



3 Belden Avenue, Norwalk, CT 06850 • 203-854-7810 • [norwalkredevelopment.org](http://norwalkredevelopment.org)

TO: Members, Norwalk Redevelopment Agency

FROM: John Igeneri, Chairman

DATE: July 9, 2021

RE: Regular Meeting Notice

\*\*\*\*\*

**July 13 2021  
5:30 P.M.  
MEETING AGENDA**

The next meeting of the Norwalk Redevelopment Agency will be held on Tuesday, July 13, 2021 at 5:30 p.m. Due to the ongoing public health situation the regular meeting will be held as a Zoom videoconference via the link provided below. The meeting will also be broadcast on the Norwalk Redevelopment Agency YouTube channel:

[https://www.youtube.com/channel/UCHMiAZt32k6BnjaKdnUalug?view\\_as=subscriber](https://www.youtube.com/channel/UCHMiAZt32k6BnjaKdnUalug?view_as=subscriber).

**ZOOM Meeting Link:** <https://zoom.us/j/2038547810?pwd=bVZjM3duS1QwRlR6QVMwT09yeDg3Zz09>

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC PARTICIPATION**

**I. ADMINISTRATION**

**a. Approval of Minutes**

- 1. Approve Minutes of the June 21, 2021 Special Meeting.

**b. Financials**

- 1. Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures for Operating Fund 100 for Year-to-Date May 31, 2021.

**II. BUSINESS**

**a. Design Review**

- 1. Approve design review of 43-45 High Street.

III. **NEW BUSINESS**

IV. **OLD BUSINESS**

V. **EXECUTIVE SESSION**

- a. Discussion regarding litigation titled “John Dias v. City of Norwalk, Redevelopment Agency of the City of Norwalk, No. FST-CV-17-603229-S, Superior Court, J.D. of Stamford/Norwalk.”

ADJOURNMENT

**NORWALK REDEVELOPMENT  
AGENCY  
JUNE 21, 2021**

**ATTENDANCE:** John Igneri, Chair; Kelly Bloom, Lisa Cooper

**STAFF:** Brian Bidolli, Executive Director; Eugenia Lupinski, Finance Director; Katie O’Leary, Community Engagement Coordinator

**OTHERS:** Matthew Edvardsen, Spinnaker; Bob Grzywacz; Clay Fowler, Spinnaker; Vincent Hayes, R&M; C. Eric Rains; Colin Grotheer; Lora Grassilli, Transcriber; Henry; Brian W.; Kim Morque, Spinnaker

**I. CALL TO ORDER**

Mr. Igneri called meeting to order at 5:35 pm.

**II. ROLL CALL**

Mr. Igneri called the roll, a quorum was present.

**III. PUBLIC PARTICIPATION**

There was no public comment or participation.

**IV. ADMINISTRATION**

1. Approval of Minutes

- i. Approve minutes of the May 11, 2021, Regular Meeting

**\*\*COMMISSIONER COOPER MOTIONED TO APPROVE MINUTES OF THE MAY 11, 2021; REGULAR MEETING AS SUBMITTED**

**\*\* COMMISSIONER BLOOM SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

2. Finance

- i. Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures for Operating Fund 100 for Year-to-Date April 30, 2021

Ms. Lupinski said the fund had actual revenues of \$1,313,000 v. budgeted revenues of \$1,323,000 which resulted in a \$10,000 unfavorable variance. She said total actual expenditures of \$1,208,000 v. budgeted expenditures of \$1,334,000 resulted in a favorable variance of \$126,000. She noted that this was due to favorable variance in personnel cost (\$148,000) offset by a negative variance (\$22,000) for total administrative expenses.

She said the actual net operating surplus of \$104,000 v. the budgeted deficit of \$11,000 resulted in a favorable variance of \$115,000.

ii. Approve FY 2021-22 Agency Budget.

Mr. Bidolli said the budget is similar to the last four years He indicated the expenditures were their best estimation for next year, noting staff has been actively working to optimize operations and reduce costs as highlighted in the year over year changes.

**\*\*CHAIRPERSON IGNERI MOTIONED TO APPROVE BOTH FINANCIAL ITEMS**

**\*\*COMMISSIONER BLOOM SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

#### **IV. BUSINESS**

1. Selection of Auditors

i. Approve the selection of Solakian & Company, LLC to audit the Agency's financial statement for year ending 6/30/21

Mr. Bidolli said they had previously issued an RFP for an auditor and only received a couple higher cost responses. He said finance staff preferred to use the same auditor as last year to ensure consistency given staff turnover. He said it had worked out well last year even as a remote audit. He said that they could consider an RFQ for a different firm next year.

**\*\*COMMISSIONER BLOOM MOTIONED TO APPROVE THE SELECTION OF SOLAKIAN & COMPANY, LLC TO AUDIT THE AGENCY'S FINANCIAL STATEMENT**

**\*\*COMMISSIONER COOPER SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

2. VHB Contract Amendment: Additional scoping and design.

- i. Approve contract amendment and additional scope items as proposed.

Mr. Bidolli said this was an amendment to the contract with VHB who is leading the South Norwalk planning study to provide additional capacity for the Agency's grant writing program.

**\*\*CHAIRPERSON IGNERI MOTIONED TO APPROVE CONTRACT AMENDMENT AND ADDITIONAL SCOPE ITEMS AS PROPOSED.**

**\*\*COMMISSIONER COOPER SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

### 3. Design Review

- i. Approve design review and project at 10 Monroe Street as proposed.

Mr. Edvardson said that Spinnaker had been active in Norwalk for the last few decades. He said this project was seven parcels bound by South Main, Monroe, and Chestnut Streets right across from the train station and the police station. He said that their zoning approval had been extended, and they hoped to have that later this week.

Mr. Grotheer shared the presentation "Monroe Street Development" he said it was a transformative proposal that would fill a key portion of the block. He noted that it had access to transportations, schools, a park, and a hotel. He said it had 150 units and 157 parking spaces, and that it included retail, restaurant, and office space. He said it had a Walk Score of 88. He noted that they would maintain the buildings at 8 and 18 Monroe St. He said they would renovate #18 and convert to small office and restaurant. He said that owner was currently seeking historic status. At #8 he said there were long standing businesses and razing their building would be detrimental.

