



NORWALK PLANNING & ZONING COMMISSION
125 East Avenue
Norwalk, CT 06851

Memorandum

June 13, 2022

To: Planning & Zoning Commission:

From: Steve Kleppin, Planning & Zoning Director

Re: #2022-24 SP – Mill Pond Holdings: 1 Cemetery St.

This is the first application the Commission has seen that is proposed within the East Norwalk Village TOD Zone (EVTZ). This zone is a Village District and includes a detailed set of design standards, which every development within the zone must meet. Village District designation also requires peer review of all design components and compliance with the design guidelines, as well as compliance with the bulk and height standards of the zone. In addition, the EVTZ has specific special permit standards and requirement to realize increased density and increased height and stories:

The EVTZ regulations can be viewed at: [ARTICLE-50 \(norwalkct.org\)](http://norwalkct.org/ARTICLE-50) They are the last set of regulations in Article 50. For your convenience I have also attached an individual PDF of the EVTZ regulations. Staff recommends a careful review of the amenities included in the regulations as well as reviewing the design guidelines. The design guidelines can be viewed at: [Design-Guidelines-11421 \(norwalkct.org\)](http://norwalkct.org/Design-Guidelines-11421)

The applicant is requesting, through special permit, to construct a building to the maximum height of 3.5 stories and a density of 1 unit/939 sf of lot area (1 unit/825 sf of lot area maximum). In addition to the standing special permit requirements, the EVTZ contains additional specified amenity points, in order to realize the increased height and density. At a minimum, the application must meet the following, to obtain the maximum development:

- 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.

The applicant's plan provides details on the amenities proposed. The Commission will have to review the proposed amenities and make a determination on whether they are appropriate or not and satisfy the regulation goals. Staff will continue to review and has some recommendations regarding the public access to the waterfront as well as transient public parking, to increase the viability as this space for public use. In addition, Staff will work with Recs and Parks about designating the land adjacent to Mill Pond as a public park and gaining access from Fenwick Place.

Another significant consideration for this project is the access and roadway improvements proposed by the applicant and preferred by the City. These improvements not only aide in traffic flow but also add street-parking and improve other mobility options. However, these improvements require approval and coordination with CT DOT. Considering the size of the project, the complexity of the intersections involved, as well as the public's concern with traffic in the area, outside peer review of traffic is recommended.

The purpose of this meeting is to introduce the project and to authorize the outside peer review for the design and traffic. Considering the timing that will be needed to conduct the peer reviews and considering this is the first application for this zone, should the Commission wish to meet with the applicant again to discuss any aspect of the project prior to the public hearing, we can place the application on a subsequent agenda.

END