

1. Meeting Agenda - May 18

Documents:

[MEETING AGENDA - NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE - 05 18 16.PDF](#)

2. Minutes Subject To Approval - May 18

Documents:

[MINUTES SUBJECT TO APPROVAL - NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE - 05 18 16.PDF](#)

3. Approved Minutes - May 18

Documents:

[APPROVED MINUTES - NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE - 05 18 16.PDF](#)

4. American Hospital Association Issue Brief: Medicare's Bundled Payment Initiative: Considerations For Providers (Copyrighted)

[AMERICAN HOSPITAL ASSOCIATION ISSUE BRIEF: MEDICARE'S BUNDLED PAYMENT INITIATIVE: CONSIDERATIONS FOR PROVIDERS \(COPYRIGHTED\)](#)



**TOWN OF GREENWICH
BOARD OF ESTIMATE AND TAXATION**

Nathaniel Witherell Strategic Planning Committee

Wednesday, May 18, 2016

**Hayton Conference Room, 3rd Floor
8:30 A.M.**

AGENDA

1. Approval of the May 13, 2016 Meeting Minutes
2. Legal Issues Discussion
 - Katie DeLuca, Planning & Zoning Department
3. Financial Models & Auditing Services
4. Items for Future Committee Meetings
5. Adjournment

TOWN OF GREENWICH
BOARD OF ESTIMATE AND TAXATION
NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE

MINUTES – Hayton Room, Town Hall

Wednesday, May 18, 2016

Committee: Arthur D. Norton; Elizabeth K. Krumeich; Jill Oberlander; Nancy Weissler

Others: Katie DeLuca, Director, Planning & Zoning Department; Peter Mynarski, Comptroller; Larry Simon, Nathaniel Witherell Board Chair

The meeting was called to order at 8:34 A.M.

1. Approval of the May 13, 2016 Meeting Minutes

On a motion made and seconded, the Committee voted 4 to 0 to postpone consideration of the May 13, 2016 minutes until the next scheduled meeting.

2. Legal Issues Discussion

Katie DeLuca, Director, Planning & Zoning Department, discussed applicable Town regulations covering Continuing Care Retirement Communities (“CCRCs”) and assisted living facilities. She pointed out that this is a Statewide issue as the population of residents over 65 years is growing from 17% of state population now to a projected 22% by 2025.

Greenwich Municipal Code Section 6-114, adopted in 1991, establishes the Town’s CCRC overlay zone authorizing housing and health care alternatives for town residents age sixty-two and older. This zone is found primarily along the Post Road in the GB/GBO designation. The regulations discuss lot size, FAR and density requirements. Mrs. DeLuca reported that the requirements restrict what can be built and that a development may require either a variance or a change in the Code.

Mrs. DeLuca opined that she does not read the CCRC regulations as requiring all aspects of continuing care (independent, assisted, skilled nursing and dementia related) on one site. An independent or assisted living option can be developed without a corresponding skilled nursing service.

Mrs. DeLuca reported that developers have suggested possible assisted living facilities developments and that to accomplish this several lots may need to be combined. With any proposed development, the Planning and Zoning Department is concerned with impact on municipal services and utilities as well as the character of the neighborhood and the goals of the approved Plan of Conservation and Development. There is also the option of providing housing stock under State regulations covering affordable housing (RPHDE and Connecticut General Statutes 8-30g).

Specific to the Nathaniel Witherell site, Mrs. DeLuca advised that the total property is 24.19 acres and that 3.502 acres is leased by the Town to the Housing Authority for Parsonage Cottage.

3. Financial Models

Mr. Simon reported that TNW will be looking at referrals by source.

4. Items for Future Committee Meetings

The Committee agreed to invite Lloyd Bankson and Gene McLoughlin to discuss the State Historic District Tax Credits.

Mr. Simon will present on the cost allocation data at the June 8th meeting.

The Committee discussed contacting Remedy Partners, a Darien based Medicare contractor working with hospitals on bundled payment provisions.

The Committee agreed to schedule tours of Waveny, Greenwich Woods, Edgehill and The Osborne in the next few weeks.

5. Future Committee Meeting Schedule

The next meeting of this Committee is scheduled for Wednesday, May 25^h at 8:30 a.m. in the Parks & Recreation conference room. Subsequent meetings are scheduled for June 8th and June 14th at 8:30 a.m. and June 20th at 4:30 p.m.

6. Adjournment

On a motion by Ms. Krumeich, seconded by Ms. Weissler, the Committee voted 4 to 0 to adjourn the meeting at 10:40 a.m.

Jill Oberlander, Recording Secretary

Arthur D. Norton, Chairman

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BOARD OF ESTIMATE AND TAXATION
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Greenwich Building Zone Regulations, Section 6-114, adopted in 1991, establishes the Town’s CCRC overlay zone authorizing housing and health care alternatives for town residents age sixty-two and older. A CCRC is permitted in the RA-4, RA-2, RA-1 and R-20 residential zones and the GB and GBO business zones when authorized by the Planning and Zoning Commission. The regulations discuss lot size, floor area ratio (FAR) and density requirements. Mrs. DeLuca reported that the requirements restrict what can be built and noted that considering the changing model that we have seen in the facilities in our area, it is quite possible that if a development is proposed in Town it would likely be accompanied with a text amendment to Section 6-114 of the regulations.

Mrs. DeLuca opined that the CCRC regulations were intended to address all aspects of continuing care (independent, assisted, skilled nursing and dementia related) on one site. If only one component were proposed, such as an independent or assisted living option, the Commission would have to review the specifics to determine what section would be used to regulate the facility. Mrs. DeLuca reported that she has been approached by several developers who have suggested possible assisted living facilities developments and that to accomplish this, most times the concept involved combining several lots. With any proposed development, the Planning and Zoning Department is concerned with impact on municipal services and utilities as well as the character of the neighborhood and the goals of the approved Plan of Conservation and Development. There is also the option of providing housing stock under State regulations covering

affordable housing (RPHDE and Connecticut General Statutes 8-30g) if the facility includes governmentally assisted units.

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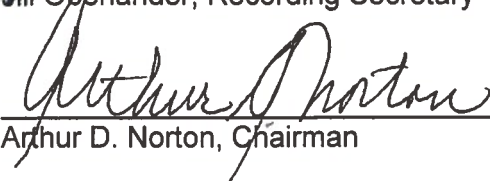
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