

**Mill Pond**  
1 Cemetery Street

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Special Permit (2022-24 SP) Application  
Public Hearing  
March 2, 2023



BEINFELD ARCHITECTURE PC



WOFSEY  
ROSEN  
KWESKIN &  
KURIANSKY <sup>LLP</sup>

REDNISS  
& MEAD

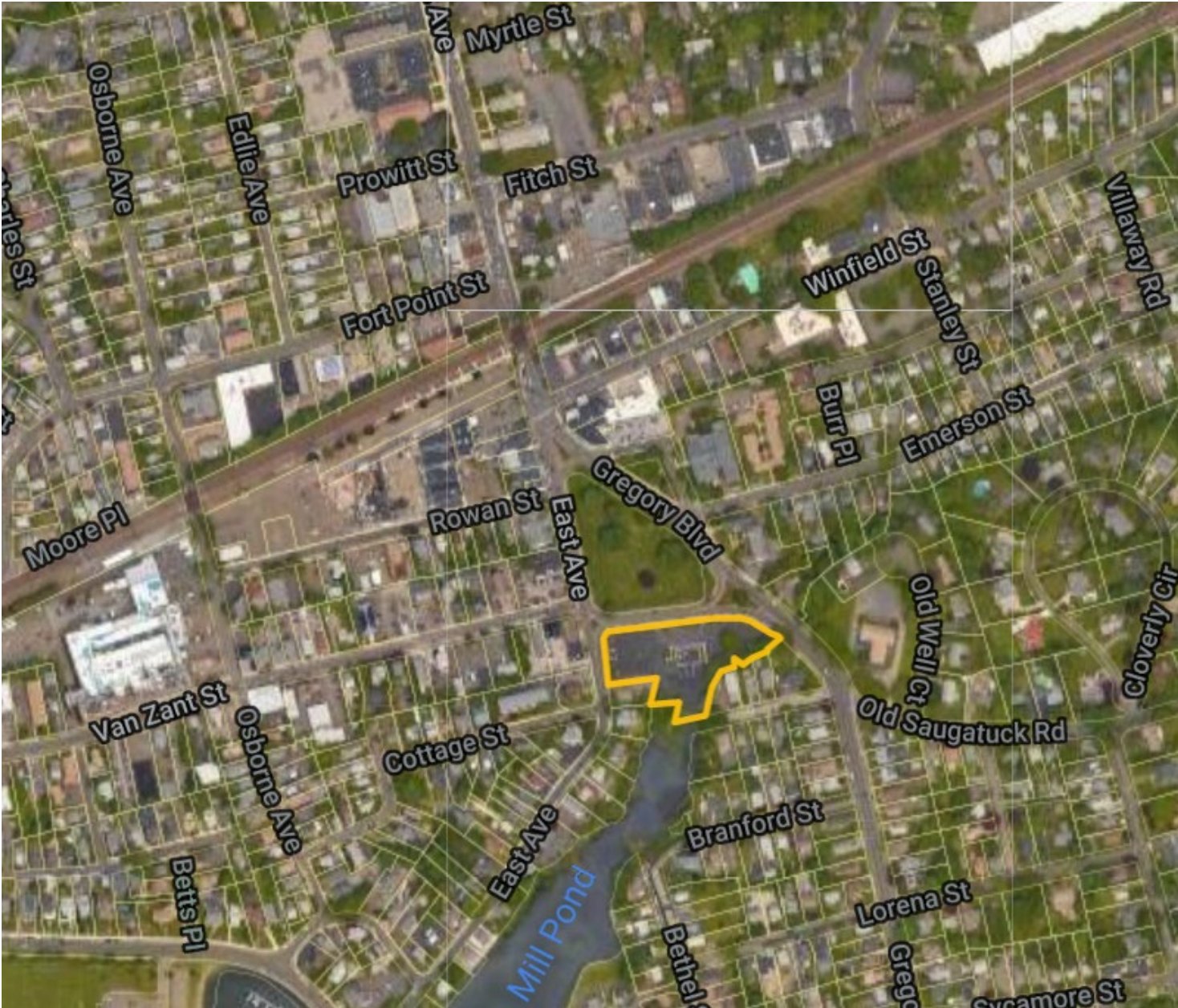


**Spinnaker**  
REAL ESTATE PARTNERS, LLC

**Environmental Land Solutions. LLC**

# Mill Pond

Location



# Mill Pond

## Program Summary

East Norwalk Village TOD Zone

Lot Size: 72,300 Square Feet

Two Buildings

77 Housing Units

Approximately 6,000 Sq. Ft. Commercial

102 On-Site Parking Spaces

2 On-Site Public Parking Spaces

14 New On-Street Public Parking Spaces

Public Plaza

Public Waterfront Access

Vehicular & Pedestrian Safety

Improvements

Environmental & Sustainable

Improvements

Public Infrastructure Improvements

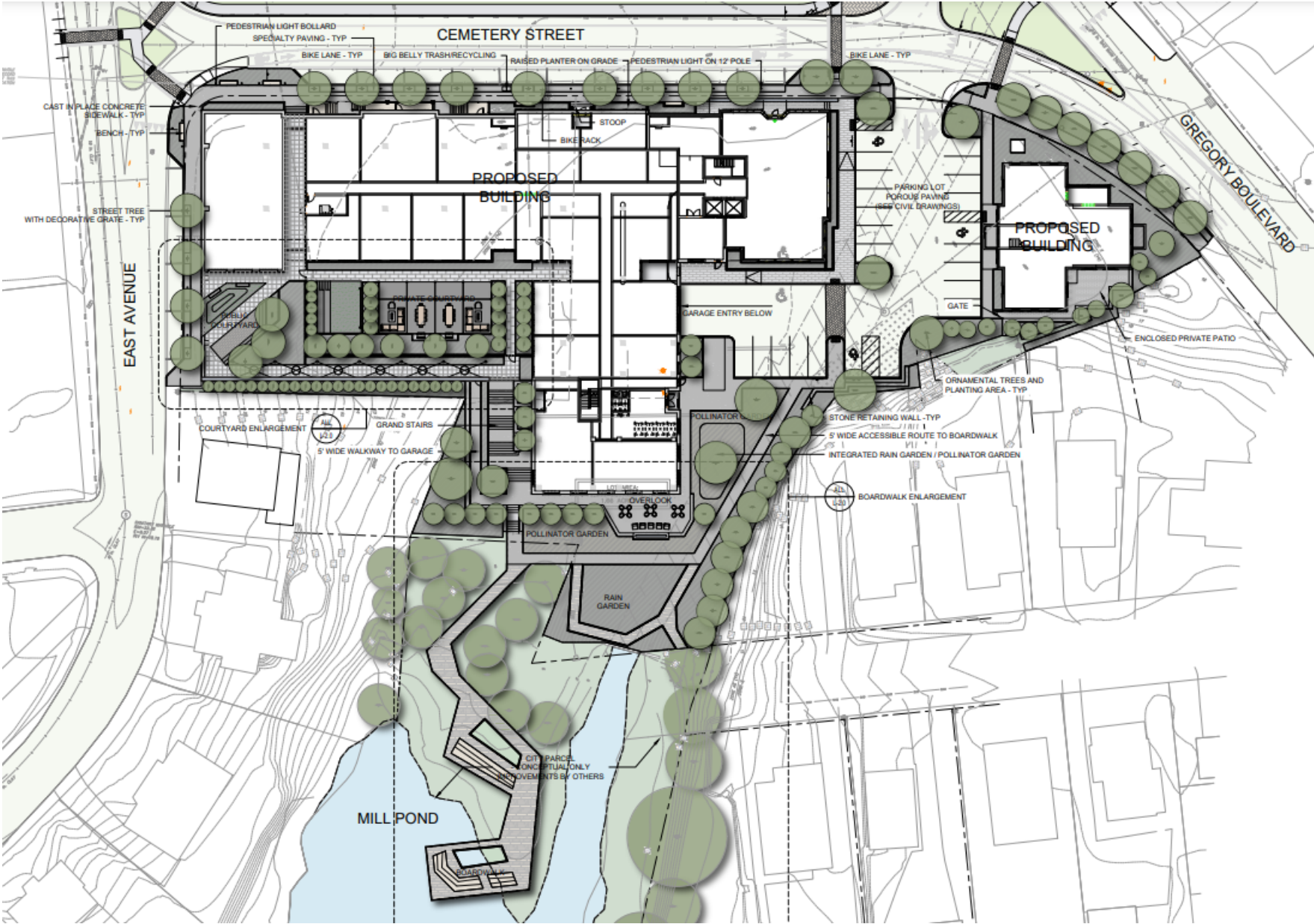
Workforce Housing Units



View Looking North on East Avenue

# Mill Pond

## Site Plan



Any improvements (including the depicted boardwalk on City Owner Property) shown beyond the Subject Property are for illustration purposes only at the request of City Staff, are not part of this Application and would subject to a separate application, studies and approvals by the City of Norwalk

# Mill Pond

## Program Summary

### Building A

3.5 Stories

<45 Feet

74 Housing Units

2,890 Sq. Ft. Commercial Space

5,000 Sq. Ft. Amenity Space



View Looking South Across Cemetery Street

### Building B

2.5 Stories

35 Feet

3 Housing Units

2,880 Sq. Ft. Commercial Space



## Overall Residential Unit Mix

<u>Unit Size</u>	<u>Quantity</u>
Studio:	5
1-Bedroom:	34
2-Bedroom:	23
3-Bedroom:	13
4-Bedroom:	2

# Mill Pond

## Perspective



Birds-Eye Looking Southeast

# Mill Pond

Perspective



# Mill Pond

## Perspective





## **Mill Pond**

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Applicant Presentations &  
Neighborhood Outreach

## **Planning & Zoning Commission**

June 15, 2022

July 20, 2022

January 4, 2023

March 2, 2023

## **Harbor Commission**

July 27, 2022

September 28, 2022

## **East Norwalk Neighborhood Association**

August 3, 2022

## **East Norwalk Business Association**

February 28, 2023

# Mill Pond

## Zoning Summary

SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS

ZONE	HEIGHT/# of STORIES		MINIMUM SIZE OF PLOT		FRONT			YARDS		MAXIMUM BLDG AREA	F.A.R. MAX	REC AREA	RES DENSITY
	MAXIMUM	MINIMUM	AREA	WIDTH	FRONT	MAX FRONT	SIDE	AGG. SIDE	REAR				
EVTZ	2.5 stories & 35' (3.5/45' by Special Permit)	2.5/35'	10,000 sq ft	75 feet	None	10 Feet	None, except 10 feet where abuts residence zone	None	None, except 10 feet where abuts residence zone	80% for buildings and parking, 20% open space	None	None	1,650 SF lot area/unit (may be increased to as much as 1 unit/825 SF by special permit)

### D. Special Permit Uses and Structures

(1) In order to realize the goals of the East Norwalk TOD Plan and encourage a mix of retail and services to create the village feel the community desires, the Commission may, by Special Permit, allow increased residential density, building height and/or number of stories, if space is provided for certain public amenities. The possible bonuses and amenities are defined in Section H, Specification and Applicability of Amenities.

## Mill Pond

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### 3<sup>rd</sup> Party Design Review

“In sum, project planning is admirable and fully meets both the letter and the intent of the Design Guidelines....One might more relevantly say the development fully embraces the scale and aesthetic zoning envisions as being appropriate for this location.”

“the design for the Public Courtyard is of high quality, highly picturesque in the sequence of experiences a pedestrian will encounter, with a culmination of an elevated view to the harbor transitioning to a more intimate one as one descends the Grand Stair and proceeds from the project site to City waterfront land. The quality of the materials used is high.”

“Both building heights comply with the EVTZ Bulk and Height Standards”

“The Applicant is requesting an increase in Residential Density of 1 unit per 939 SF, which is less than the maximum density permitted under Special Permit of 1 unit per 825 SF”

“It is recommended that this project be approved ...”