He showed the five possible vehicle entry/exit points, noting that it allowed for a stable traffic flow.

He showed the vision for the courtyard pocketed off Monroe Street, highlighting the exoskeleton of the building, two pergola for shade and a large steel armature which provided a gathering place and an Uber/Lyft pickup and drop off. He highlighted the grasses which provided a visual edge and contained the area.

He said that the shared space extended the usefulness of the area, showing the example of the Ironworks Courtyard in South Norwalk and a design in Darien in the Corbin District. He said they'd added bicycle rooms to the facilities and parking racks in courtyard, noting its accessibility to bike routes. He showed the smaller retail spaces at the street level on South Main Street, highlighting set back front doors. He showed the Chestnut Street view and an aerial rendering of the block, once again highlighting the courtyard as part of the neighborhood revival.

Mr. Grzywacz shared the third part design review noting he'd gone through requirements systematically checking on how it conformed to each one. He said it was a good project, which was very indicative of the type of project implied in the urban renewal plan because it was dense, six stories and filled its lot.

He said there were a few design issues that the commissioners could discuss. He said that they'd looked at items essential to the project versus things that could change to make it more consistent with design guidelines. He said the plaza wasn't considered part of the design, but it was good in this design. He said that it would be appropriate to discuss the elimination of the drive through drop off in plaza, noting that it turned a pedestrian space into a vehicular space.

He said another recommendation for discussion was the steel framework in front of the building, noting that it made it hard to see where the building entry was, and made it seem like a private space. He said they also recommended clear signs on the building. He noted that the city had clear standards for street trees and lighting, and that this project didn't have the standard. He said City Standards didn't work on South Main but did on Chestnut and there was no reason it shouldn't match the building across the street.

On the historic structures, he said that they'd asked for a bonus for saving the old buildings, he noted that the drawings at this stage were not detailed enough to ensure they meet the Secretary of the Interior standards. He said they recommended that the commission approve the project contingent on review of the next set of drawings.

Mr. Bidolli asked about the courtyard and its use. Mr. Rains said that this was the kind of space people could use in multiple ways, programmed and day to day. He said that there were spaces on either side that were good for retail which made them part of the space and then there were spaces where people could sit. He said it offered options and visibility into the space which made it inviting. He said the steel element was good for scale. He said the two structures on either side unified the space and all the components tied the space together.

Mr. Bidolli said there was a Zoning Commission Report in the agenda, on page 64, that answered many of the concerns, including the historic preservation item. He suggested that the commissioners approve it with similar conditions as those of the Zoning Commission.

Chairman Igeneri said that the street was busy, and he had concerns about having the drop off on the street during rush hour. He said the design was nice and asked if the steel structure was covered. Mr. Rains said that parts of it were covered but it was mostly open. Mr. Grotheer said the drop off site had been designed as large enough for passing, but not technically two lanes.

Mr. Grzywacz said part of the application had been to move the parking zone to in front of 10 Monroe, which could be used for drop off. Mr. Edvardsen said it wasn't part of the application, but a solution from the city to move parking away from the station.

Mr. Igneri asked about the building that was staying. Mr. Grotheer said they would do storefronts and awnings and sidewalks. He said they hoped to open the walls and allow them to spready out into the plaza.

Mr. Fowler said that small pocket courtyards could be the center of an urban neighborhood and cited the success of Ironworks. He said that was what this design did, he said he advocated strongly for the steel pergola which he called the heart of the job. He noted that it was also a great opportunity for signage.

**\*\*CHAIRMAN IGNERI MOTIONED TO APPROVE DESIGN REVIEW AND PROJECT AT 10 MONROE STREET AS PROPOSED.**

**\*\*COMMISSIONER COOPER SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

### **III. NEW BUSINESS**

There was no new business to consider at this time.

### **IV. OLD BUSINESS**

There was no old business to consider at this time.

### **V. EXECUTIVE SESSION**

The Board did not move into Executive Session.

**\*\*COMMISSIONER COOPER MOTIONED TO ADJOURN**

**\*\*COMMISSIONER BLOOM SECONDED**

**\*\* THE MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

L. Grassilli  
Telesco Secretarial Services

**Norwalk Redevelopment Agency**  
**Explanation of Statement of Revenues & Expenditures**  
**Year-To-Date May 31, 2021**

- Operating Fund 100 had revenues of \$1,443,226 versus budgeted revenues of \$1,455,658 for an unfavorable variance of \$12,431.
- Total actual expenditures of \$1,302,623 versus budgeted total expenditures of \$1,461,119 resulted in a favorable variance of \$158,497. This is primarily due to a favorable variance in personnel expenditures of \$163,391 offset by unfavorable administrative expenses of \$4,895.
- The actual operating surplus of \$140,603 versus a budgeted operating deficit of \$5,462 resulted in a favorable variance of \$146,065.

**Norwalk Redevelopment Agency Inc.**  
**Statement of Revenues and Expenditures - Board 2021 Rev&Exp Comparison-YTD,Budget,Prior YTD**  
**100 - NRA Operating - Fund 100**  
**From 7/1/2020 Through 5/31/2021**  
**(In Whole Numbers)**

