

December 2, 2008

Re: Proposed Zoning Amendments for public hearing on January 26, 2008

Definitions:

ADD to existing definitions:

1. **Continuing Care Retirement Community (CCRC):** A CCRC shall consist of individual, private residential units (independent living units) and common supportive facilities (assisted living units) and provide or make available services required by the State of Connecticut statutes or regulations for an Assisted Living Services Agency (ALSA). The CCRC may also include a skilled nursing component and a memory care component. The Common supportive facilities may include but are not limited to: meal service offering two or more meals per day, laundry service, housekeeping, maintenance including routine chore services in a group setting to persons of fifty-five (55) years of age and older who require help or aid with activities of daily living.

A CCRC may provide common facilities for use by occupants, including common rooms, laundry facilities, mailboxes, entertainment facilities, communal dining area(s) with kitchen and supportive food preparation areas, administrative offices, a convenience store for residents of the facility and areas for periodic medical examinations, limited treatment and therapy, or similar uses. Residents may also include those clinically diagnosed with dementia and or physical disabilities.

2. **Conceptual Master Plan (CMP):** A plan showing the entire site and the proposed future development of the site in general terms. This plan shall include at a minimum proposed uses, buildings and major structures layout, road and parking plan or pattern, access drives, roadways and other impervious areas, overall site and building coverage, general building architectural designs with proposed building heights, setbacks and generalized landscaping, topography including flood zones and inland wetlands if any, generalized drainage, proposed open space and proposed street widths. The CMP shall be drawn to scale, signed and sealed by an appropriately licensed professional in the State of Connecticut. If the Commission or its staff determine the CMP does not have sufficient detail, additional information may be required.

REVISE as indicated to:
Article Seven, Section N.
(ADD **bold** wording as follows.)

1. Assisted Living Facility and/or Congregate Senior Housing Facility **and/or Continuing Care Retirement Community with accessory uses**, as defined in these regulations and as set forth in Article Ten, Section K.

REVISE as indicated to:
Article Ten Section K.
ADD **bold** wording as follows.)

- “K. ASSISTED LIVING FACILITY, CONGREGATE SENIOR HOUSING FACILITY **or CONTINUING CARE RETIREMENT COMMUNITY.**

Article Ten, Section A.
paragraph 2. a.
(ADD **bold** wording as follows.)

- a. All applications **under this section** shall include a site plan prepared in accordance with Article Five, Section J. **Alternatively for large projects the Commission may accept a Conceptual Master Plan (CMP) as satisfying the submittal requirements for Special Exception approval. Subsequent to approval of the CMP the applicant shall apply for and obtain approval of a final detailed site plan approval by the Commission prior to receiving any zoning permit or any building permit.**