

**MILL POND HOLDINGS LLC**  
**1 NORTH WATER STREET – SUITE 106 • NORWALK, CT • 06854**  
**PHONE: 203 354-1550 • FAX: 203 354 1551**

**SPECIAL PERMIT APPLICATION (REVISED)**


(11 copies required)

May 26, 2022

1. Owner of Record: Mill Pond Holdings LLC  
c/o Spinnaker Real Estate Partners LLC  
1 North Water Street, Suite 100  
South Norwalk, Connecticut 06854
2. Applicant: Same as Owner above.
3. Property Address: 1 Cemetery Street, Norwalk, Connecticut
4. Assessor's Map No.: 23SW & 23NW
5. District, Block and Lot: 3 / 42 / 27
6. Zoning District: East Norwalk Village TOD
7. Master Plan Designation: Village District
8. Land Record Map No.: 323, 980, 5961 and 8596
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. Tax Payment Confirmation: Submitted herewith.
14. Application Fee: Submitted herewith.

The Applicant, by

Mill Pond Holdings LLC

  
Matthew R. Edvardsen  
Duly Authorized

SCHEDULE A

Adjoining Property Owners

Protestant Episcopal Society 2 Emerson Street Norwalk, CT 06855 (3 / 29 / 1)	2 Emerson Street
The Old Well Masonic 5 Gregory Boulevard Norwalk, CT 06851 (3 / 29 / 75)	5 Gregory Boulevard
Elgin Group LLC 8 Admiral Lane Norwalk, CT 06851 7 Raymond Street (3 / 29 / 76)	1 Gregory Boulevard
Third Taxing District 2 2 <sup>nd</sup> Street Norwalk, CT 06855 (3 / 32 / 42)	237 East Avenue
Sono Wharf LLC 252 East Avenue Norwalk, CT 06855 (3 / 39 / 11)	70 Van Zant Street
Juan Duque 256 East Avenue Norwalk, CT 06855 (3 / 39 / 13)	256 East Avenue
JMF Partners East Ave LLC 236 Flax Hill Road, Apt. #1 Norwalk, CT 06854 (3 / 42 / 26)	247 East Avenue
Norwalk Real Estate Associates 245 East Avenue Norwalk, Ct 06855 (3 / 42 / 31)	245 East Avenue

Lazaros & Maria Kalmanides  
17 Chalon Road  
Trumbull, CT 06611  
(3 / 43 / 1)

2 Gregory Boulevard

Lazaros Kalmanides  
17 Chalon Road  
Trumbull, CT 06611  
(3 / 43 / 2)

1 Fenwick Place

Katherine M Stepp  
5 Fenwick Place  
Norwalk, CT 06855  
(3 / 43 / 3)

5 Fenwick Place

Cleomene Rene  
7 Fenwick Place  
Norwalk, CT 06855  
(3 / 43 / 4)

7 Fenwick Place

**SCHEDULE B**

**Existing Uses**

The subject property is currently a vacant commercial facility.

## SCHEDULE C

### Proposed Uses

Your applicant proposes to redevelop the approximately 1.66 Acre property as a mixed-use community that will include commercial, residential, and off-street parking uses. The proposed redevelopment of the property will include the removal of the existing, vacant structure as well as the existing impervious materials encompassing most of the site followed by the development of two proposed structures and associated site improvements. The improvements will greatly reduce the impervious area and associated storm water run-off from the site including providing significant landscaped improvement to the existing asphalted area along the water's edge.

The topography of the site and the adjacent roadway provides some architectural challenges that we have addressed with a series of facades and stepped slabs to allow the building to property relate to the pedestrian experience.

New commercial uses are proposed on the Main Level of Building A at the southeast corner of the East Avenue and Cemetery Street intersection as well as on the First Floor of Building B as Cemetery Street flows into Gregory Boulevard. The Building A commercial space is located adjacent to a proposed Public Courtyard with access directly from East Avenue as well from Cemetery Street via an internal loggia that could also include covered outdoor dining should the use of the adjacent commercial space warrant.

