

The Hour

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Project plans are approved for Grist Mill

Zoning approval for Grist Mill

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NORWALK — The Norwalk Zoning Commission approved Wednesday evening plans for Grist Mill Village.

The commission approved the 710-unit apartment proposal at the former U.S. Surgical Corp. property along Glover Avenue subject to a number of conditions.

Among them is that developer Building and Land Technology pay for construction of its proposed bicycle/pedestrian path off-site to the north.

"It was approved but with a condition that BLT pay for the cost of grading and finishing a pedestrian-and-bike path that would go from the edge of one of their

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parcels through the Connecticut Department of Transportation property to the railroad underpass at Grist Mill Road," Zoning Commission Chairman Adam J. Blank said Thursday. "The developers always do on big projects big improvements — sidewalks, street lights, signals and crosswalks — so this is exactly what we always require."

The commission imposed the condition on a split-vote with Linda Kruk among two commissioners voting 'No.'

"There was no issue with the path being put in but the (Norwalk River Valley Trail) wanted the client to put the money toward the path," Kruk said. "There was some of us that felt that condition was unnecessary. While we were not unanimous about adding it in we were unanimous in that the project should move forward."

The plan, as put forward by Stamford-based Building and Land Technology and approved Wednesday evening, calls for construction of three five-story residential buildings with two floors of parking below each structure on the 9-acre property at 150-174 Glover Ave.

The plan also calls for reshaping Glover Avenue



Contributed rendering

A rendering of Grist Mill, a 710-unit apartment complex on Glover Avenue in Norwalk.

Boxed information relates to Review of 69-unit apartment 11 Belden Avenue and its parking and impact on Norwalk Public Library, 1 Belden Avenue, other facilities on Mott Avenue and parking.

into a boulevard with islands, sidewalks and bicycle lanes to connect to the Norwalk River Valley Trail.

In other business, Zoning commissioners returned to their Plan Review Committee a plan for a 69-unit apartment building at 11 Belden Ave. The property lies adjacent to the Main Library on Belden Avenue.

"There was a significant amount of opposition, almost exclusively from the library but also some was from the church down the street, that the construction of this development would impact their parking," Blank said.

The decision to defer action came after a public hearing at which most speakers objected to the plan as put forward and others submitted written testimony.

"The applicant has

placed 39 of the required 90 parking spaces in two offsite lots, at #3 and #5 Mott Avenue. These lots are across the street from the proposed apartment building, and one lot is behind an office building," wrote Norwalk Public Library System Director Christine Bradley. "Residents going back and forth to these off site spaces will add to the present congestion."

Resident Diane Lauricella said the apartment plan violates the intent of the city's Master Plan of Conservation and Development.

The master plan calls for establishing the Main Library as a hub of the West Avenue/Wall Street area and to "plan for and fund an expanded facility and parking area at the library and increase safe pedestrian accessibility."