**Mill Pond**  
1 Cemetery Street

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Project Team

BEINFELD ARCHITECTURE PC

WOFSEY  
ROSEN  
KWESKIN &  
KURIANSKY LLP

REDNISS  
& MEAD



**Environmental Land Solutions, LLC**



## Mill Pond

State of Connecticut Planning Grant



CONNECTICUT DEPARTMENT OF TRANSPORTATION  
NEWS RELEASE

2800 BERLIN TURNPIKE P.O. BOX 317546  
NEWINGTON CONNECTICUT, 06131-7546

FOR RELEASE: December 27, 2017

FOR FURTHER INFORMATION:  
OFFICE OF COMMUNICATIONS  
TELEPHONE: (860) 594-3062  
FAX: (860) 594-3065  
WEB SITE: [www.ct.gov/dot](http://www.ct.gov/dot)

## Gov. Malloy Announces State Grants to Encourage Transit-Oriented Development and Responsible Growth Across Connecticut

**\$15 Million Will Support Eleven Projects in Towns and Cities Throughout  
Connecticut to Help Generate Economic Activity and Create Jobs**

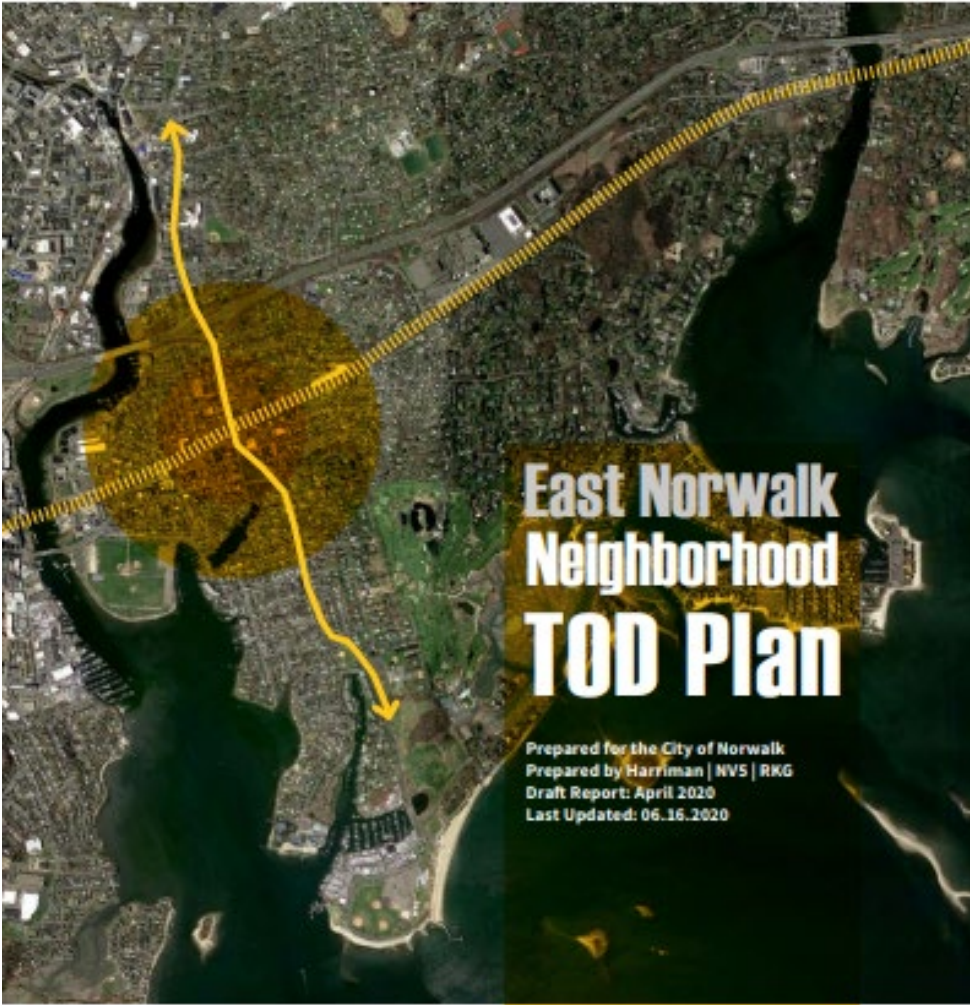
- **Norwalk - East Avenue Transit-Oriented Development Plan:** \$125,000 for analysis and development of a Transit-Oriented Development Plan for the area surrounding the East Avenue rail station. The planning study will analyze existing conditions, opportunities and constraints in order to develop a clear framework and vision for the future of the area, and establish guidelines for design and development.

**Mill Pond**

East Norwalk Neighborhood TOD Plan

# East Norwalk Neighborhood TOD Plan

Prepared for the City of Norwalk  
Prepared by Harriman | NV5 | RKG  
Draft Report: March 2020  
Last Updated: 06.16.2020



# Mill Pond

## East Norwalk Neighborhood TOD Plan Community Engagement



Fourteen Meetings with the City Planner and Oversight Committee

December 3, 2019

February 5, 2019

April 30, 2019

June 20, 2019

July 11, 2019

September 12, 2019

October 17, 2019

January 23, 2020

February 3, 2020

March 3, 2020

April 16, 2020

May 6, 2020

May 18, 2020

May 28, 2020

Stakeholder interviews

Three public workshops

Two online surveys

## Community Engagement

Community engagement was a key aspect of the planning process for the East Avenue Neighborhood Transit Oriented Development Plan (the Plan). This chapter of the report provides an overview of the methods used and results gathered from public workshops, online surveys, and stakeholder interviews.

An appointed Oversight Committee of critical stakeholders guided the process and provided input. Members of this Oversight Committee included representatives from the Planning Commission, the Zoning Commission, the Third Taxing District, the Finance and Claims Committee, the Planning Committee, the Norwalk Harbor Management Committee, and the Department of Public Works.

### *Oversight Committee*

- Brian Baxendale, Planning Commission
- Deb Goldstein, Zoning Commission / Third Taxing District until 11/19
- Diane Cece, East Norwalk Neighborhood Association (ENNA)
- Pam Parkington, Third Taxing District as of 11/19.
- Stephanie Thomas, Zoning Commission
- John Kydes, Common Council
- Judith Dominguez, East Norwalk Business Association (ENBA)
- Vanessa Valadares, Department of Public Works

The planning team reviewed feedback from the community process with the City Planning Department and the Oversight Committee. Input from the City Planning Department and the Oversight Committee on the community input and the analyses conducted by the planning team allowed the team to draw out feasible TOD recommendations that are in line with the community's vision for the future of East Norwalk. The Plan is therefore the result of close collaboration among the community, the Oversight Committee, the City, and the planning team.

# Mill Pond

## East Norwalk Neighborhood TOD Plan Community Engagement

### 4.5 Stakeholder Interviews

#### Methods

Stakeholder interviews were conducted with small groups and individuals offering critical perspectives and insights on existing conditions and trends in East Norwalk. The interviews were conducted in person, facilitated by members of the planning team, on April 29, 2019. The following questions were used to guide the conversations:

- ▶ What are the challenges in this area in your opinion?
- ▶ What are the assets or opportunities that you think we should definitely consider while planning?
- ▶ What are the plans of the organization you represent?
- ▶ What do you see as the challenges for development/parking/walking/biking/recreation?
- ▶ Tell us what you think can spur reinvestment in this area?
- ▶ What do you think are the market conditions?

#### Interviewees

- ▶ Kim Morton, Norwalk Transit District, and Britt Liotta
- ▶ Michael DiScala, developer
- ▶ Pam Parkington and Kevin Barber, 3rd Taxing District
- ▶ Nancy Rosett, Chair of the Norwalk Walk/Bike Commission
- ▶ East Norwalk Neighborhood Association (ENNA)
  - Mark Albertson
  - Jan Nelson Broome
  - Diane Cece
  - Roberta DiBisceglie
  - Sarah Hunter
  - Marrienne Johansson
  - Megan McNeill

- ▶ East Norwalk Business Association (ENBA)
  - Judith Dominguez, ENBA President
  - Marc Nieto, Nieto Properties
  - Vincent Scicchitano, Fitch Street (Accurate Auto Repair)
  - Winthrop Baum, ENBA President (WEB Realty Company)
  - Jason Minoff, 19 Fort Point Street (Perfect Plantings LLC.)
  - Ray Schaer, 74 Fort Point Street (Hanes Precision Industries)
  - Norma Zukim, 215 Liberty Square (Rowlinson Agency Inc.)
  - Jim Blair, 215 Liberty Square (Rowlinson Agency Inc.)
  - Richard Tavella, Rick's Main Roofing
  - Robert Kunkel, Harbor Harvest



# Mill Pond

## East Norwalk Neighborhood TOD Plan Community Engagement

The planning process saw a high level of participation from the community:

March visioning workshop	3/23/19	77 attendees
July choices workshop	7/25/19)	73 attendees
November open house	11/9/19	50 attendees
Online visual preference survey	7/30/19 – 9/6/19	121 respondents
Online commuter survey	7/31/19 – 10/15/19	61 respondents
Stakeholder interviewees	4/29/19	15 participants

Followed By Public Hearings for Both Common Council and Zoning Commission Adoption of the East Norwalk TOD Plan and the EVTZ Regulations, respectively.

# Mill Pond

## East Norwalk Neighborhood TOD Plan Community Engagement



Figure 21: EAST AVENUE

East Avenue: Saint Thomas Church and Penny's Diner.

### Development

- ▶ Two parcels on Fort Point Street currently offering around 100 parking spaces will be removed with the implementation of the Walk-Bridge program and the placement of utilities underground.
- ▶ There is a trend for older and 2-3-family homes to be converted into multifamily rentals. These rentals do not comply with code and are not adequately invested in by property owners, resulting in overall lower property values.
- ▶ Saint Thomas Church may consider selling their property

- ▶ if zoning conditions were modified to create incentives for redevelopment.
- ▶ The owner of the DiScala property between the cemetery and Mill Pond is interested in redeveloping, but current zoning limits any building height to 35' and includes a limit of 1 dwelling unit per 1,650 square feet of land. If zoning could accommodate a limit of 1 unit per 800 square feet and a parking requirement of 1.3 spaces per unit, redevelopment would be far more feasible. This particular site has added constraints with drainage easements and flooding issues.

The Owner is willing and open to negotiating a public amenity, such as access to the water through their site, in exchange for these added development incentives.

### Market Conditions

- ▶ There is no market for office space in East Norwalk.
- ▶ Condos are taxed the same as single-family dwelling units, making them extremely expensive and difficult to sell. The market only supports rentals as a result, limiting access to home ownership and opportunities for desired mixed-use development in East Norwalk.
- ▶ A low population density contributes to low rents.
- ▶ The construction of the new SoNo Mall will have a major impact on retail and will likely cause Westport Center to "empty out." Westport Center is offering free parking as an incentive to generate more foot traffic.
- ▶ The City should focus on supporting small and local businesses, who are struggling to combat the Amazon effect.
- ▶ The City should develop programming to attract, support, and retain younger demographics who currently have limited opportunities to live and or work in East Norwalk.

# Mill Pond

## East Norwalk Neighborhood TOD Plan 3<sup>rd</sup> Party Review

### AMENITY STRUCTURE

A concern in adopting codes with amenity structures is that redevelopment won't occur if the height and density bonuses don't offset the amenity costs financially for a developer. We understand that development companies provided input during the TOD Plan process. While the amenity structure may be financially feasible for them on larger developments, individual property owners, interested in redeveloping their property, may need to partner with adjacent property owners or purchase adjacent properties to develop their property.

Typically we do not recommend amenity structures, instead we normally would recommend allowing the height and density by-right and making the amenities into requirements, if permitted by state statutes. Considering the community interest and concern regarding additional height and density it may be prudent to proceed with this process via special permit for now and further evaluate this during the comprehensive zoning update.

### PARKING

We understand that the perceived lack of parking is a large concern for many in the community. In evaluating the parking we have the following recommendations for changes to the parking standards that will be considered in the zoning update:

- The existing mixed-use development parking calculations are overly complicated and should be simplified. Mixed-use development parking should take into account shared parking between uses that have parking demands that do not coincide such as office and churches or commercial and residential.
- For multi-family parking requirements add a maximum of no more than 10% of the required amount, unless the additional spaces are for public parking.

## REVIEW OF THE EAST NORWALK NEIGHBORHOOD TOD PLAN

FOR THE

CITY OF NORWALK, CONNECTICUT



MARCH 2021

### SUMMARY REPORT

Submitted by:



## Mill Pond

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### East Norwalk Village TOD Zone (EVTZ) Post Plan, Pre-Zoning Approval Process

- 7.21.20 Planning Commission started formal approval process, including referrals (CT DEEP, Harbor Mgt., WestCog, CT OPM & Town of Westport)
  - No comments from OPM, Westport, or additional comments from Harbor Mgt.
  - WestCog comments that the Norwalk amendments *are consistent with the goals and objectives set forth in the 2020-2030 Western Connecticut POCD*
- DEEP stated *“This dedicated effort has help to create stronger holistic plan that will be very beneficial in guiding conservation and development activities in the future.”*
- Planning Commission held hearings on the plan adoption and the amendment incorporating the Plan into the Citywide Plan on 8.18.20 & 8.24.20
- 9.1.20 Planning Commission forwarded the draft plan and amendment to the Citywide Plan to the Planning Committee and Common Council for formal adoption
- 9.17.20 Planning Committee conducted a public hearing and moved the inclusion of the east Norwalk TOD plan into the Citywide Plan to Common Council
- 9.22.21 Common Council approved the inclusion of the East Norwalk TOD plan into Citywide Plan, with the amendment that sustainable/green initiatives be included