	YTD Actual	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Annual Budget \$ Remaining
<b>REVENUES</b>						
Grant Revenues						
Grants - City Positions	130,674	130,674	0	128,769	142,553	11,879
Grants - NRA Project Funds	805,719	805,719	0	754,694	878,966	73,247
Grants - CDBG City Neighborhoods	210,223	214,124	(3,901)	224,495	233,590	23,367
Grants - CDBG Program Admin	181,026	182,001	(975)	171,292	198,547	17,521
Grants - CDBG CV Admin	62,180	53,476	8,704	0	58,337	(3,843)
Grants - Other	0	48,550	(48,550)	3,280	52,964	52,964
<b>Total Grant Revenues</b>	<b>1,389,821</b>	<b>1,434,544</b>	<b>(44,723)</b>	<b>1,282,531</b>	<b>1,564,957</b>	<b>175,136</b>
Other Revenues						
Interest Income from Notes	47,562	10,114	37,449	16,702	11,033	(36,529)
Interest Income - Other	(356)	11,000	(11,356)	20,970	12,000	12,356
Miscellaneous Revenues	6,199	0	6,199	50,580	0	(6,199)
Rental Income	0	0	0	20,639	0	0
<b>Total Other Revenues</b>	<b>53,405</b>	<b>21,114</b>	<b>32,292</b>	<b>108,892</b>	<b>23,033</b>	<b>(30,372)</b>
<b>Total REVENUES</b>	<b>1,443,226</b>	<b>1,455,658</b>	<b>(12,431)</b>	<b>1,391,422</b>	<b>1,587,990</b>	<b>144,764</b>
<b>EXPENDITURES</b>						
Personnel						
Salaries	685,548	786,499	100,952	713,059	852,041	166,493
Taxes & Benefits	265,625	328,065	62,440	279,390	357,889	92,264
<b>Total Personnel</b>	<b>951,173</b>	<b>1,114,564</b>	<b>163,391</b>	<b>992,449</b>	<b>1,209,930</b>	<b>258,757</b>
Administrative Expenses						
Professional Fees - Legal	147,905	114,583	(33,322)	309,235	125,000	(22,905)
Professional Fees - Other	12,375	13,750	1,375	11,458	15,000	2,625
Consultants/Contracted Svcs	24,297	32,083	7,787	27,431	35,000	10,703
Occupancy	105,326	103,828	(1,498)	98,873	113,267	7,941
Office Expenses	11,679	26,158	14,479	19,700	28,536	16,857
Insurance	23,077	12,159	(10,918)	9,059	13,264	(9,813)
I.T. Expense	8,370	10,658	2,288	6,221	11,627	3,257
Training	4,295	10,804	6,509	5,444	11,786	7,491
Agency Marketing	11,858	17,948	6,090	8,055	19,580	7,722
Miscellaneous	2,269	4,583	2,315	135	5,000	2,731
<b>Total Administrative Expenses</b>	<b>351,450</b>	<b>346,555</b>	<b>(4,895)</b>	<b>495,612</b>	<b>378,060</b>	<b>26,610</b>
<b>Total EXPENDITURES</b>	<b>1,302,623</b>	<b>1,461,119</b>	<b>158,497</b>	<b>1,488,061</b>	<b>1,587,990</b>	<b>285,367</b>
<b>NET OPERATING SURPLUS/(DEFICIT)</b>	<b>140,603</b>	<b>(5,462)</b>	<b>146,065</b>	<b>(96,639)</b>	<b>0</b>	<b>(140,603)</b>

**Norwalk Redevelopment Agency Inc.**  
**Statement of Revenues and Expenditures**  
100 - NRA Operating - Fund 100  
From 5/1/2021 Through 5/31/2021  
(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	Prior Year Month
<b>REVENUES</b>				
<b>Grant Revenues</b>				
Grants - City Positions	11,879	11,879	0	8,516
Grants - NRA Project Funds	73,247	73,247	0	68,609
Grants - CDBG City Neighborhoods	21,881	19,466	2,415	5,355
Grants - CDBG Program Admin	14,329	16,546	(2,217)	7,604
Grants - CDBG CV Admin	3,884	4,861	(978)	0
Grants - Other	0	4,414	(4,414)	0
<b>Total Grant Revenues</b>	<b>125,221</b>	<b>130,413</b>	<b>(5,192)</b>	<b>90,083</b>
<b>Other Revenues</b>				
Interest Income from Notes	4,193	919	3,274	856
Interest Income - Other	(209)	1,000	(1,209)	99
Miscellaneous Revenues	918	0	918	0
Rental Income	0	0	0	(45)
<b>Total Other Revenues</b>	<b>4,901</b>	<b>1,919</b>	<b>2,982</b>	<b>910</b>
<b>Total REVENUES</b>	<b>130,122</b>	<b>132,333</b>	<b>(2,211)</b>	<b>90,993</b>
<b>EXPENDITURES</b>				
<b>Personnel</b>				
Salaries	56,095	65,542	9,447	61,074
Taxes & Benefits	23,731	29,824	6,093	25,892
<b>Total Personnel</b>	<b>79,826</b>	<b>95,366</b>	<b>15,539</b>	<b>86,966</b>
<b>Administrative Expenses</b>				
Professional Fees - Legal	389	10,417	10,028	4,944
Professional Fees - Other	1,125	1,250	125	1,042
Consultants/Contracted Svcs	460	2,917	2,457	0
Occupancy	8,857	9,439	581	9,407
Office Expenses	1,136	2,378	1,242	1,878
Insurance	1	1,105	1,105	4,389
I.T. Expense	318	969	651	318
Training	0	982	982	175
Agency Marketing	1,833	1,632	(201)	595
Miscellaneous	132	417	285	3
<b>Total Administrative Expenses</b>	<b>14,250</b>	<b>31,505</b>	<b>17,255</b>	<b>22,750</b>
<b>Total EXPENDITURES</b>	<b>94,076</b>	<b>126,871</b>	<b>32,794</b>	<b>109,716</b>
<b>NET OPERATING SURPLUS/(DEFICIT)</b>	<b>36,046</b>	<b>5,462</b>	<b>30,584</b>	<b>(18,723)</b>



*Andriopoulos Design Assoc., LLC  
32 Main Street, Ste. 203  
Norwalk, CT 06851  
P: 203-853-8006  
E: ADA@andriopoulosdesign.com*

## DRAFT

June 28, 2021

Mr. Jonathan Hopkins  
c/o City of Norwalk  
Redevelopment Agency  
3 Belden Avenue  
Norwalk, CT 06850

Re: 3rd Party Peer Review - Final Report for High Street, LLC  
2-unit Residential Addition to existing parcel  
located at 43 & 45 High Street  
Norwalk, CT 06851

Dear Jonathan,

I have reviewed the design documents for the proposed site work and addition work prepared and submitted by the applicant High Street, LLC located at 43 & 45 High Street, Norwalk, CT.