The plans also include a proposed walkway from East Avenue, through the site and to a shared property line with an adjacent City owned parcel of land that is currently inaccessible. This walkway could provide new public access to Mill Pond.

The residential uses are proposed on (1) the Main Level, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor and a loft level of Building A. Secondary access to two residential units on the Main Level are provided via direct access from the right-of way via a stepped slab below the Main Level and (2) on the 2<sup>nd</sup> and loft levels of Building B. Seven (7) of the seventy-seven (77) proposed units will be designated as Workforce Housing including a Three-Bedroom Unit.

Parking will be provided on-grade between the two buildings as well as within a lower-level garage under Building A. Where the garage is not below grade along the right-of-way, it is screened with active uses. In total, ninety-nine (99) parking spaces are proposed.

We believe the proposed plan adheres to the recent master planning and re-zoning effort that resulted in the East Norwalk Village TOD Zone. We hope to work with the Commission, Staff and other stakeholders to ensure that what is proposed and ultimately implemented on this site is representative of the resulting vision of that extensive effort.

SCHEDULE D

Legal Description

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Norwalk, County of Fairfield, and State of Connecticut, shown and designated as Parcel A and Parcel B, in total area 1.66 acres, more or less, shown and delineated on a certain map entitled, "Map Prepared for the Ludlow Realty Company, East Norwalk, Conn. October 24, 1961", made by Leo Leonard, Jr., Surveyor, which map is on file in the Norwalk Town Clerk's office as Map No. 5961, reference thereto being had, bounded and described as follows:

NORTHERLY: By Cemetery Street;

NORTHEASTERLY: By Gregory Boulevard;

SOUTHEASTERLY,  
EASTERLY, AGAIN  
SOUTHEASTERLY,  
SOUTHWESTERLY,  
AGAIN EASTERLY,  
SOUTHERLY AND  
AGAIN SOUTHEASTERLY: By land severally, now or formerly of Ella D. Madey, of Stanley and Helen Fox, of Frostie H. Gilmore and of Berthold and Anna Knauer;

SOUTHERLY: By Fenwick Place and by the Mill Pond; thence

NORTHWESTERLY AND  
AGAIN SOUTHERLY: By the Mill Pond; thence

NORTHWESTERLY AND  
AGAIN SOUTHERLY: By land now or formerly of Robert and Ursula Alling; and

THEN AGAIN WESTERLY: By East Avenue.

Being the same premises shown on a certain map entitled, "BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY AT No. 1 CEMETERY STREET NORWALK, CT", dated November 20, 2018, Scale 1"=20', prepared by Franklin Surveys, which map is to be filed in the Norwalk Town Clerk's Office, more particularly bounded and described as follows:

Beginning at a point on the easterly line of East Avenue, said point being on the division line between the herein described parcel and land now or formerly of Norwalk Real Estate Associates, Limited Liability Company;

Thence along East Avenue, Cemetery Street, and Gregory Boulevard, in part by each, the following seven (7) courses:

N 05° 24' 20" W a distance of 117.53 feet to a point of curvature;

Thence along the arc of a tangent curve to the right having a radius of 19.60 feet and a central angle of 88° 41' 30", a distance of 30.34 feet to a point of tangency;

Thence N 83° 17' 00" E a distance of 280.79 feet to a point;

Thence N 85° 46' 00" E a distance of 38.00 feet to a point of curvature;

Thence along the arc of a tangent curve to the right having a radius of 119.69 feet and a central angle of 31° 43' 10", a distance of 66.26 feet to a point of tangency;

Thence S 62° 30' 40" E a distance of 60.50 feet to a point of curvature;

Thence along the arc of a tangent curve to the right having a radius of 90.77 feet and a central angle of 16° 47' 50", a distance of 26.61 feet to a point on the division line between the herein described parcel and land now or formerly of Lazaros Kalmanides and Maria T. Kalmanides;

