

Caron, Elizabeth

From: East Norwalk Neighborhood Association <info@eastnorwalk.org>
Sent: Friday, September 11, 2020 1:31 AM
To: Cavolo, Carolyn J.
Cc: Gomes, Andrea L.
Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC
Attachments: NORDEN PLACE SPECIAL PERMIT APP - ENNA QUESTIONS FOR APPLICANT.docx

EXTERNAL EMAIL

Hello,
As promised, attached is additional questions from ENNA Board.
Thank you,
Diane

----- Original message -----

From: East Norwalk Neighborhood Association <info@eastnorwalk.org>
Date: 9/10/20 12:53 PM (GMT-05:00)
To: "Cavolo, Carolyn J." <CCavolo@goodwin.com>, info <info@eastnorwalk.org>
Cc: "Gomes, Andrea L." <AGomes@goodwin.com>
Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

Thank you. Will get more questions to you tonight. (Nothing fancy, just a list in an email).

As an update, the amount of trucks is objectionable (and cars, also) no matter which route truckers choose, and serious concerns with no real estimate based on tenant(s). Without knowing who the prospective tenants are, and also knowing the nature of the goods, there is much objection... for residents to take a chance on getting a well-worded and enforceable Conditions list from Zoning Commission is too risky.

The use of ITE modeling based on warehousing only is confusing to us, and would definitely need to know the impact of the "distribution" designation, which, as you know, is not merely a matter of semantics.

The DOT and LTA blessings were related to State roads only, so the lack of analysis for Strawberry Hill and East Avenues in Norwalk is of concern. Having a large volume of trucks passing three public schools and one private pre-school on the Primary Route is troubling, especially as Strawberry is federally funded in the Safe-Routes-to-School program. There are many safety, environmental issues, and quality of life issues, not to mention the possible burden of increased costs to Norwalk taxpayers for additional road maintenance due to 80,000lb trucks, etc.

Also, without knowing tenant list it's not possible to really estimate the number and pay levels of new jobs, which could have be seen as mitigating factor.

Much more, need to recap feedback.

Am awaiting responses from counterparts in Westport, and also local and State elected officials. If helpful, ENNA will copy you on a pre-hearing statement to give you more details on our position. Can we assume you're providing copies of our email communications to Steve Kleppin's office? If not, can we do so?

When you reply with answers to new questions, please let us know if you'd like ENNA to collaborate on a broader public presentation prior to or just following next Wednesday zoning review. It's our understanding that no one has reached out to Avalon and the abutting streets.

Best,
Diane

Sent from my Samsung Galaxy smartphone.

EAST NORWALK NEIGHBORHOOD ASSOCIATION BOARD QUESTIONS 10 NORDEN PLACE SP APP

1. Does each tenant submit their own application to city agencies for approval to operate? For example, to Zoning, Building, Fire, Health, etc
2. Exactly how many tenants are planned? There are 19 bays but documents say 60,000 to 100,000 sf units which would suggest either 5 or 3 tenants, respectively.
3. Will Applicant continue to own and operate the facility? If yes, do they maintain an on-site presence?
4. Will Applicant or operator restrict hours of operation and hours of truck access?
5. Are any of the tenants expected to be 24hour operations?
6. Who will enforce the "no queuing" truck regulations?
7. The impact of diesel fuel exhaust related to childhood asthma, especially at schools on truck routes, is well documented. Does Applicant have any control over truck emission compliance?
8. Almost every intersection on the designated routes have turns that are not maneuverable by tractor trailers if there are any cars in the queue at stop signs or lights. Queues are seldom clear in East Norwalk except for late evening and early morning. How is applicant planning to require trucks to take specific routes to avoid these turns?
9. Who will enforce the "no idling" noise and air pollution ordinance at the site?
10. If approved, would applicant post signs at property entrance with dedicated line for noise and odor complaints?
11. Will city and applicant rely on residents' complaints to inspect and enforce?
12. Would the applicant be willing to placard all the entrances to Norden Park with Notice of Zoning Special Permit so as to inform ALL the stakeholders of the application and pending hearing?
13. When is/are the Applicant meeting(s) with abutting neighbors and Westport?
14. Has the Town of Westport's traffic authority reviewed this application?
15. Will any tenants be allowed to store/transport hazardous materials? If so, what precautions would be taken for safety to employees and residents?
16. Will any tenants be storing perishable goods? If so, what measures would be put in place for rodent control and trash odors?
17. How did Applicant arrive at # of employees and what percentage of these jobs are typically minimum or hourly wages?
18. What percentage of the entire facility is expected to be used for Warehousing and what % for Distribution Center(s)?
19. If the City rejects Strawberry Hill and East Avenue routes based on the impact of the increased truck traffic, will the application be modified for size or simply withdrawn?
20. Will the Applicant provide infrastructure funds to the city for the ongoing maintenance of Strawberry Hill and/or East Ave for damage from excessive truck use?
21. Did DOT traffic division and OSTA consider the impact of trucks on the newly built Strawberry Hill Avenue Bridge (which is owned by State, though not on a State route)
22. Did DOT traffic division, OSTA and Norwalk Traffic Authority consider East Avenue in their reviews because of the 2 entrances and 2 exits for I95?
23. What are the typical HVAC systems associated with these facilities, and are the mechanicals roof-mounted, shielded, and utilizing sound attenuating measures?
24. Where is tenant trash and recycling stored and does each tenant contract for their own containers and trash collection company?
25. What is the typical annual water consumption for a W/DC of this size?
26. Will there be any truck washing or truck repairs allowed onsite?
27. How is site and building security managed?
28. Are gates closed at certain hours?
29. Is there 24hour security onsite?
30. Does security use vehicles with flashing lights for site control and is that 24 hours?
31. Is refrigeration part of this facility? What is noise level of compressors and generators?
32. Does applicant have a plan for site signage?