# Mill Pond

Need For a Plan  
Existing Neighborhood



# Mill Pond

## Existing Neighborhood



# Mill Pond

## Existing Neighborhood



# Mill Pond

## Existing Neighborhood





# Mill Pond

## Existing Neighborhood



# Mill Pond

## Existing Neighborhood



# Mill Pond

Existing Neighborhood

BRIM & CROWN



# Mill Pond

Existing Neighborhood



# Mill Pond

Existing Neighborhood

BRIM & CROWN



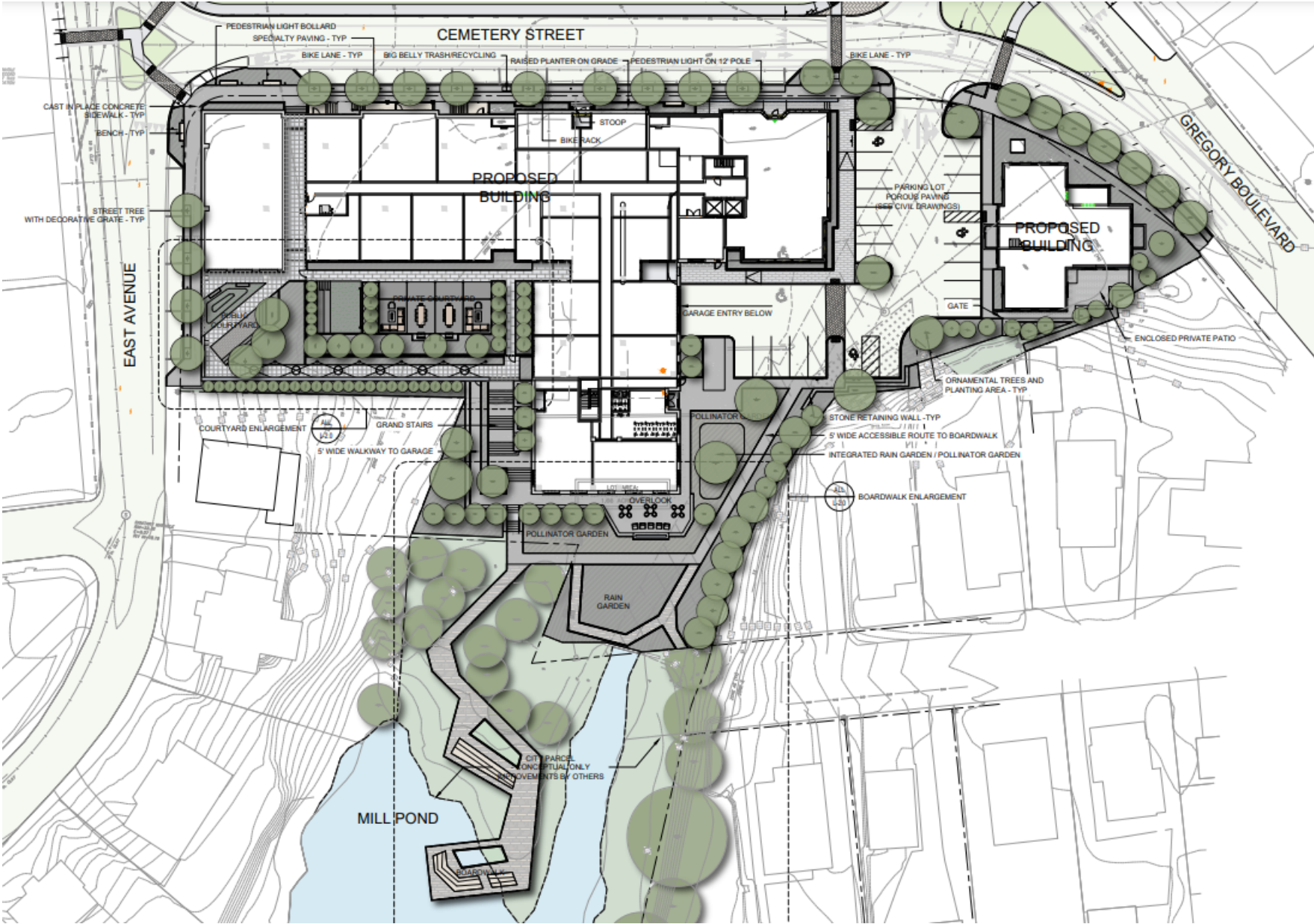
# Mill Pond

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## Architectural Overview

# Mill Pond

## Landscape Overview



















## Mill Pond

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### Amenity Details

- (3) Amenity Calculations. The applicant must achieve the points required below to be eligible for the following bonuses:
- i. If 15 points are achieved, provided that at least ten points must be sustainable amenities:
    - a. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
    - b. The residential density may be increased from 1 dwelling unit per 1,650 SF of lot area to 1 dwelling unit per 1,250 SF of lot area.
  - ii. If 20 points are achieved, provided that at least thirteen points must be sustainable amenities:
    - a. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
    - b. The residential density may be increased from 1 dwelling unit per 1,650 SF of lot area to 1 dwelling unit per 825 SF of lot area.

## Mill Pond

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### Amenity Details

(4) Compliance. The Commission must make affirmative findings that the proposed amenities are compliant with the provisions of this section, including the following criteria:



i. The overall design of the project and the specific amenities proposed are appropriate to the site, consistent with the East Norwalk Village TOD District Design Guidelines and contribute to the improvement of the downtown pedestrian environment.



ii. The applicant records a covenant on the land records which ensures the continuous operation and maintenance of the amenity and that such covenant shall run with the land. The applicant will be responsible for the continuous operation and maintenance of the amenity. The amenity, once designated, shall only be changed with the approval of a 2/3 majority vote of the Commission.



iii. The amenity must be clearly identified as a facility available for public use.



# Mill Pond

# Infrastructure Points Summary

## Amenity Points - Infrastructure

16 Provided vs. 0 Required\*

\* Entire 20 Bonus Point Satisfied by Sustainable Elements

EVTZ BONUS POINTS CHART 02-02-2023				
TARGET 20 POINTS   13 MUST BE SUSTAINABLE POINTS   REMAINING 7 ARE OTHER POINTS				
INFRASTRUCTURE AMENITIES	DESCRIPTION	MAX. POINTS	REQUESTED POINTS	PROVIDED AMENITY
INDOOR PEDESTRIAN SEATING OR OUTDOOR PEDESTRIAN PLAZA	1 POINT PER FIVE HUNDERD (500) SF OF SEATING AREA, PROVIDED THERE ARE 3 UNIQUE FEATURES BELOW FOR EVERY 1,000 SF OF PLAZA AREA	7	7	3,780 SF PLAZA AND PUBLIC ACCESS WAY.
SHADED PUBLIC SEATING	OUTDOOR ONLY, ALL SEATING SHADED BY TREES OR ARTIFICAL MEANS	3	3	SHADED OUTDOOR PUBLIC SEATING WILL BE PROVIDED IN PUBLIC PLAZA.
WIDER SIDEWALKS TO PROVIDE A BETTER PEDESTRIAN ENBIRONMENT.	TEN (10') FOOT SIDEWALKS ARE DESIRED	2	0	NOT REQUESTED.
FLOOR JUNCTION BOX	NO MORE THAN 1	1	1	PROVIDED.
POWERED SEATING	--	1	1	POWERED SEATING WILL BE PROVIDED IN PUBLIC PLAZA
FREE Wi-Fi	--	1	1	PROVIDED.
WATER FILLER	NOT MORE THAN 1	1	1	PROVIDED.
PUBLIC ART	--	2	2	PUBLIC ART WILL BE PROVIDED IN PUBLIC PLAZA. (4) ART PIECES (1/1000)

# Mill Pond

# Sustainable Points Summary

## Amenity Points -Sustainable

20 Provided vs. 13 Required

SUSTAINABLE AMENITIES	DESCRIPTION	MAX. POINTS	REQUESTED POINTS	PROVIDED AMENITY
ELIGIBILITY FOR PROJECTS THAT ACHIEVE THE REQUIREMENTS OF LEED SILVER OR SIMILAR DESIGNATION, OR SITES CERTIFICATION, EVEN IF THEY DON'T RECEIVE CERTIFICATION	3 POINTS FOR ANY SINGLE CERTIFICATION OR PROVEN ELIGIBILITY FOR SUCH CERTIFICATION.  APPLICANTS MUST DEMONSTRATE TO THE SATISFACTION OF THE CITY THAT THE REQUIREMENTS FOR CERTIFICATION HAVE BEEN MET USING THE APPROPRIATE CHECKLIST AND POINTS SYSTEM.  POINTS MUST COME FROM CATEGORIES RELATED TO THE SUSTAINABILITY OF THE CONSTRUCTION AND SITE DEVELOPMENT OR ENERGY USAGE.	6	0	NOT REQUESTED.
GREEN WALL	MINIMUM 500 SF	2	0	NOT REQUESTED.
RAIN GARDENS	MINIMUM 500 SF	2	2	+/- 625 SF RAIN GARDEN WILL BE PROVIDED.
COMMUNITY GARDENS	MINIMUM 1000 SF	2	0	NOT REQUESTED.
INTEGRATED RAIN GARDENS	MUST INCLUDE/ INTEGRATE BUILDING DRAINAGE AND PUBLIC ART MINIMUM 500 SF	3	3	+/- 750 SF INTEGRATED RAINGARDEN WILL BE PROVIDED: SEE LANDSCAPE DRAWINGS
POLLINATOR HABITAT	MINIMUM 500 SF	2	2	+/-1,200 SF POLLINATOR HABITAT WILL BE PROVIDED SEE LANDSCAPE DRAWINGS.
GREEN OR BLUE ROOF	MINIMUM 50% OF ROOF; 2 POINTS FOR EVERY 1,000 SF MAX OF 6 POINTS	6	0	NOT REQUESTED.
ROOFTOP SOLAR	MINIMUM 50% OF ROOF; 1 POINTS FOR EVERY 1,000 SF MAX OF 6 POINTS	6	5	APPROXIMATELY 5,000 SF OF ROOFTOP SOLAR WILL BE PROVIDED.
GEOTHERMAL	AS PRIMARY HEATING AND COOLING SOURCE FOR THE STRUCTYURE(S) 1 POINT FOR EVERY 5,000 SF GROSS FLOOR AREA (MAX 5 POINTS)	5	0	NOT REQUESTED.
POROUS PAVEMENT	POROUS CONCRETE OR ASPHALT PAVEMENT SUBJECT TO MAINTENANCE PLAN AND ANNUAL COMPLIANCE REPORT  1 POINT PER 2,500 SF, MAX 5 POINTS	5	3	APPROXIMATELY 8,600 SF PERVIOUS PAVING WILL BE PROVIDED.
PUBLIC WATERFRONT ACCESS*	IMPROVED WATERFRONT ACCESS VIA ACCESSIBLE BOARDWALK FOR OBSERVATION OF NATURAL FEATURES OF MILL POND AND NORWALK HARBOR.	5*	5	CONNECTION AND ACCESS EASEMENT TO CITY OWNED PARCEL FRONTING ON MILL POND THAT WAS PREVIOUSLY INACCESSIBLE. FUTURE IMPROVEMENTS BY CITY / OTHERS.

# Mill Pond

# Overall Summary

## Amenity Points

37 Provided vs. 20 Required

PARKING AMENITIES	DESCRIPTION	MAX. POINTS	REQUESTED POINTS	PROVIDED AMENITY
PUBLIC PARKING FACILITIES	1 POINT FOR EVERY 2 SPACES PERMANENTLY DEDICATED TO UNPAID PUBLIC USE WITH APPROPRIATE SIGNAGE  6 PTS MAX.	6	1	PROVIDED.
SHARED PARKING FACILITIES (SHARED BETWEEN ADJACENT PROPERTIES)	1 POINT FOR EVERY 2 SPACES REDUCED BY IMPLEMENTING SHARED PARKING BEST PRACTICES, 5 PTS MAX.	5	0	NOT REQUESTED.
MISCELLANEOUS AMENITIES	DESCRIPTION	MAX. POINTS	REQUESTED POINTS	PROVIDED AMENITY
RENT REDUCTION	2 POINTS FOR EACH 10% REDUCTION IN ANNUAL MARKET RATE RENT FOR FIVE YEARS FROM INTITAL DATE OF TENANCEY RECITION MUST BE OFFERED TO ONE OR MORE TENANTS WHO OCCUPY NO LESS THAN 50% OF THE GROUND FLOOR AREA.	5	0	NOT REQUESTED.

