40
 1"=20'

DRAWN BY: AS CHECKED BY: DRG

DAVID R. GINTER CT. P.E. 2717
 January 6, 2023
 DATE

REDNISS & MEAD
 LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

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 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com

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RENDERING
CAREONE | 1 BURR RD

January 2023 | 610.649.8500 | www.meyerdesigninc.com
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FIRST FLOOR PLAN
CAREONE | 1 BURR RD

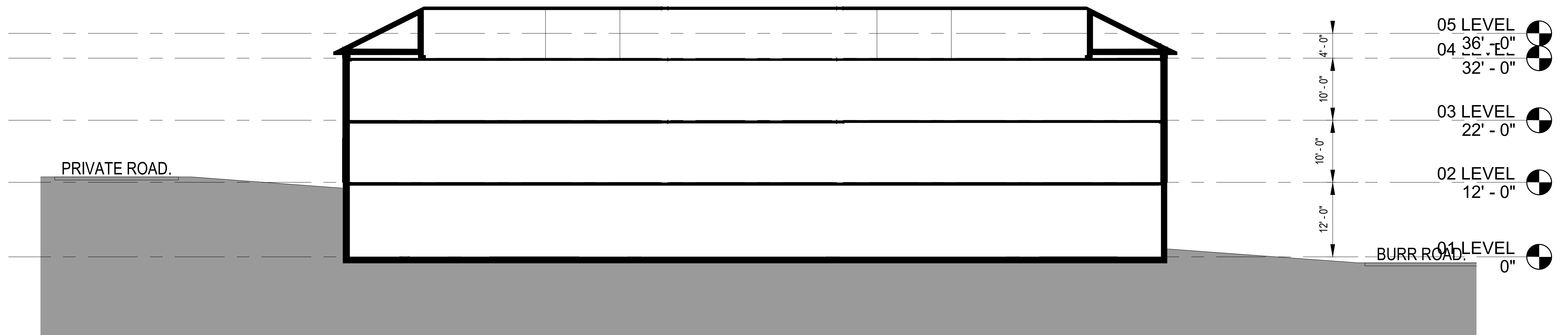




THIRD FLOOR PLAN
CAREONE | 1 BURR RD

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January 10, 2023

Planning and Zoning Commission
c/o Mary Young, AICP, Director of Planning & Zoning
Town of Westport
110 Myrtle Ave, Room 203
Westport CT 06880

Re: 1 Burr Road - Westport, CT

Dear Ms. Young:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agent in connection with the preparing, filing, and processing of any and all land use and ARB applications relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Bluma". The signature is written in a cursive style with a horizontal line through the middle.

1 BURR ROAD LLC
(Owner)