

**MERRITT STATION NORWALK LLC  
129 GLOVER AVENUE LLC  
135 GLOVER AVENUE LLC  
156 GLOVER AVENUE LLC  
201 GLOVER AVENUE LLC  
1 ELMCROFT ROAD – SUITE 500 • STAMFORD, CT • 06902  
PHONE: 203 846-1900 • FAX: 203 846-3530**

September 14, 2020

**SPECIAL PERMIT APPLICATION**

**MASTER PLAN FOR “NORTH SEVEN”**

**1. Owner of Record:**

|                             |                   |            |
|-----------------------------|-------------------|------------|
| Merritt Station Norwalk LLC | 67 Glover Avenue  | 5/38A/45/0 |
| Merritt Station Norwalk LLC | 69 Glover Avenue  | 5/38A/44/0 |
| Merritt Station Norwalk LLC | 79 Glover Avenue  | 5/38A/1/0  |
| Merritt Station Norwalk LLC | 2 Oakwood Avenue  | 5/38A/42/0 |
| Merritt Station Norwalk LLC | 87 Glover Avenue  | 5/38A/40/0 |
| Merritt Station Norwalk LLC | 111 Glover Avenue | 5/38A/5A/0 |
| Merritt Station Norwalk LLC | 117 Glover Avenue | 5/38A/22/0 |
| 129 Glover Avenue LLC       | 129 Glover Avenue | 5/38A/29/0 |
| 135 Glover Avenue LLC       | 135 Glover Avenue | 5/38A/19/0 |
| 135 Glover Avenue LLC       | 155 Glover Avenue | 5/38A/36/0 |
| 156 Glover Avenue LLC       | 156 Glover Avenue | 5/38A/35/0 |
| 201 Glover Avenue LLC       | 201 Glover Avenue | 5/38A/50/0 |

All of the above properties have a business/mailing address of:

c/o Building and Land Technology  
1 Elmcroft Road, Suite 500  
Stamford, CT 06902  
Attention: David Fite Waters, General Counsel

**2. Applicant:**

See property owners set forth in #1 above.

**3. Property Address:**

See property addresses set forth in #1 above.

**4. Assessor's Map No.:**

11SW and 12NW

**5. District, Block and Lot:**

See district, block and lot designations set forth in #1 above.

**6. Zoning District:**

Executive Office

**7. Plan OF Conservation and Development Designation:**

Executive Office

**8. Land Record Map No.:**

1500, 2100, 3422, 3710, 3953, 4771, 4821, 4892, 5178, 5963, 6233, 6753, 6886, 7062, 7111, 7221, 7355, 7357, 7383, 7405, 7893, 7973, 8055, 8102, 8199, 8387, 8393, 8493, 8552, 8745, 8983, 8994, 8995, 9125, 10173, 10174, 10667, 10668, 10764, 10765, 10986, 11165, 11170, 11171, 11247, 11248, 11910, 12902

**9. Adjoining Owners:**

Please see Schedule A.

**10. Existing Use(s):**

Please see Schedule B.

**11. Proposed Use(s):**

Please see Schedule C.

**12. Legal Description:**

Please see Schedule D.

**13. Application Fee:**

\$410.00 paid at the time of application.

MERRITT STATION NORWALK LLC  
129 GLOVER AVENUE LLC  
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201 GLOVER AVENUE LLC

A handwritten signature in black ink, appearing to read "David Fite Waters". The signature is written in a cursive style with a large initial "D" and "W".

