

Caron, Elizabeth

From: East Norwalk Neighborhood Association <info@eastnorwalk.org>
Sent: Tuesday, August 25, 2020 1:24 PM
To: Cavolo, Carolyn J.; info; Gomes, Andrea L.
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."
Date: 8/25/20 1:20 PM (GMT-05:00)
To: 'East Norwalk Neighborhood Association' , "Gomes, Andrea L."
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

COUNSELORS AT LAW

Carolyn J. Cavolo

Shipman & Goodwin LLP
Counsel

ccavolo@goodwin.com

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From: East Norwalk Neighborhood Association
Sent: Tuesday, August 25, 2020 10:58 AM
To: info ; Cavolo, Carolyn J. ; Gomes, Andrea L.
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
Slideshow



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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

Carolyn J. Cavolo

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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

[follow us on facebook](#) [follow us on twitter](#) [follow us on instagram](#)

Mission Statement: The purpose of the East Norwalk Neighborhood Association is to foster and preserve the residential character; natural and historic resources; and quality of life in the East Norwalk community, and to encourage the residents of East Norwalk to actively participate in achieving this purpose. The East Norwalk Neighborhood Association, formerly the Eastern Norwalk Neighborhood Association, is a registered nonprofit organization with the State of Connecticut and a tax exempt (contributions are tax deductible) organization under section **501c3** of the IRS Code.

TAX DEDUCTIBLE DONATIONS ARE APPRECIATED TO HELP US CONTINUE IMPROVING THE QUALITY OF LIFE IN EAST NORWALK ! [Donate here using a credit card or paypal](#) or please make checks payable to East Norwalk Neighborhood Association and mail to:

ENNA

37 Olmstead Place

East Norwalk CT 06855

Slideshow



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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](#)
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