



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**MAY 21, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments - Report & recommended action**
 - B. #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street – Extension of time request for proposed new building (5,440sf – 2 story) for motor vehicle repairer use - Report & recommended action**
 - C. #2024-18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street – Extension of time for change in ownership for motor vehicle license - Report & recommended action**

IV. PUBLIC HEARINGS

- A. #2025-23 R/SP - Glazer Group, LLC - 1E River Road (5-44-18-BARN) - Proposed zoning regulation text amendment to Article 4 regarding the CD-1L zone and the Silvermine Tavern District Overlay zone to permit specific commercial uses in conjunction with a special permit application to allow for meetings, recreational activities, community gatherings/events, and special events within an existing historic structure - Applicant rebuttal, report & recommended action**
- B. #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area - Public hearing, report & recommended action**
- C. #2025-27 SP – Pepperidge Farm Incorporated - 595 Westport Avenue – Convert office/manufacturing to self-storage facility - Public hearing, report & recommended action**
- D. #2025-08 R - Planning & Zoning Commission - Zoning Regulation Text Amendment(s) to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance; maximum building heights for the SD-LI and SD-HI zones, rear setbacks for the SD-MC zone; Frontage requirements for Watercourse Lots; requiring a site plan review application for changes in use that exceed a certain size; how Trade or Vocational Schools are permitted; changes to Indoor & outdoor storage of passenger motor vehicles, Motor Vehicle Storage, Warehouse and Warehousing uses; Workforce Housing incentives and income buffers; clarification on mailings required for public notice; amending the definitions of Story, Lowest Floor and Motor Vehicle Body Shop and adding definitions of Unfinished Area and Finished (Habitable) Area - Public hearing, report & recommended action**

V. DISCUSSION

- A. #2025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area - Discussion**

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: May 7, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

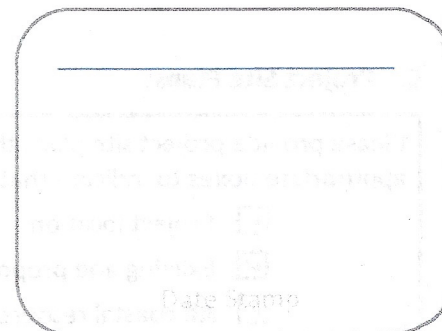
IX. ADJOURNMENT



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

Application must be accompanied by two (2) printed and one (1) digital set of all documents, and appropriate filing fee. Filing Fee: \$310.00 for single or two family use; \$810.00 for all other uses.



Application Completion Date:

Official Receipt Date:

Fee Paid:

1. Property Address: 94 East Avenue, Norwalk, CT 06851 2. D/B/L/U: 1/56/2

3. Proposed Work: Convert 5,200± sq.ft. office space into apartments 4. Zone: CD-3W/EAVD

5. Applicant Identification:

Applicant Name: 94 East Ave, LLC

Address: 15 Dover Road, Westport, CT 06880

Phone Number: c/o Elizabeth A.B. Suchy, Esq. - (203) 252-2656

Email: c/o Elizabeth A.B. Suchy, Esq. - esuchy@carmodylaw.com

Interest in Property: ☒ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify): _____

List primary contact for correspondence *if other than applicant* (Agent or Attorney):

Name: Elizabeth A.B. Suchy, Esq. - Carmody Torrance Sandak & Hennessey LLP

Address: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Business Phone: 203-252-2656

Email: esuchy@carmodylaw.com

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ☐ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ☐ Subdivision or Resubdivision Application
- ☐ Special Permit or Special Exception Application
- ☐ Site Plan Review Application
- ☐ Variance Application
- ☐ Municipal Project (CGS Section 8-24)

6. Project Site Plans:

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- ☒ Project location
- ☒ Existing and proposed conditions, including buildings and topography
- ☒ All coastal resources on and contiguous to the site
- ☒ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☐ Soil erosion and sediment controls N/A
- ☐ Storm water management & treatment practices N/A
- ☒ Ownership and type of use on adjacent properties
- ☐ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☐ Landscaping and planting plan (existing & proposed) N/A
- ☒ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☐ Easements (utility, sight preservation, conservation, pedestrian) N/A

7. Site Information:

a) Street Address or Geographical Description:

95 East Avenue, Norwalk, CT 06851

b) Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? ☐ YES ☐ NO

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:

Norwalk River is approximately 250' to the west, but not adjacent to the site.

d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:

Existing site contains a mixed use building with residential and office tenants. Multi-family, medical and conventional office, houses of worship, dormitories, industrial uses exist in the neighborhood.

e) Indicate the area of the project site: 0.63± acres or 27,582 square feet

f) Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Question #9 regarding proposed stormwater best management practices):

- ☐ Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*
- ☒ Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*
- ☐ Project or activity will not disturb any land area.

g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)? ☐ Yes ☐ No

8. Description of Proposed Project or Activity:

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (*attach additional pages if necessary*):

See Schedule A attached hereto.

9. Description of Proposed Stormwater Best Management Practices:

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (*attach additional pages if necessary*):

See Schedule A attached hereto and "Drainage Report" dated February 17, 2025 prepared by

Grumman Engineering attached hereto.

10. Identification of Applicable Coastal Resources and Coastal Resource Policies:

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	☐	☐	☒	☐
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	☐	☐	☐	☒
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	☐	☐	☐	☒
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	☐	☒	☐	☐
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	☐	☐	☐	☒
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	☐	☐	☒	☐
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	☐	☐	☐	☒
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	☐	☐	☐	☒
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	☐	☐	☐	☒
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	☐	☐	☐	☒
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	☐	☐	☐	☒
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	☐	☐	☐	☒
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	☐	☐	☐	☒

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

Describe the location and condition of the coastal resources identified in Question #10 and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Question #14 below (*attach additional pages if necessary*):

The site is separated from the coastal resource (Norwalk River) by a city street and an O&G asphalt plant and materials yard. See Schedule A attached hereto.

12. Identification of Applicable Coastal Use and Activity Policies and Standards:

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- ☒ General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☐ Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- ☐ Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- ☐ Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- ☐ Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ Boating - CGS Section 22a-92(b)(1)(G)
- ☐ Fisheries - CGS Section 22a-92(c)(1)(I)
- ☐ Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ☐ Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- ☐ Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ Solid Waste - CGS Section 22a-92(a)(2)
- ☐ Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- ☐ Cultural Resources - CGS Section 22a-92(b)(1)(J)
- ☐ Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

13. Consistency With Applicable Coastal Use Policies and Standards:

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Question #12. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Question #15 below (attach additional pages if necessary):

See Schedule A attached hereto.

14. Identification of Potential Adverse Impacts on Coastal Resources: (Must be completed for ALL projects.)

Identify the adverse impact categories below that apply to the proposed project or activity.

The 'applicable' column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact **may result** from the proposed project or activity, please use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	☐	☒
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	☐	☒
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	☐	☒
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	☐	☒
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	☐	☒
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	☐	☒
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)	☐	☒
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	☐	☒
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒

15. Identification of Potential Adverse Impacts on Water-dependent Uses: (Complete only if the project/activity is proposed at a waterfront site.)

- a) Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact **may result** from the proposed project or activity, use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	☐	☒
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	☐	☒
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	☐	☒

- b) Identification of existing and/or proposed Water-dependent Uses:

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) *:

The site is not adjacent to any coastal resource so water-dependent uses are not possible.
See Schedule A attached hereto.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

16. Mitigation of Potential Adverse Impacts:

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Questions #14 & #15 have been avoided, eliminated, or minimized (*attach additional pages if necessary*):

See Schedule A attached hereto.

17. Remaining Adverse Impacts:

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (*attach additional pages if necessary*):

See Schedule A attached hereto.

By signing this application, the applicant or his/her agent certifies that they are familiar with the information provided in this application and are aware of the penalties for obtaining a permit through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspection of the subject property by the Commissioners and designated staff of the Commission or consultants to the Commission, at reasonable times, during the pendency of the application.

94 East Ave, LLC

Applicant's Signature: see attached consent

DATE: _____

Agent's Signature: Carmody Torrance Sandak & Hennessey, LLP

DATE: 3/31/2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
Its Attorneys

**94 EAST AVE, LLC
94 EAST AVENUE, NORWALK, CONNECTICUT
APPLICATION FOR COASTAL SITE PLAN REVIEW
NARRATIVE
SCHEDULE A**

94 East Ave, LLC (the "Applicant") is the owner of real property (District 1, Block 56, Lot 2) (the "Property") totaling 0.63± acres and is improved with a two and one-half story, 21,000± sq.ft. building originally constructed in 1825, with subsequent additions over the years, that latest of which was added around 2012. The Property is zoned CD-3 and East Avenue Village District (EAVD), and is located within the coastal area management (CAM) zone, but not within any special flood hazard area. There are two (2) existing, one-way curb cuts on the Property for entry from East Avenue. (Refer to "Zoning Location Survey Depicting Proposed Improvements 94 East Avenue, Norwalk, CT Prepared for 94 East Ave LLC" dated December 2024 prepared by Ryan & Faulds ["Survey"], attached hereto and made a part hereof). The Property is bounded by East Avenue to the east and developed parcels to the north and south and Smith Street to the west. Currently, there are five (5) residential units and 5,200± sq.ft. of office space.

The Applicant proposes to renovate interior, lower level, first- and second-floor office space into six (6) residential units. (Refer to "Proposed Lower Level/Basement Floor Plan (Drawing No. A-1)" and "Proposed First Floor Plan Proposed Second Floor Plan (Drawing No. A-2)" prepared by Andriopoulos Design Associates LLC dated 5/8/23 revised to 12/18/24, attached hereto and made a part hereof). There will be one (1) 600± sq.ft. studio on the lower level, three (3) one-bedroom units ranging between 690 and 699± sq.ft. on the first floor and two (2) two-bedroom units ranging between 1,031-1,056± sq.ft. on the second floor.¹

With the exception of slight changes to the front entrance, windows, and exterior materials, no additions or other alterations to the building are proposed. (Refer to "Proposed Front Elevation/Partial Left Side Elevation (Drawing No. A-4)" and "Proposed Partial Right Side Elevation (Drawing No. A-5)" both dated 5/8/23, revised to 12/18/24 and prepared by Andriopoulos Design Associates, attached hereto and made a part hereof). There will be slight revisions to the building footprint including changing the 1st floor enclosed patio into an open patio and extending that space 10' in length. This is necessary to provide emergency egress from the 1st floor middle unit on the south side of the building. However there are no changes to the existing setbacks, site coverage, or maximum building height. A resident recreation/gathering area of pervious pavers² improved with a pergola and shed, is proposed to be created in the western section of the Property fronting on Smith Street. This area, measuring about 25' x 60,' is located approximately 30 feet downgradient from the main portion of the Property. The existing set of stairs on the southern property line will provide access to this area. (Refer to "Site Improvement Plan (1 of 1)" dated 2-17-25 prepared by Grumman Engineering, LLC ["Site Plan"] and "Recreation Space Plan (Drawing No. LP-1)" dated 12/18/24 prepared by Environmental Land Solutions ["Landscape Plan"], both attached hereto and made a part hereof).

On site, there are 32 parking spaces. Twenty-six (26) exist on the main level of the property and are accessed from East Avenue. The remaining six (6) parking spaces are located downgradient, on the

¹Per Sec. 6.12.4.1 of the zoning regulations, the Applicant plans to pay the one-time fee of \$10 per \$1,000 of construction cost rather than dedicate one (1) unit as affordable in perpetuity.

²This area is currently impervious pavement and will be removed, which will also result in a decrease in overall impervious area on the Property.

western section of the parcel, accessed from Smith Street. To create recreation area in the western section of the Property, these six (6) spaces will be eliminated. However, remaining 26 parking spaces exceed the 14.3 space required for the 11 units that will ultimately be available within the existing building.

Since there is no modification to the structure or its mechanical systems, there are no changes proposed, anticipated nor required to the existing on-site stormwater management system.

