

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

June 1, 2022

Norwalk Planning and Zoning Commission
Norwalk City Hall
125 East Avenue
Norwalk, CT 06851

RE: #2022-05R/M/SP – Merritt Station Norwalk, LLC – 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue (North 7) – Master Plan for future Redevelopment

Norwalk Planning and Zoning Commission:

On behalf of the Wilton Planning and Zoning Commission, I would like to thank you for this opportunity to comment on the above referenced application, which is a transformational project for the area.

The Commission understands that this application is for a long-term master plan, with specific buildings and related improvements to be built in three phases, over an extended period of time, after further review and approval of the various phases.

From a traffic perspective, there are currently congested intersections in the study area and levels of service for the 2025 background conditions, as shown in the applicant's traffic plan, are anticipated to be poor. Wilton is experiencing increased traffic along side roads, such as Belden Hill Avenue and Old Belden Hill Road, which are being used as an alternate route to avoid these already impacted intersections. Main Avenue at Grist Mill is an example of a congested intersection that is being avoided by the use of local roads. A major concern is that any further development come with traffic improvements to mitigate any increased traffic.

There are a number of roadway improvement projects included in the traffic report. We agree with the Peer Review Consultant that it is critical that the appropriate roadway

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improvement projects be in place for each phase of the development in order to provide additional capacity from the traffic volumes of the project, regardless of which party is responsible for the various improvements.

It is our understanding that the Norwalk Planning and Zoning Commission has worked with the applicants and both have agreed to the phased traffic improvement arrangement, which makes good planning sense. To have any phase of the project open and occupied without the required improvements associated with that phase would just increase the traffic circulation and queuing impacts, both in Norwalk and Wilton.

In regards to building height, it is noted that the northern most buildings proposed in phase three are 150 feet in height, which is substantial. It would be helpful if a north-south cross section could be provided showing the relationship between the phase three buildings and the residential land to the north. It is acknowledged that the town line is approximately 1800 feet to the north and approximately 130' higher in grade of the phase three development pad, minimizing the impact, but a visual would clarify the issue.

The Wilton Planning and Zoning Commission appreciates the amount of work Norwalk has put into a project of this scale and hopes that these comments are helpful in your deliberations.

Very truly,

/s/ Michael E. Wrinn

Michael E. Wrinn,
Director of Planning and Land Use Management

C: Attorney D. Waters
Wilton Planning and Zoning Commission