When reviewing the site drawing prepared by Brautigam Land Surveyors, PC revised date March 24, 2021. The building addition orientation is sited in the South/West corner of the property and connects to (2) existing adjacent residential structures on the property. A portion of the new Front Facade (which is visible) faces High St. and the adjacent existing parking lot of the property.

The entire 43/45 High street address is accessible by a single access point at the South/East corner of the property off of High Street. The property has existing open space (landscaping in the form of lawn and trees) and existing city side walks on both the High St. (East) property line and on North Ave. (North) property line. There is also a

pedestrian cross walk located on North Ave., just west of the property line. The cross walk is located at the intersection of North Ave & Camp St. (This cross walk leads directly to & from Tracey Elementary School to the North on Camp St. and other points East & West, along North Ave.)

It should be noted that the applicant owns this parcel and the immediate adjacent parcels (to the South, West & East) around this property.

The dumpster location is shown on the site plan. The plan indicates a 5ft high fence enclosure. **Comment:** The design guidelines discourage trash receptacles to be located within the front yard. This location is highly visible from the street and also, in this location this impedes vehicular ingress & egress into/from the site. Our recommendation is for the applicant to find a more suitable location away from the entrance/ exit, as this would be highly beneficial. Otherwise, we would request that the applicant use PVC solid white fencing 5ft to 6 ft high with gate for access in its proposed location.

There is open space and recreation areas indicated on the site plan. A visual inspection of the site reveals a decorative vinyl picket fence around the development with landscaped buffers (to the parking area) with lawn, trees and shrubs.

There are not any locations indicated for lighting on the property. **Comment:** Any proposed lighting mounted on the building should be shielded (cut-off) to minimize light spill onto the adjacent properties and up into the sky. Any proposed lighting closer to the street should be directed to the sidewalks, walkway and/or building entries, and signage long the street front, so as not to impair automobile drivers.

**Comment:** Any proposed development signage, should be appropriate for its intended use and location on the site or on the building. All signage is to comply with the Redevelopment Guidelines and the Norwalk Zoning Regulations.

This project has met the requirement of proposed buildings to be designed to harmonize with the adjacent existing structures in the neighborhood. This proposed building is similar in scale, design and materials to the other structures on the lot and the adjacent properties to the West and South. The proposed new addition employs a simple cross gable roof line which ties into the 2 adjacent buildings. Which will become one in appearance.

The street facing building facade proposed a horizontal open roof over the new front entry doors and the vertical rhythm is provided due to connection point of the new structure to the existing adjacent structures.

This new addition connects to the 2 existing structures on the parcel in a manner which would be deemed acceptable by these regulations if either of the adjacent structures were deemed historic buildings.

A sustainability review is not required for this addition. **Comment:** However, the developer is encouraged to employ or use recycled materials and sustainable practices including alternative energy sources, where practical whenever changes are made.

High Street is part of the "secondary network connecting corridor". High Street is a one-way street that connects North Ave. (US 1) from North Ave. to Wall St. and employs and encourages lively pedestrian experience with sidewalks of both side of the street. There is a cross walk at the (South) intersection of Wall St. and High St.

The existing property at 43-45 High St, consists of a traditional large residential building, rear carriage house and 1 smaller building. Many alterations and additions have been made to the existing Main House structure and Carriage House that include window replacement, re-siding, re-roofing and several other significant building additions. Much of the building's original historic character has been altered over the years. However, a few of its core character elements have remained in the form of architectural details, rooflines and trim details.

Interior changes were made over the years to the buildings to increase the number of rental units (density). In addition, there have been changes to the site to increase the number of parking spaces provided, to accommodate the increase in the rental units added to the property.

The projects work scope is minor in nature. The proposed 2-story (2-unit) structure is located in the rear corner of the property with minimal visibility from High St.

It is my opinion that this application for new 2-story (2 unit) addition (if executed as outlined and notations above) is in keeping with the Wall Street-West Avenue Neighborhood Plan Design Guidelines. Therefore, it is my recommendation for approval of this application.

If you have any questions, please feel free to contact our office.

Thank you,

43-45 High Street  
Norwalk, CT



# 43 High Street (from North Avenue)



# 43 High Street (from North Avenue and High Street)



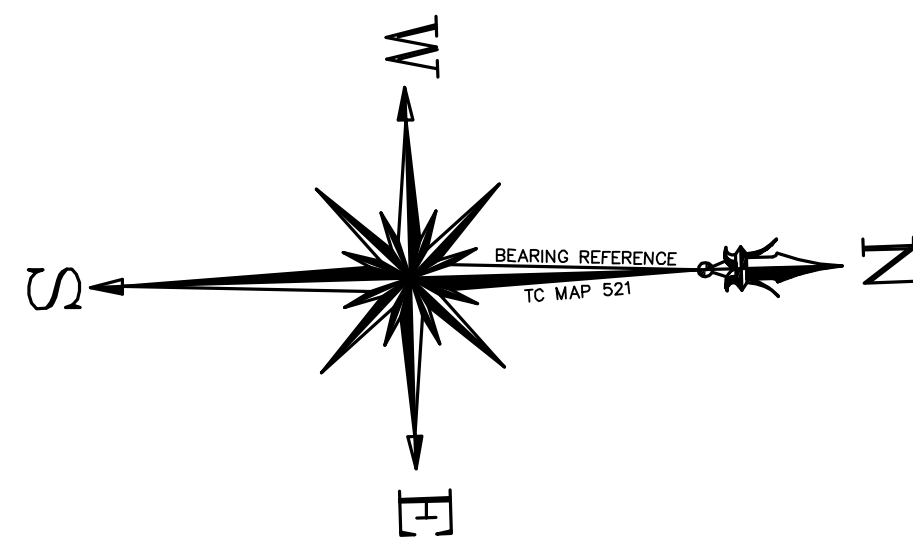
# 43 High Street (from High Street)