This coastal site plan review application is submitted pursuant Sec. 6.10.2B.2 (coastal overlay), Table 4.3.1-L (District Standards), Table 4.3.9A (Building, Lot & Building Site Principal Uses) and Table 4.3.9.D (Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant hereby submits that the existing building and associated interior building modifications comply with the zoning regulations and standards of review for coastal site plan applications set forth in Sec. 6.10.2B.3b as follows:

- (1) The characteristics of the site, including location and condition of all coastal resources. The site is located within the coastal area management zone, but not adjacent to any coastal resources. The nearest resource, the Norwalk River, is approximately 500' to the west, and is separated from the site by developed properties, sidewalks, and roads. The proposed all-residential nature of the building is consistent with other multi-family buildings on East Avenue.
- (2) The potential effects, both beneficial and adverse of the proposed activity on adjacent coastal systems and coastal resources. There are no adverse impacts anticipated by the proposed interior renovation to convert office to residential use. In fact, the residential use could be viewed as beneficial as it would result in less activity on the site generated by office tenants and their invitees, guests, and licensees.
- (3) The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities. There is no opportunity for future water-dependent development opportunities from the Property because the Property does not abut any coastal resource.
- (4) The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development. The Property is in Zone X and the finished floor of the proposed building including all HVAC equipment, is well above the minimum flood elevation for this Property, as established by the Federal Emergency Management Administration (FEMA).
- (5) Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat. The structure is existing; the proposal centers on converting 5,200± sq.ft. of interior, existing office space to six (6) residential units, so no adverse impacts are anticipated.
- (6) The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the Act. The proposed Project meets the requirements of the Connecticut Coastal Management Act and is adequately protective of the interests of these regulations

and the City of Norwalk's coastal resources. Furthermore, the Project is consistent with general development goals referenced in CGS Section 22a-92.

**94 EAST AVE, LLC
94 EAST AVENUE, NORWALK, CONNECTICUT
APPLICATION FOR COASTAL SITE PLAN REVIEW
LIST OF PROPERTY OWNERS WITHIN 100' OF SUBJECT PROPERTY**

1.
1/56/1
Jeannette J. Meister Life Use
Andrew D. Skidd
William P. Skidd
92 East Avenue
Norwalk, CT 06851

2.
1/56/3
BPC Capital Management II LLC
96 East Avenue
Norwalk, CT 06851

Mailing:
20 Mill River Rd
South Salem, NY 10590

3.
1/56/4
One Hundred East Avenue LLC
98 East Avenue
Norwalk, CT 06851

Mailing:
161 East Avenue, Suite 104
Norwalk, CT 06851

4.
1/58/21
Norwalk Inn & Conference Center Inc.
99 East Avenue
Norwalk, CT 06851-5001

5.
1/58/2
Putnam Offices LLC
91 East Avenue
Norwalk, CT 06851

6.
1/59/9
O & G Industries Inc.
20 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416

7.
1/59/10
O & G Industries Inc.
34 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416

8.
1/59/16
O & G Industries Inc.
46 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416

9.
1/59/11
O & G Industries Inc.
46 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416

10.
1/56/6
61 Smith Street LLC
61 Smith Street
Norwalk, CT 06851

Mailing:
74 W. Park Place
Stamford, CT 06901-2209

11.
1/57/4
O & G Industries Inc.
7 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416



1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.

2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK WITH EXISTING UTILITIES, THE ENGINEER SHALL CONDUCT A FIELD SURVEY UTILITIES BY EXCAVATING TEST SHOULDS IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS. HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING SITE INFORMATION WAS TAKEN FROM A "ZONING LOCATION SURVEY" DEPICTING PROPOSED IMPROVEMENTS, 94 EAST AVENUE, NORMAL, CALIFORNIA 92401, DATED JAN. 1981, AND THE CITY OF RAN AND PALMS DATED DEC. 2024.
6. THE CONTRACTOR SHALL NOTIFY "CITY BEFORE YOU DIG" AT 1-800-922-4455, PRIOR TO START OF CONSTRUCTION.
7. TOTAL SITE AREA = 27,582 SQ. FT. ~ 0.633 AC.
8. THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY.
9. PROPERTY SHOWN IS ASSESSORS MAP 144E, BLOCK 56, LOT 2 1ST. TAXING DISTRICT.
10. LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
11. VERTICAL DATUM = NORMAL G.S., N.A.I.D., 1988. (CONTOURS SHOWN AT 2 FOOT INTERVALS)
12. THERE ARE NO HIGH-PRESSURE PIPELINES OR HIGH-TENSION ELECTRIC LINES ON THIS SITE.
13. PROPERTY IS NOT WITHIN THE FLOOD HAZARD ZONE AS DEPICTED ON FIRM MAP 09001C05316, DATED REVISED JULY 8, 2013.
14. PROPERTY IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT ZONE (CAM).

ITEM	REQUIRED / PERMITTED	EXISTING	PROPOSED
ZONE CD-3 (O-EAVD)			
FRONT SETBACK	6' MIN / 12' MAX	N/A	38' 7" (existing) 32' 8" (proposed building)
REAR	15' MIN (PRINCIPAL BLDG) 5' MIN (ACCESSORY BLDG)	N/A	107' 3" (PRINCIPAL BLDG) 25' 8" (ACCESSORY BLDG)
SIDE	0'	N/A	15' 1"
LOT WIDTH	50'	N/A	87' 31"
LOT AREA	NOT REGULATED	N/A	27,582 S.F.
# STORIES	3.5	MAX. 2.5	2.5
MINIMUM SURFACE COVERAGE	80% MAX	MAX. 77%	70.9%
MAX. NUMBER OF DWELLING UNITS	11	MAX. 5	11
RECREATIONAL DENSITY	1,650 S.F./UNIT	5,515 S.F./UNIT	2,507 S.F./UNIT
OPEN RECREATION AREA	150 S.F./UNIT	N/A	150 S.F./UNIT
PARKING SPACES	1.3 SPACES / UNIT * 11 = 14.3	N/A	32 SPACES
			26 SPACES



CONVERT EXISTING OFFICE SPACE TO
POSED 6 NEW RESIDENTIAL APARTMENTS
94 EAST AVENUE
NORWALK, CT 06851

GENERAL NOTES:

1. Project shall be constructed in accordance with the International Residential Building Code, the Connecticut State Energy Conservation Construction Code, applicable ordinances of the City of Norwalk, and all applicable codes. See Code Data this drawing for latest editions.
2. The General Contractor and Sub-Contractors shall visit the site and shall familiarize themselves with the general conditions under which the project is to be performed, prior to submissions of bids.
3. Under no circumstances is the Sub-Contractor to "scale" drawings in order to obtain dimensions. Any questions regarding dimensions shall be referred to the Architect.
4. Sub-Contractors shall be solely responsible for notification to the City of Norwalk in conjunction with any required inspections performed by the City and shall be solely responsible for knowledge and timing of which inspections the City performs.
5. All materials indicated for this project are to be furnished and installed by the Individual Sub-Contractor, unless specifically noted otherwise, by others. (B.O.)
6. Sub-Contractor are required to be completely familiar with any licensing requirements of the jurisdictions within which the project is located and shall not cause any job delays due to failure to comply with this requirement.
 - a. The Sub-Contractor is required to have a Contractor's license from the State of Connecticut, and submit proof of the same to the municipality as a condition for obtaining the permit.
 - b. The Sub-Contractors for plumbing and heating is required to be licensed in the State of Connecticut.
 - c. The Electrical Sub-Contractor is to be licensed in the State of Connecticut.
7. The Sub-Contractors are solely responsible for project safety, including the selection of methods, sequences and staffing in conjunction with project safety. Abide by all OSHA requirements.
 - a. Masonry or carpentry Sub-Contractor is solely responsible for determining need for, and methods for accomplishing temporary shoring, supports, etc. for all items of work.
8. All trades are to use all products in strict accordance with manufacturers' printed instructions.
9. The General Contractor shall be solely and totally responsible for all sequences of construction.

SITEWORK: SEE SITE ENGINEER DWGS.

1. Protect all trees and shrubs abutting construction. Stake trees. Do not run any equipment or store any materials in the area of root systems.
 - a. Sub-Contractor shall remove and stockpile any materials in the area of root system.
2. Provide backfill, topsoil and grass seed all other areas disrupted by new construction.
 - a. Any fill settlement within one year after final acceptance of the project shall be brought to proper grade by the Sub-Contractor at no expense to the Owner. Any slab, walks, pavement, utility or lawn adversely affected by such settlement shall be repaired to proper conditions by the Sub-Contractor at no expense to the Owner.
 - b. Any areas shall produce a lawn which is at least as dense as the adjacent existing undisturbed lawn.
3. Provide erosion & sedimentation protection to the extent required by the City. Silt fencing must be provided in place prior to any other work on this project.
4. Provide 4 install site drainage in accordance with approved engineer drawings.

FOUNDATION AND MASONRY: N/A

1. Concrete for footings, foundation walls (if concrete is selected) pads, and piers, to be 3000 p.s.i. at 28 days, and shall conform to ACI 301-84.
 - a. 3000 lbs. certification shall be on delivery ticket and shall be given to Owner.
 - b. Footings to rest on compact, undisturbed soil with a minimum bearing capacity of two tons per square foot.
Foundation Sub-Contractor shall ascertain this condition to his satisfaction by means of borings or other tests and shall be solely responsible for adequacy of bearing values for intended purposes.
2. 10" thick poured conc. foundation walls as noted on plans.
3. Sub-Contractor to install - underslab drainage (if required).
4. Provide window openings as per Schedule.

STRUCTURAL STEEL:

1. Materials:
 - a. Steel beams, girders and flitch plates as per the drawings (if noted), ASTM A36.
 - b. Pipe columns - 3 1/2" square, unless noted otherwise, with welded top and bottom steel plates.
2. Workmanship:
 - a. Columns to bear directly on piers and foundation walls set in non-shrink grout.
 - b. Run one piece tubular columns through floors, or both plates if using two lengths.

ROUGH CARPENTRY:

- I. All framing lumber to be structural grade Douglas Fir No. 2 or better, $F=1000$ psi on bending, $F=95$ psi shear, $E=1,700,000$ psi, W.W.P.A. certified.

DOORS:

1. New exterior doors designated on drawings shall be by Thermo-tru and/or Andersen Series metal clad or approved equal and shall be installed in accordance with manufacturer's printed spec. and to match new trim details. (Verify with owner prior to ordering)
2. New exterior doors - Metal Insulated with factory Finish.
Coordinate finish and color with Owner. See Schedule Page, A-8.
3. Interior Doors - 4 panel composite doors, pre-hung, hinge color by Owner.
 - a. Provide door stops for all doors within 12" of adjacent perpendicular walls, floor types, finish to match existing or equal.
 - b. Latch sets by Schlage or equal. Style, model, finish selection by Owner.

FINISHES:

1. Gypsum board, 1/2" properly taped and spackled. Unless noted otherwise, all spaces and closets shall have gypsum board walls and ceilings. Provide appropriate corner beads and accessories.
 - a. All angular intersections shall be straight and true. Architect shall reject intersections not meeting this requirement.
 - b. Provide 5/8" firecode gypsum board in mechanical/utility closet, as required. Use 5/8" firecode GWB for garage ceiling patch, as required.
 - c. Provide 1/2" Dura-rock or Equal at all tile walls and 3/4" Dura-rock at floors receiving tile or stone.
2. Painting:
 - a. Where required, exterior paint to be based custom color by Benjamin Moore over specified primer by same manufacturer, 3 coats minimum, and as otherwise required for full coverage. Any new or existing exterior trim, railing, columns not vinyl clad, is to be painted.
 - (1) List of items to be painted is not meant to be all inclusive. Other items normally requiring painting shall be painted as approved. Colors to be selected by Owner.
 - b. Interior paint to be latex based Benjamin Moore custom color over compatible primer by same manufacturer, 3 coats minimum, and as otherwise required for full coverage.
 - (1) Wood work items shall be painted in custom white or light color, in eggshell finish different than wall colors, including all millwork items: doors, windows, moldings, ceilings and trim, paneling, columns, wainscoting and mouldings. All gypsum board and wood shall be painted unless specifically noted as stained, or prefinished. Finish all walls flat.
 - (2) Metal items to be painted including A.C. diffusers and registers, unless pre-finished in the same color as paint, or unless finished in natural stain finish.
 - (3) List of items to be painted is not meant to be all inclusive. Other items normally requiring painting shall be painted as approved. Colors to be selected by Owner.

3. Wood flooring shall be of wood species and width, by owner. Square edged, tongue and groove, 3/4" thick. If not specified flooring shall 3-1/2" wide unfinished, red strip oak, square edged, T & G. Planking to be select oak, blind nailed and finished in place with stain (Color by owner), and specified polyurethane. Nailing to conform to manufacturer's printed instructions. Confirm width and species with Owner before ordering.
- a. Provide red rosin paper under all new hardwood flooring.
- b. Provide flush wood separators at all new wood flooring intersections (at saddle locations) or provide saddle if floor elevations differ, unless otherwise noted.
- c. Polyurethane to be "Pacific Plus" water base urethane with acrylic finish four coats are required for water based polyurethane.
- d. Owner to select color of stain.

