

Caron, Elizabeth

From: East Norwalk Neighborhood Association <info@eastnorwalk.org>
Sent: Thursday, September 10, 2020 12:54 PM
To: Cavolo, Carolyn J.; info
Cc: Gomes, Andrea L.
Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

EXTERNAL EMAIL

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 been 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.

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

From: "Cavolo, Carolyn J."

Date: 9/10/20 11:23 AM (GMT-05:00)
To: "East Norwalk Neighborhood Association (ENNA)"
Cc: "Gomes, Andrea L."
Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

Ms. Cece,

Thank you for the link. We agree that the Association has the right to distribute the video as it sees fit.

Please forward the questions for the development team when you can.

<u>Shipman & Goodwin</u> COUNSELORS AT LAW	<u>Carolyn J. Cavolo</u> Shipman & Goodwin LLP Counsel ccavolo@goodwin.com www.shipmangoodwin.com	Stamford Office 300 Atlantic Street, 3rd Floor Stamford, CT 06901- 3522 Tel (203) 324-8153 Fax (203) 324-8199	Greenwich Office 500 West Putnam Ave., Suite 400 (Mailing Address Only) Greenwich, CT 06830 Tel (203) 863-6405 Fax (203) 324-8199
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From: East Norwalk Neighborhood Association (ENNA)
Sent: Monday, September 7, 2020 10:22 PM
To: Cavolo, Carolyn J.
Subject: Re: Fw: 10 Norden Place #A, Norden Place KB LLC

EXTERNAL EMAIL

Good evening Attorney Cavolo,

Per your request, here is the link to the video of the East Norwalk Neighborhood Association Board Meeting on August 25th.

<https://www.dropbox.com/s/oq18cvkmyf9ch3t/ENNA%20Norden%20Place%20permit.mp4?dl=0>

Thank you for being our guest and for the full presentation of the 10 Norden Place application. For your information, no vote of official position was taken by the Board following your presentation, instead we will be submitting an additional list of questions and clarifications following our Board meeting tomorrow night, Sept 8th.

Unless you have any objections, we'll be posting the ENNA video for public review as well. I'm certain there'll be a high level of interest both in East Norwalk and in Westport's Saugatuck neighborhood.

We believe elected officials in Norwalk and Westport will take an interest in this application, and perhaps offer to host a public information meeting. I will reach out and be sure they're aware that ENNA can assist with publicizing and logistics.

I should have the additional questions to you by Thursday evening. Looking forward to your responses at your convenience.

Best regards,

Diane Cece

ENNA

East Norwalk Neighborhood Association

website: www.eastnorwalk.org

email: info@eastnorwalk.org

From: Cavolo, Carolyn J. <CCavolo@goodwin.com>
Sent: Tuesday, August 25, 2020 8:25 PM
To: 'dmcece' <dmcece@aol.com>; East Norwalk Neighborhood Association (ENNA) <info@eastnorwalk.org>; Gomes, Andrea L. <AGomes@goodwin.com>
Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

Thanks for your Board's time Diane.

When you get the chance, could you please send us a recording of the zoom?

Best,

Shipman & Goodwin

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From: dmcece <dmcece@aol.com>
Sent: Tuesday, August 25, 2020 6:04 PM
To: Cavolo, Carolyn J. <CCavolo@goodwin.com>; info <info@eastnorwalk.org>; Gomes, Andrea L. <AGomes@goodwin.com>
Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

EXTERNAL EMAIL

Thanks very much

Sent from my Samsung Galaxy smartphone.

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

From: "Cavolo, Carolyn J." <CCavolo@goodwin.com>

Date: 8/25/20 5:47 PM (GMT-05:00)

To: 'East Norwalk Neighborhood Association' <info@eastnorwalk.org>, "Gomes, Andrea L." <AGomes@goodwin.com>

Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

Ms. Cece,

Attached please find our Power Point presentation for tonight.