David Fite Waters, Esq.  
General Counsel

**SCHEDULE A**

**Adjoining Property Owners**

|  |                   |
|--|-------------------|
| 1.21 Gigawatts Holdings LLC<br>63 Glover Avenue<br>Norwalk, CT 06850<br>5/40/26/0  | 63 Glover Avenue  |
| Oakwood Commons Condominium<br>c/o Aspect Property Management LLC<br>1200 Summer Street, Suite 201A<br>Stamford, CT 06905<br>5/40/25/0 | 3 Oakwood Avenue  |
| Oakwood Realty Corp.<br>5 Nepperhan Avenue<br>Elmsford, NY 10523<br>5/38A/43/0   | 1 Seir Hill Road  |
| Glenrock Condominium<br>c/o The Property Group of CT, Inc.<br>25 Crescent Street<br>Stamford, CT 06906<br>5/38A/14/0                   | Glenrock Road     |
| Silver Ridge Condominium<br>c/o CMG<br>263 Boston Post Road<br>Orange, CT 06477<br>5/38A/2/0   | 8 Oakwood Avenue  |
| Par Oakwood Family Limited Partnership<br>37 Turtle Back Road<br>Wilton, CT 06897<br>5/38A/25/0  | 12 Oakwood Avenue |
| Stephen F. Boccarossa<br>675 Mill Plain Road<br>Fairfield, CT 06824-5051<br>5/38A/33/0   | 14 Oakwood Avenue |
| Sixteen Oakwood Holdings LLC<br>30 Oakwood Avenue<br>Norwalk, CT 06850<br>5/38A/4/0  | 16 Oakwood Avenue |

Thirty Oakwood Holdings LLC  
c/o Able Construction, Inc.  
30 Oakwood Avenue  
Norwalk, CT 06850  
5/38A/49/0

30-32 Oakwood Avenue

34 Oakwood Avenue Associates LLC  
349 Main Avenue, #8  
Norwalk, CT 06851  
5/38A/24/0

34 Oakwood Avenue

State of Connecticut  
Department of Transportation  
P.O. Box 317546  
Newington, CT 06131-7546

Route 7 Right-of-Way

170 Glover Avenue LLC  
P.O. Box 110295  
Stamford, CT 06911-1295  
5/37/10/0

300 Glover Avenue

166 Glover Avenue LLC  
P.O. Box 110295  
Stamford, CT 06911-1295  
5/37/26/0

200 Glover Avenue

150 Glover Avenue LLC  
P.O. Box 110295  
Stamford, CT 06911-1295  
5/37/9/0

150 Glover Avenue

State of Connecticut  
Department of Transportation  
Office of Rail  
Union Station – 4<sup>th</sup> Floor West  
50 Union Avenue  
New Haven, CT 06519

MetroNorth Danbury Branch

## **SCHEDULE B**

### **Existing Uses**

The current uses within the North7 Master Plan area are limited. Most of the property from 67 Glover Avenue north to 129 Glover Avenue is either vacant land or vacant or underutilized commercial buildings. The property to the north of 129 Glover Avenue was used historically as employee parking for U.S. Surgical and for Vectron Labs, and the property within the Route 7 Expressway right-of-way was used by the State of Connecticut as a contractors' storage yard and laydown area.

## **SCHEDULE C**

### **Proposed Uses and Rationale**

The North7 area is an important location within the City of Norwalk. The recently adopted Plan of Conservation and Development recognizes the significance of this area as the economic engine of the city, and it recognizes the need to support the Class A offices and tenants located at Merritt 7 and The Towers. The recently commissioned evaluation of Norwalk's Building Zone Regulations by Planimetrics also notes that large scale development, which may include the North7 area, may be best suited to a master plan approach to such development.

Geographically, this area is a unique microcosm within the city. It is bounded to the south by the Merritt Parkway, to the west by the Route 7 Expressway, to the north by Grist Mill Road at the terminus of the Expressway, and to the east by Main Avenue. The North7 properties are the backbone of the area, between Merritt 7 to the east and multifamily and commercial development to the west. They also have the advantage of the Merritt 7 train station immediately across the street and enhanced bus service by the Norwalk Transit District that serves the office users in the area, thereby making this location a prime opportunity for transit oriented development. As the backbone of the area, the North7 properties have the ability through conscious and holistic design to integrate not only the North7 properties themselves, but Merritt 7 to the east and the residential and commercial properties up the hill to the west, to create a recognizable community.