ABBREVIATIONS

ACU	AIR CONDITIONING	NTS	NOT TO SCALE
AQU	AIR CONDITIONING UNIT	OC	ON CENTER
APF	AFOUR FINISHED FLOOR	OD	OUTSIDE DIAMETER
ARM	AIR HANDLING UNIT	OPNG	OPENING
ALU	ALUMINUM	OPF	OPPOSITE
AND	ANDZOID	PART	PARTITION
AT	ACOUSTICAL TILE	PLT	PLATE
BD	BOARD	PL, LAM	PLASTIC LAMINATE
BUD	BUILDING	FLB, FLNG	FLUORBUNG
CB	BY OTHERS	FLYUD	FLYWOOD
CAB	CABINET	FLN	PANEL
CD	CEILING DIFFUSER	PNT	PAINT
CE	CUBIC FEET PER MINUTE	PNT	POINT
CLG	CENTER LINE	QTY	QUANTITY TILE
CLS	CEILING	R	RISE(R) OR
CON	CONTRACT LIMIT LINE	RA	RETURN AIR
CONC	CONCRETE	RAD	RADIUS
COL	COLUPN	RD	ROOF DRAIN
CONC	CONCRETE	REF	REFERENCE
CONSTR	CONSTRUCTION	REIN	REINFORCE
CONT	CONTINUOUS	REMO	REMOVE
CNT	CARPETED	REQD	REQUIRED
CNT	COUNTER SINK	REV	REVISION
CT	CERAMIC TILE	RI	RIGHT HAND
CU	COUNTER	RST	ROOM
CU	CUBIC FEET	RO	ROUGH OPENING
CU IN	CUBIC INCHES	RPM	REVOLUTIONS PER MINUTE
CU	COLD WATER (CITY)	SA	SUPPLY AIR
D	DEPTH	SC	SOLID CORE
DEMO	DEMOLITION	SHT	SHEET
DET	DETAIL	SH	SHIMLAR
DF	DRINKING FONTAIN	SFK	SPEAKER
DIA	DIAMETER	SPEC(S)	SPECIFICATION(S)
DIAG	DIAGONAL	SQ	SQUARE
DI	DIAMETER	SQ FT	SQUARE FOOT (FEET)
DM	DIMENSION	SQ N	SQUARE INCH
DN	DOWN	SS	STAINLESS STEEL
DR	DRIVER	ST	STREET
DS	DOOR STOP	STL	STEEL
DW	DISH WASHER	STD	STANDARD
DR	DRAINAGE	SUSP	SUSPENDED
DUR	DRAWER	SYN	SYNTHETIC
EAC	EACH	SYTH	SYNTHETIC
EF	EXHAUST FAN	T & G	TONGUE & GROOVE
EL	ELECTRIC HEATER	TEL	TELEPHONE
EL	ELEVATION	TEMP	TEMPERATURE
ELC	ELECTRIC	THERM	THERMOSTAT
ENGR	ENGINEER	THK	THICKNESS
ENR	ENGINEER	THRU	THROUGH
EP	ELECTRIC PANEL	TOS	TOP OF SLAB
EQ	EQUAL	TOT	TREAD
EQUIP	EQUIPMENT	TS	TOP OF STEEL
EXISTG	EXISTING	TV	TELEVISION
EXP	EXPANSION	TYP	TYPICAL
EXT	EXTERIOR	UON	UNLESS OTHERWISE NOTED
FACT	FACTORY FINISH	V	VOLTS
FBO	FURNISHED BY OTHERS	VAC	VACUUM
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITE TILE
FEC	FIRE EXTINGUISHER CABINET	VERT	VERTICAL
FIN	FINISH FLOOR ELEVATION	VERT	VERTICAL
FIN	FINISHED	VF	VENT IN FIELD
FL	FLOORFINISH	W	WIDTH
FL	FIRE PROOFING	W	WITH
FFC	FACE OF FINISH	W/O	WITHOUT
FFSC	FIRE PROOF SOLID CORE	WB	WOOD BASE
FR	FIRE RESISTANT	WC	WATER CLOSET
FR	FULL SCALE	WOD	WOOD
FT	FEET	WP	WATERPROOF
FTR	FINISHED TUBE RADIATION	WPT	WORKING POINT
GA	GAGE	WR	WATER RESISTANT
GC	GENERAL CONTRACTOR	WT	WEIGHT
GL	GLASS	YD	YARD
GWB	GYPHUM WALLBOARD		
HC	HOLLOW CORE		
HD	HEAVY DUTY		
HOU	HARDWARE		
HWD	HARDWOOD		
HOU	HOLLOW METAL		
HOR	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HTG	HEATING		
HYAC	HEATING, VENT, AIR COND.		
HWH	HOT WATER HEATER		
I	INSIDE DIAMETER		
IN	INCH		
INCL	INCLUDING		
INFO	INFORMATION		
INSUL	INSULATION		
INTR	INTERIOR		
INV	INVERT		
J-BOX	JUNCTION BOX		
JT	JOINT		
KD	KNOCK OUT		
KPL	KICK PLATE		
L	LENGTH		
LAM	LAMINATE		
LAV	LAVATORY		
LBL	LABEL		
LBS	POUNDS		
LFT	LEFT HAND		
LNF	LINEAR FEET		
L	LIGHT		
LTS	LIGHTING		
MAS	MASONRY		
MAX	MAXIMUM		
MECH	Mechanical		
MFR	MANUFACTURE		
MN	MINIMUM		
MISC	MISCELLANEOUS		
ML	MILLIMETER		
MO	MASONRY OPENING		
MNT	MOUNTED		
MNT	METAL		
MULL	MULLION		
N	NAILWORK		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		

DRAWING INDEX:

ARCHITECTURAL

GN-1	COVER SHEET/GENERAL NOTES
A-1	PROPOSED LOWER LEVEL/ BASEMENT FLOOR PLAN
A-2	PROPOSED FIRST & SECOND FL PLANS
A-3	PROPOSED ROOF & ATTIC FL PLANS
A-4	PROPOSED FRONT & PARTIAL LEFT SIDE ELEVATIONS
A-4	PROPOSED PARTIAL RIGHT SIDE ELEVATION

PROJECT DIRECTORY:

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WESTPORT, CT 06880

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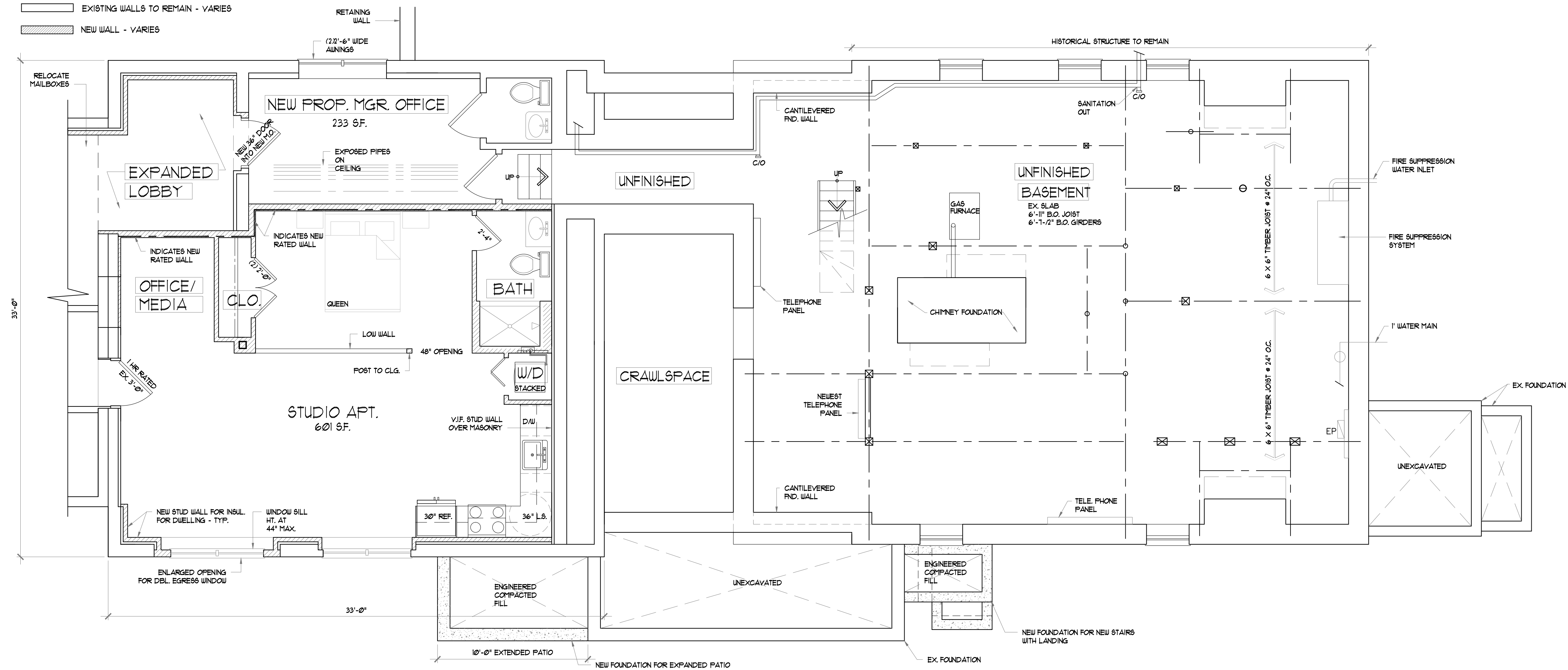
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GN-1

 EXISTING WALLS TO REMAIN - VARIES
 NEW WALL - VARIES



SCALE: 1/4" = 1'-0"

1. SEE NOTES ALL OTHER DRAWINGS.

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Client:

94 EAST AVE. LLC
15 DOVER RD.
WESTPORT, CT 06880

Project:

CONVERT EX. OFFICE SPACE TO
PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:

