

**WETLANDS APPLICATION OF THE SIXTH TAXING DISTRICT
OF NORWALK (2 Wilson Avenue)**

I. BACKGROUND

The property is approximately 2.655 acres located at 2 Wilson Avenue (the “Property”) just to the east of Rowayton Avenue.¹ The Sixth Taxing District of Norwalk (the “Applicant”) currently operates an existing municipal parking lot at the site, servicing Rowayton restaurants and businesses in the surrounding area. The Applicant would like to expand the existing footprint of the municipal lot to address the need for additional parking in Rowayton and to improve the functionality of the Property. The Property is split-zoned Rowayton Village District and B Residence. The entirety of the parking lot is located in the Rowayton Village District. As currently situated, the Property consists of a 43-space municipal parking lot. The Applicant would like to expand and reconfigure the parking lot to include a total of 59 spaces, with comprehensive landscaping as permitted by site plan review under Section 118-510(B)(1)(b) of the Norwalk Zoning Regulations (the “Zoning Regulations”). Due to the Wetlands in the eastern portion of the property, this Significant Activity Application is filed.

II. PROPOSED DEVELOPMENT & ASSESSMENT OF PROJECT

The Applicant proposes to expand the existing municipal parking lot by 16 spaces and to reconfigure the lot in order to improve traffic flow. Specifically, the reconfiguration includes a separate curb cut for ingress and egress on Wilson Avenue instead of having vehicles congested at one chokepoint. Furthermore, the expansion of the lot southward and the inclusion of an additional entrance in the southern portion allows better flow of traffic moving from the western portion of the lot to the eastern portion. This reconfiguration makes each side of the parking lot flow in a singular direction, lessening the likelihood of backups or potential accidents.

This development proposal not only improves the traffic flow at an existing municipal lot, but also provides more free parking for residents looking to access the local businesses in Rowayton. The additional 16 parking spaces will alleviate the strain

¹ A small portion of the existing and proposed parking lot is located on property owned by 140 Rowayton Avenue Associates, LLC and located at 140 Rowayton Avenue.

on surrounding residential streets as well as help reduce the congestion that frequently occurs on Rowayton Avenue. Moreover, these changes are driven by an effort to support local businesses and residents.

The Applicant proposes to install a deep sump catch basin with an ultra-urban catch basin insert with smart sponge media that discharges into a new proposed rain garden. The Applicant’s Stormwater Management Report prepared by LandTech finds that “upon construction of the proposed improvements, water quality will be improved in accordance with the rules and regulations of the City of Norwalk.” Included with this application is an Operations and Maintenance plan to “ensure that the existing and proposed stormwater components installed at 2 Wilson Avenue are maintained in operational condition throughout the life of the project.” The Applicant also proposes a landscape plan for the Property (see attached), which will replace any trees disturbed by the project and ensure the site remains aesthetically pleasing.

THE APPLICANT,
THE SIXTH TAXING DISTRICT OF NORWALK

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