# Mill Pond

## Public Pocket Park



# Mill Pond

## Public Waterfront Access - Entry



# Mill Pond

## Public Waterfront Access – Path



# Mill Pond

## Public Waterfront Access – Grand Stair + Possible Boardwalk

Any improvements (including the depicted boardwalk) shown beyond the Subject Property are for illustration purposes only at the request of City Staff, are not part of this Application and would be subject to a separate application, studies and approvals by the City of Norwalk

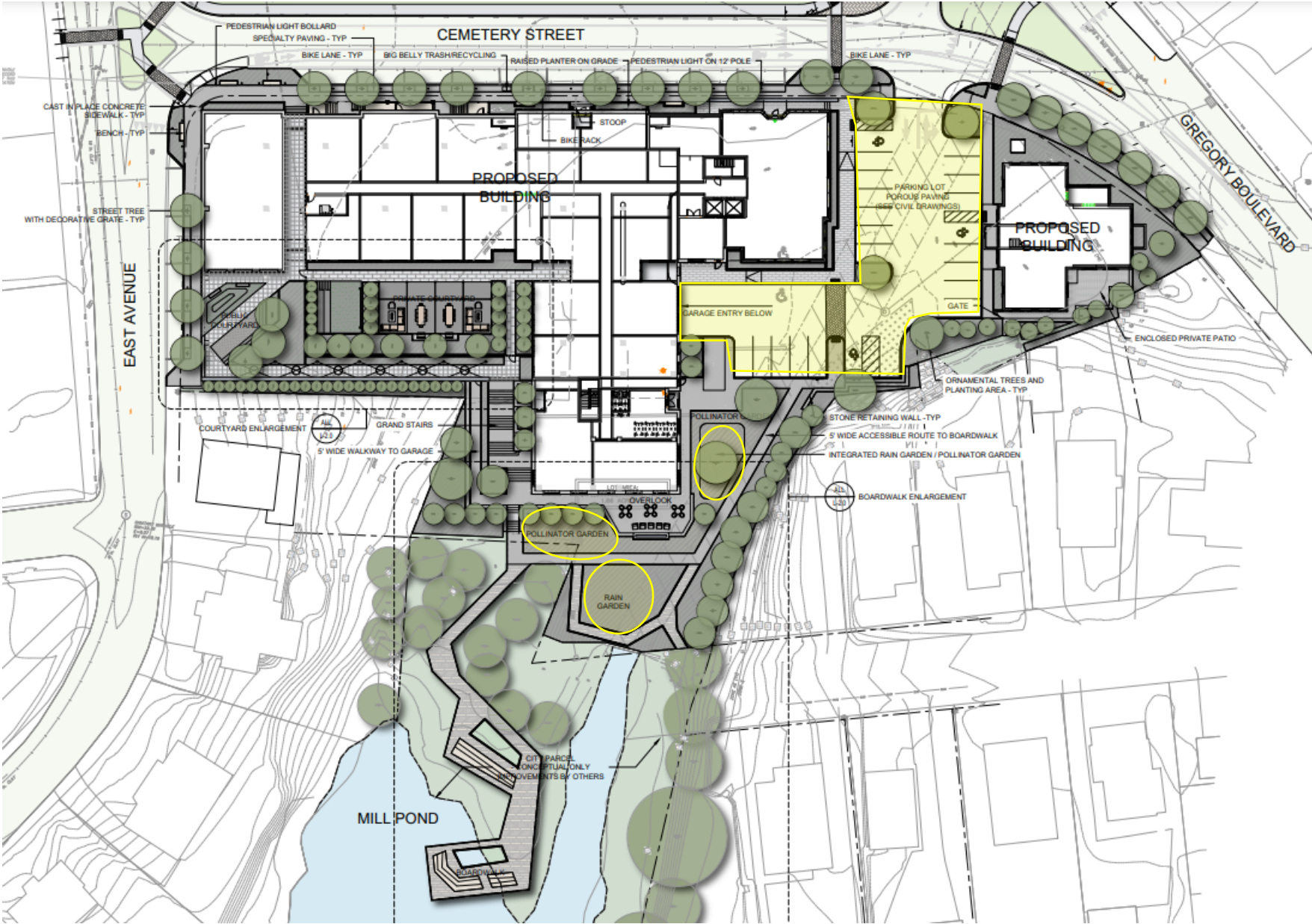






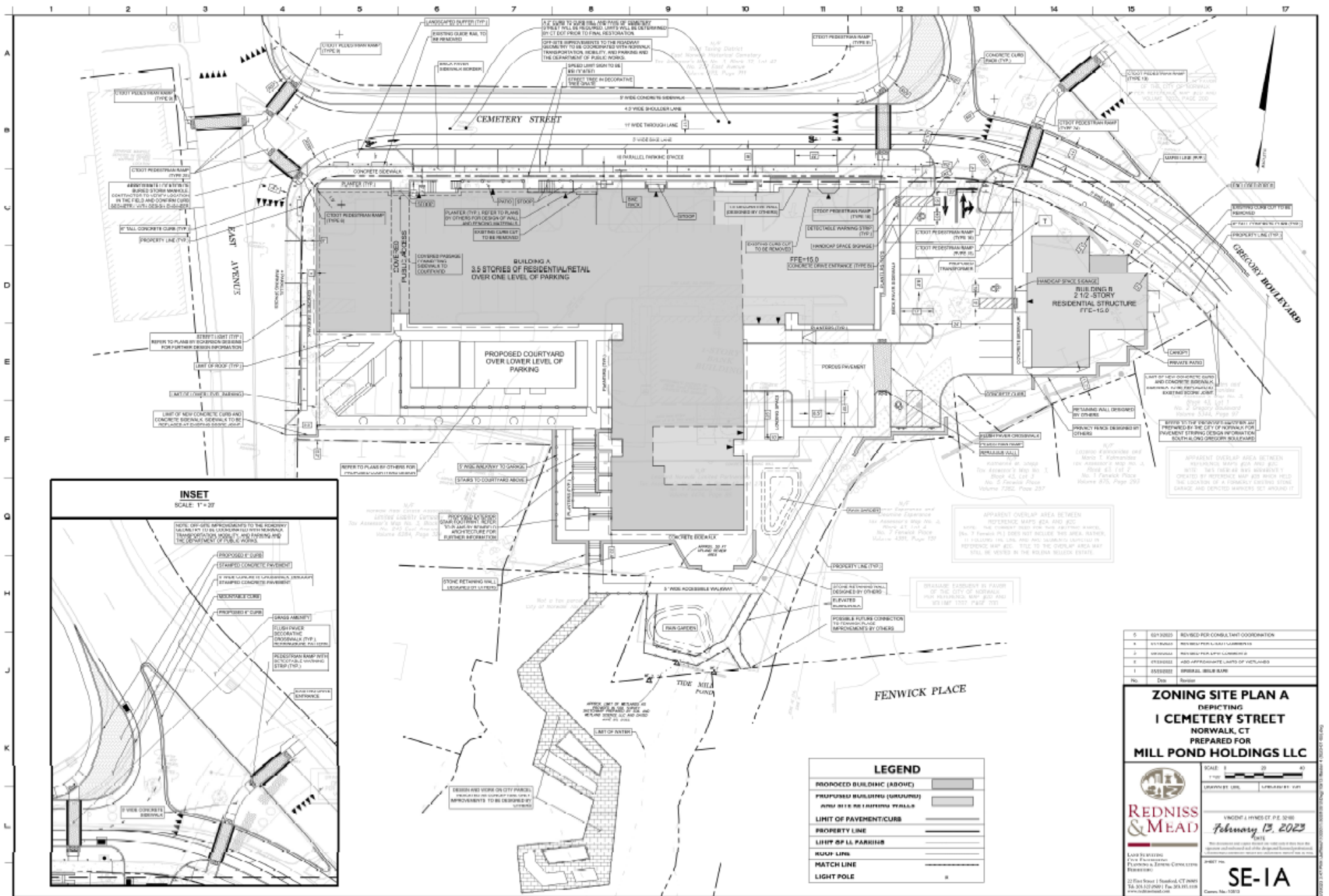
# Mill Pond

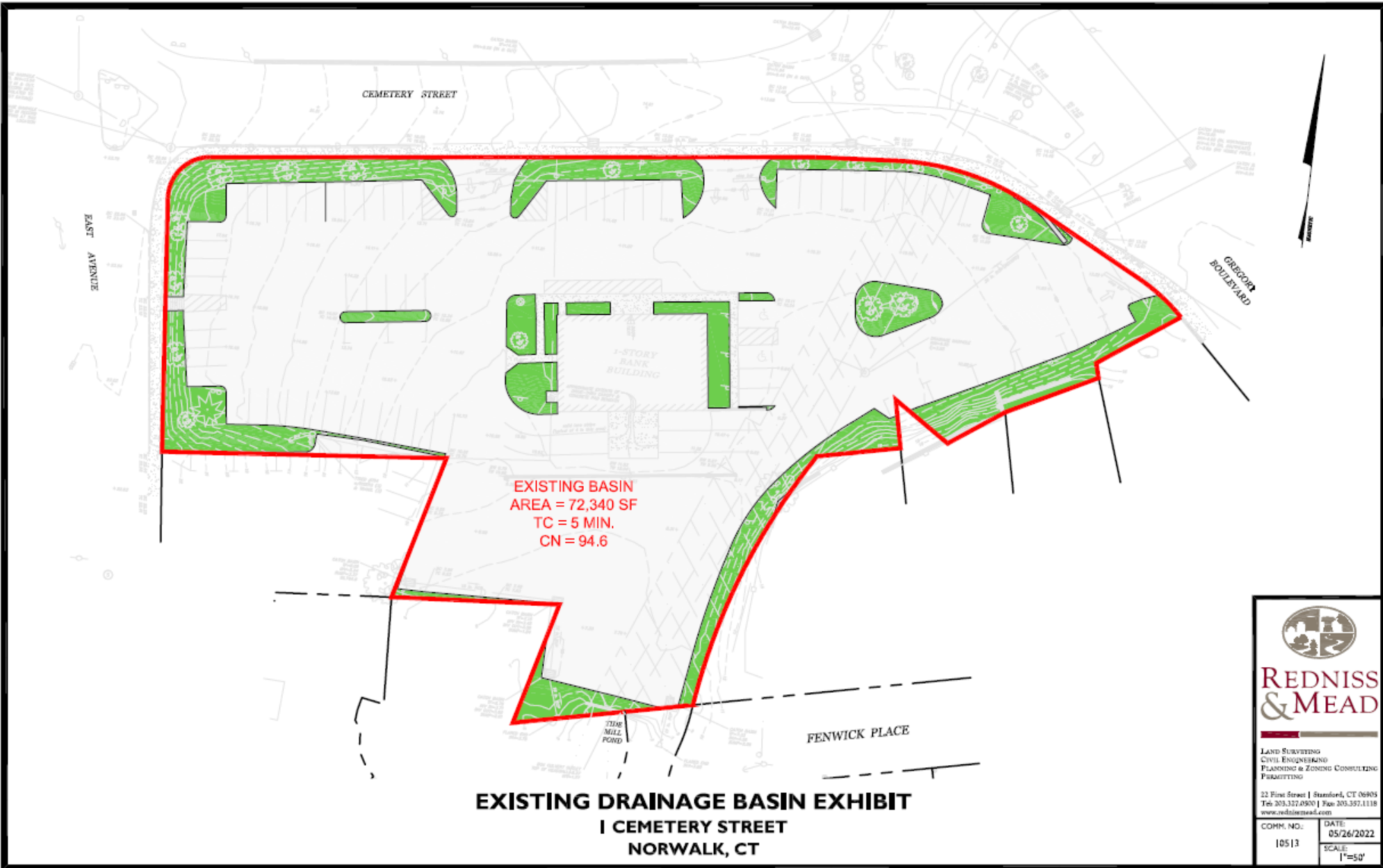
Porous Pavement + Rain Gardens +  
Pollinator Habitats