PROPOSED LOWER LEVEL/
BASEMENT FLOOR PLAN

Scale:	Drawing No:
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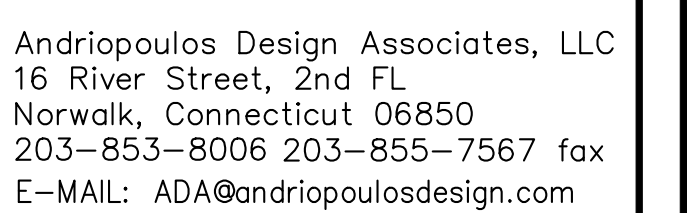
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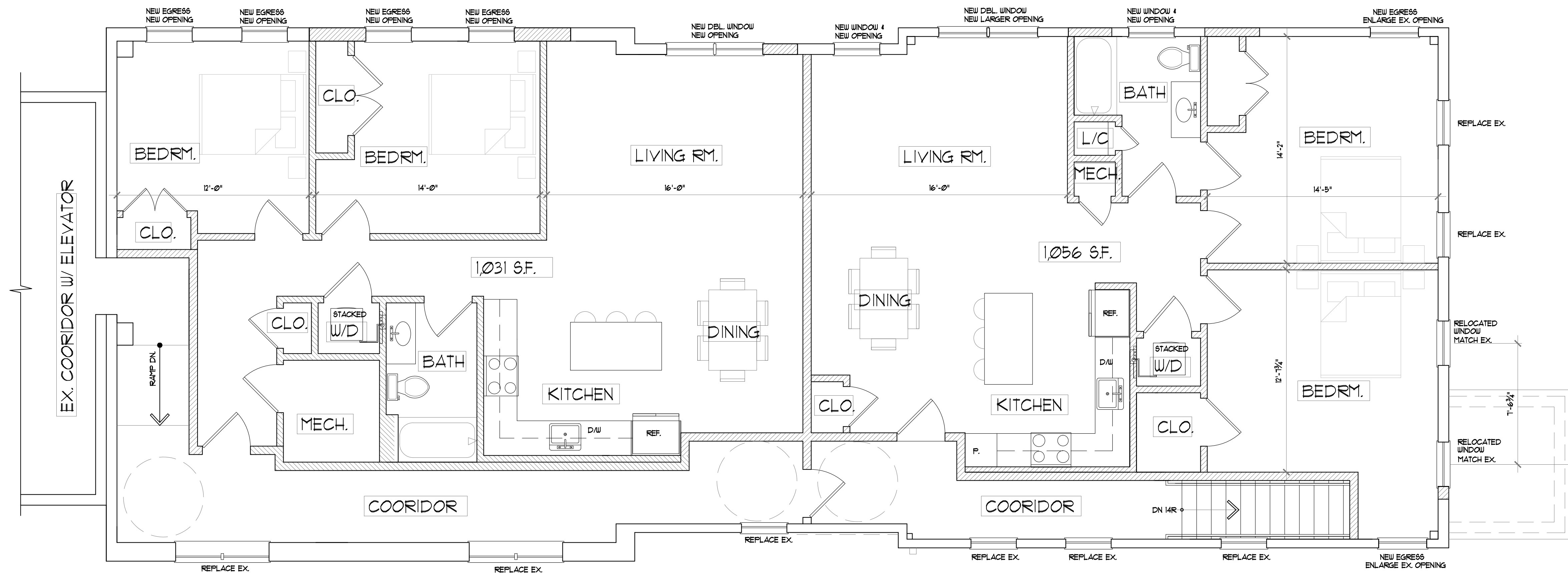
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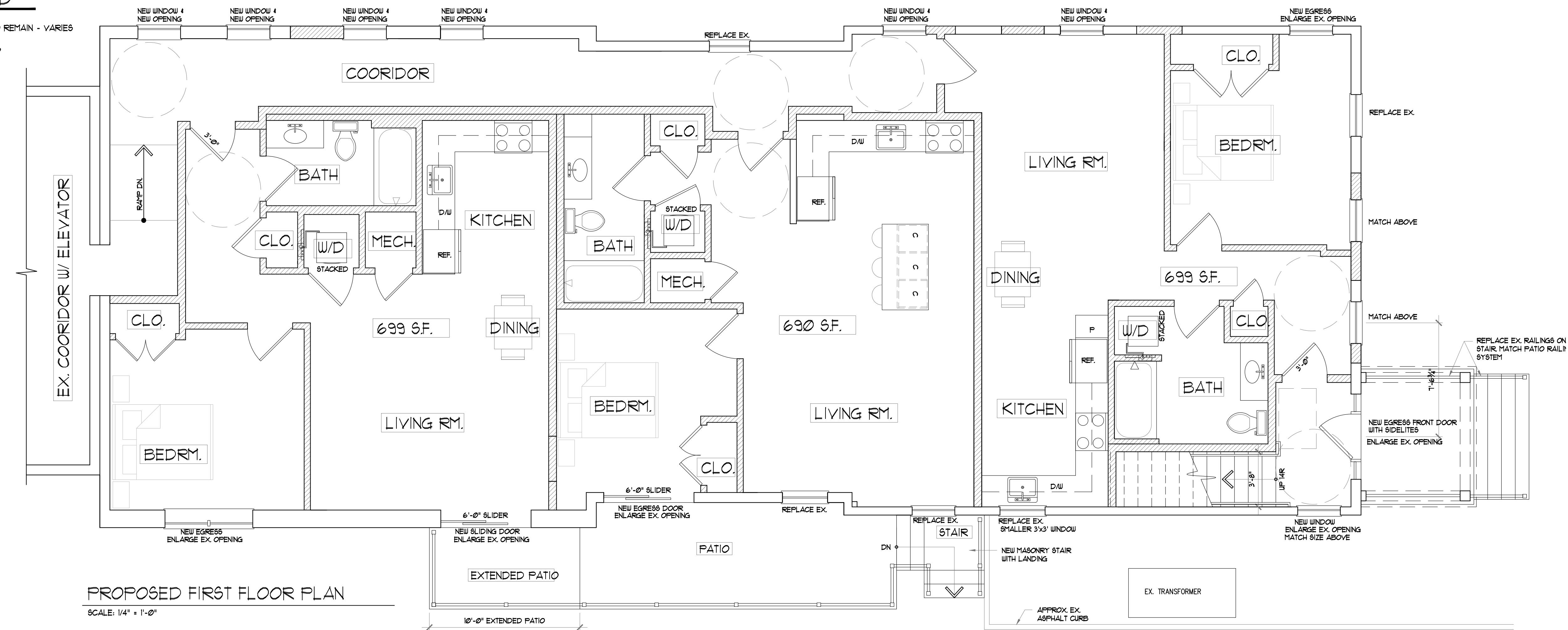


PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- EXISTING WALLS TO REMAIN - VARIES
- NEW WALL - VARIES



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

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WESTPORT, CT 06855

Project:
CONVERT EX. OFFICE SPACE TO
PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

Date: 5/8/23

Drawn By: JVL

Project No: 23-106

Drawing No:

A-2

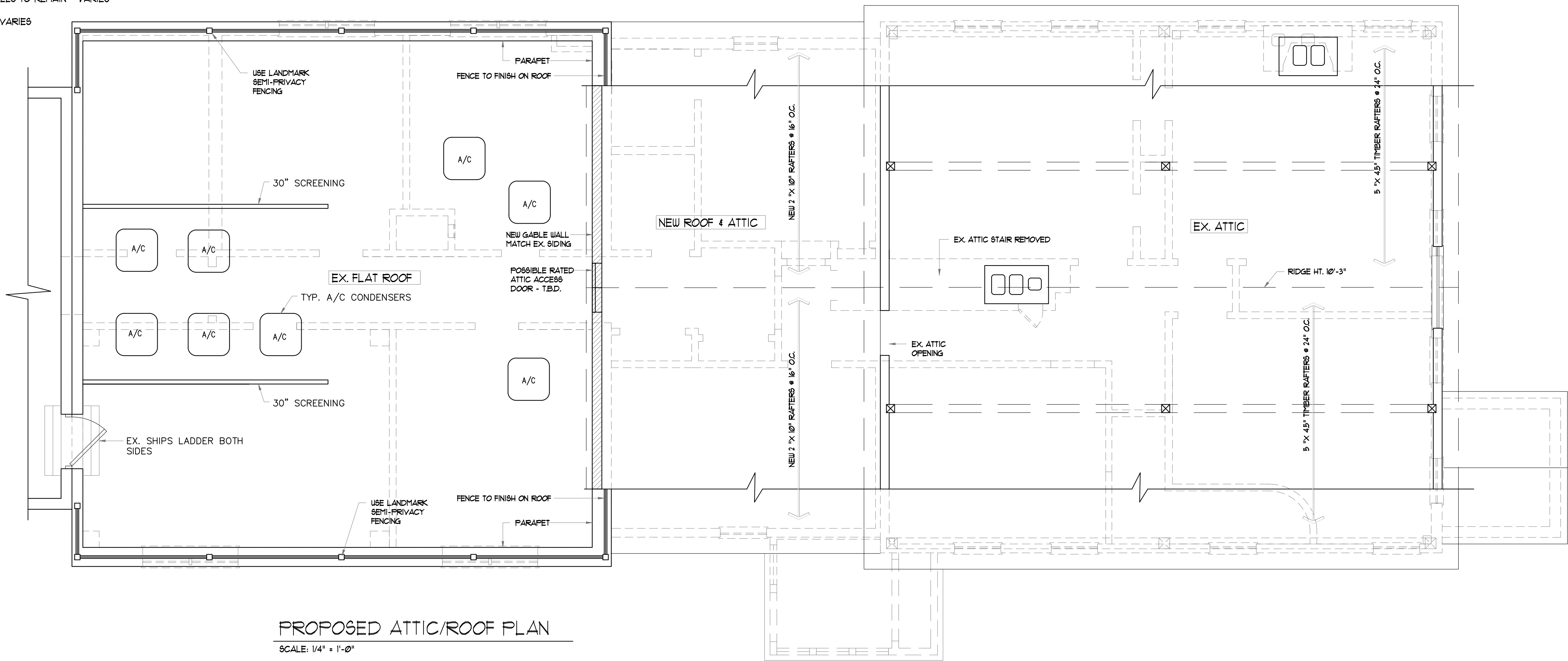
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SYMBOL LEGEND

- EXISTING WALLS TO REMAIN - VARIES
- NEW WALL - VARIES



NOTES

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WESTPORT, CT 06855

Project:
CONVERT EX. OFFICE SPACE TO
PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:
PROPOSED ATTIC/ROOF PLAN

Scale: 1/4" = 1'-0"
Date: 5/8/23
Drawn By: JVL
Project No: 23-106

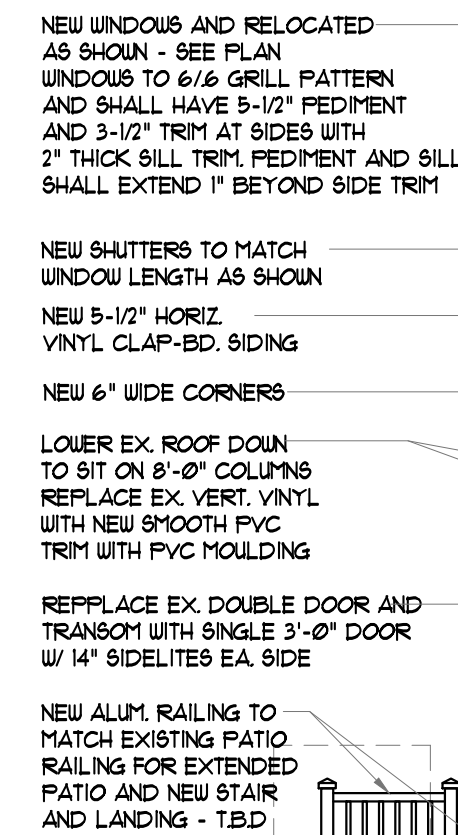
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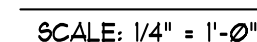


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SCALE: 1/4" = 1'-0"



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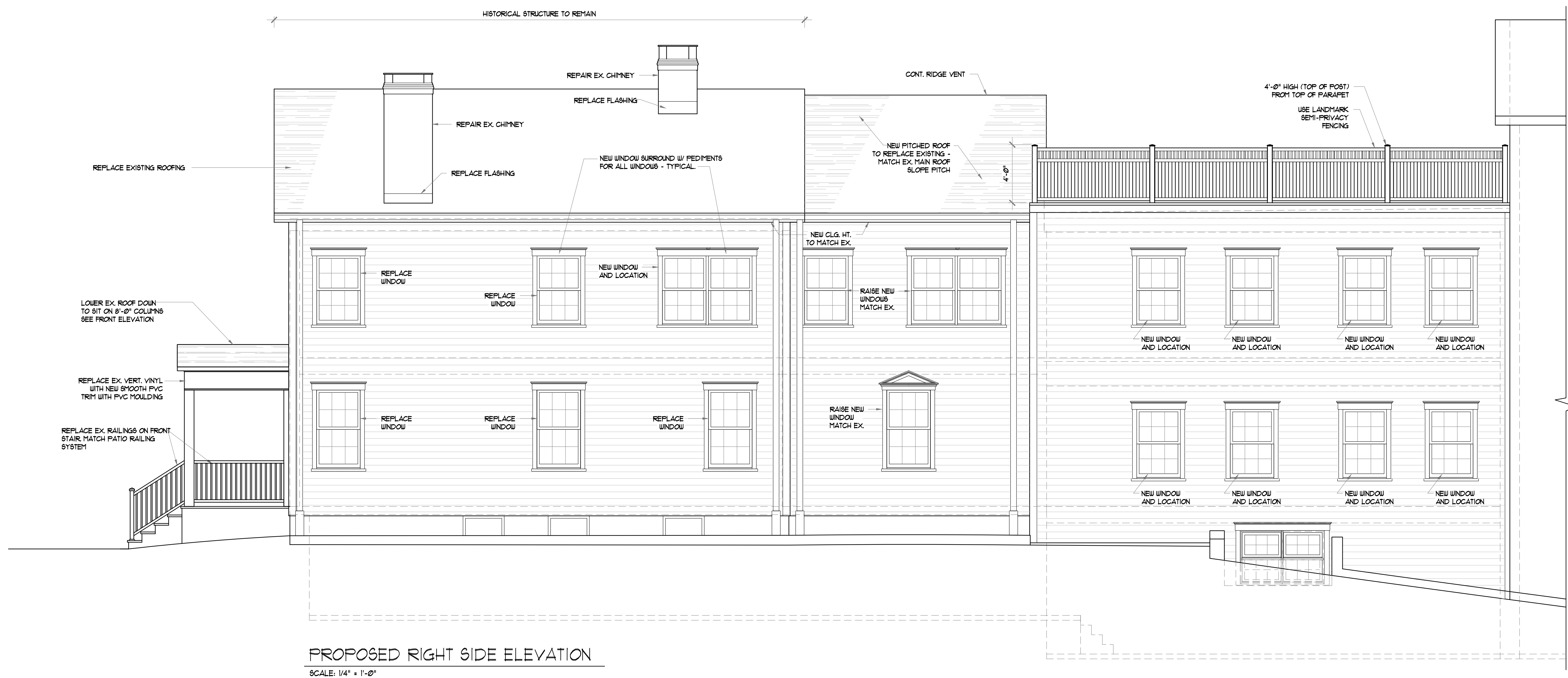
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 CONVERT EX. OFFICE SPACE TO
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 94 EAST AVE.
 NORWALK, CT 06851

