

July 7, 2023

VIA HAND DELIVERY

Mr. Bryan Baker
Principal Planner
City of Norwalk Planning & Zoning Department
125 East Avenue, Room 129
Norwalk, CT 06856

**Re: Wegmans Food Markets, Inc.
Special Permit & Zoning Amendment Applications**

Dear Mr. Baker:

Our firm represents Wegmans Food Markets, Inc. (the “Applicant”). As you know, in August 2022, the Norwalk Planning & Zoning Commission approved the construction of Connecticut’s first Wegmans Food Market to be located off of Connecticut, Richards and Keeler Avenues in Norwalk, Connecticut. The Applicant now seeks Zoning Amendment and Special Permit approvals from the Norwalk Planning & Zoning Commission to install wall, ground and directional signage on the buildings approved by the Commission less than one (1) year ago.

Enclosed please find the following materials in support of the enclosed applications:

- Letters of Authority;
- 7 copies of the Special Permit Application Forms, including:
 - Schedule A: Adjoining/Abutting Property Owner List;
 - Schedule B: Application Narrative & Statement of Compliance with Special Permit Criteria;
 - Schedule C: Legal Description of Subject Property;
 - Schedule D: Confirmation of Tax Status;
- 7 copies of the Zoning Amendment Application Form, including:
 - Schedule A: Proposed Zoning Amendments;
 - Schedule B: Zoning Amendment Narrative;
 - Schedule C: Zoning History;
 - Schedule D: Map Depicting Zone Affected by proposed Zoning Amendment (the B1 Zone);
 - Schedule E: Confirmation of Tax Status; and
 - An exhibit prepared by Langan Engineering dated May 12, 2022, entitled “Zoning Location Map, EX. A.”

- 1 full-size and 6 reduced-size copies of the following plans prepared by Langan Engineering:
 - Survey, entitled “Proposed Retail Development, 47 Richards Avenue, 651 and 677 Connecticut Avenue, Norwalk”, dated February 7, 2022, with sheet titled:
 - “VB101 – Boundary & Topographic Survey”.
 - Site Plan, dated January 30, 2023, with sheets titled:
 - “CS003 – Zoning Plan”; and
 - “CS100 – Overall Site Plan”.
- 1 full-size and 6 reduced-size copies of Building Elevations prepared by Bignell, Watkins Hasse dated May 6, 2022, revised to April 6, 2023, entitled:
 - “CSP – 1”;
 - “CSP – 2”;
 - “CSP – 3”;
 - “CSP – 4”;
 - “CSP – 5”.
- 1 full-size and 6 reduced-size copies of a map of the Subject Property obtained from the Norwalk Department of Public Works;

A thumb drive containing digital copies of the above-referenced application materials is also enclosed.

Our project team looks forward to presenting these materials to the Planning and Zoning Commission at its next available meeting. Thank you for your time and attention regarding this matter.

Sincerely,



Jason A. Klein

Enc.

cc: Project Team