# Mill Pond

## Civil Engineering Overview





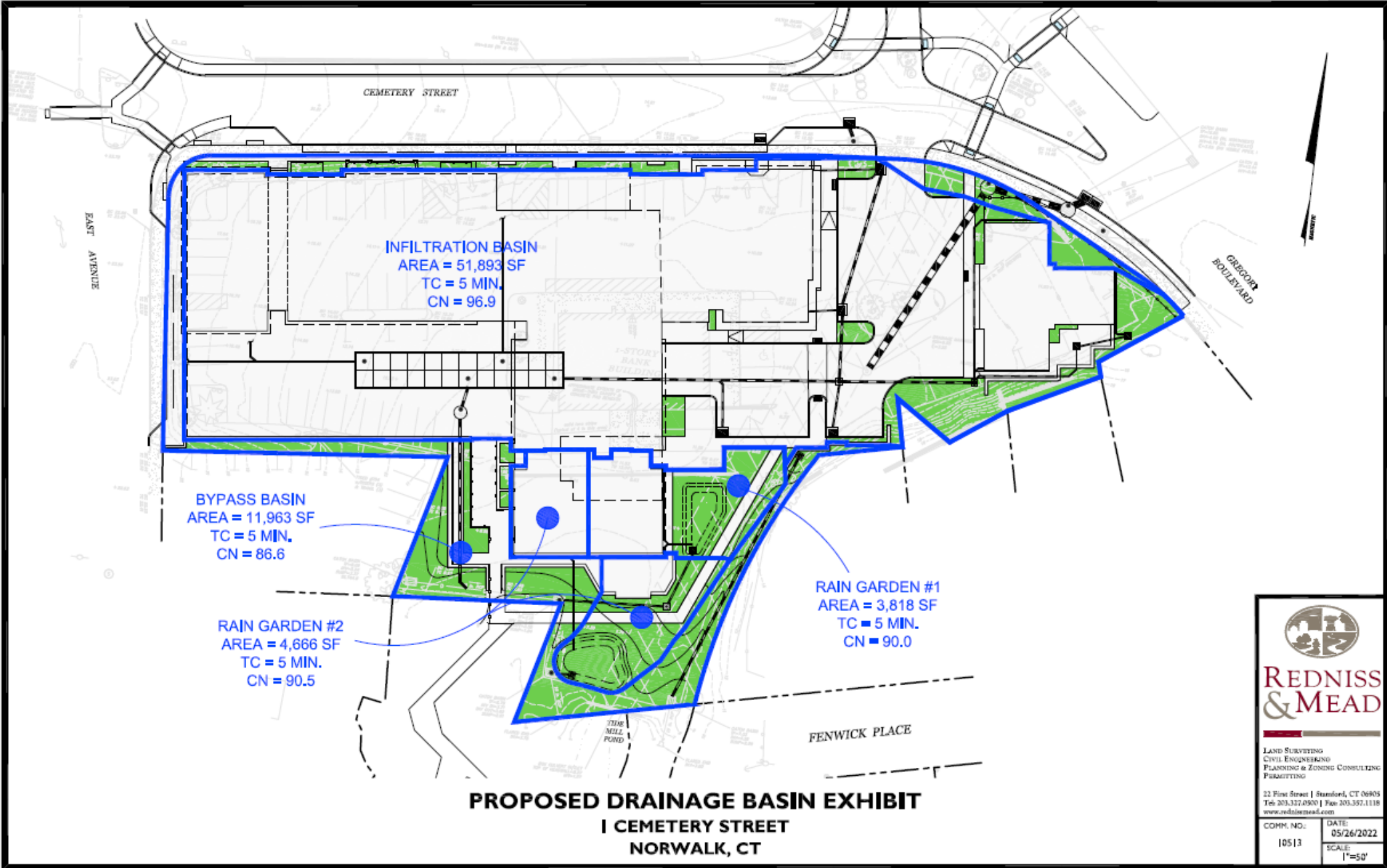
**REDNISS  
& MEAD**

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING

22 First Street | Stamford, CT 06903  
 Tel: 203.357.0500 | Fax: 203.357.1118  
 www.rednissandmead.com

COMM. NO:	DATE:
10513	05/26/2022
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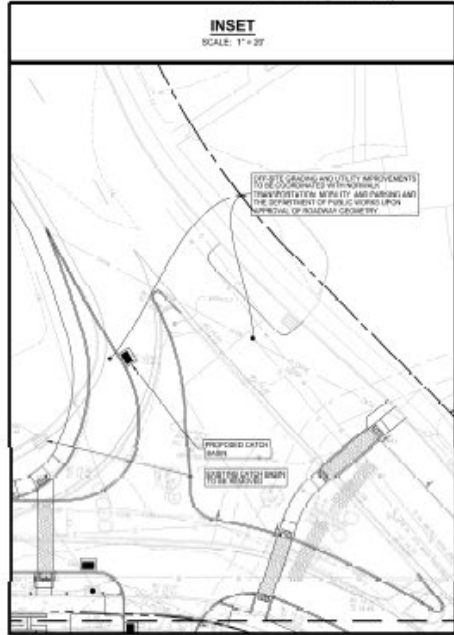
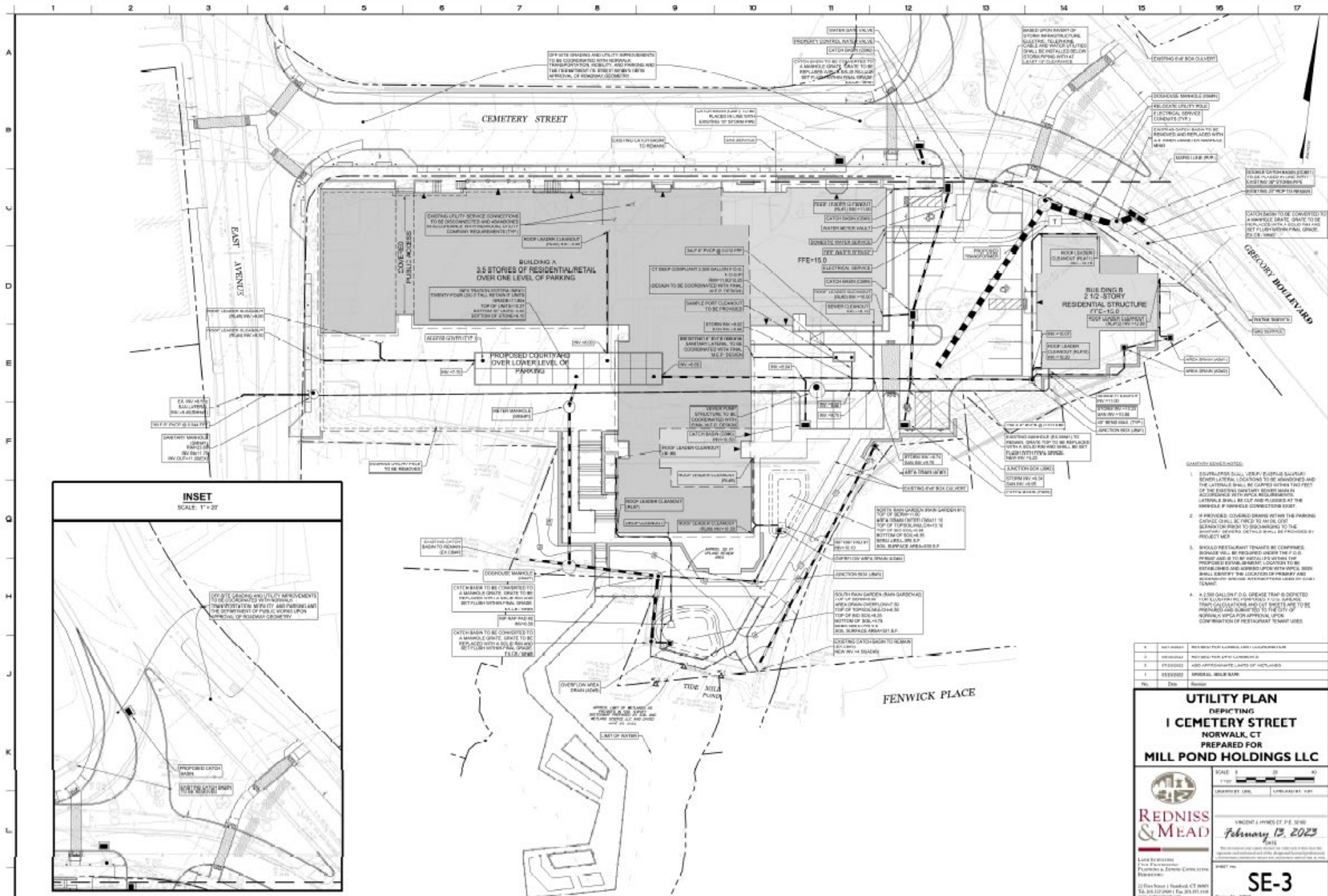
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**PROPOSED DRAINAGE BASIN EXHIBIT  
I CEMETERY STREET  
NORWALK, CT**

 <b>REDNISS &amp; MEAD</b>	
<small>LAND SURVEYING CIVIL ENGINEERING PLANNING &amp; ZONING CONSULTING PERMITTING</small>	
<small>22 First Street   Stamford, CT 06905 Tel: 203.327.0500   Fax: 203.357.1118 www.rednissmead.com</small>	
<small>COMM. NO.:</small> 10513	<small>DATE:</small> 05/26/2022  <small>SCALE:</small> 1"=50'

6/10/2022 11:23 AM H:\u0000\105001\10513\DWG\10513 Master\_3.dwg



- QUALITY CHECKLIST:
1. DEVELOPER SHALL VERIFY EXISTING UTILITIES BEFORE LAYOUT LOCATIONS TO BE ABANDONED AND THE UTILITIES SHALL BE CAPPED WITHIN TWO FEET OF THE EXISTING SURFACE. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS. UTILITIES SHALL BE CUT AND FLUSHED AT THE SERVICE IF SERVICE CONNECTIONS EXIST.
  2. IF PROVIDED, COVERED DRAINS WITHIN THE PARKING GARAGE SHALL BE TIED TO AN EXISTING SEPARATOR POND TO DISCHARGE TO THE STREET. PROVIDER DETAILS SHALL BE PROVIDED BY PROJECT MEP.
  3. SHOULD RESTAURANT TENANTS BE CONFIRMED, SHOWER FLOOR BE REQUIRED UNDER THE 7.0' ISLAND AND IS TO BE INSTALLED UNDER THE PROPOSED RETAIL MARKET LOCATION TO BE ESTABLISHED AND ADJACENT UPON WITH APPLICABLE SHALL IDENTIFY THE LOCATION OF PRIMARY AND SECONDARY SANITARY APPROVED FROM LOCAL CITY/TOWN.
  4. A 2.00' GALLON P.O.D. GRADE TRAP IS DETICED FOR CATCH BASIN PROVIDED 7.0' ISLAND. TRAP CALL OUTLINE AND CUT SHEET ARE TO BE PREPARED AND SUBMITTED TO THE CITY OF NORWALK FOR APPROVAL UPON COMPLETION OF RESTAURANT TENANT USES.

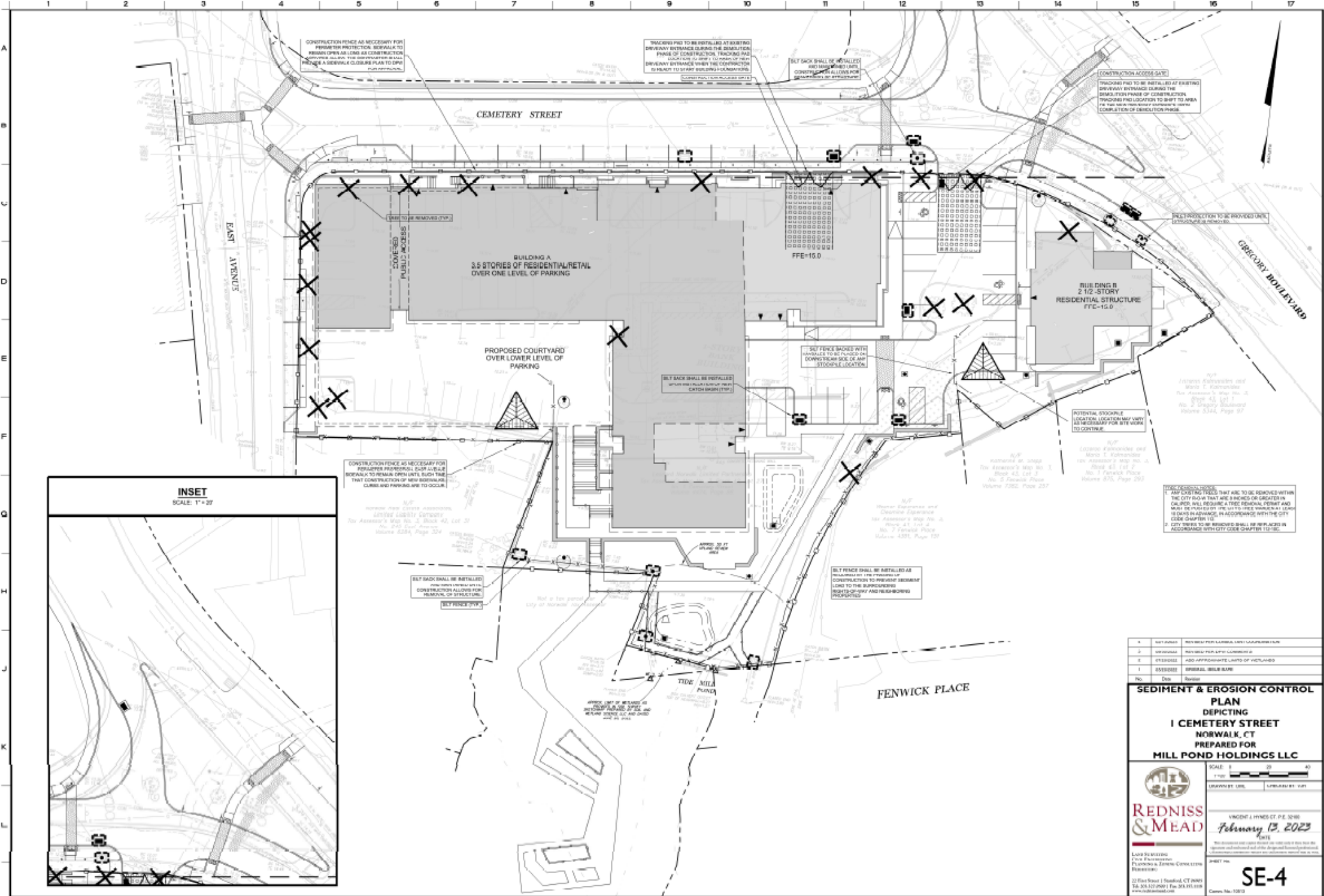
1	REVISED	REVISED FOR LUMBER LAYOUTS AND PLAN
2	ISSUED	FOR REVIEW FOR LUMBER LAYOUTS
3	ISSUED	ADD APPROPRIATE LAYOUTS OF VEHICLES
4	ISSUED	GENERAL BIBLE MARK
No.	Date	Revised

**UTILITY PLAN**  
 DEPICTING  
**1 CEMETERY STREET**  
 NORWALK, CT  
 PREPARED FOR  
**MILL POND HOLDINGS LLC**

SCALE: 1" = 20'  
 LUMBER: 1/2" = 10'  
 LUMBER: 1/4" = 5'

**REDNISS & MEAD**  
 ARCHITECTS  
 1000 W. MAIN ST. #200  
 NORWALK, CT 06854  
 February 13, 2023  
 DATE

**SE-3**



4	NETFENCE	REQUIRED FOR LOCAL LEVEL LAPSPREADS ONLY
3	WINDFENCE	REQUIRED FOR SPILL CONTAINMENT
2	STREETSIDE	ADD APPROPRIATE LIMITS OF VOTICLAND
1	STREETSIDE	GENERAL BUILT BARRIERS
No.	Dist.	Notes