The North7 Master Plan envisions a maximum of 1,303 multifamily residential units and approximately 27,865 square feet of retail use located in seven buildings ranging from five stories to fifteen stories in height, together with public spaces and pedestrian connectivity. While the uses are specified based upon current needs, including support of corporate workers in the area and homes for empty nesters who do not wish to maintain single family residences but want to maintain an active lifestyle, the master plan provides flexibility so that other uses such as a hotel or additional corporate offices may be substituted for one or more residential buildings. Some of the notable aspects of the North 7 Master plan are:

- All of the proposed uses, densities, heights and bulk of buildings are currently permitted pursuant to the existing regulations.
- The retail component is designed and intended to be supportive retail such as a bank branch, coffee shop, deli, dry cleaning drop off, etc. for the benefit of local residents and workers rather than destination retail.
- The Square is intended as a community gathering location, immediately across from the soon-to-be relocated Merritt 7 train station. The relocation of the station will also include a new pedestrian bridge to Merritt 7 which will permit workers to access the Square easily.
- In addition to the proximity of the area to the Norwalk River Valley Trail as currently planned, additional pedestrian access through the area is included in the design. While some of the access will require the consent of other property owners, the master plan creates an overall design that may be accomplished over time that could not be effectuated by piecemeal development of the North7 properties.
- The master plan allows for better design to limit curb cuts and conflicts between vehicular and pedestrian/bicycle users, and a unified streetscape; again, with separate and

independent development of the North7 properties this could not be accomplished.

- A portion of the North7 property is subject to a DOT easement to provide commuter parking to support the Merritt 7 train station. While DOT will only provide on-grade parking, which creates a large asphalt parking lot but nothing else, the terms of the easement permit the North7 properties to relocate the commuter parking to a garage thereby permitting more economic development and more aesthetic improvements.
- Further, enhanced accommodations, the new train station with easy pedestrian access to Merritt 7 and the additional residents resulting from the development of North7 may encourage increased ridership on the Danbury Branch of MetroNorth, and that in turn may lead to better service on the Danbury Branch that would benefit not only the North7 area but other stations as well.
- The North7 signage plan will create a sense of identity for the area and uniform treatment, similar to the signage program at Merritt 7.

Historically, while Merritt 7 was designed with an “informal” master plan, each of the buildings at Merritt 7 were approved by site plan review since the Executive Office zone allows for office building approval in that manner. The approval of the North7 Master Plan will permit similar review and treatment for the uses and improvements contemplated thereby. Without having that process formally in place, it would not be economically viable for the North7 property owners to create the public amenity spaces such as the Square and pedestrian access, the enhanced infrastructure to serve the area and the train station, etc. And, in return, the city has the ability to review and control any changes that may be proposed to the approved North7 Master Plan over time so that the development of these properties continues to be uniform and holistic.



## SCHEDULE D

### Legal Description

Beginning at a point on the easterly side of Seir Hill Road with the southerly line of land now or formerly of Oakwood Realty Corp. (#1 Seir Hill Road);

running thence along said Oakwood Realty Corp. N 46°03'53" E a distance of 60.93 feet; N 16°52'57" W a distance of 106.58 feet; S 73°07'03" W a distance of 75.00 feet; and S 48°45'33" W a distance of 32.09 feet to the easterly side of Oakwood Avenue;

running thence along said easterly side of Oakwood Avenue N 31°44'45" W a distance of 12.00 feet; and N 23°18'27" W a distance of 208.07 feet to lands now or formerly of Silver Ridge Condominium;