Thence along said Kalmanides land the following two (2) courses:

S 54° 50' 20" W a distance of 44.71 feet to a point;

S 15° 43' 00" E a distance of 7.00 feet to a point on the division line between said Kalmanides land and other land now or formerly of said Kalmanides;

Thence S 63° 07' 40" W a distance of 46.16 feet to a point on the division line between the herein described parcel and land now or formerly of Katherine M. Stepp;

Thence along said Stepp land the following three courses:

S 54° 50' 20" W a distance of 30.35 feet to a point;

N 56° 37' 00" W a distance of 31.47 feet to a point;

S 12° 22' 00" E a distance of 22.54 feet to a point on the division line between the herein described parcel and land now or formerly of Wesner Esperance and Cleomine Esperance;

Thence along said Esperance land the following two (2) courses:

S 77° 38' 00" W a distance of 38.94 feet to a point of curvature;

Thence along the arc of a non-tangent curve to the left having a radius of 300.00 feet, a central angle of 22° 03' 20", a chord length of 128.96 feet, and a chord bearing of S 19° 47' 05" W a distance of 129.97 feet to a point in a northerly line of the Mill Pond;

Thence along the Mill Pond the following three (3) courses:

S 77° 39' W a distance of 84.00 feet to a point;

Thence N 14° 52' E a distance of 59.00 feet to a point;

Thence S 85° 48' 40" W a distance of 78.00 feet to a point on the division line between the herein described parcel and said land of Norwalk Real Estate Associates, Limited Liability Company;

Thence along said Norwalk Real Estate Associates, Limited Liability Company land the following two (2) courses:

N 14° 52' 00" E a distance of 69.29 feet to a point;

Thence S 84° 35' 40" W a distance of 132.00 feet to the point and place of beginning.  
Containing 72,300 square feet or 1.66 acres, more or less.



## ADDITIONAL SUBMISSION MATERIALS

**1. Aerial photograph**

GIS Aerial to be submitted separately.

**2. Site survey**

Please see survey entitled "Boundary & Topographic Survey of Property at No. 1 Cemetery Street" prepared by Franklin Surveys submitted herewith.

**3. Project site and utility plans**

Please see plans entitled "Zoning Site Plan A", "Grading Plan", and "Utility Plan" together with "Notes and Details SE-5, SE-6, SE-7, SE-8, SE-9, and SE-10)" all as prepared by Redniss & Mead, Inc. submitted herewith.

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

Please see plans entitled "Lofts at Mill Pond" prepared by Beinfield Architecture PC submitted herewith.

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

Please see plans entitled "Zoning Site Plan B" prepared by Redniss & Mead, Inc. submitted herewith.

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

Please see plans entitled "Sediment & Erosion Control Plan" together with "Notes and Details SE-5, SE-6, SE-7, SE-8, SE-9, and SE-10)" all as prepared by Redniss & Mead, Inc. submitted herewith.

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

Please see plans entitled "Lofts at Mill Pond" prepared by Beinfield Architecture PC submitted herewith

**8. Three-Dimensional Model**

The Applicant seeks a waiver of this requirement.

**9. Storm drainage calculations**

Please see Site Engineering Report prepared by Redniss & Mead, Inc. submitted herewith.

**10. Signage**

No signage is proposed at this time, it being acknowledge that any signage will be subject to review by the Norwalk Zoning Commission

**11. Traffic Report**

Eleven (11) copies of Traffic Report prepared by Hardesty & Hanover to be submitted.

**12. Consent of Owner**

Application submitted directly by Owner.

**13. Coastal Area Management**

The subject property is within the designated coastal area zone, and a Short Form Coastal Area Management Application is attached hereto.

**14. Inland Wetlands Application**

The subject property is located adjacent to Mill Pond and Applicant is to meet with the Conservation Department / Inland Wetland Agency to confirm that a portion of the parcel is Regulated Area and, if the case, the appropriate Application Form to utilize.