# 43 High Street (from High Street)



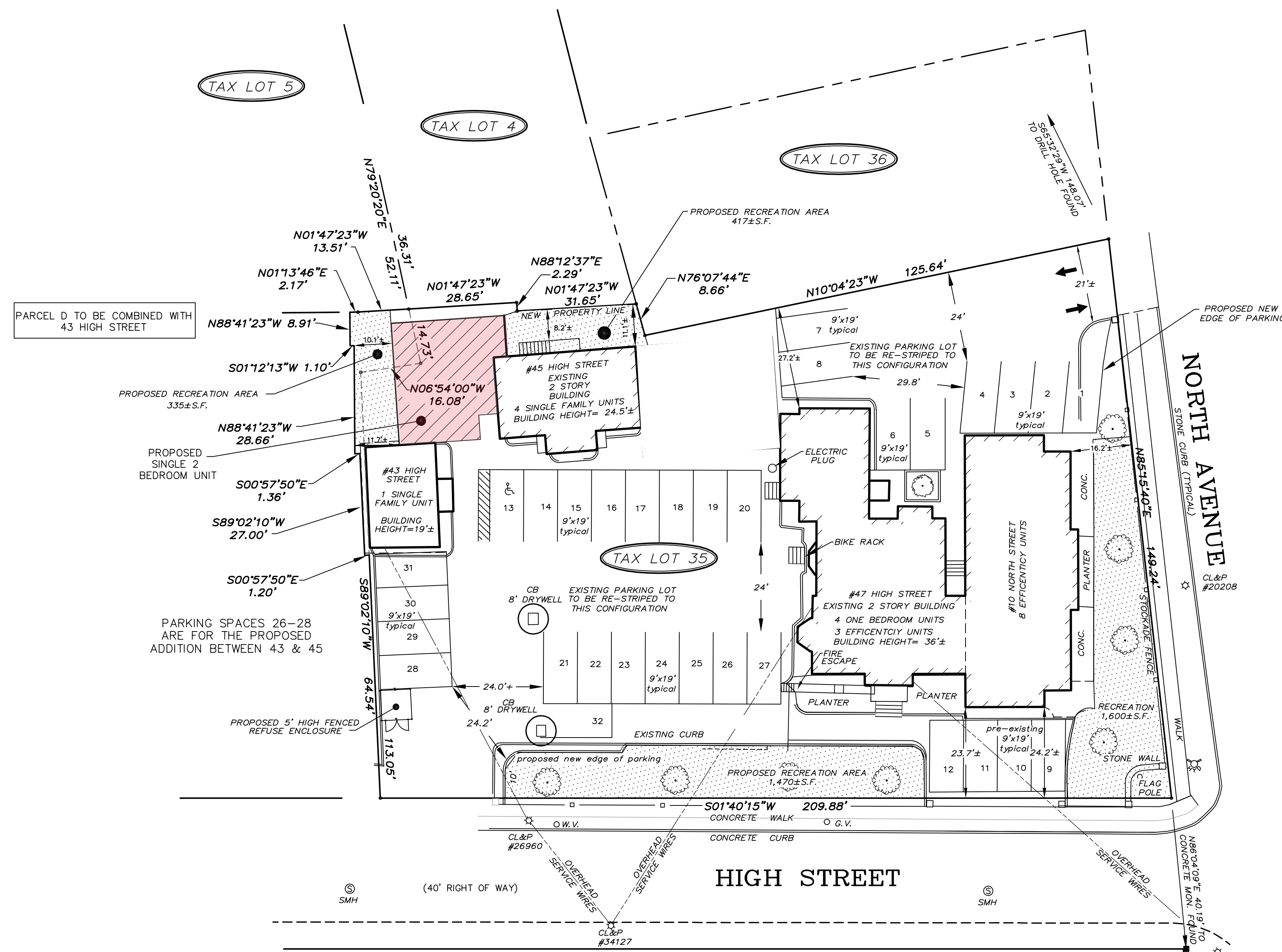




	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK	N/A	N/A	N/A
REAR SETBACK	N/A	N/A	N/A
SIDE SETBACK	N/A	N/A	N/A
LOT WIDTH	N/A	N/A	N/A
LOT AREA	N/A	N/A	N/A
HEIGHT	72'	AS NOTED	AS NOTED
# OF STORIES MAX.	6 STORIES	2	2
LOT COVERAGE STRUCTURE	N/A	N/A	N/A
LOT COVERAGE STRUCTURE & PARKING	N/A	N/A	N/A
FLOOR AREA RATIO:			
*USED BUILDING FOOTPRINT x 2 (STORIES)	2.5	0.39±	0.67±
RECREATIONAL AREA (150/UNIT)	24 units = 3,600 S.F.	3,700 S.F.±	3,884 S.F.±
DENSITY (1 DWELLING/500 S.F. LOT AREA)		1 UNIT/1,478 S.F.	1 UNIT/1,247 S.F.

**PARKING REQUIREMENTS:**  
 22 UNITS \* X 1.3 = 28.6 (REQUIRED 29)  
 \*24 UNITS WITH FUTURE ADDITION (REQUIRED 32)  
 PROPOSED = 32 SPACES

⊙ = ALL 4" MAPLES LOCATION VIA OWNER



**OLD AREA:**

29,575± S.F.  
 0.679± ACRES

**NEW AREA:**

27,535± S.F.  
 0.632± ACRES

**NOTES:**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A ZONING LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO CLASS 1A-2" ACCURACY AND IS INTENDED TO BE USED FOR LOT LINE REVISION & BUILDING PERMIT APPLICATION PURPOSES.

LOTS ARE LOCATED IN THE 'CBD' ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 423, 521, 2176, 9408, 9409, 10641 & 10804 ON FILE IN THE TOWN CLERKS OFFICE.

REFER TO "PLOT PLAN OF PROPERTY PREPARED FOR GINO VONA & NICOLAS VONA, #41 HIGH STREET, NORWALK CONNECTICUT", DATED APRIL 24, 2007 AND PREPARED BY ARCAMONE LAND SURVEYORS, LLC.

REFER TO "PLOT PLAN OF PROPERTY PREPARED FOR GINO VONA & NICOLAS VONA, #43 HIGH STREET, NORWALK CONNECTICUT", DATED APRIL 24, 2007 AND PREPARED BY ARCAMONE LAND SURVEYORS, LLC.