running thence along said land now or formerly of Silver Ridge Condominium and land now or formerly of Limited Partnership Par Oakwood Family, each in part, N 56°44'14" E a distance of 10.56 feet; N 83°33'13" E a distance of 38.79 feet; S 86°09'47" E a distance of 19.94 feet; S 74°13'37" E a distance of 75.50 feet; N 17°31'14" E a distance of 20.49 feet; N 12°23'13" E a distance of 123.54 feet; N 12°49'34" E a distance of 307.34 feet; N 07°05'33" E a distance of 49.55 feet; and S 89°53'04" W a distance of 160.14 feet to land now or formerly of Stephen F. Boccarossa;

running thence along said land of now or formerly of Stephen F. Boccarossa and land now or formerly of 16 Oakwood Holdings, LLC, land now or formerly of Thirty Oakwood Holdings, LLC, and land now or formerly of 34 Oakwood Avenue Associates, LLC, each in part, N 00°06'57" W a distance of 123.76 feet; N 88°37'47" E a distance of 34.05 feet; N 00°53'07" W a distance of 22.95 feet; S 88°55'07" W a distance of 13.96 feet; N 02°33'13" W a distance of 87.98 feet; N 04°07'47" E a distance of 16.36 feet; N 01°20'47" E a distance of 78.02 feet; N 11°52'58" W a distance of 81.23 feet; N 16°14'12" W a distance of 50.78 feet; N 07°03'13" W a distance of 77.05 feet; S 79°23'28" W a distance of 124.99 feet; along a non-tangent clockwise curve the radius of which is 1171.92 feet and the central angle of which is 19°06'44" for an arc length of 390.58 feet and a chord bearing of N 19°56'35" E for a distance of 388.77 feet; and N 04°37'32" W a distance of 171.83 feet to the easterly side of The State of Connecticut Non-Access Highway Line of U.S Route 7;

running thence along said easterly side The State of Connecticut Non-Access Highway Line N 36°02'47" E a distance of 367.52 feet; and N 23°41'18" E a distance of 686.41 feet to other land now or formerly of The State of Connecticut;

running thence along the southerly side of land now or formerly of The State of Connecticut S 14°16'48" E a distance of 211.09 feet; and S 09°12'15" E a distance of 89.10 feet to the westerly side of Glover Avenue;

running thence along said westerly side of Glover Avenue S 05°14'09" W a distance of 30.41 feet; S 02°58'59" W a distance of 25.43 feet; S 04°51'13" W a distance of 48.26 feet; S 08°49'41" W a distance of 48.26 feet; S 12°48'37" W a distance of 48.25 feet; S 16°47'07" W a distance of 48.25 feet; S 20°46'00" W a distance of 39.33 feet; S 69°41'42" E a distance of 1.09 feet; along a non-tangent clockwise curve the radius of which is 775.00 feet and the central angle of which is 02°35'57" for an arc length of 35.16 feet and a chord bearing of S 24°01'40" W for a distance of 35.15 feet; S 25°19'38" W a distance of 115.99 feet; S 29°36'18" W a distance of 15.35 feet; S 71°51'32" E a distance of 0.79 feet; S 26°37'26" W a distance of 84.58 feet; S 27°34'38" W a distance of 62.25 feet; S 33°41'08" W a distance of 58.86 feet; S 02°30'08" W a distance of 75.31

