



**Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145**

July 13, 2021

Via E-mail, skleppin@norwalkct.org

Steve Kleppin, Director
Norwalk Planning and Zoning Department
125 East Avenue, Room 129
Norwalk, CT 06856-5125

RE: Norwalk Zoning Commission Referral for 40 Fullin Road Proposed 40-Unit Elderly Housing Development

Dear Mr. Kleppin,

The Town of Westport is grateful to receive notice of the Special Permit application pending before the Norwalk Zoning Commission pursuant to CGS 8-7d(f) for proposed activity at 40 Fullin Road. The Westport Planning and Zoning Commission has reviewed the referral and our understanding of the project is as follows:

Project Understanding

- The applicant is seeking approval for 40 units (24 duplex, 16 single-family) of luxury age-restricted housing for elderly residents. The applicant states that this proposal fills a need in Norwalk to provide seniors with more housing options and a safe place to age.
- The 7.13-acre site is currently vacant and contains an abandoned parking lot surrounded by single-family housing, multifamily housing, and a parking lot for a corporate office building. It is approximately 1,000 feet north of US Highway 1.
- The eastern side of the site abuts the Norwalk/Westport boundary near the Terranova Circle condominium community and Hillyfield Lane single-family residential neighborhood.
- The site is in Norwalk's B Residence Zone, which allows by Special Permit elderly housing units, provided the overall residential density does not exceed 1 unit per 6,250 SF of lot area. The proposed development meets this density requirement.
- The site is served by public (City of Norwalk) water and sewer.
- The applicant proposes remediation of the on-site wetlands and buffer areas, including removal of invasive species that are located throughout the site. Additionally, stormwater control features in accordance with Norwalk's drainage standards are proposed.
- The applicant's Drainage Summary Report concludes that there will be no adverse impacts to adjacent properties or wetland areas.
- Per the applicant's Traffic Report, the proposed development is not expected to have any significant adverse effects on traffic levels of service or pedestrian safety in the vicinity of the site. Transit stops are also available nearby along US 1.

After reviewing the proposed site plans and documents, it appears the 40 Fullin Road project does not pose any significant inter-municipal conflicts. The Westport Planning & Zoning Commission offers the following comments for consideration when discussing the application at your public hearing.

Considerations

- The Norwalk Commission should consider if the project will result in any visual or light impacts to the adjacent residential neighborhoods. The proposal includes a demarcation wall, split rail fence, and vegetation along Hill's Lane.
- The nearest fire hydrant appears to be over 700 feet away from the site entrance, per the City of Norwalk GIS platform. A new fire hydrant was not readily shown on the provided plans; therefore, the Norwalk Commission may wish to recommend adding a new fire hydrant to the site plan.
- If not already done so, the Norwalk Commission may wish to notify the individual tenants/renters at the adjacent 597 Westport Apartments complex, located at 597 Westport Avenue, to ensure they are aware of the potential for development and any associated impacts occurring near their home.
- The Norwalk Commission may consider suggesting that the applicant continue to communicate with a representative for the Terra Nova Circle community throughout the development process.

Thank you for your consideration,



Paul Lebowitz, Vice Chair
Westport Planning and Zoning Commission

cc: Jim Marpe, First Selectman
Alicia Mozian, Conservation Director
Mary Young, Planning Director
Michael Kiselak, Planner
Danielle Dobin, P&Z Commission Chairman
Michael Cammeyer, P&Z Commission Member
Neil Cohn, P&Z Commission Member
Jon Olefson, P&Z Commission Member
Amie Tesler, P&Z Commission Member
Maria Patrizia Zucaro, P&Z Commission Member