Presenters will be:

Carolyn Cavolo, zoning attorney Shipman & Goodwin LLP

Craig Benerofe, Benerofe Properties, developer team

Mitch Benerofe, Benerofe Properties, developer team

Adam Altman, KABR Group, developer team

Erik Lindquist, engineer, Tighe & Bond

Grant Wright, architect, Kenneth Boroson Architects

Craig Yannes, engineer, Tighe & Bond

Shipman & Goodwin

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From: East Norwalk Neighborhood Association <info@eastnorwalk.org>

Sent: Tuesday, August 25, 2020 1:24 PM

To: Cavolo, Carolyn J. <CCavolo@goodwin.com>; info <info@eastnorwalk.org>; Gomes, Andrea L. <AGomes@goodwin.com>

Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

EXTERNAL EMAIL

Good afternoon,

Yes, on all counts. Thanks very much.

Diane

Sent from my Samsung Galaxy smartphone.

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

From: "Cavolo, Carolyn J." <CCavolo@goodwin.com>

Date: 8/25/20 1:20 PM (GMT-05:00)

To: 'East Norwalk Neighborhood Association' <info@eastnorwalk.org>, "Gomes, Andrea L." <AGomes@goodwin.com>

Subject: RE: Fw: 10 Norden Place #A, Norden Place KB LLC

Ms. Cece,

Yes, confirming for tonight. A couple of questions:

1. Do you need a list of presenters ahead of time?
2. We will want to be able to screen share our power point presentation tonight, can you confirm that at least two of us will be able to screen share?

Also, we will be sending our power point presentation to you by e-mail. In the event of technical difficulties (which we hope do not happen) we want to make sure your Board members have a copy of what we are talking about.

Thank you.

Shipman & Goodwin

C O U N S E L O R S A T L A W

Carolyn J. Cavolo

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From: East Norwalk Neighborhood Association <info@eastnorwalk.org>

Sent: Tuesday, August 25, 2020 10:58 AM

To: info <info@eastnorwalk.org>; Cavolo, Carolyn J. <CCavolo@goodwin.com>; Gomes, Andrea L. <AGomes@goodwin.com>

Subject: Re: Fw: 10 Norden Place #A, Norden Place KB LLC

EXTERNAL EMAIL

Good morning ,

Confirming this evening.

If any last minute issues please call my cell 203-299-6060.

Best,

Diane Cece

Sent from my Samsung Galaxy smartphone.

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

From: "East Norwalk Neighborhood Association (ENNA)" <info@eastnorwalk.org>

Date: 8/24/20 12:26 AM (GMT-05:00)

To: "Cavolo, Carolyn J." <CCavolo@goodwin.com>, "Gomes, Andrea L." <AGomes@goodwin.com>

Cc: "East Norwalk Neighborhood Association (ENNA)" <info@eastnorwalk.org>

Subject: Fw: 10 Norden Place #A, Norden Place KB LLC

Good evening,

Below is the link to Zoom access for the East Norwalk Neighborhood Association Board meeting on Tuesday night.

Is it possible to hold your presentation to 30 minutes or less to ensure we have adequate time for Q&A?

Our primary questions have to do with:

- Nature of operations - who are tenants, what types of goods?
- Hours of operation and enforcement?
- Truck access from I95
- Truck queuing, overnight parking, idling while awaiting bay access?
- Noise, air and light pollution mitigation?
- Traffic analysis - safe to assume "NSI"?
- If total of 19 bays, how many trucks per day incoming and outbound for each bay?
- Land Condominium ownership - is there an Association that controls overall operations?
- HVAC and generator operations
- Trash and recycling operations

No doubt there will be more as you elaborate on the application.

Best regards,

Diane Cece

East Norwalk Neighborhood Association is inviting you to a scheduled Zoom meeting.

Topic: ENNA BOARD MEETING WITH NORDEN APPLICANT PRESENTATION

Time: Aug 25, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/8250931929>

Meeting ID: 825 093 1929

One tap mobile

+13017158592,,8250931929# US (Germantown)

Dial by your location 646 558 8656 US (New York)

Meeting ID: 825 093 1929

East Norwalk Neighborhood Association

From: East Norwalk Neighborhood Association (ENNA) <info@eastnorwalk.org>

Sent: Friday, August 21, 2020 2:41 PM

To: Cavolo, Carolyn J. <CCavolo@goodwin.com>; East Norwalk Neighborhood Association (ENNA) <info@eastnorwalk.org>; Gomes, Andrea L. <AGomes@goodwin.com>

Subject: RE: 10 Norden Place #A, Norden Place KB LLC

Very sorry, am on deadline for work and behind. Will try to send questions tonight or tomorrow. Also will provide zoom link.