**SEDIMENT & EROSION CONTROL PLAN**  
**DEPICTING**  
**I CEMETERY STREET**  
**NORWALK, CT**  
**PREPARED FOR**  
**MILL POND HOLDINGS LLC**

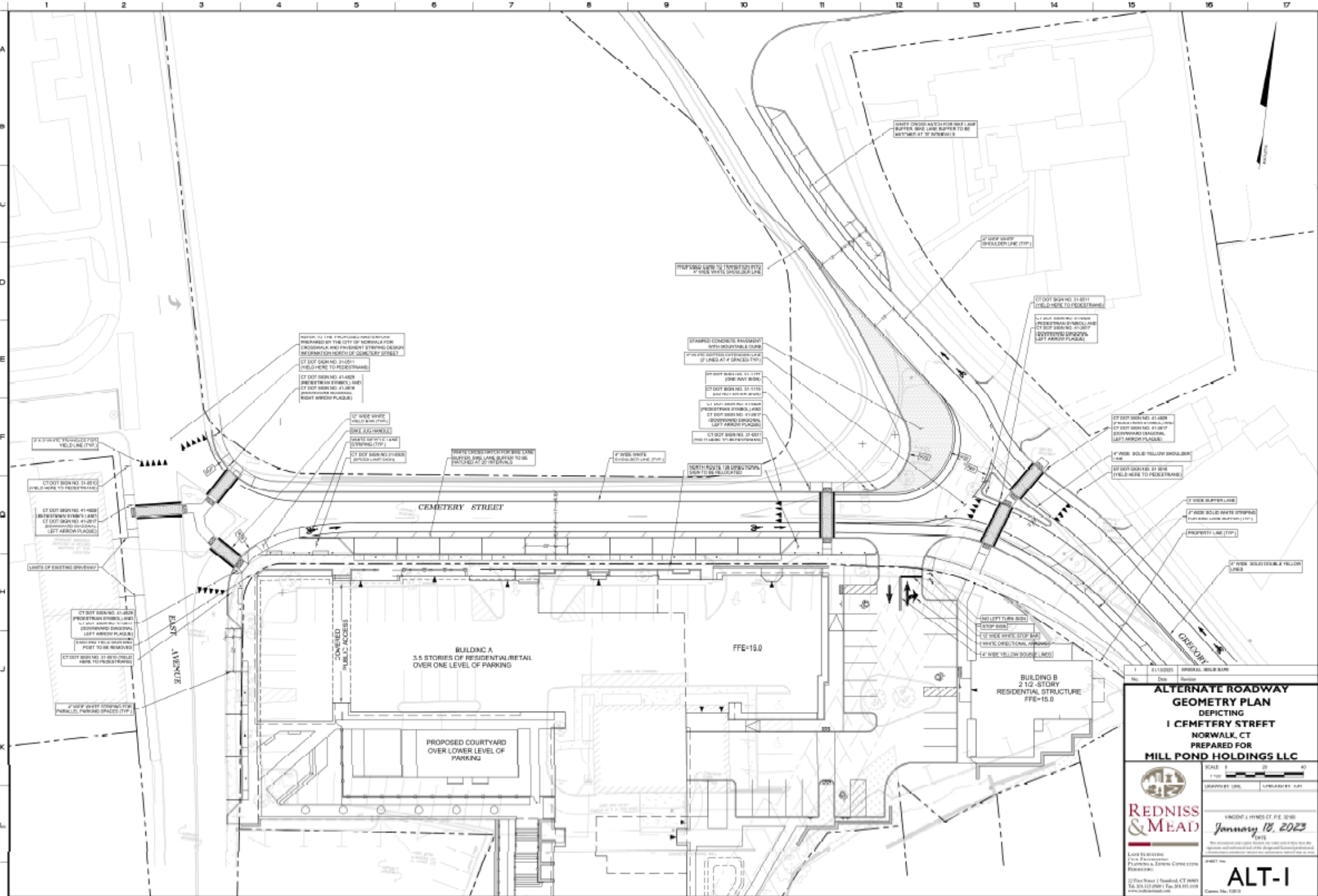
SCALE: 1" = 20'  
 1" = 20'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]


**REDNISS & MEAD**  
 VINCENT J. HYNES, P.E., S.W.  
 February 13, 2023  
 Permit No. [Blank]

LAURENCE BOURGEOIS  
 Project Manager  
 Planning & Erosion Control  
 100 Main Street | Norwalk, CT 06854  
 Tel: 203.833.1000 | Fax: 203.833.1010  
 www.rednissandmead.com

PROJECT No. [Blank]

**SE-4**  
 Series No. 1282



1 01100000 SPECIAL BLDG BLANK	
No.	Revised
<b>ALTERNATE ROADWAY GEOMETRY PLAN DEPICTING 1 CEMETERY STREET NORWALK, CT PREPARED FOR MILL POND HOLDINGS LLC</b>	
 <b>REDNISS &amp; MEAD</b>	
SCALE: 1" = 20' 1" 20' 40' UNITS: FEET METERS	
VINCIGLI & HINES CT, P.E. 3248 <b>January 18, 2023</b> DATE	
<small>This document and design project are the property of Redniss &amp; Mead, Inc. and shall remain confidential and not be distributed or used for any other project without the written consent of Redniss &amp; Mead, Inc.</small>	
LAND SURVEYING CIVIL ENGINEERING PLANNING & DESIGN CONSULTING CORPORATION	
32 Main Street   Stamford, CT 06901 Tel. 203.327.0500   Fax 203.327.0100 www.rednissandmead.com	
<b>ALT-1</b> <small>Sheet No. 1001</small>	

N/F  
Third Taxing District  
East Norwalk Historical Cemetery  
Tax Assessor's Map No. 3, Block 32, Lot 42  
No. 237 East Avenue  
Volume 673, Page 711

DRAINAGE BASIN, IN FAVOR  
OF THE CITY OF NORWALK  
PER REFERENCE MAP AND  
VOLUME 1003, PAGE 200

CEMETERY STREET

EXISTING CURB CUT TO BE  
REMOVED

GREGORY BOULEVARD

EXISTING CURB CUT  
TO BE REMOVED  
BUILDING A  
5 STORIES OF RESIDENTIAL/RETAIL  
OVER ONE LEVEL OF PARKING

EXISTING CURB CUT  
TO BE REMOVED  
FFE=15.0  
PROPOSED  
CURB CUT

BUILDING B  
2 1/2-STORY  
RESIDENTIAL STRUCTURE  
FFE=15.0

PROPOSED COURTYARD  
OVER LOWER LEVEL OF  
PARKING

N/F  
Lazaros Kalmanides and  
Maria T. Kalmanides  
Tax Assessor's Map No. 3,  
Block 43, Lot 1  
No. 2 Gregory Boulevard  
Volume 5344, Page 97

**CURB CUT ALIGNMENT EXHIBIT  
I CEMETERY STREET  
NORWALK, CT**



**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel 203.327.0500 | Fax 203.327.1118  
www.rednissandmead.com

COMPL NO:	DATE
10513	02/13/2023
SCALE	1"=30'

2/9/2023 2:52 PM H:\Jobs\210000\10500\10513\Draw\10513 Master 4 (2023-01-06).dwg



N/F  
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 East Norwalk Historical Cemetery  
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N/F  
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**CURB CUT ALIGNMENT ALTERNATE EXHIBIT  
 I CEMETERY STREET  
 NORWALK, CT**



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22 First Street | Stamford, CT 06905  
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COMPL NO.:	DATE
10513	02/13/2023
	SCALE
	1"=30'

2/9/2023 2:33 PM: H:\Utilities\2100000\1050010513\DWG\10513 Master - 4 (2023-01-06).dwg

## Mill Pond

### Environmental Overview

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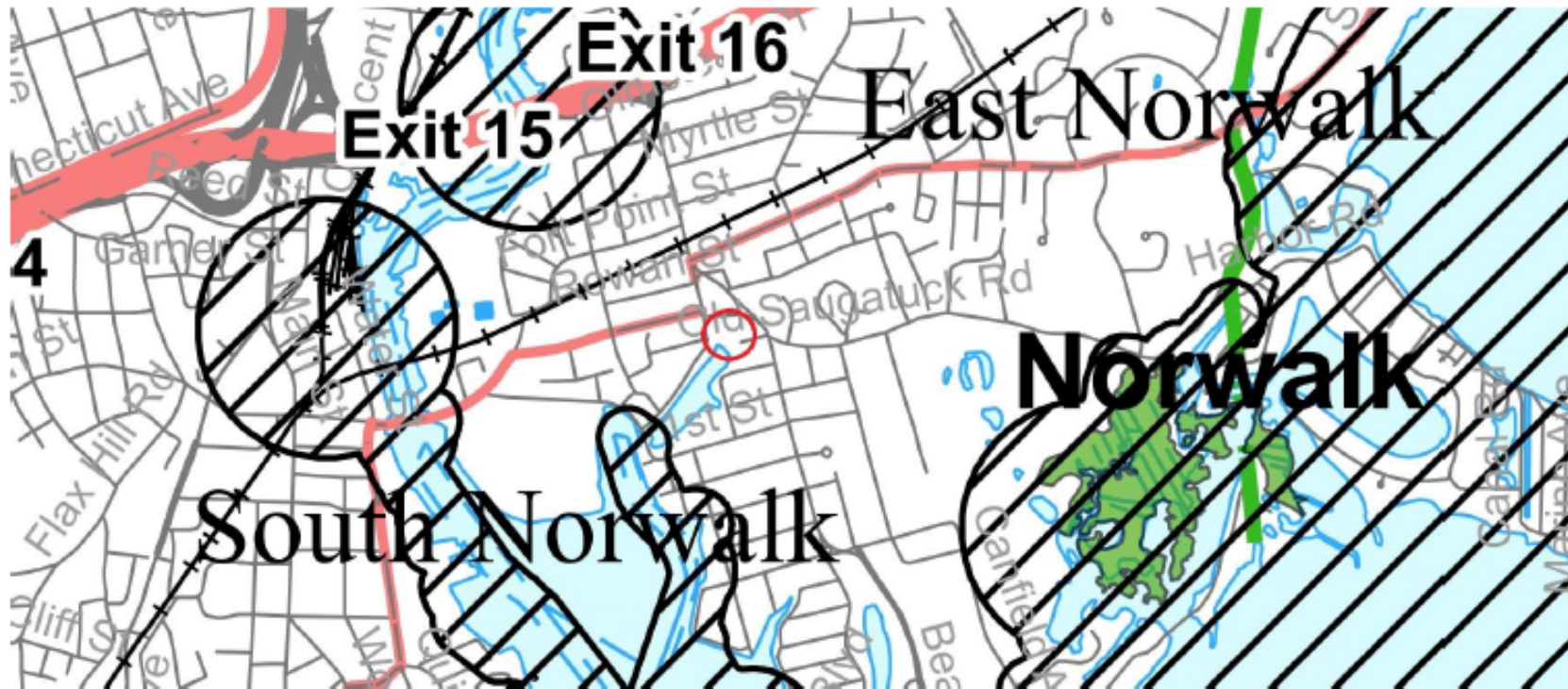


#### **Existing Conditions**

72,300± SF Property

Large parking lot and one building

81 % impervious coverage



DEEP Natural Diversity Data Base (NDDB)



## **Coastal Resources**

General Resources

Coastal Hazard Areas

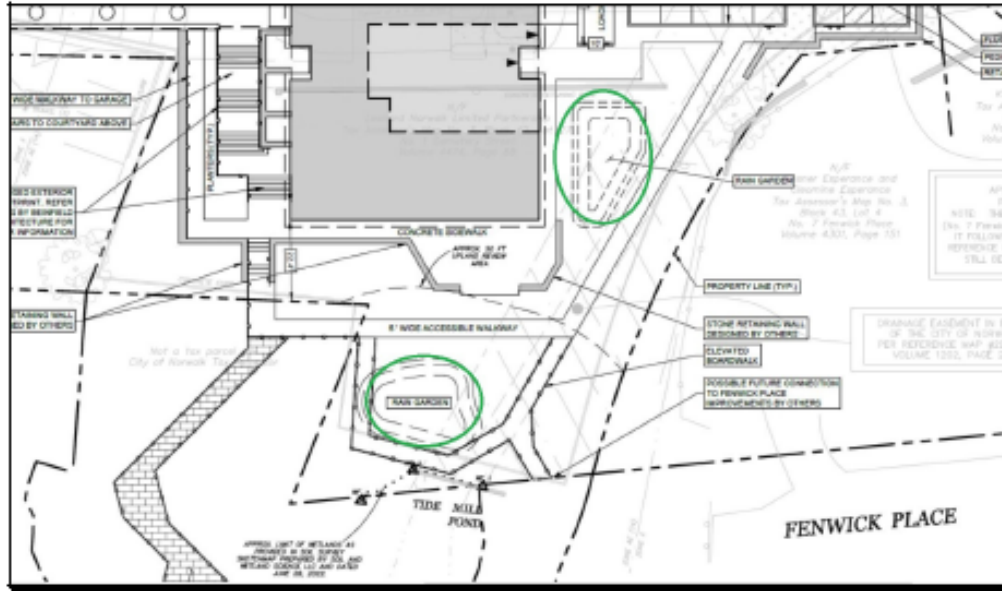
Nearshore Waters (Mill Pond)

Intertidal Flats (within Mill Pond)

Tidal Wetlands (edges of Mill Pond)

High and Low Marsh

Phragmites & Japanese Knotweed (both nonnative and invasive)



*Proposed Rain Garden Locations*



*Typical Rain Garden Planting Plan*

### Proposed

Two buildings, onsite parking, and landscaping

Decrease impervious coverage (820 ± SF)

Connected to municipal sewer and water mains

Buildings designed per Coastal Hazard Area flood codes

Site Drainage - underground infiltration system and two rain garden  
groundwater recharge

removal of pollutants by trapping road sediments and by plant uptake

No direct disturbance to Mill Pond, tidal wetlands or intertidal flats



### Recommendations

1. 75% of proposed planting should be native
2. Rain Gardens planted with seed and plugs
3. Planting of evergreen stands  
(Red Cedars and American Hollies)
4. Use of native plants noted for ability to stabilize soils and with a high wildlife values
5. Root barrier used at rain garden to prevent invasive plants.