Scale:	1/4" = 1'-0"	Drawing No: A-4
Date:	5/8/23	
Drawn By:	JVL	
Project No:	23-106	

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PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

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Client:
94 EAST AVE., LLC
15 DOVER RD.
WESTPORT, CT 06855

Project:
CONVERT EX. OFFICE SPACE TO PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:
PROPOSED PARTIAL RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"	Drawing No:
Date: 5/8/23	A-5
Drawn By: JVL	
Project No: 23-106	

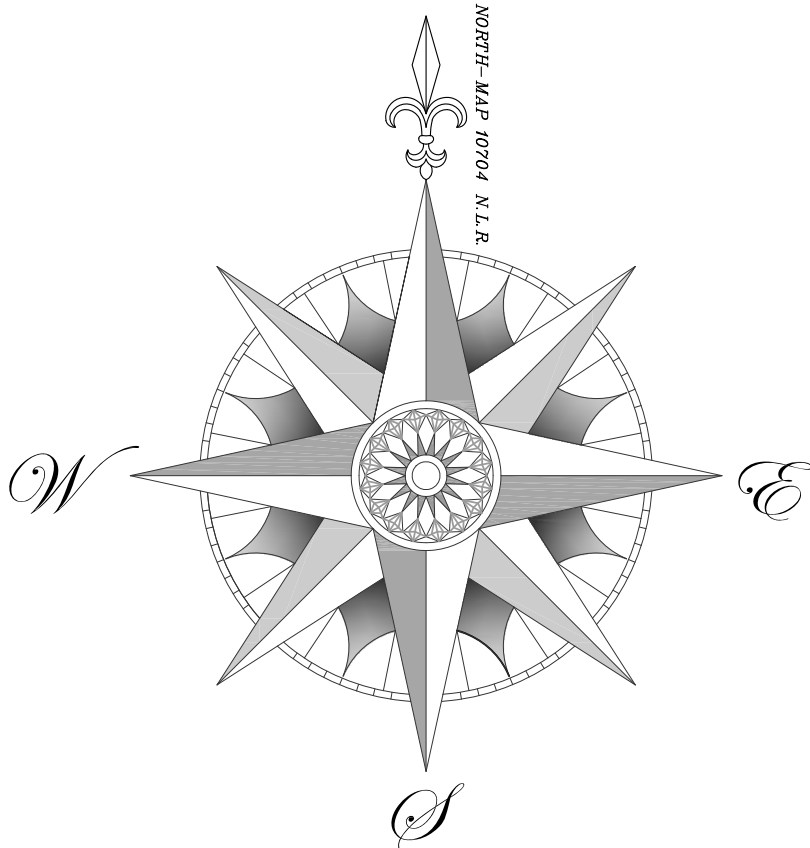


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FOR ZONING APPROVAL ONLY 12/18/24
NOT FOR CONSTRUCTION

ZONING INFORMATION

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
ZONE: CD-3 (O-EAVD)			
FRONT SETBACK:	6' MIN / 12' MAX	MIN. 39.7' (building) 32.9' (roofed landing)	39.7' (building) 32.9' (roofed landing)
REAR:	15' MIN (PRINCIPAL BLDG) 5' MIN (ACCESSORY BLDG)	MIN. 107.3' (PRINCIPAL BLDG) -	107.3' (PRINCIPAL BLDG) 25.5' (ACCESSORY BLDG)
SIDE:	0'	MIN. 15.1'	15.1'
LOT WIDTH:	50'	MIN. 87.91'	87.91'
LOT AREA:	NOT REGULATED	MIN. 27,582 S.F.	27,582 S.F.
# STORIES:	3.5	MAX. 2.5	2.5
IMPERVIOUS SURFACE COVERAGE	80% MAX	MAX. 77%	70.8%
MAX. NUMBER OF DWELLING UNITS	11	MAX. 5	11
RESIDENTIAL DENSITY:	1,650 S.F./UNIT	MIN. 5,516 S.F./UNIT	2,507 S.F./UNIT
OPEN RECREATION AREA	150 S.F./UNIT	MIN. 0 S.F./UNIT	150 S.F./UNIT
PARKING SPACES:		MIN. 32 SPACES	26 SPACES



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
- Reference is made to maps 6856 & 10704 Norwalk Land Records (N.L.R.).
- Reference is made to deed Vol. 8028, Pg. 181 N.L.R.
- Subject Parcel lies within Zone CD-3 East Avenue Village District Overlay Zone.
- Reference is made to Certificate of Special Permit Vol. 2258, Pg. 149 N.L.R.
- Reference is made to Certificate of Variance, Variance No. 01-0621-06 Vol. 4161, Pg. 46 N.L.R.
- Reference is made to Reservations outlined in quit-claim deed dated may 29, 1886 recorded in Vol. 81, Pg. 251 N.L.R.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C0531G, Effective Date 7/8/2013. Subject parcel does not lie within a Special Flood Hazard Area.
- Lot Area = 27,582 Sq. Ft. / 0.6331 Acres
- Reference is made to architectural plans prepared by ADA Architects, dated 11/10/2023.
- Reference is made to architectural plan titled "Recreation Space - Concept", prepared by Environmental Land Solutions, LLC, dated 2/12/2024.

ZONING LOCATION SURVEY
DEPICTING
PROPOSED IMPROVEMENTS
94 EAST AVENUE
NORWALK, CONNECTICUT
PREPARED FOR
94 EAST AVE LLC



57 Danbury Road, Suite 203 | Wilton, CT 06897
Tel: 203.762.9492 | www.ryanandfaulds.com



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

Scale: 1"=20'

Drawn By: CJV Date: 12/09/2024

Checked By: LWP Comm. No.: 9566-2

To my knowledge and belief this map is substantially correct as noted hereon.

Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR. CT. L.S. #15130

12/17/2024

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unaffiliated alterations render any declaration herein null & void.

Sheet No: ZLS



DRAINAGE REPORT

PREPARED FOR

PROPOSED SITE IMPROVEMENTS

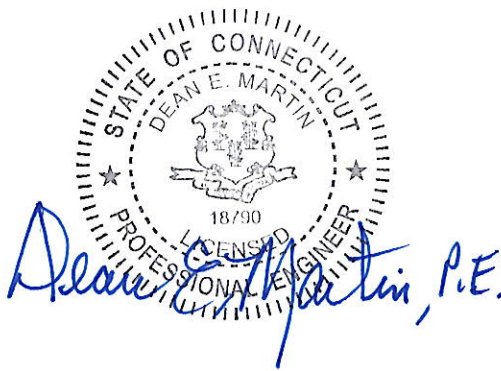
LOCATED AT

94 EAST AVENUE

NORWALK, CONNECTICUT

GE #24-5755

FEBRUARY 17, 2025



GRUMMAN ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
22 KNIGHT STREET
NORWALK, CONNECTICUT 06851
(203) 853-3833
FAX 866-3757

NARRATIVE:

The subject of this report is a 0.633 acre parcel located at 94 East Avenue. The purpose of the report is to determine any change in stormwater runoff resulting from the proposed site improvements, and to provide mitigation in accordance with City of Norwalk standards.

EXISTING CONDITIONS:

This site which is situated on the west side of East Avenue, is a long narrow parcel bounded on the west by Smith Street. The site is set at different elevations. The area off East Avenue slopes from East Avenue to the west with a 4% grade to a pair of retaining walls, where the grade drops approximately 28 feet. The upper area accounts for 80% of the site, currently contains a wood frame building with associated paved parking. Runoff from the roof and paved areas are collected in a catch basin and is routed into on-site retention consisting of precast galleries under the pavement. The lower western portion of the site slopes towards Smith Street. There is an existing catch basin on the site which drains into 8 l.f. of 12" precast gallery stormwater retention. The existing building is served by municipal water and sewer off East Avenue.

Existing soils at this location have been identified in the NRCS Web Soil Survey as consisting of Agawam-Urban land complex, HSG 'A' and Hinkley-Urban land complex, HSG 'B'.

PROPOSED CONDITIONS:

The proposal for this site is to perform interior renovations on the existing building, relocate existing AC units and expand and existing patio along the south side of the building. Additionally, in the lower western portion of the site, the existing paved parking will be replaced with pervious pavers for use as recreation area by tenants. A shed and pergola will be constructed within this area. No grading is proposed in this location.

An analysis of the existing vs. proposed impervious area has been performed for the site. Based upon this analysis, after completion of the improvements, there will be a decrease in impervious surface, thus a decrease in stormwater runoff. No additional on-site retention is required. However, we are recommending that 'Filter Inserts' be installed in the existing catch basins.

The following computations utilize the Hydrocad computer software to determine the existing and proposed peak runoff rates. All computations are based upon a 25-Year design storm. Rainfall data was taken from the NOAA Atlas 14 for this specific location.

COMPUTATIONS:

EXISTING CONDITIONS –

Impervious -	21,238 s.f.	CN-98
Pervious -	6,344 s.f.	CN-69
Total -	27,582 s.f.	

PROPOSED CONDITIONS –

Impervious -	19,157 s.f.	CN-98
Pervious -	8,275 s.f.	CN-69
Propo. Shed -	150 s.f.	CN-98
Total -	27,582 s.f.	

Water Quality Volume (WQV) – First 1.3” of runoff from new impervious surfaces, to be stored for treatment.

$$WQV = \frac{(1.3'') (R) (A)}{12}$$

$R = 0.5 + 0.009I$
 $I = \% \text{ Impervious}$
 $A = \text{Area}$

$$WQV = \frac{(1.3'') (0.68) (27,582 \text{ s.f.})}{12}$$

$$WQV = 2,031.8 \text{ c.f.}$$

Existing Storage:

Galleries – 144 l.f. of 4'x4' gallery = 1,618 c.f.

8 l.f. – 12" Gallery = 17.6 c.f.

Stone Storage Volume – 510 c.f.

Total Existing Storage Volume – 2,145.6 c.f.

SUMMARY:

Storm Event	Flow/Volume	Existing	Proposed	Δ	$\%\Delta$
2-Year	Q (c.f.s.)	1.85	1.74	- 0.11	- 5.9
	V (c.f.)	5,816	5,393	- 423	- 7.3
10-Year	Q (c.f.s.)	3.07	2.96	- 0.11	- 3.6
	V (c.f.)	9,907	9,414	- 493	- 4.9
25-Year	Q (c.f.s.)	3.82	3.72	- 0.10	- 2.6
	V (c.f.)	12,492	11,971	- 521	- 4.2
50-Year	Q (c.f.s.)	4.38	4.28	- 0.10	- 2.3
	V (c.f.)	14,435	13,899	- 536	- 3.7
100-Year	Q (c.f.s.)	4.97	4.87	- 0.10	- 2.0
	V (c.f.)	16,498	15,948	- 550	- 3.3

CONCLUSIONS:

The proposed site improvements, which include removal of paved parking to be replaced with pervious pavers will reduce the impervious surface thus reduce stormwater runoff. No additional on-site retention is required at this time.

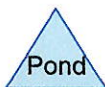
The proposed improvements will not result in any adverse impacts on adjacent properties.