Suffice to say serious concerns with proposed use, scale. Hopeful you will have more details regarding tenants, hours, etc.

Best,

Diane

Sent from my Samsung Galaxy smartphone.

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

From: "Cavolo, Carolyn J." <CCavolo@goodwin.com>

Date: 8/20/20 5:58 PM (GMT-05:00)

To: "East Norwalk Neighborhood Association (ENNA)" <info@eastnorwalk.org>, "Gomes, Andrea L." <AGomes@goodwin.com>

Subject: RE: 10 Norden Place #A, Norden Place KB LLC

Ms. Cece, thank you for your quick response.

We wanted to get back to you as soon as possible regarding your August 25th meeting. The development team is available to attend.

We would very much appreciate feedback and questions ahead of time as you mentioned.

Happy to go through details tomorrow.

Thanks,

Carolyn Cavolo

Shipman & Goodwin

COUNSELORS AT LAW

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From: East Norwalk Neighborhood Association (ENNA) <info@eastnorwalk.org>

Sent: Wednesday, August 19, 2020 9:36 PM

To: Cavolo, Carolyn J. <CCavolo@goodwin.com>; Gomes, Andrea L. <AGomes@goodwin.com>

Cc: East Norwalk Neighborhood Association (ENNA) <info@eastnorwalk.org>

Subject: Re: 10 Norden Place #A, Norden Place KB LLC

EXTERNAL EMAIL

Good evening Attorneys Cavolo and Gomes,

On behalf of East Norwalk Neighborhood Association, I would first like to thank you for reaching out to us as the stakeholder representatives for East Norwalk residents in 06855 zip.

We welcome your offer to present the 10 Norden Place #A application on behalf of your clients, and hope you will take advantage of this unique opportunity to have our feedback at this early stage of the approvals process.

Presenting the plan to our Board now, and hopefully the East Norwalk Community at large in the next month or so, could go a long way to address rumors & speculation, fine tune your plan to acknowledge residents' concerns, and especially to reduce the anticipated angst and adversarial atmosphere that controversial applications such as this often produce.

Our Board is entirely volunteer, all with fulltime jobs and family obligations and we trust you're able to schedule an evening event with us, presumably via zoom. We'd be anxious to do this as soon as possible and can allocate an hour at our upcoming Board meeting this Tuesday evening, August 25th at 7pm. If that meets with your approval, I can finalize the details with you or your staff on Friday.

In the meantime, we did observe this evening's Zoning Commission meeting and your brief overview of the plan and will likely have many questions, concerns and suggestions. If time permits, I'd be happy to compile and submit to you by end of week so that we can all make the best use of our time on Tuesday.

If you would like ENNA to assist you in coordinating a broader East Norwalk community meeting (beyond the abutting neighbors you have communicated with) we can discuss that at the appropriate time.

Sincerely,

Diane Cece

ENNA Board

203-299-6060

203-854-6930

East Norwalk Neighborhood Association

website: www.eastnorwalk.org

email: info@eastnorwalk.org

From: Cavolo, Carolyn J. <CCavolo@goodwin.com>
Sent: Wednesday, August 19, 2020 1:34 PM
To: East Norwalk Neighborhood Association (ENNA) <info@eastnorwalk.org>
Cc: Gomes, Andrea L. <AGomes@goodwin.com>
Subject: 10 Norden Place #A, Norden Place KB LLC

Good morning,

My firm represents Norden Place KB LLC in connection with its application for a special permit for warehouse and wholesale distribution for a portion of 10 Norden Place #A. We are contacting your organization at the suggestion of Dori Wilson to see if you would be interested in having an informal information session with the development team. I, together with my colleague, Andrea Gomes (CC'd here), will be acting as the your points of contact. We would be happy to coordinate with someone from your organization.

For your information, the application materials are available on the City's website here:

<https://www.norwalkct.org/2021/10-Norden-Place>

I can be reached at (203) 324-8153 or by return e-mail.

Best,

Carolyn Cavolo

Shipman & Goodwin

C O U N S E L O R S A T L A W

Carolyn J. Cavolo

Shipman & Goodwin LLP
Counsel

ccavolo@goodwin.com

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