### Impacts

Anticipated Adverse Coastal Impacts: None

Anticipated Beneficial Coastal Impacts: Economic/Personal Use of Property  
Improved Water Quality  
Improved Public Access to Coastal Areas  
Site Developed to Coastal Hazard Area Codes

*No Adverse Impacts to Coastal Resources*

# Mill Pond

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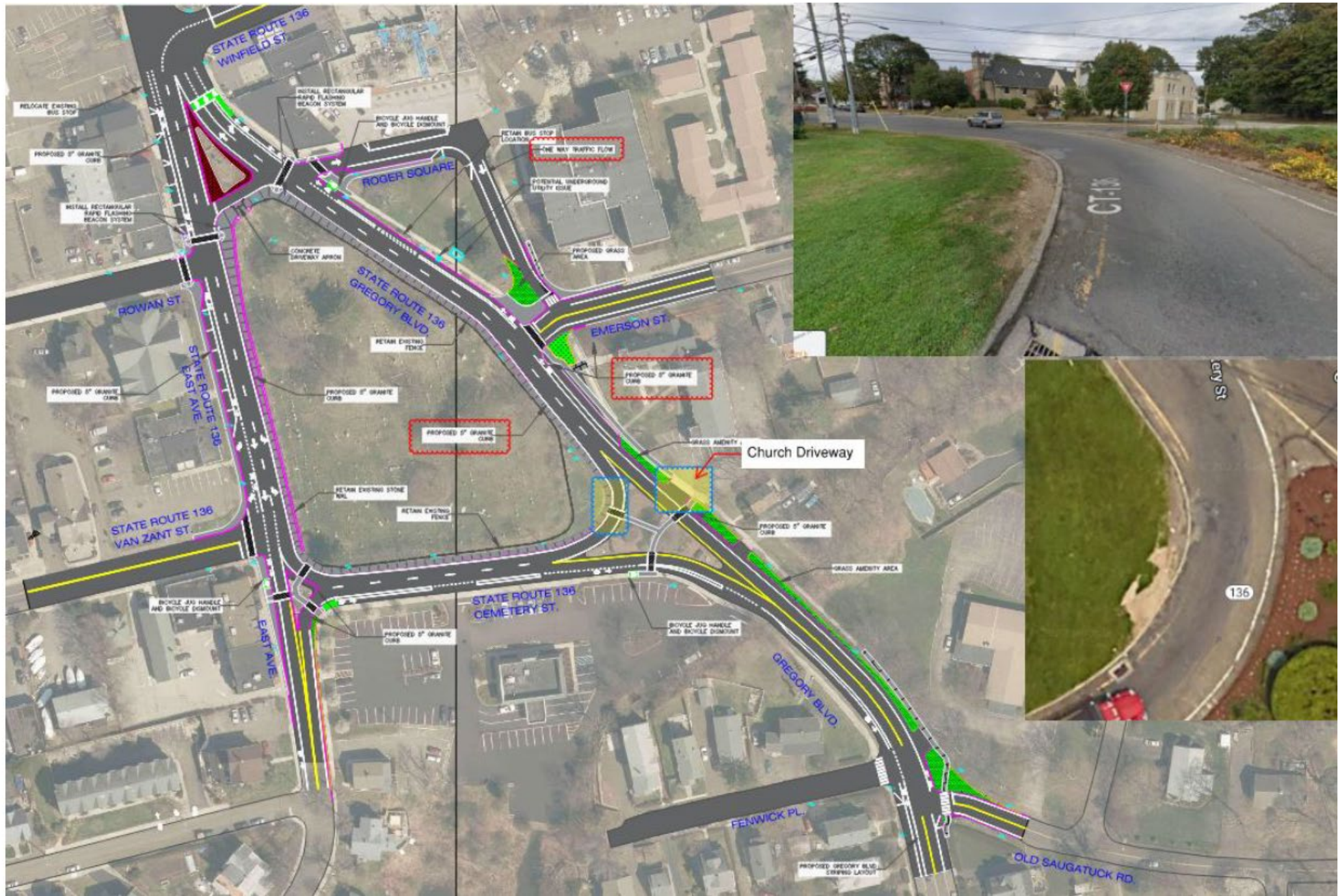
## Environmental

- Phase I Environmental Assessment Prepared by a Licensed Environmental Professional
  - *ASTM Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*
  - Property is Not Subject to Transfer Act
  - No Recognized Environmental Conditions (REC) Identified
  - However, the following *historical recognized environmental conditions (HRECs)*, and *considerations outside the scope of ASTM Practice E 1527-13* were identified:
    - According to the database, a motor vehicle leaked approximately 1-gallon of petroleum onto the parking lot of the Subject Property on March 09, 2009. The spill (200901168) was addressed by applying speedi-dry to the impacted area. Mr. Michael Cox of the CTDEEEP was assigned to inspect the spill case. According to the spill database, Mr. Cox granted the spill a Closed status for Spill 200901168 on March 11, 2009.
  - No Recommendation for further testing or Phase II ESA
- Obligations (as administered by Licensed Environmental Professional)
  - Abide by all Environmental Regulations (DEEP, EPA, etc.)
  - Conduct a Pre-Demolition (HazMat) Survey of Existing Building
  - Prepare a Soil Management Plan for Net Soil Export
  - Sediment & Erosion Control Measures Per Plans

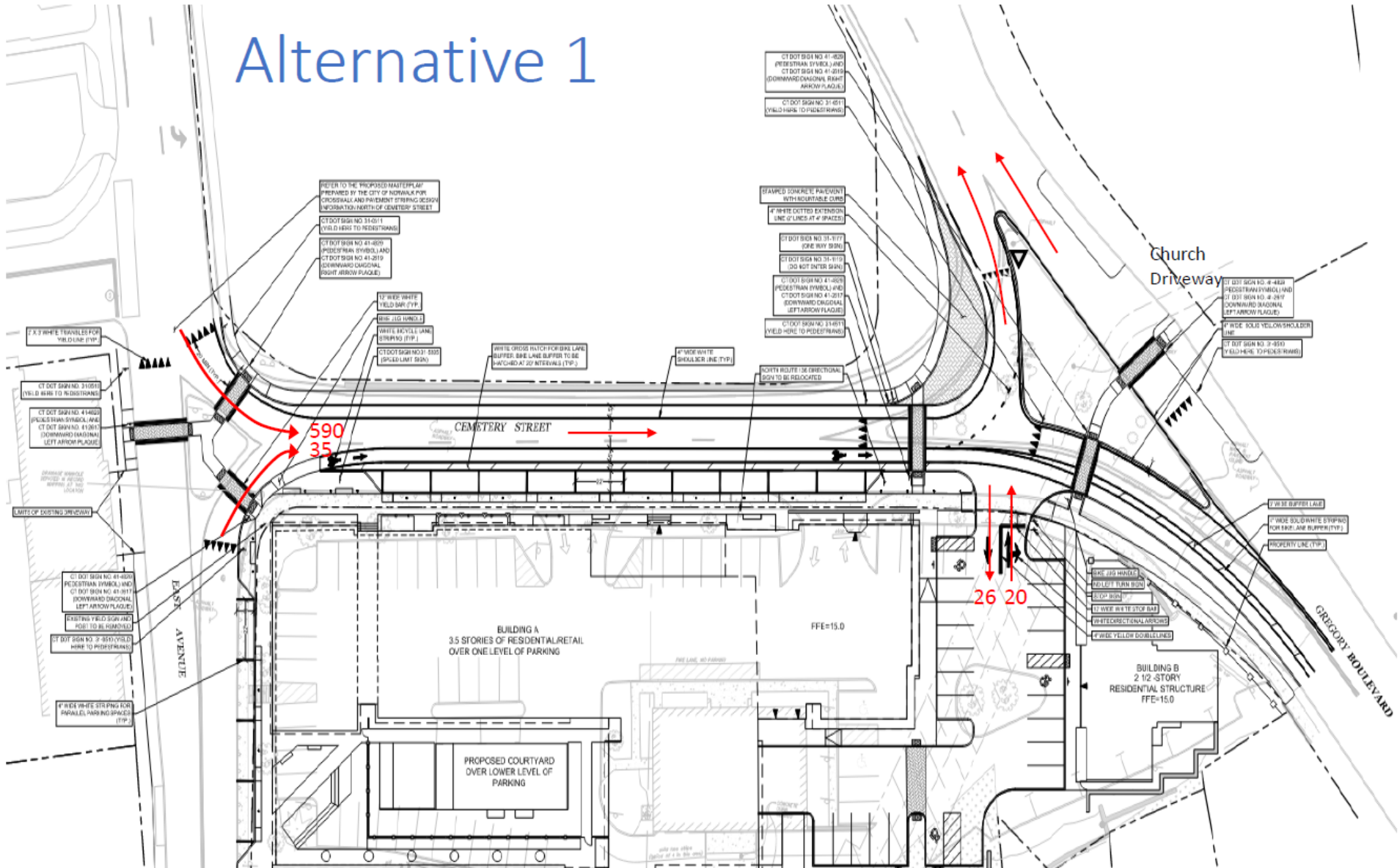
# Agenda

- Development Program
  - 77 Residential Units
  - 2,890 sf Retail
  - 2,700 sf Office
  - 103 Parking Spaces
- Norwalk Master Plan for surrounding area
- Access and Alternative Designs 1 & 2
- Traffic Impacts





# Alternative 1





# CTDOT Traffic Engineering Comments (11/18/22)

## Traffic Operations Comments

This office has received your recent contract document submittal, dated October 14, 2022.

In response to this recent submittal, this office has reviewed the submission and has the attached comments.

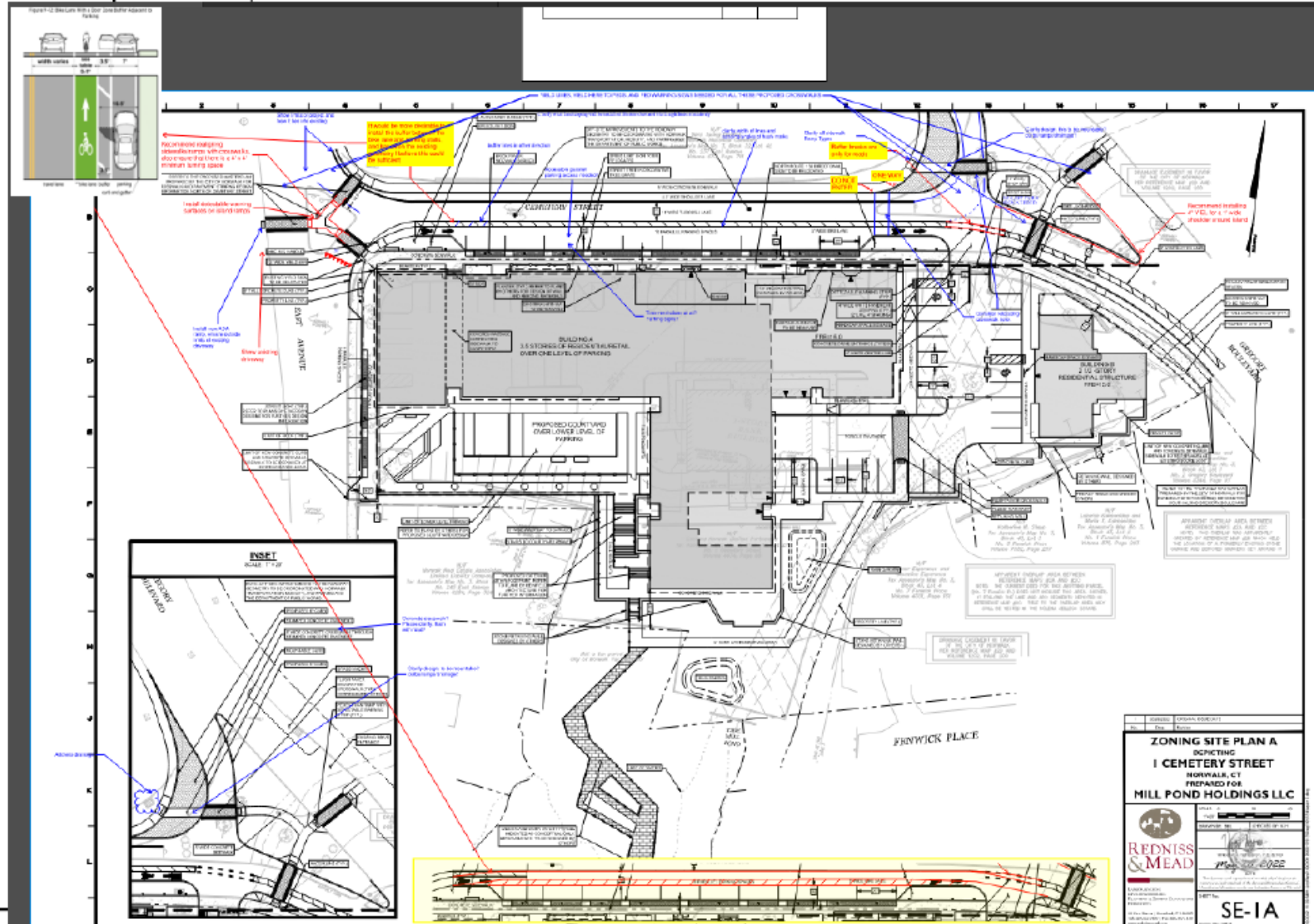
Corrections/changes are marked on the plan. Respond in writing to all comments.