REFER TO "LOT LINE REVISION OF 37 HIGH STREET, PREPARED FOR GARY KHACHIAN", DATED APRIL 17, 2002 AND PREPARED BY BLACK ROCK SURVEYORS.

REFER TO COMPILATION PLAN - LOT LINE REVISION PREPARED FOR NICK VONA, NORTH AVENUE, HIGH STREET & MAIN STREET, NORWALK, CONNECTICUT, DATED 1-11-21 REVISED 3-22-21. PREPARED BY THIS OFFICE AND TO BE FILED AT THE TOWN CLERK.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED. DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

**BRAUTIGAM LAND SURVEYORS, P.C.**

90 South Main Street  
 Newtown, Connecticut 06470  
 Telephone (203) 270-7810  
 Facsimile (203) 270-8392  
 E-mail Surveyor@BrautigamLand.com

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

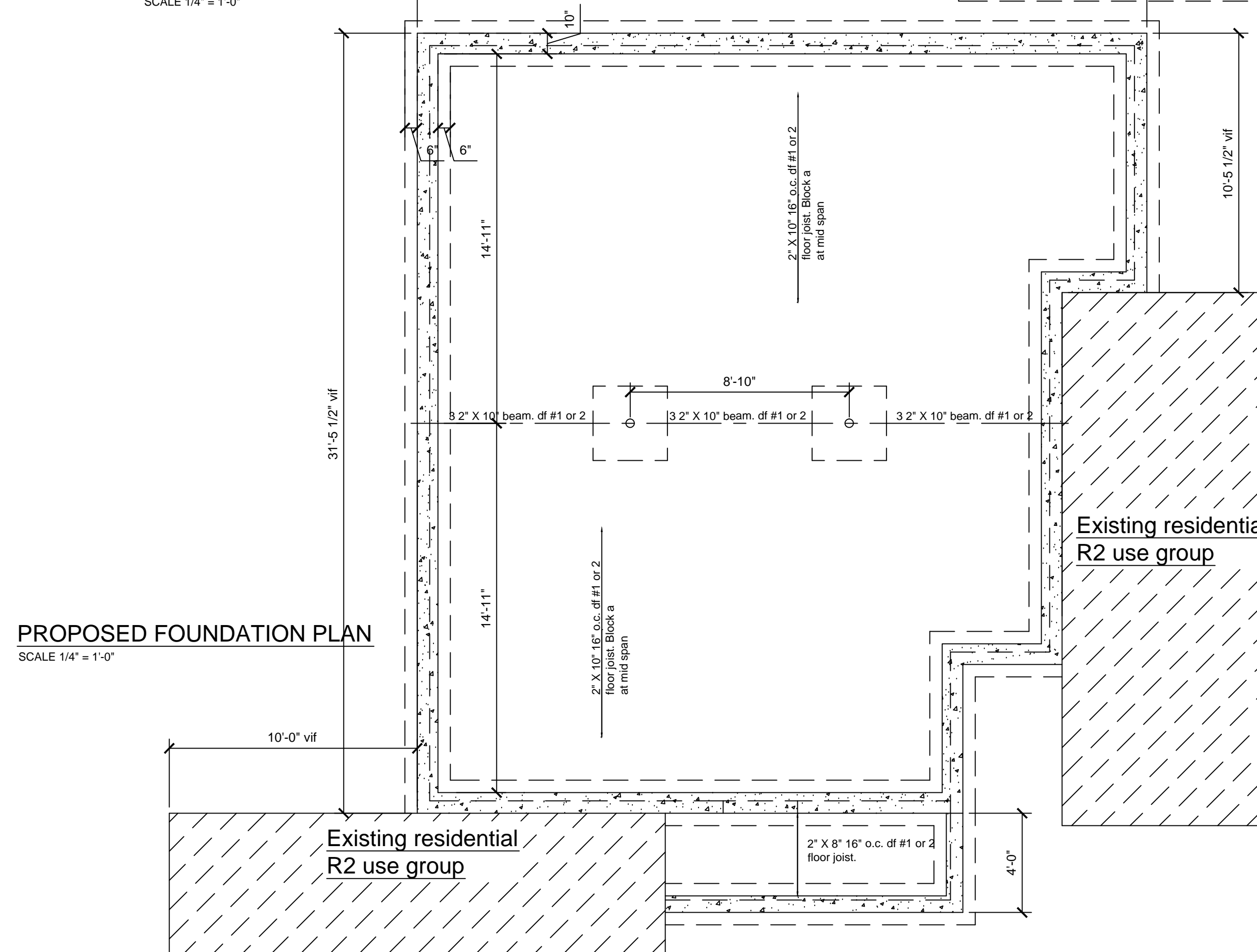
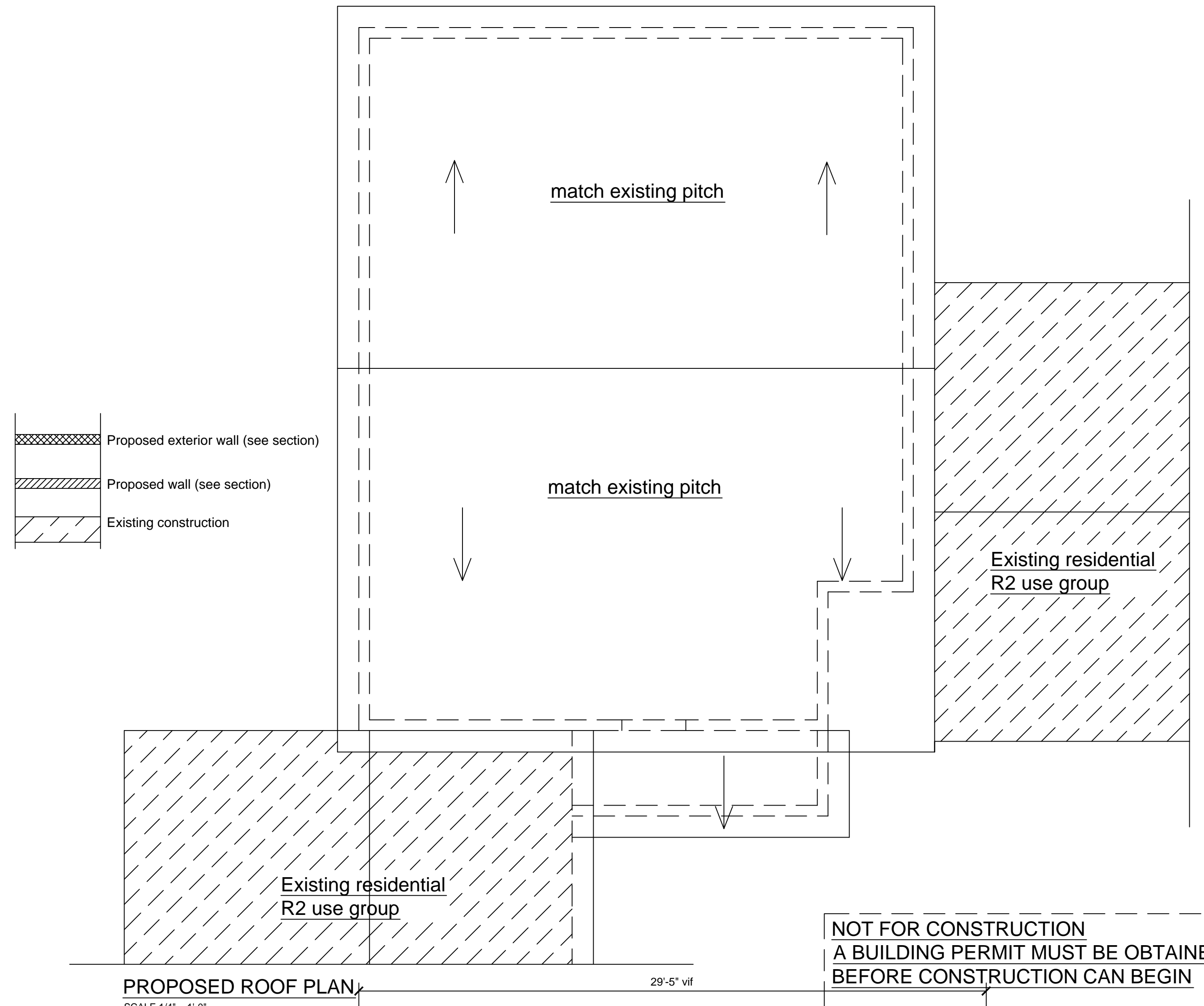
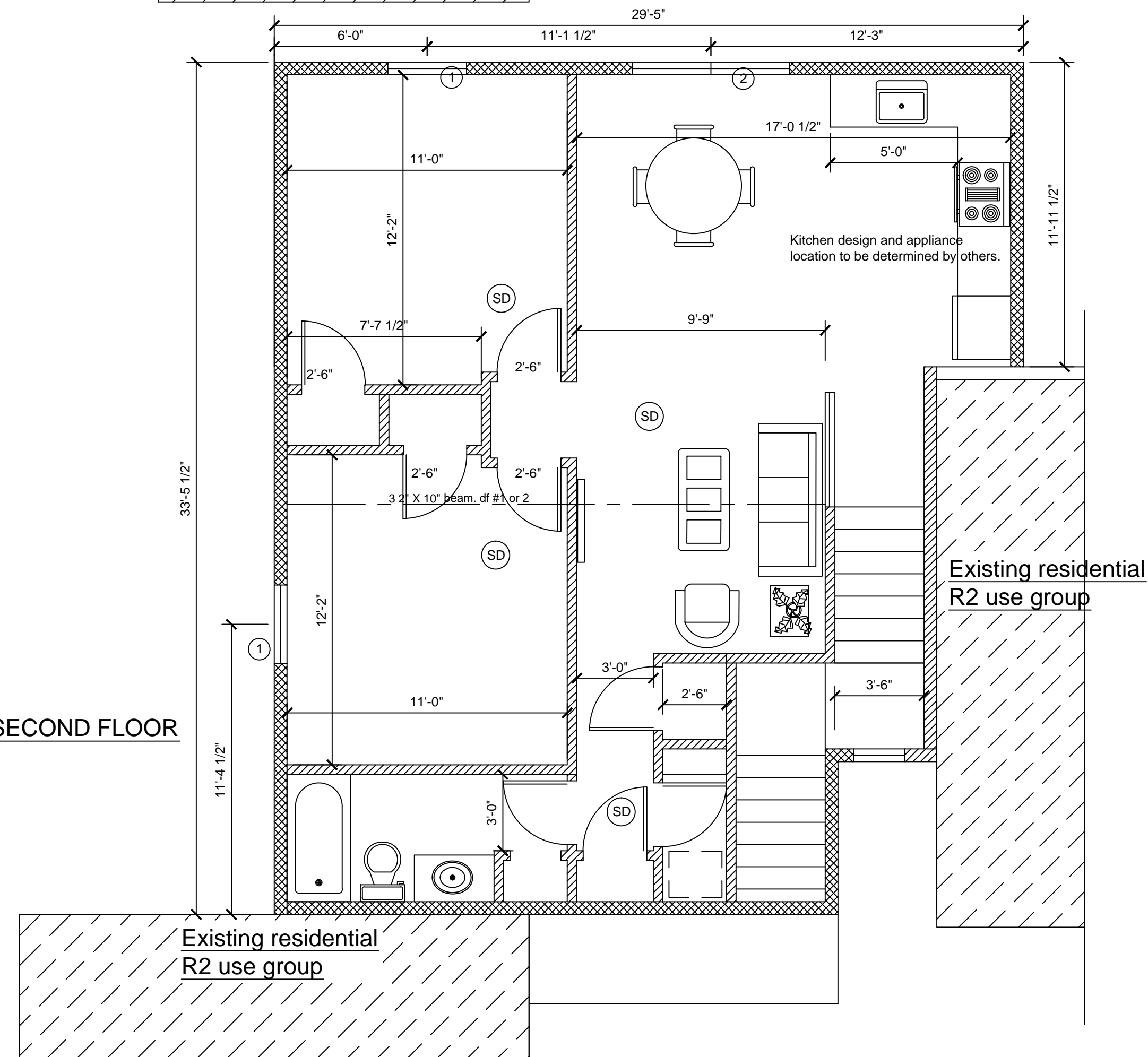
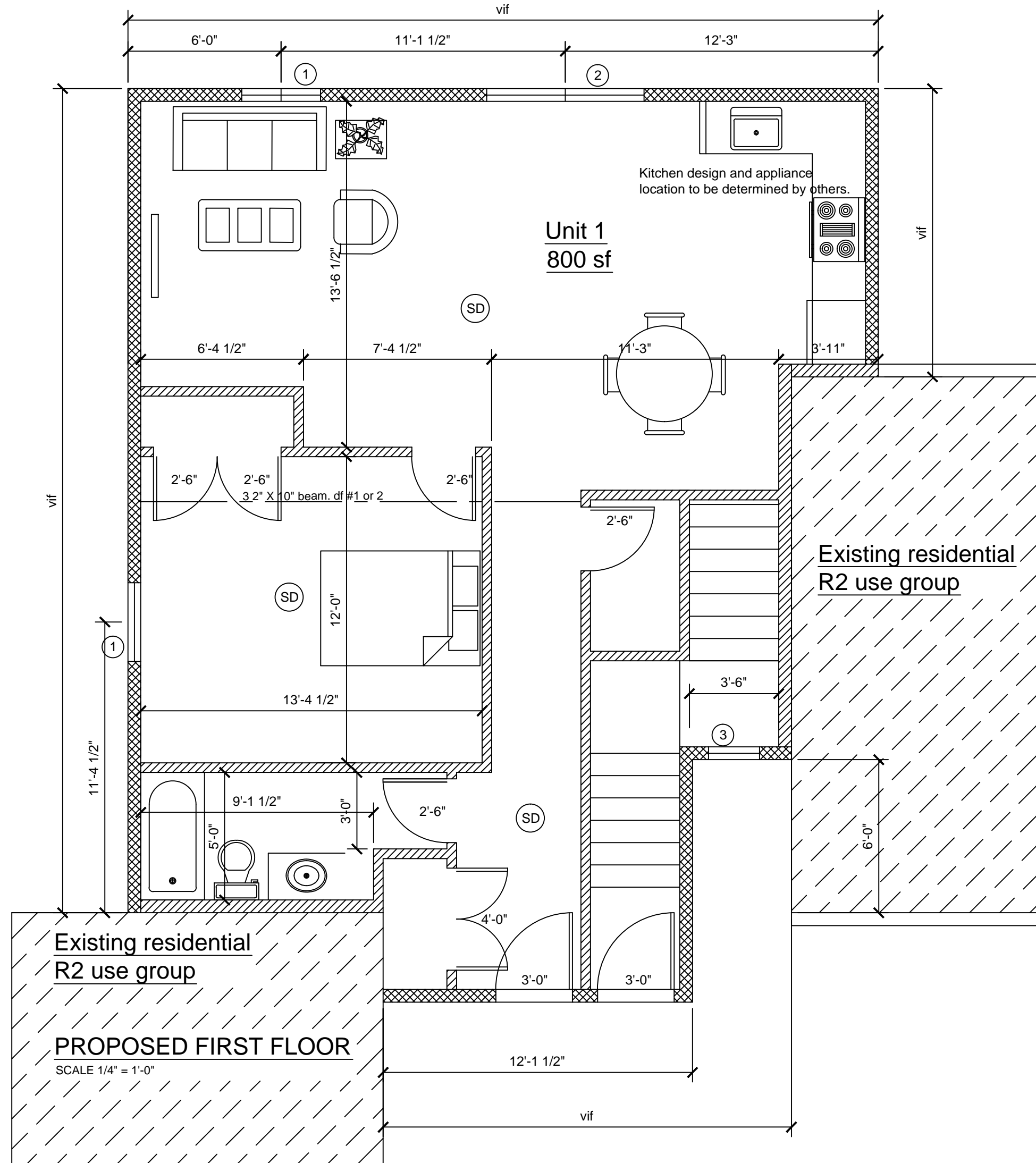
PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 6309004-01	SCALE: 1" = 20'	DRAWN BY: SRM	No. DATE	REVISIONS
FIELD NOTES:	DATE: 3/8/21	CHECKED BY: PAB	1 3/19/21	REVISED LOT LINES
			2 3/22/21	REVISED LOT LINES
			3 3/24/21	REVISED LOT LINES