Existing Conditions



Proposed Conditions



Routing Diagram for 24-5755 DRAIN REPORT
Prepared by GRUMMAN ENGINEERING LLC, Printed 2/17/2025
HydroCAD® 10.00-26 s/n 01412 © 2020 HydroCAD Software Solutions LLC

24-5755 DRAIN REPORT

Type III 24-hr 2-Year Rainfall=3.49"

Prepared by GRUMMAN ENGINEERING LLC

Printed 2/17/2025

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>2.53"
Tc=5.0 min CN=91 Runoff=1.85 cfs 5,816 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>2.35"
Tc=5.0 min CN=89 Runoff=1.74 cfs 5,393 cf

Total Runoff Area = 55,164 sf Runoff Volume = 11,209 cf Average Runoff Depth = 2.44"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 10-Year Rainfall=5.34"

Prepared by GRUMMAN ENGINEERING LLC

Printed 2/17/2025

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Page 3

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>4.31"
Tc=5.0 min CN=91 Runoff=3.07 cfs 9,907 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>4.10"
Tc=5.0 min CN=89 Runoff=2.96 cfs 9,414 cf

Total Runoff Area = 55,164 sf Runoff Volume = 19,322 cf Average Runoff Depth = 4.20"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 25-Year Rainfall=6.49"

Prepared by GRUMMAN ENGINEERING LLC

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>5.43"
Tc=5.0 min CN=91 Runoff=3.82 cfs 12,492 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>5.21"
Tc=5.0 min CN=89 Runoff=3.72 cfs 11,971 cf

Total Runoff Area = 55,164 sf Runoff Volume = 24,463 cf Average Runoff Depth = 5.32"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 50-Year Rainfall=7.35"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>6.28"
Tc=5.0 min CN=91 Runoff=4.38 cfs 14,435 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>6.05"
Tc=5.0 min CN=89 Runoff=4.28 cfs 13,899 cf

Total Runoff Area = 55,164 sf Runoff Volume = 28,333 cf Average Runoff Depth = 6.16"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 100-Year Rainfall=8.26"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>7.18"
Tc=5.0 min CN=91 Runoff=4.97 cfs 16,498 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>6.94"
Tc=5.0 min CN=89 Runoff=4.87 cfs 15,948 cf

Total Runoff Area = 55,164 sf Runoff Volume = 32,446 cf Average Runoff Depth = 7.06"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Prepared by GRUMMAN ENGINEERING LLC

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Type III 24-hr 25-Year Rainfall=6.49"

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Summary for Subcatchment 1S: Existing Conditions

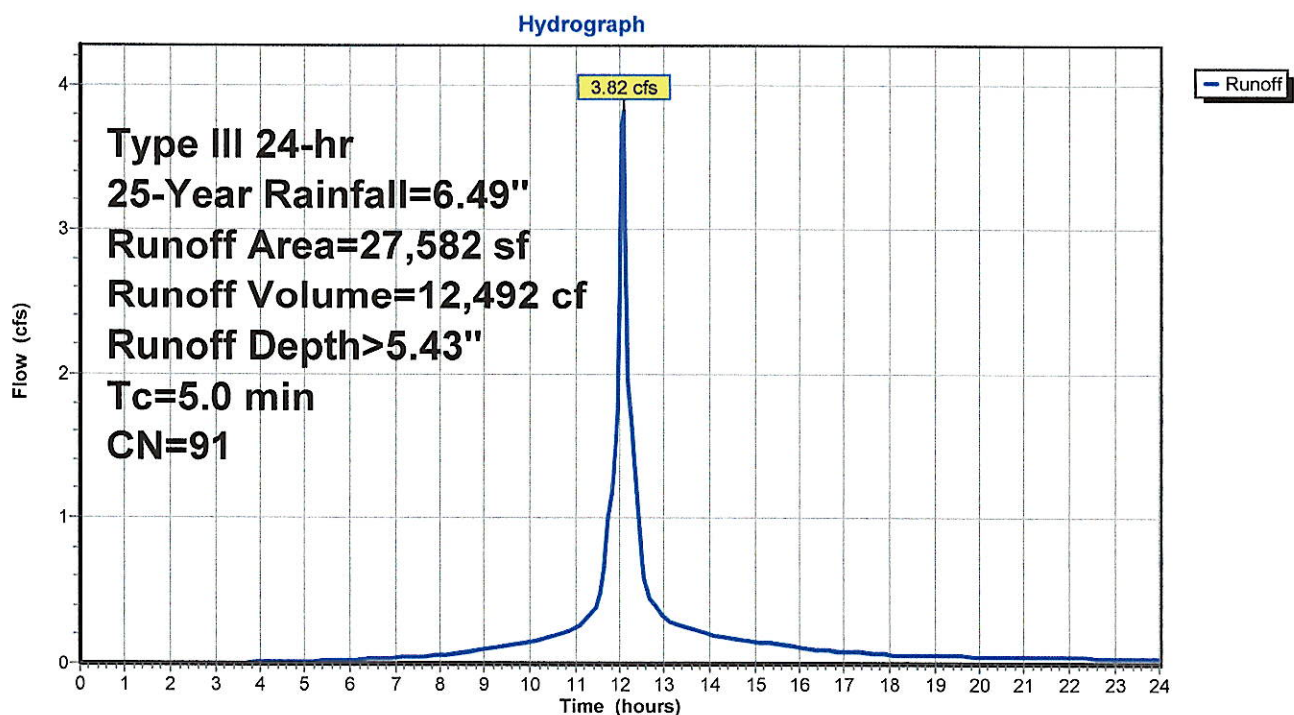
Runoff = 3.82 cfs @ 12.07 hrs, Volume= 12,492 cf, Depth> 5.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.49"

	Area (sf)	CN	Description
*	21,238	98	Impervious
*	6,344	69	Pervious
	27,582	91	Weighted Average
	6,344		23.00% Pervious Area
	21,238		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Existing Conditions



24-5755 DRAIN REPORT

Prepared by GRUMMAN ENGINEERING LLC

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Type III 24-hr 25-Year Rainfall=6.49"

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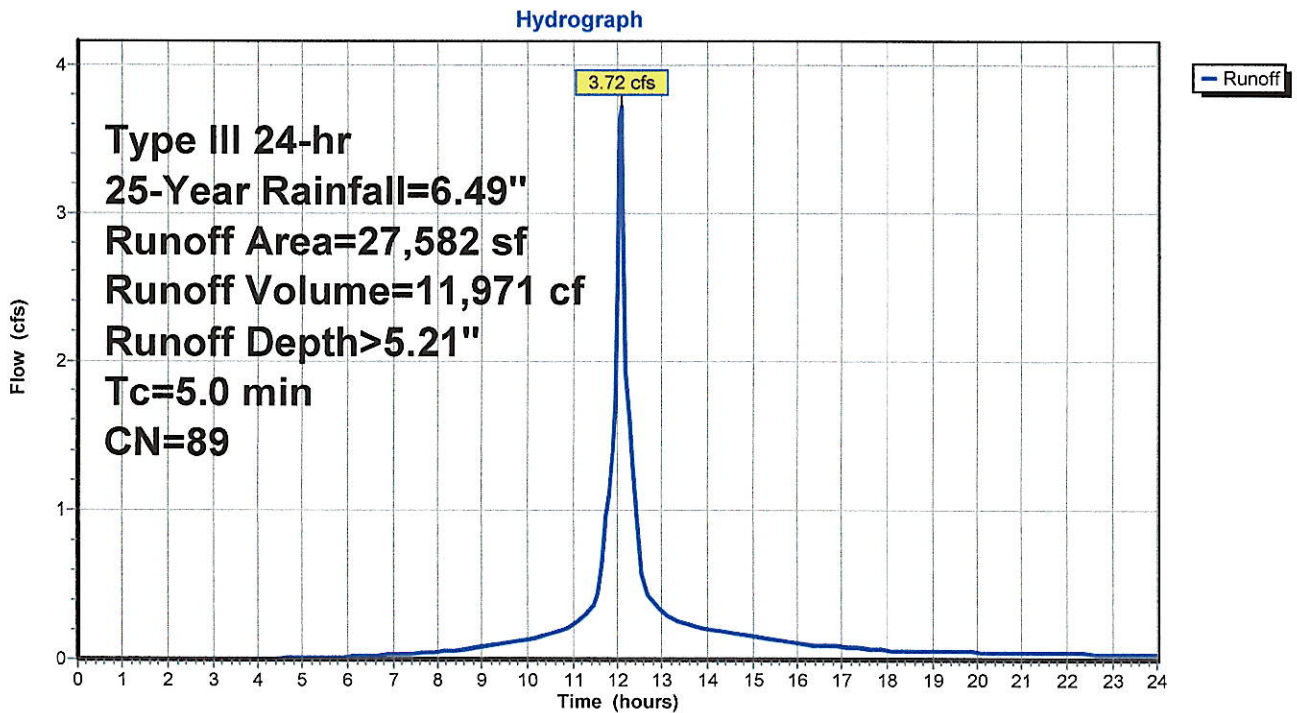
Summary for Subcatchment 2S: Proposed Conditions

Runoff = 3.72 cfs @ 12.07 hrs, Volume= 11,971 cf, Depth> 5.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.49"

	Area (sf)	CN	Description
*	19,157	98	Impervious
*	150	98	Prop. Shed
	8,275	69	50-75% Grass cover, Fair, HSG B
	27,582	89	Weighted Average
	8,275		30.00% Pervious Area
	19,307		70.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Proposed Conditions



NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.1167°, Longitude: -73.4083°
Elevation: 51 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

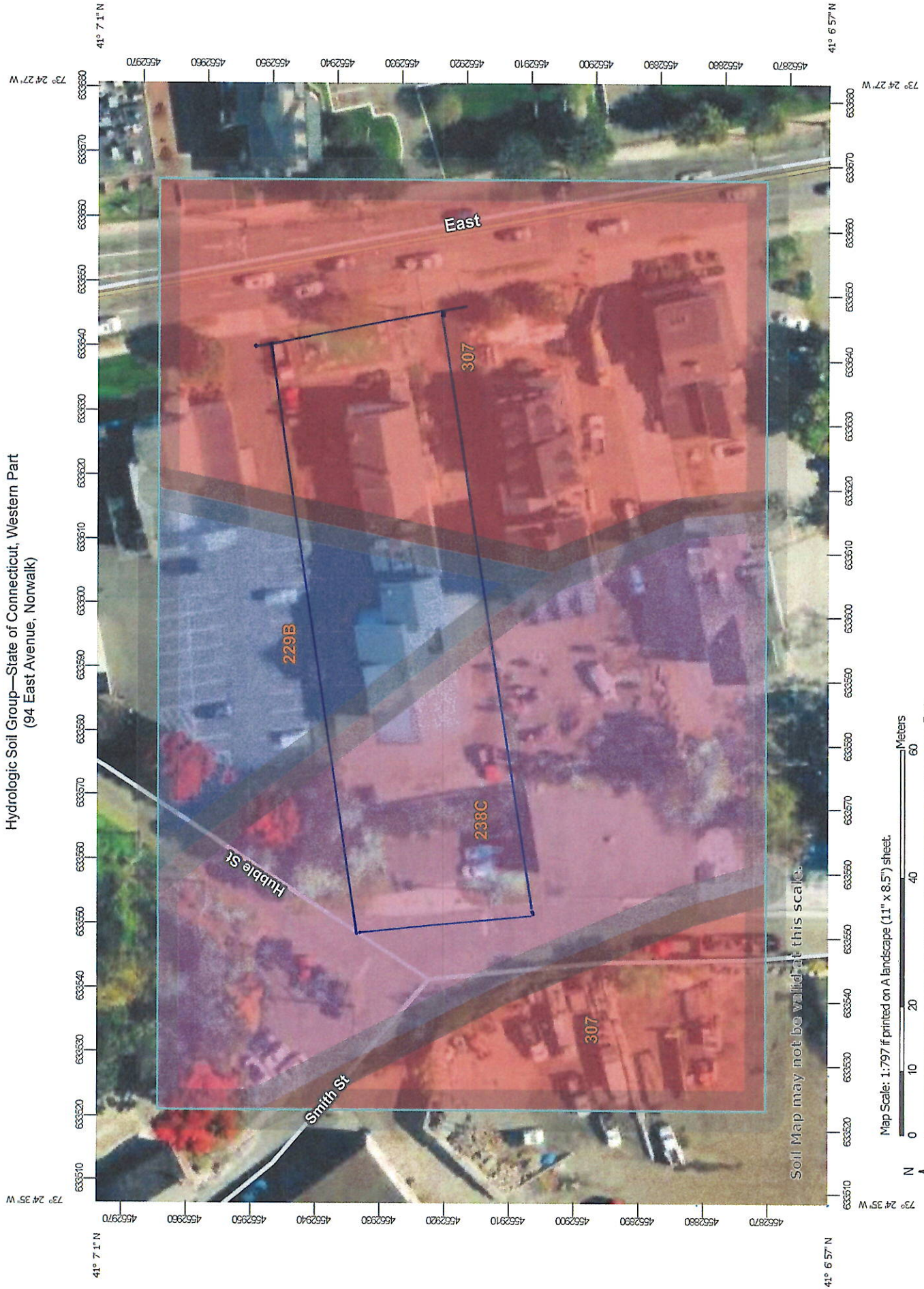
[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

