



January 11, 2022

Justin Samuels  
Servers Storage Networking LLC  
25 Perry Avenue  
Norwalk, Connecticut 06850

**RE: #2022-04 SP – Servers Storage Networking LLC – 26 Pearl Street – Proposed light manufacturing use within existing building**

District: 5      Block: 42      Lot: 23      Zone: Business #2

Dear Samuels,

This office is in receipt of the above referenced application with an official receipt date of January 19, 2022. Provided herewith is a preliminary review sheet that outlines additional requests for information and items that need clarification or modification. It is very important that you respond to these items in a timely manner.

If you have any questions regarding this matter, please contact me directly either by phone at 203-854-7705 or by email at [bbaker@norwalkct.org](mailto:bbaker@norwalkct.org).

Sincerely,

Bryan Baker  
Principal Planner

Enc: Preliminary Review Sheet

cc:      File

## PRELIMINARY REVIEW SHEET FOR LATEST SUBMISSION

#2022-04 SP – Servers Storage Networking LLC – 26 Pearl Street – Proposed light manufacturing use within existing building

1. The Planning & Zoning Commission will require a sign off from each applicable Code Enforcement Administrative Committee (CEAC) Agency prior to acting on the application. It is the responsibility of the applicant to obtain these sign offs and arrange all meetings with the Departments, if required. Applicable agencies include the following:

Department	Contact
Building Department	Bill Ireland, 203-854-7760 <a href="mailto:wireland@norwalkct.org">wireland@norwalkct.org</a>
Public Works	Wilber Giron, 203-854-7801 <a href="mailto:wgiron@norwalkct.org">wgiron@norwalkct.org</a>
WPCA	Ralph Kolb, 203-854-3242 <a href="mailto:rkolb@norwalkct.org">rkolb@norwalkct.org</a>
Fire Marshal	Broderick Sawyer, 203-854-0248 <a href="mailto:bsawyer@norwalkct.org">bsawyer@norwalkct.org</a>
Health Department	Bill Mooney, 203-854-7992, <a href="mailto:wmooney@norwalkct.org">wmooney@norwalkct.org</a>
Transportation, Mobility & Parking	Jim Travers, 203-854-7260 <a href="mailto:jtravers@norwalkct.org">jtravers@norwalkct.org</a> Garrett Bolella, 203-854-7260 <a href="mailto:gbolella@norwalkct.org">gbolella@norwalkct.org</a>

*To determine if a CEAC meeting is required, please contact Bill Ireland, above.*

2. The application was received by Staff on **January 10, 2022**. Per the Norwalk Building Zone Regulations, abutters and property owners across the street from the property must be notified that an application has been submitted within 10 days of the above listed date. **Please provide proof that the abutters have been notified by certified mail by January 20, 2022.**
3. Your project has been referred to the Zoning Enforcement Officer in this office for zoning compliance. If there are any outstanding issues regarding compliance, other comments may be forthcoming.
4. Your application has been referred to the Senior Conservation Officer/Assistant Director of Planning & Zoning to review for Norwalk Inland Wetlands or conservation issues. Other comments may be forthcoming by this department.
5. As discussed, we will classify the proposed use of the structure as light manufacturing with warehousing, office and distribution being accessory uses. Manufacturing is permitted via special permit in the Business #2 Zone.

(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:

- (a) New manufacturing facilities, limited to the processing or assembly of goods which are not noxious due to emission of noise, pollutants or waste. [Amended effective 12-27-1991]

**6. Standards for Special Permits:**

- a. Section 118-1450 C details the standards that must be met to the satisfaction of the Planning & Zoning Commission to issue a special permit. Many of these standards may not apply in the case of a change of use within an existing building such as this application, but it is at the discretion of the Commission to grant a waiver.
  - i. Stable traffic flow – typically a traffic report is submitted by an applicant’s traffic engineer which provides information about the existing traffic volumes and what the effect that the proposed application will have on traffic. In this case, Staff would not anticipate that the traffic generated by a light manufacturing use would have a worse effect on traffic than the previous use as a Planet Fitness. The applicant should provide additional details about the business such as number of employees, hours of operation, number of incoming truck deliveries per week, number of outgoing shipment trucks per week, etc. if a waiver of a traffic study is desired.
- b. This application meets many of the special permit standards that the Commission will consider and should be noted by the applicant:
  - i. Adverse impact from noise, odor, fumes, dust and artificial lighting.
    - 1. A light manufacturing use, such as the one proposed, is likely to produce little to no noise, odors, fumes, dust and/or artificial lighting especially when compared to some of the other uses that are allowed both as-of-right and by special permit in the Business #2 Zone.
  - ii. Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right.
    - 1. As-of-right uses such as a contractor’s offices, indoor contractor parking facility, restaurants and taverns and schools all seemingly could have higher and more sporadic traffic impacts on the area than the proposed use. Furthermore, the expansion of existing manufacturing uses is allowed as-of-right in the Business #2 Zone, which is the most comparable use to the use proposed.
  - iii. Existing land use in the area.
    - 1. Pearl Street, Ruby Street, Gold Street, Silver Street and Emerald Street have multiple commercial and industrial tenants located in many of the buildings. A light manufacturing use would be less intense than many of the existing uses.
  - iv. Compliance with the Zoning Code and Plan of Conservation and Development.
    - 1. In the map entitled “Future Land Use” that is in the Plan of Conservation and Development, the subject property is located in a “light manufacturing” area, making the proposed use compliant with what the future of the area is sought to be.

7. Additional Information

- a. Other than the information required listed under 6.a.i, Staff needs to know what the proposed dimensions are of the rooms/building so verify parking requirements are met. It would also be helpful to know how 26 Pearl Street compares in size to the existing location of the business on Perry Avenue.

**\*Please note that more comments may be forthcoming as the application is further reviewed by Staff.**