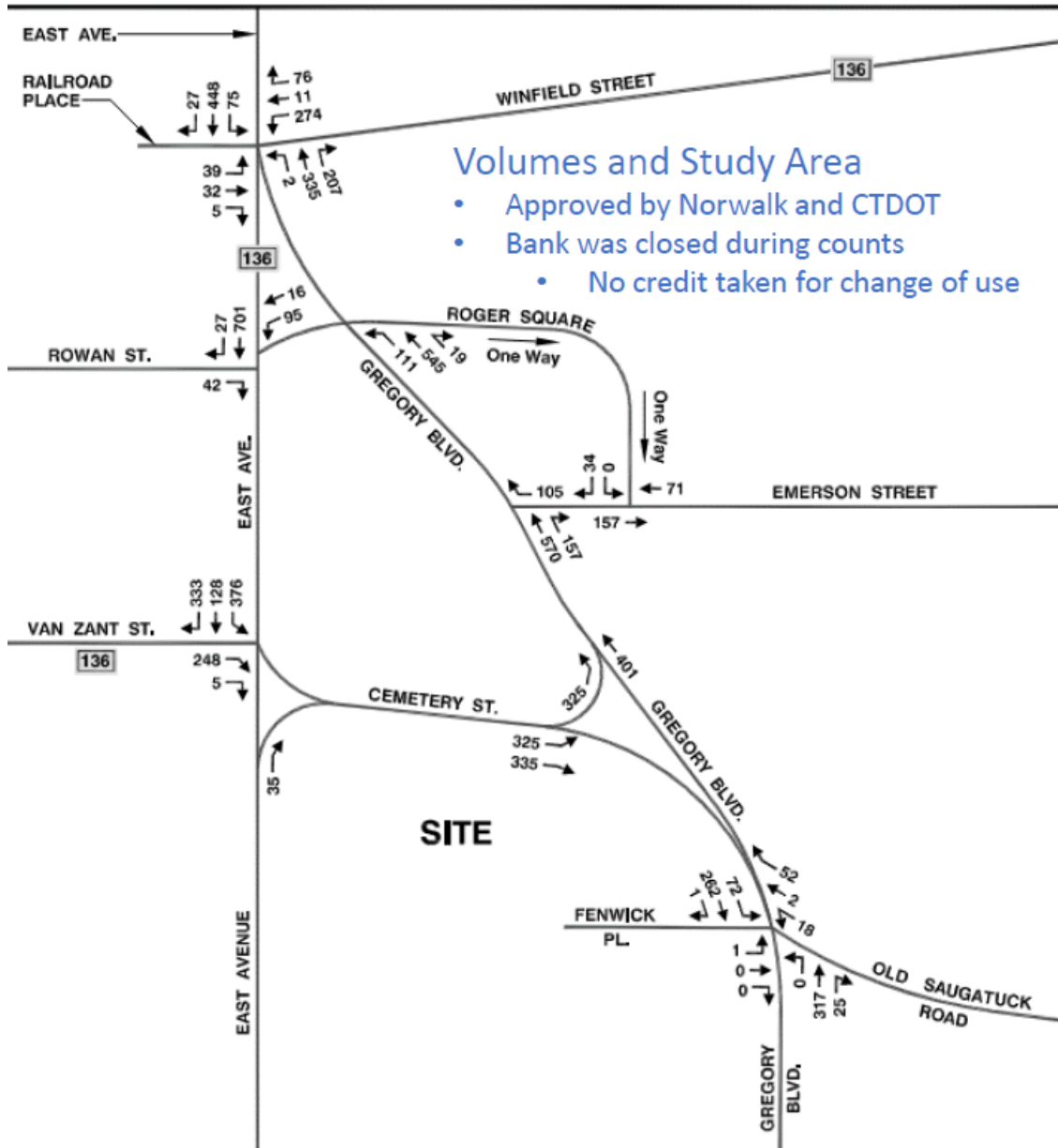
Any questions regarding plan comments should be directed to Christopher W. Lockhart at (860) 594-2826 or Christopher.W.Lockhart@ct.gov

### Traffic Operations General Comments:

1. Recommend providing a separate pavement marking and signing plan as to not clutter the site plan.
2. Provide the following design vehicle turning templates:
  - a. traversing through on Route 136 near the revised curbline.
  - b. From East Ave. turning right onto Route 136.
  - c. All movements into and out of proposed Route 136 site driveway
3. Please include all necessary standard detail and guide sheets in the next submission, which can be found on the Department's website at the following links:
  - a. [Highway Standard Details \(ct.gov\)](#)
  - b. [TRAFFIC STANDARD GUIDE SHEETS DETAILS \(ct.gov\)](#)
  - c. [BF-GS\\_01 \(ct.gov\)](#)
4. Please include all necessary special provisions in the next submission, which can be found on the Department's website at the following link: [Traffic Special Provisions \(ct.gov\)](#)
5. Please confirm there are no existing bus stop locations along the site frontage. If bus stops are present, consider including bus facilities at those locations.
6. Please note that our highway design unit is reviewing the proposed Route 136 mountable curb area with sidewalk and comments may be forthcoming on this item.

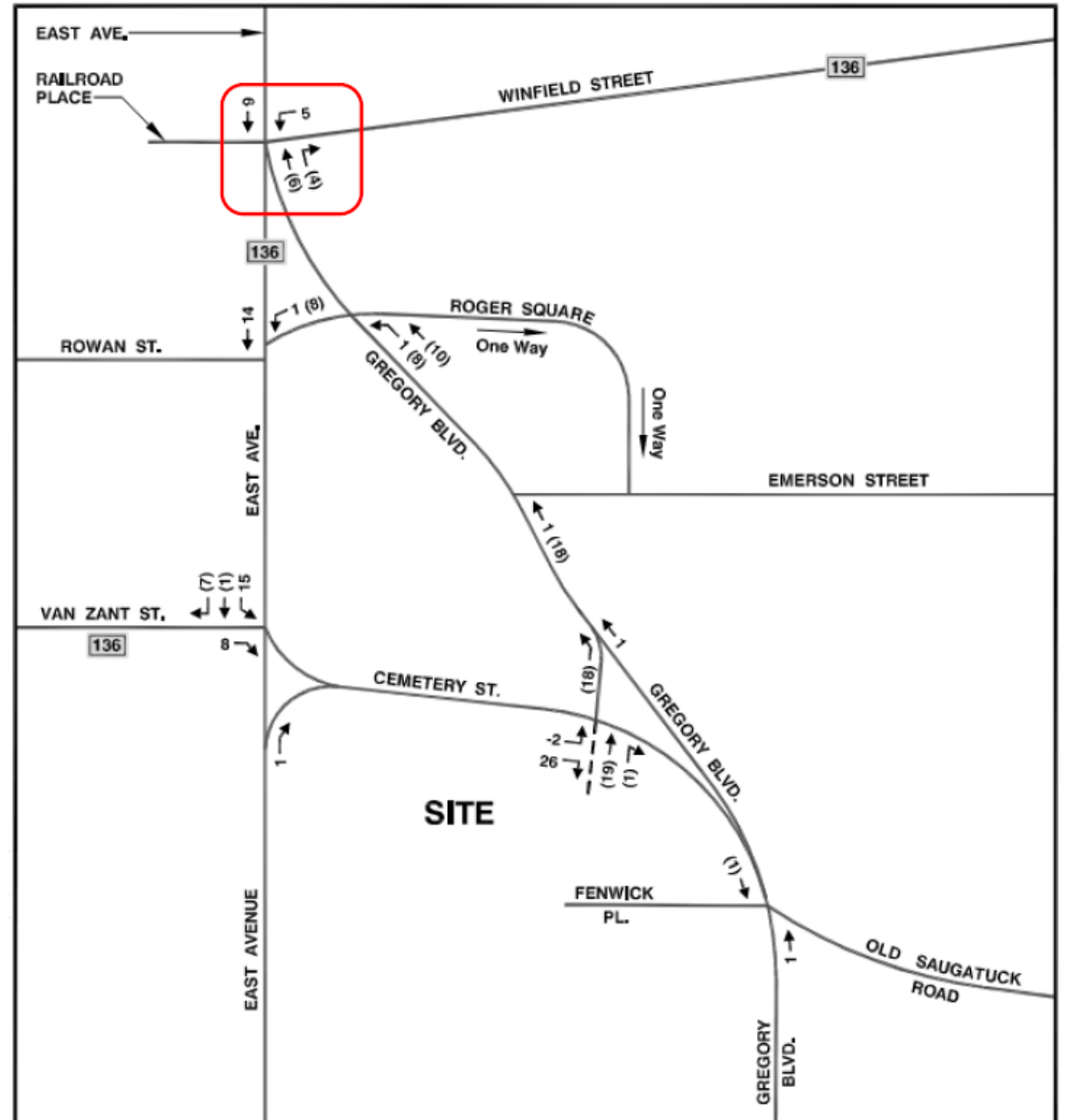
Comments	
Included	Not Included





No Build Traffic Volumes

2027 NO-BUILD TRAFFIC VOLUMES WITH ANTICIPATED IMPROVEMENTS WEEKDAY AFTERNOON PEAK HOUR



Build - Site Generated Traffic Volumes

SITE TRAFFIC GENERATION & ASSIGNMENT WEEKDAY AFTERNOON PEAK HOUR



# Alternative 2

INTERSECTION	CONTROL TYPE	2027 NO-BUILD CONDITIONS WITH ANTICIPATED IMPROVEMENTS											2027 BUILD CONDITIONS WITH ANTICIPATED IMPROVEMENTS (ALTERNATIVE 2)									PROJECT IMPACTS (NO-BUILD WITH ANTICIPATED IMPROVEMENTS TO BUILD WITH ANTICIPATED IMPROVEMENTS/(ALTERNATIVE 2))							
		STORAGE/ LINK LENGTH	PHYSICAL UNITS	Weekday Morning			Weekday Afternoon			Saturday Midday			STORAGE/ LINK LENGTH	PHYSICAL UNITS	Weekday Morning			Weekday Afternoon			Saturday Midday			Weekday Morning		Weekday Afternoon		Saturday Midday	
				LOS/ Delay	V/C Ratio	Queue Length (Feet)	LOS/ Delay	V/C Ratio	Queue Length (Feet)	LOS/ Delay	V/C Ratio	Queue Length (Feet)			LOS/ Delay	V/C Ratio	Queue Length (Feet)	LOS/ Delay	V/C Ratio	Queue Length (Feet)	LOS/ Delay	V/C Ratio	Queue Length (Feet)	Change in LOS	Project Delay (Seconds)	Change in LOS	Project Delay (Seconds)	Change in LOS	Project Delay (Seconds)
6) Gregory Boulevard at Cemetery Street	Yield (Analyzed as TWSC)	400	NB Ln1	C/16.1	0.396	48	C/22.8	0.657	120	C/15.6	0.444	58	330	WB Ln1	C/16.4	0.617	108	C/21.9	0.694	140	C/15.2	0.536	80	--	--	--	--	--	--
7) Gregory Boulevard at Emerson Street/Roger Square	TWSC	390	WB Ln1	B/12.4	0.192	18	C/15.0	0.288	30	B/11.3	0.115	10	390	WB Ln1	C/17.3	0.285	30	D/25.1	0.453	58	B/14.3	0.162	15	B - C	4.9	C - D	10.1	No	3.0
11) Cemetery Street at Site Access Drive	TWSC	50	NB Ln1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50	NB Ln1	B/12.2	0.044	3	B/14.0	0.051	5	B/14.3	0.162	15	N/A	N/A	N/A	N/A	N/A	N/A

## Mill Pond

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Opposition Talking Points

ENNA OPPOSITION FORM LETTER