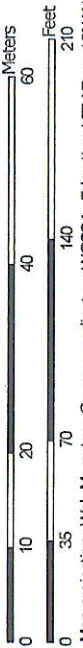
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.367 (0.295-0.455)	0.426 (0.342-0.530)	0.523 (0.418-0.653)	0.604 (0.480-0.758)	0.716 (0.547-0.938)	0.801 (0.597-1.07)	0.888 (0.637-1.23)	0.981 (0.667-1.40)	1.11 (0.721-1.64)	1.21 (0.765-1.71)
10-min	0.520 (0.418-0.645)	0.604 (0.485-0.751)	0.742 (0.594-0.926)	0.857 (0.681-1.08)	1.02 (0.775-1.33)	1.14 (0.846-1.52)	1.26 (0.903-1.74)	1.39 (0.945-1.99)	1.57 (1.02-2.33)	1.71 (1.08-2.33)
15-min	0.611 (0.491-0.759)	0.711 (0.570-0.883)	0.874 (0.699-1.09)	1.01 (0.801-1.27)	1.19 (0.912-1.56)	1.34 (0.995-1.79)	1.48 (1.06-2.05)	1.63 (1.11-2.34)	1.85 (1.20-2.74)	2.01 (1.28-3.01)
30-min	0.849 (0.683-1.05)	0.988 (0.793-1.23)	1.21 (0.970-1.52)	1.40 (1.11-1.76)	1.66 (1.27-2.17)	1.86 (1.38-2.48)	2.06 (1.47-2.84)	2.26 (1.54-3.24)	2.54 (1.65-3.76)	2.74 (1.74-4.14)
60-min	1.09 (0.874-1.35)	1.26 (1.02-1.57)	1.55 (1.24-1.94)	1.79 (1.42-2.25)	2.12 (1.62-2.77)	2.38 (1.77-3.17)	2.64 (1.88-3.63)	2.89 (1.97-4.13)	3.22 (2.10-4.78)	3.47 (2.20-5.14)
2-hr	1.38 (1.12-1.70)	1.64 (1.32-2.02)	2.05 (1.65-2.54)	2.40 (1.92-2.99)	2.88 (2.21-3.75)	3.24 (2.43-4.31)	3.61 (2.61-4.99)	4.02 (2.74-5.72)	4.59 (3.00-6.77)	5.05 (3.20-7.45)
3-hr	1.58 (1.29-1.95)	1.89 (1.53-2.33)	2.40 (1.94-2.96)	2.81 (2.26-3.49)	3.39 (2.62-4.40)	3.82 (2.88-5.08)	4.27 (3.11-5.91)	4.78 (3.27-6.78)	5.52 (3.61-8.11)	6.11 (3.89-9.33)
6-hr	1.99 (1.63-2.43)	2.40 (1.96-2.93)	3.06 (2.48-3.75)	3.60 (2.91-4.44)	4.36 (3.38-5.64)	4.92 (3.73-6.52)	5.52 (4.04-7.61)	6.20 (4.26-8.74)	7.21 (4.73-10.5)	8.05 (5.14-12.3)
12-hr	2.47 (2.03-3.00)	2.97 (2.44-3.61)	3.79 (3.10-4.62)	4.47 (3.63-5.48)	5.41 (4.23-6.96)	6.11 (4.66-8.04)	6.85 (5.05-9.40)	7.72 (5.32-10.8)	8.99 (5.91-13.0)	10.0 (6.43-14.6)
24-hr	2.87 (2.38-3.46)	3.49 (2.89-4.21)	4.50 (3.70-5.44)	5.34 (4.36-6.49)	6.49 (5.10-8.30)	7.35 (5.64-9.62)	8.26 (6.13-11.3)	9.35 (6.46-13.0)	11.0 (7.23-15.8)	12.3 (7.91-17.4)
2-day	3.12 (2.60-3.74)	3.88 (3.23-4.64)	5.11 (4.24-6.14)	6.14 (5.05-7.42)	7.55 (5.98-9.61)	8.59 (6.64-11.2)	9.72 (7.28-13.3)	11.1 (7.69-15.3)	13.2 (8.72-18.9)	14.9 (9.62-22.4)
3-day	3.32 (2.78-3.96)	4.15 (3.47-4.95)	5.51 (4.58-6.59)	6.63 (5.48-7.98)	8.18 (6.50-10.4)	9.32 (7.24-12.1)	10.6 (7.93-14.4)	12.1 (8.39-16.6)	14.4 (9.53-20.5)	16.3 (10.5-23.3)
4-day	3.53 (2.96-4.19)	4.40 (3.69-5.23)	5.83 (4.86-6.96)	7.02 (5.81-8.42)	8.65 (6.89-10.9)	9.86 (7.66-12.8)	11.2 (8.40-15.1)	12.7 (8.88-17.5)	15.1 (10.1-21.6)	17.2 (11.1-24.2)
7-day	4.16 (3.51-4.91)	5.10 (4.30-6.04)	6.65 (5.58-7.89)	7.94 (6.61-9.48)	9.70 (7.76-12.2)	11.0 (8.59-14.2)	12.4 (9.35-16.7)	14.1 (9.85-19.2)	16.6 (11.0-23.4)	18.6 (12.1-26.1)
10-day	4.79 (4.06-5.64)	5.78 (4.89-6.82)	7.41 (6.24-8.76)	8.76 (7.32-10.4)	10.6 (8.50-13.2)	12.0 (9.36-15.3)	13.5 (10.1-17.9)	15.2 (10.6-20.6)	17.6 (11.8-24.8)	19.6 (12.7-27.5)
20-day	6.73 (5.74-7.87)	7.84 (6.67-9.18)	9.66 (8.18-11.3)	11.2 (9.39-13.2)	13.2 (10.7-16.3)	14.8 (11.6-18.7)	16.4 (12.3-21.5)	18.2 (12.8-24.5)	20.5 (13.8-28.7)	22.4 (14.6-31.3)
30-day	8.36 (7.16-9.74)	9.56 (8.17-11.1)	11.5 (9.80-13.5)	13.1 (11.1-15.5)	15.4 (12.4-18.8)	17.1 (13.4-21.4)	18.8 (14.1-24.3)	20.6 (14.6-27.6)	22.9 (15.4-31.9)	24.7 (16.1-33.3)
45-day	10.4 (8.94-12.1)	11.7 (10.0-13.6)	13.8 (11.8-16.1)	15.6 (13.2-18.3)	18.0 (14.6-21.9)	19.9 (15.6-24.7)	21.8 (16.3-27.9)	23.6 (16.7-31.4)	25.9 (17.5-35.8)	27.6 (18.0-39.1)
60-day	12.1 (10.5-14.0)	13.5 (11.6-15.6)	15.8 (13.5-18.3)	17.6 (15.0-20.6)	20.2 (16.4-24.5)	22.2 (17.5-27.4)	24.2 (18.1-30.8)	26.0 (18.5-34.6)	28.3 (19.2-39.1)	30.0 (19.6-41.4)

Hydrologic Soil Group—State of Connecticut, Western Part
(94 East Avenue, Norwalk)



Map Scale: 1:797 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
229B	Agawam-Urban land complex, 0 to 8 percent slopes	B	0.5	13.4%
238C	Hinckley-Urban land complex, 3 to 15 percent slopes	A	1.3	37.8%
307	Urban land	D	1.6	48.8%
Totals for Area of Interest			3.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
BFJ Planning

Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 94 East Avenue, Norwalk, CT

Date: April 24, 2025

Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 94 East Avenue in Norwalk, CT. There is currently a two and one-half story building located on site consisting of a front historic building dating from 1825 used as office space and a 2012 rear section that is residential. The Applicant proposes to renovate the interior, lower level, and first- and second-floor front office space into six additional residential units (see Figure 1). The following memo identifies points requiring clarification from the Applicant.

Figure 1: Site Plan

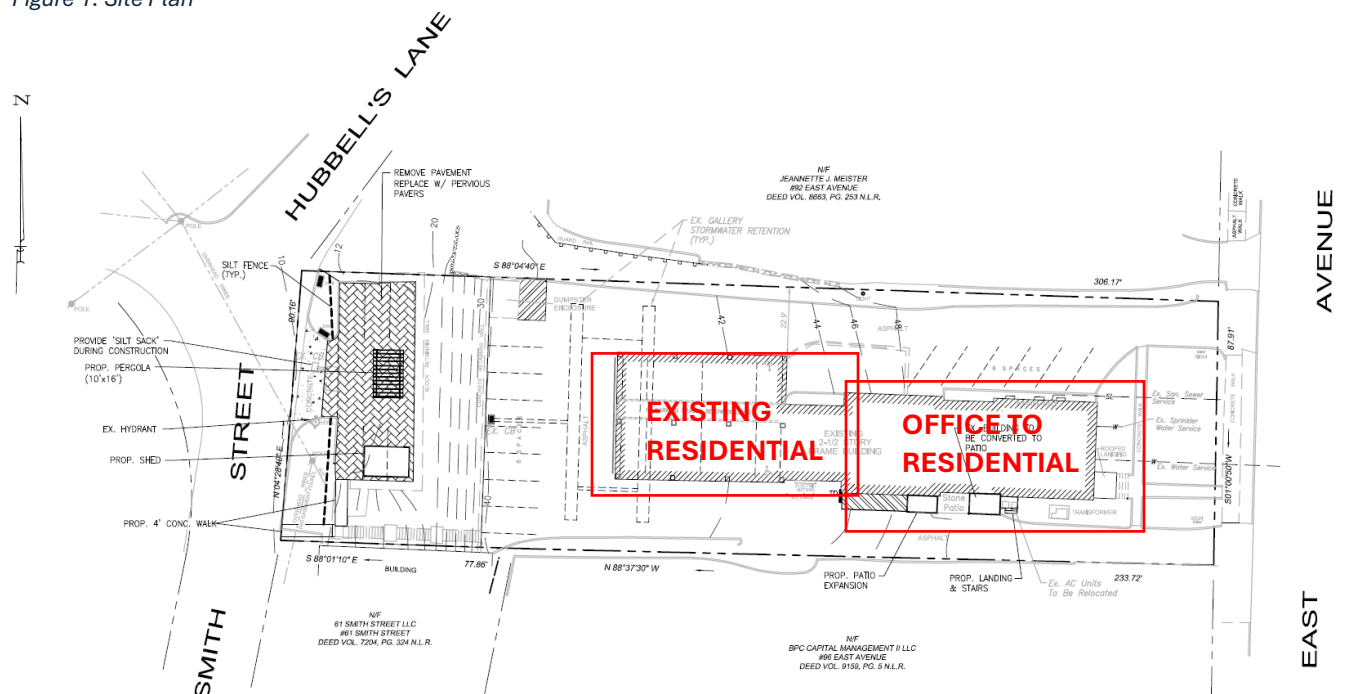


Figure 2: View of Existing Building from the East



Figure 3: View of Existing Building from the West



1. Drawing Clarification

The architectural drawings submitted by the Applicant do not show the entire building to the west. While some portions of the building are proposed to remain, depicting the full structure in drawings, including the parking level, upper levels, and renovated areas, will provide greater clarity regarding access and accessibility. Additionally, it appears that residents will primarily enter the building from the parking area, however, this is not shown in the architectural drawings.

2. Staircase and Building Access

The staircase on the south side of the building is depicted differently in Drawing LP-1 “Recreation Space- Plan” (Figure 4) and Drawing A-4 “Proposed Partial Left Side Elevation” (Figure 5). These drawings should be coordinated.