feet; S 25°33'52" E a distance of 20.65 feet; along a non-tangent counter-clockwise curve the radius of which is 175.00 feet and the central angle of which is 14°11'42" for an arc length of 43.36 feet and a chord bearing of S 18°32'59" E for a distance of 43.25 feet; S 25°38'50" E a distance of 166.96 feet; along a clockwise curve the radius of which is 175.00 feet and the central angle of which is 51°18'36" for an arc length of 156.72 feet and a chord bearing of S 00°00'09" W for a distance of 151.50 feet to a point of non-tangency; S 28°35'21" W a distance of 22.00 feet; S 28°01'51" W a distance of 61.00 feet; S 21°45'24" W a distance of 35.62 feet; S 21°45'24" W a distance of 22.92 feet; S 26°04'48" W a distance of 36.93 feet; along a non-tangent counter-clockwise curve the radius of which is 425.00 feet and the central angle of which is 08°23'16" for an arc length of 62.22 feet and a chord bearing of S 21°25'21" W for a distance of 62.16 feet; along a non-tangent counter-clockwise curve the radius of which is 574.00 feet and the central angle of which is 15°10'56" for an arc length of 152.10 feet and a chord bearing of S 10°43'34" W for a distance of 151.65 feet; S 03°08'06" W a distance of 1125.72 feet; and along a non-tangent clockwise curve the radius of which is 30.00 feet and the central angle of which is 105°31'20" for an arc length of 55.25 feet and a chord bearing of S 84°15'54" W for a distance of 47.77 feet to the aforesaid easterly side of Seir Hill Road; thence along said easterly side of Seir Hill Road N 42°58'27" W a distance of 102.79 feet; and N 42°58'07" W a distance of 12.91 feet to the point of beginning.

## ADDITIONAL SUBMISSION MATERIALS

### 1. **Tax payment confirmation**

Attached hereto is confirmation of no tax due with respect to the parcels subject to this application, as available from the online database of the Norwalk Tax Collector. Please note that the parcel designated as District 5, Block 38A, Lot 50, Unit 0 and known as 201 Glover Avenue was acquired from the State of Connecticut and, until its acquisition, was part of the Route 7 right of way property; as a result, until recently it was not a separate tax lot and no taxes have been assessed or collected on this property as of the date of this application. Further confirmation from the Tax Assessor and the Tax Collector as to the tax status of all properties will be provided when available.

### 2. **Aerial photograph**

To be provided prior to the first Commission meeting. Please also see the maps embedded in the Master Plan Document dated February 26, 2020 prepared by Svigals + Partners (the "North7 Master Plan"), in the Drainage Report dated April 9, 2020 prepared by Tighe & Bond (the "Drainage Report"), and in the Traffic Impact Study dated April 9, 2020 prepared by Tighe & Bond (the "Traffic Study") submitted as part of this application.

### 3. **Site survey**

Please see the survey entitled "Perimeter Survey Depicting Land Owned by Building and Land Technology Along U.S. Route 7 and Glover Avenue, Norwalk, CT", Sheets 1 of 2 and 2 of 2, dated 04/16/2020 prepared by Redniss & Mead submitted herewith.

### 4. **Master plan**

Submitted herewith is the North7 Master Plan, which provides the general location and alignment of individual buildings within the master plan area; contemplated uses; maximum density of the contemplated uses; maximum heights and numbers of stories of individual buildings; parking spaces required based upon the contemplated uses; lot coverage based upon the contemplated improvements; floor area ratio calculations based upon the contemplated improvements; and an integrated signage program depicting the types and locations of signs within the master plan area.

### 5. **Project site and utility plans**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no project site and utility plans are provided at this time, and the applicable project site and utility plans will be provided at the time the plans for each individual building are submitted for site plan review. However, conceptualized site plans are incorporated in the North7 Master Plan.

**6. Building plans, elevations and sections**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no building plans or specific elevations are provided at this time but representative sections through the master plan site have been provided, and the applicable detailed building plans, elevations and sections will be provided at the time the plans for each individual building are submitted for site plan review. However, conceptualized building locations, bulk and heights are incorporated in the North7 Master Plan.

**7. Lot coverage and parking space computations**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no lot coverage and parking space computations are provided at this time, and the applicable lot coverage and parking space computations will be provided at the time the plans for each individual building are submitted for site plan review. However, estimated lot coverage calculations and computations of the parking that would be required based on the conceptualized site plans are incorporated in the North7 Master Plan.

**8. Soil erosion and sedimentation control plan**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no soil erosion or sedimentation control plans are provided at this time, and the applicable soil erosion and sedimentation control plans will be provided at the time the plans for each individual building are submitted for site plan review.

