

**C.A.M. SITE PLAN REVIEW 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.<sup>1</sup> The Sixth Taxing District of Norwalk (the “Applicant”) currently operates a 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 61 spaces, with new landscaping. Due to the proximity of the Property to the Five Mile River, this C.A.M. Site Plan Review Application is filed.

**II. PROPOSED DEVELOPMENT & ASSESSMENT OF PROJECT**

The Applicant proposes to expand the existing municipal parking lot by 18 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 on Wilson. 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 parking for residents looking to access the local businesses in Rowayton. The additional 18 parking spaces will alleviate the strain on surrounding residential streets as well as help reduce the congestion that frequently

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<sup>1</sup> 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. Notice has been given to abutters of 140 Rowayton in addition to those that abut 2 Wilson.

occurs on Rowayton Avenue. Moreover, these changes are driven by an effort to support local businesses and residents.

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.” The Applicant also proposes a landscape plan for the Property which will replace any trees disturbed by the project and ensure the site remains aesthetically pleasing.

### III. CONCLUSION

The application complies fully with Norwalk’s Zoning Regulations, including its Coastal Zone Regulations and will have no adverse impacts on coastal waterways.

THE APPLICANT,  
THE SIXTH TAXING DISTRICT OF NORWALK

By:           /s/ Adam J. Blank            
Adam J. Blank, Esq.  
Wofsey, Rosen, Kweskin & Kuriansky, LLP  
600 Summer Street  
Stamford, CT 06901-1490  
T: 203-327-2300/F: 203-967-9273  
Juris No.: 068550