6309004-01  
 43-47&10 2021

**ZONING LOCATION SURVEY**  
 PREPARED FOR  
**NICK VONA**  
 NORTH AVENUE, HIGH STREET & MAIN STREET  
 NORWALK, CONNECTICUT



**Proposed 2 Unit Addition**  
for  
Nicola Vona  
43 High Street, Norwalk, CT

Engineer:

Engineer:



**Fishell Architecture**  
Residential / Corporate  
Commercial

36 Givens Avenue  
Stamford, CT 06902  
Phone: (203) 554-2526  
Fax: (203) 348-7165  
fishellarchitecture@yahoo

Owner  
43 High Street  
Norwalk, CT

Drawing Title  
**Proposed 2 Unit  
Addition  
Floor Plans**

Signature: \_\_\_\_\_ North Arrow:

No.	Revision/Issue	Date

Scale  
1/2" = 1'-0"  
Date  
01.05.2021  
Drawn By  
LFF

Drawing No.  
**A.1**

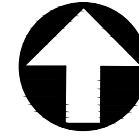
Proposed 2 Unit Addition  
for  
Nicola Vona  
43 High Street, Norwalk, CT

Engineer:  
  
Engineer:

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fishellarchitecture@yahoo

Owner  
43 High Street  
Norwalk, CT

Drawing Title  
Proposed 2 Unit  
Addition  
Exterior Elevations

Signature: \_\_\_\_\_ North Arrow: 

No.	Revision/Issue	Date
1	Floor plan revisions, lot revisions.	04.06.21

Scale  
1/4" = 1'-0"  
Date  
01.05.2021  
Drawn By  
LFF  
Drawing No.  
**A.2**