**9. Gross building area computations by floor**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no gross building area computations are provided at this time, and the applicable gross building area computations will be provided at the time the plans for each individual building are submitted for site plan review.

**10. Three-dimensional, architectural block model, if requested by Commission**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. As requested by the Commission, a series of conceptual

perspectives have been submitted as part of this application.

**11. Storm drainage calculations**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no storm drainage calculations are provided at this time, and the applicable storm drainage calculations will be provided at the time the plans for each individual building are submitted for site plan review. However, submitted as part of this application is the Drainage Report, which addresses the potential impact on the existing drainage facilities and runoff patterns and the stormwater management practices that would be associated with the North7 Master Plan.

**12. Assessment of environmental impact**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no assessment of environmental impact is provided at this time, and the applicable assessment of environmental impact will be provided at the time the plans for each individual building are submitted for site plan review. However, improvements constructed in accordance with the master plan will reflect the requirements of the master plan regulations with respect to green or blue roofs, open space, etc.

**13. Signage**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no specific signage is proposed at this time, and the signage proposed for each building will be provided at the time the plans for that building are submitted for site plan review. However, a signage program depicting locations and types of signage is submitted for approval as part of the North7 Master Plan.

**14. Traffic report**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Each site plan review application will require a traffic impact study at the time that building is approved to ensure stable traffic flow. Therefore, no specific traffic impact study is provided at this time, and the traffic impact study for each building will be provided at the time the plans for that building are submitted for site plan review. Because the development of the subject property in accordance with the North7 Master Plan will take several years, it is not practicable to determine now what the traffic impact of a new building on then-existing conditions will be five or ten years into the future when the order of development of the individual buildings is not determined, there is the potential for roadway improvements and mitigation that are contemplated by others, and there is the possibility of further development in the area that may occur in the interim.

However, in discussion with Planning and Zoning staff your applicant agreed to submit an analysis of current traffic conditions in the study area to serve as a “baseline” for the review of future site plan applications. Therefore, submitted herewith is the Traffic Impact Study, which addresses the existing conditions.

**15. Applicant’s Consent**

Please see the attached consents to the filing of this application by the owners of the properties that are the subject of this application.

**16. Rendering and Materials Board**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no renderings or materials boards are provided at this time, and the applicable renderings and materials boards will be provided at the time the plans for each individual building are submitted for site plan review.

**17. Coastal Area Management Short Form**

The subject property is not within the designated CAM jurisdiction, and therefore the CAM Short Form is not provided in conjunction with this application.

**18. Affordability Plan**

The subject application is for approval of the North7 Master Plan, and not for development of the individual buildings depicted in the North7 Master Plan, each of which will require its own site plan review. Therefore, no affordability plans are provided at this time, and the applicable affordability plans will be provided at the time the plans for each individual building that includes multifamily residential use are submitted for site plan review.

**19. Inland Wetlands Application**

The subject property is located in proximity to Raccoon Brook and associated wetlands in the area just north of 135 Glover Avenue. This application for approval of the North7 Master Plan will not in and of itself permit development of the subject property, and subsequent application(s) for site plan approval will be required. Therefore, no approval from the Norwalk Conservation Commission acting as the inland wetlands agency is required for the subject application. However, in discussion with Senior Environmental Officer Cherichetti your applicant has offered to appear before the Norwalk Conservation Commission on an informal basis to inform them of the application and the contemplated development.

**20. Code Enforcement Administration Committee Sign-Offs**

This application for approval of the North7 Master Plan will not in and of itself permit

development of the subject property, and subsequent application(s) for site plan approval will be required. Therefore, no approval CEAC sign-offs with respect to this proposal are required. However, your applicant has been in discussion with the Norwalk Department of Public Works, the Water Pollution Control Authority and relevant utility companies to ensure that capacity exists when the North7 Master Plan is implemented, and upon request from the Planning and Zoning Department your applicant will seek further review as warranted.

