

BARONS SOUTH DEVELOPMENT PROPOSAL HISTORY

- 6/29/88 Letter to town attorney asking for review of text amendment #368 to rezone Baron's property from Res A to CRD for cluster home development.
- 6/1988 Letter from attorney Reiner advising P&Z to not rezone property via text amendment or will face legal challenge. Attorney for the Baron's estate.
- 11/21/1988 CRD cluster housing 53 -60 units-hearing set-newspaper article
- 11/27/88 letter from Jackie Heneage in opposition of rezoning.
- 6/26/89 Text Amendment 382A Life Care Residential District.
- 6/26/89 Traffic analysis including trip generation of LCRD 1440 trip/day
- 9/5/89 Marty Hauhuth letter to P&Z chair
- 9/1989 Staff analysis of projects. Included population projections-senior population consistently in the 20% range 1985 and projected into 2010. Trip generation report, size or units etc. Senior and CC 184 living, 92 group units, 48 Nursing 233 parking spaces, or max 322 senior residence and 58 nursing (TM P and Z) –
- 9/29/89 Westport news maps of proposals for Barons property. Current vs life care center.
- 10/10/89 Westport News "Neighbors fighting P&Z 's life Care district proposal"
- 9/22/96 Long range planning commission draft report on Barons South-complete analysis of cost, appraisal, uses and impact analysis on infrastructure including school system of various plans. Jorgen Jenson is the author.
- 2/27/97 Conservation recommendation to purchase ---endorsement to preserve as open space.- Carrie Makover Planner.
- 3/6/97 LWV position to support purchase but not support partial disposal of 10 acres.. Position paper referenced calls for a "strong program for municipal acquisition and preservation of open space." Lisa Shufro League President
- 3/13/97 Positive 8-24 to acquire Barons.
- 4/15/1997 Ellie Lowenstein letter to Ned Dimes – favorable 8-24 to purchase Barons
- 10/20/1998 RTM resolution to purchase Barons-see individual comments
- 10/20/98 Ellie Lowenstein testimony to RTM to purchase
- 9/21/99 Diane Farrel letter to all boards. Included is the Barons South Planning Committee Report chaired by Harold Levine...statement on page 2 "both Marty Hauhuth and Jackie Heneage oppose construction on Barons and Winslow. Page 4-"A majority of the committee was in favor of preserving



both properties as "park space" for municipal use... As one committee member said: Baron's South and Winslow are public treasures and should remain public. Each committee member submitted their reports all attached. In Mr. Levine's into he takes the time to explain the methodology used by the committee. There were 17 meetings, 2 special public hearings and over 1400 residents visited Baron's south.

11/1/99 Kathy Bernard letter to Diane Farrell referencing preservation of slopes and trees- especially on Compo Road South. Municipal uses discussed page 3-open space is one use.-July 15 letter from Alicia Mozian-calling for conservation easement

11/4/99 letter from Diane Farrell to RTM. Page 1 Background Paragraph "...This did not exclude open space but the clear possibility of municipal development also existed." Further discussion surrounding rejection of Y on Barons.

Which now brings us to what I'll call present history beginning with the pre app for senior housing on Barons south. July 15 2010.

1/3/02 Positive 8-24 to build senior center

3/14 /03 zoning permit for senior center—the center is built.

7/5/05 text amendment #548 to "affordable and Middle Income Housing on Town Owned Property". Passes but nothing is ever built.

2007 Joseloff commissions Weston Sampson report to determine what to do with Barons South.

11/2008 Senior/Workforce 104 units incl 51 senior units, 23 group senior and 30 workforce (G Joseloff) 7/15/2010 pre app to discuss housing on Baron's South.

7/15/2010 pre app to discuss housing on Baron's South.

10/19/2010 8-24 Request For CONCEPTUAL USE of town -owned property known as Barons' South.

The Barons' South planning Group see page 5 of GJ narrative- Selectman Shelly Kassen, Barbara Butler, Ken Olson resident whose business specializes in housing and who is an expert in financing of similar initiatives: Rick Redniss, whose clients include WHA , and Andrew Banoff president and CEO of the Jewish home for the Elderly. The narrative goes on to explain that the JHE needs to expand.

10/28/2010 P&Z meeting. Letter from Janis Collins Parks and Rec Commission Chair- not included in the discussion, but clearly state their priorities for the property are to protect and improve passive use park properties and open spaces. Trails, signs, opens up vistas to enhance visibility. Basic improvements.

10/29/2010 Mike Krawiec submits into the record web site of JHE which shows clearly a BOF member is on the board, Ken Wirfel. I submit from listing of active Westport property listings supplied to me by a realtor friend of mine from the MLS. 2010-average price per building lot was \$866,000

11/2/2010 HDC submits request for preservation for 3 properties on property. 2 of which are on the CT State Historical Register.

11/5/10 8-24 passes. Hearings were conducted, I tell the second selectman, that I want to see a business plan, I want to see other opportunities, and a proper business analysis done. There must be an updated real estate appraisal done. I also state for the record that we as a town should not do a faith based project. There is a separation of church and state. I do agree to the 8-24 but said I expected the above conditions be met. The discussion with the other commissioners' centers on highest and best use of the land, and all agree that this is not, but we agree to let them try. Vote was 6-1 Mike Krawiec nay.

2/10/11 Text amendment #625 To create senior residential communities on town -owned properties....

12 properties included in the text amendment. During the testimony I tell Shelly Kasson that she failed to meet my criteria concerning a business plan/analysis etc. No appraisals ever submitted. John Laurino letter 2/17/11 -please read it details how from a procedural standpoint the process is rigged in favor of one applicant only.

3/10/11 email from Bart Schuldman alerting his readers to what is going on.

5/6/11 #625 passes 5-2 Krawiec and Walsh Nay. My negative vote was based on the fact that we never saw an appraisal of the property, a business plan, and in depth analysis of need or impact.

5/31/11 Bart Schuldman appeals the p&Z decision based on fact there is no plan, and that it wasn't for Westporters.. RTM P&Z subcommittee votes 4-2 to uphold P&Z decision. Judy Starr and Joyce Colburn write minority report, which does an in-depth analysis of the project. -

Whitney glen--P&Z commission upheld senior designation of 62 and older on this development.

5/13/11⁴ #677 proposed changes to 32-15 senior residential community... See Brian Stern video testimony

9/18/11⁴ #677 Denied 6-1.

From this time on, there was no discussion with P&Z about Barons South project...In December at our yearly meeting, we established the open Space committee.

On Feb 25 - pre app Barons

Carol Walsh
2/18/15