**21. Curriculum Vitae of Project Professionals**

Submitted herewith are the curriculum vitae of the project professionals. Additional information may be provided in a timely manner prior to the public hearing as warranted.

**MERRITT STATION NORWALK LLC  
1 ELMCROFT ROAD – SUITE 500 • STAMFORD, CT • 06902  
PHONE: 203 846-1900 • FAX: 203 846-3530**

September 14, 2020

Norwalk Zoning Commission  
City of Norwalk  
125 East Avenue  
Norwalk, CT 06851

**Re: “North 7” Special Permit Application – Master Plan  
67 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 45  
69 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 44  
79 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 1  
2 Oakwood Avenue, Norwalk, CT – District 5, Block 38A, Lot 42  
87 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 40  
111 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 5A  
117 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 22**

Dear members of the Commission:

In conjunction with the above referenced application, please be advised of the following:

1. We are the owners of the subject property.
2. Commissioners and their agents and consultants are hereby authorized to visit the site, at reasonable times, both before and after a final decision has been rendered on this application.
3. As the applicant, we are authorized to make this application and the proposed activity is consented to.

Yours sincerely,

MERRITT STATION NORWALK LLC



David Fite Waters  
General Counsel



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September 14, 2020

Norwalk Zoning Commission  
City of Norwalk  
125 East Avenue  
Norwalk, CT 06851

**Re: “North7” Special Permit Application – Master Plan  
129 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 29**

Dear members of the Commission:

In conjunction with the above referenced application, please be advised of the following:

1. We are the owners of the subject property.
2. Commissioners and their agents and consultants are hereby authorized to visit the site, at reasonable times, both before and after a final decision has been rendered on this application.
3. As the applicant, we are authorized to make this application and the proposed activity is consented to.

Yours sincerely,

129 GLOVER AVENUE LLC



David Fite Waters  
General Counsel

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September 14, 2020

Norwalk Zoning Commission  
City of Norwalk  
125 East Avenue  
Norwalk, CT 06851

**Re: “North 7” Special Permit Application – Master Plan  
201 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 50**

Dear members of the Commission:

In conjunction with the above referenced application, please be advised of the following:

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3. As the applicant, we are authorized to make this application and the proposed activity is consented to.

Yours sincerely,

201 GLOVER AVENUE LLC



David Fite Waters  
General Counsel

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September 14, 2020

Norwalk Zoning Commission  
City of Norwalk  
125 East Avenue  
Norwalk, CT 06851

**Re: “North 7” Special Permit Application – Master Plan  
135 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 19  
155 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 36**

Dear members of the Commission:

In conjunction with the above referenced application, please be advised of the following:

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3. As the applicant, we are authorized to make this application and the proposed activity is consented to.

Yours sincerely,

135 GLOVER AVENUE LLC



David Fite Waters  
General Counsel

**156 GLOVER AVENUE LLC  
1 ELMCROFT ROAD – SUITE 500 • STAMFORD, CT • 06902  
PHONE: 203 846-1900 • FAX: 203 846-3530**

September 14, 2020

Norwalk Zoning Commission  
City of Norwalk  
125 East Avenue  
Norwalk, CT 06851

**Re: “North7” Special Permit Application – Master Plan  
156 Glover Avenue, Norwalk, CT – District 5, Block 38A, Lot 35**

Dear members of the Commission:

In conjunction with the above referenced application, please be advised of the following:

1. We are the owners of the subject property.
2. Commissioners and their agents and consultants are hereby authorized to visit the site, at reasonable times, both before and after a final decision has been rendered on this application.
3. As the applicant, we are authorized to make this application and the proposed activity is consented to.

Yours sincerely,

156 GLOVER AVENUE LLC



David Fite Waters  
General Counsel