Figure 4: Drawing LP-1

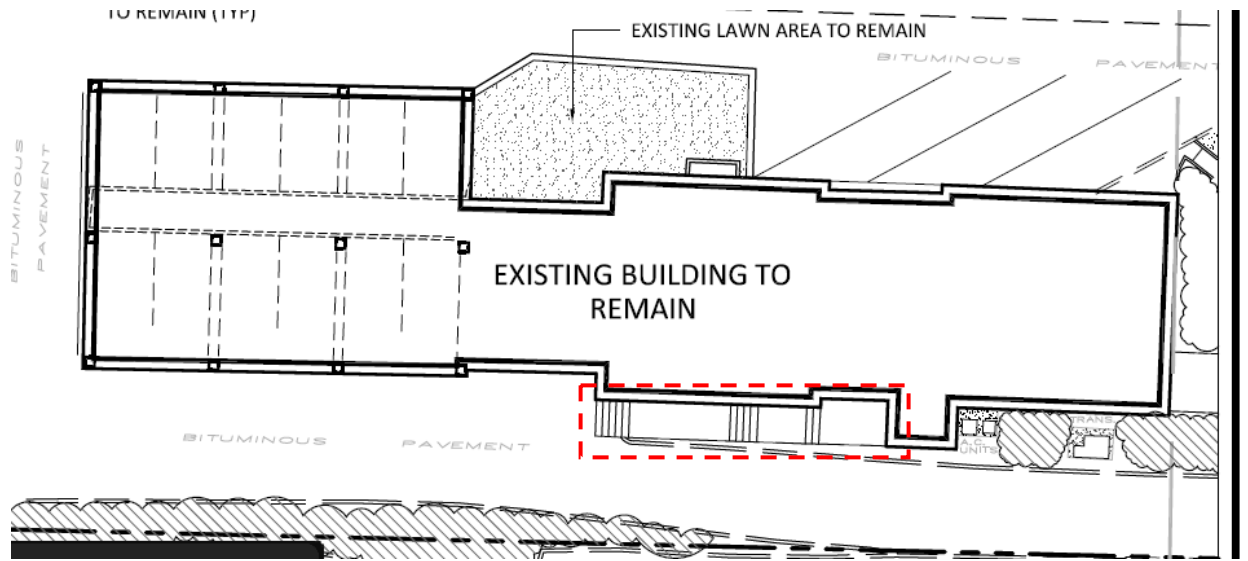
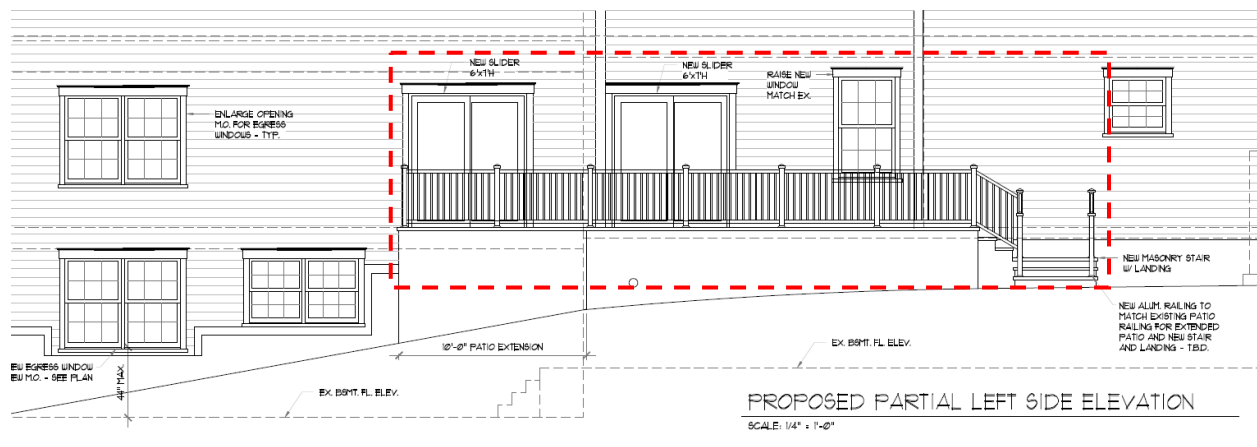


Figure 5: Drawing A-4



Additionally, there are concerns with the current configuration of the egress patios. In the current layout, residents exiting the door from one apartment will walk past the bedroom window of the of the adjoining apartment that faces onto the patio. This could present privacy issues. The figures below represent an alternative configuration for the staircase shown in red.

ENLARGED OPENING FOR DEBRIS WINDOW

33'-0"

ENGINEERED COMPACTED FILL

10'-0" EXTENDED PATIO

NEW FOUNDATION FOR EXPANDED PATIO

NEW FOUNDATION

CUT OPENING IN EXIST'G FOUNDATION FOR ADDED STAIR

EX FOUNDATION

NEW FOUNDATION FOR NEW STAIRS WITH LANDING

ENGINEERED COMPACTED FILL

UNEXCAVATED

PROPOSED LOWER LEVEL / BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

NEW SLIDER DOOR

NEW GLASS DOOR

BLAZE-PROTECTING TPO FOR EXTERIOR LINING - TYP.

NEW SECOND FLOOR PATIO

NEW FIRST FLOOR PATIO EXTENSION

NEW MASONRY STAIR @ LANDING

NEW RAILING TO MATCH EXISTING PATIO RAILING FOR EXTENDED PATIO AND NEW STAIR AND LANDING - TYP.

10'-0" PATIO EXTENSION

4'-0" MAX

PROPOSED PARTIAL LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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Figure 9: Exterior Staircase to Smith Street



Figure 10: Existing Conditions on Smith Street



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

May 21st, 2025

To: Planning & Zoning Commission – Galen Wells, Chair

From: Michelle Andrzejewski, Senior Planner

Re: #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments.

Zone: CD-3 and EAVD Overlay

Existing use: Mixed use building consisting of office and five (5) residential units.

Proposed use: Converting the remaining office to six (6) residential units. Completion of proposed work will result in eleven (11) total residential units on site. Minor changes to the site include egress from the building for new units and the lower parking removed nearest Smith Street to be turned into recreation area. Traffic circulation will remain the same. There will be twenty-six (26) parking space provided and fifteen (15) required.

Staff comments:

1. This application is before the Commission because the proposal is a change in use within the CAM zone that is not classified as a minor change in use.
2. Applicant has addressed all zoning staff comments to date. We anticipate the applicant will fully comply with the Zoning Regulations.

Village District Review: The report highlights a couple operational issues that do not pose any problems with zoning compliance. There were some comments regarding the exclusion of parts of the existing building that again pose no problems with zoning compliance but rather added more clarity to the proposal itself. The report indicates the recreational area facing Smith Street needs improvements to help delineate that space from cars. Staff had made similar comments to the applicant which they have addressed. The applicant has supplied updated drawing to address these concerns.

CAM Standards:

1. **The characteristics of the site, including location and condition of all coastal resources;**
 - a. Coastal resource in the area is the upper harbor which is roughly 300+ feet away from the closest portion of the site. There is a commercial business located between the upper harbor and the project site.
2. **The potential effects, both beneficial and adverse, of the proposed activity on Adjacent coastal systems and coastal resources;**
 - a. Since this project is not new construction there will be minimal site disturbance. Most of the work will occur in the interior of the existing building. However, there will be some site work for the recreation area that is closest to the harbor. Staff will require appropriate sediment and erosion measures during construction of the recreational area to minimize any impact to the harbor, Smith Street and adjacent neighbors. The benefit will be that the applicant proposes more landscaping in this area will make the site more pervious and less runoff.
3. **The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent Development opportunities.**

- a. The site is not directly on the harbor so it does not make this site desirable for a water-dependent use and given its large difference in elevation from West to East this proposes challenges to be a benefit to water-dependent development.
4. **The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal Development.**
 - a. Staff does not identify any impacts to increase sea level rise, coastal flooding and erosion patterns.
5. **Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of Alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat.**
 - a. The project location being distant to the harbor and mostly all interior work poses no threat to coastal resource systems.
6. **The goals and policies of the Connecticut Coastal Management Act (CCMA), as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the act.**
 - a. Staff does not identify any conflicts with the goals and policies of the CCMA. The applicant proposed a reduction in impervious area which is a net positive in respect to the CAM zone.

The following resolutions is offered:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:
 - a. Per zoning location survey entitled “Proposed Improvements 94 East Avenue” prepared Ryan and Faulds and Redniss and Mead dated 5/7/25; and
 - b. Per landscape plan entitled “Recreation Space - Plan ” prepared by Environmental Land Solutions, dated 5/12/25; and
 - c. Per Site Plan entitled “Site Improvement Plan” prepared by Grumman Engineering LLC dated 5/8/25
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That the applicant complies with all items listed in the TMP staff memorandum; and
4. That all comments made in the peer review made by BFJ Planning are addressed; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be May 30, 2025.

PLANNING & ZONING COMMISSION
125 EAST AVENUE - CITY HALL
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

RECEIVED

MAR 10 2023

Revised October 12, 2022

CITY OF NORWALK
PLANNING & ZONING

SECTION 118-1450 SPECIAL PERMIT APPLICATION INSTRUCTIONS

A. APPLICATION INFORMATION (3 HARD COPIES AND A DIGITAL COPY FOR ALL REQUIRED DOCUMENTS)

1. Owner of record and owner's address: All applications must include the signature of the applicant and, if the applicant is not the owner, the signature of the owner(s) of record. If the applicant is unable to obtain the signature of the owner(s) on the application form, a letter of authorization signed by the property owner(s) may be submitted instead. **Thomas J Telesco, 12 Cook st, Rowayton CT**
2. Applicant's name and address **Tom Nastasi, 198 Skyline Lane, Stamford CT**
3. Address of property **151 Main Street, Norwalk CT**
4. Assessor's Map No.
5. District, Block & Lot No. **1, 87, 1**
6. Zoning District **Business No. 2**
7. Plan of Conservation and Development designation **Mixed Use Village**
8. Land Record Map No. **Map # 89. 6,470, 6952, 12,101, 12,347**
9. List all adjoining property owners and all property owners directly across the street from the subject property **See attached (A)**
10. Existing Use (s) **Used car Sales**
11. Proposed Use (s) - Include written description of proposed use(s) **See attached (B)**
12. Written legal description of subject property **See attached (C)**
13. **Property Taxes: Public Act No. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.
14. **FEE: Eight hundred and ten dollar (\$810.00) application fee** - Payment of this application fee must be made by **credit or debit card only**; cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use

(A)

4. If a public hearing is required, it is the Applicant's responsibility to notify all adjoining property owners including those across the street (see attached Notification Instructions). List the name and mailing address of such owners.

Brick Walk Condo Assoc.

152 Main St. Norwalk CT 06851

Tramontana LLC

155 Main St. Norwalk CT 06851

Gardella Bros.

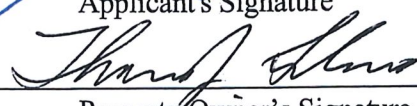
5 Holmes St. Norwalk CT 06851

Seligson Properties

143 Main St. Norwalk CT 06851

I HEREBY CERTIFY THAT ALL OF THE STATEMENTS HEREIN CONTAINED ARE TRUE AND CORRECT.


Applicant's Signature


Property Owner's Signature

(FOR STAFF USE ONLY)

COMMITTEE REVIEW DATE: _____

PUBLIC HEARING DATE (if required): _____

COMMISSION ACTION DATE: _____

EFFECTIVE DATE: _____

GRANTED ()

GRANTED W/CONDITIONS ()

DENIED ()

(Staff signature)

(B)

151 Main Street, Norwalk CT
Thomas J. Telesco – Owner

Dear Board Members,

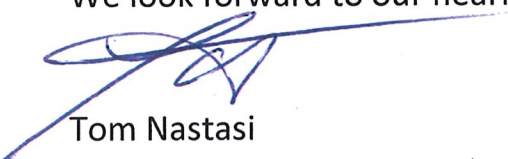
My name is Tom Nastasi, I am a real estate broker and construction manager and I represent Tom Telesco, owner of 151 Main St., Norwalk CT.

Mr. Telesco would like to build an auto repair shop specializing in vintage car repair. Mr. Telesco has over 60 years' experience in the field and has owned several locations over the years.

Prior to him buying the property, it was used as a used car lot. Mr. Telesco purchased the property in 2014 for the purpose of building a shop.

Enclosed are the plans on what he would like to build for your consideration.

We look forward to our hearing and thank you.



Tom Nastasi

EXHIBIT A

The real property known as 151 Main Street, Norwalk, Connecticut, including any buildings and improvements, being a portion of Tax Lot 1 identified on a map titled "Plot Plan of property prepared for Tramontana, LLC, 151 & 155 Main Street, Norwalk, Connecticut," prepared by Arcamone Land Surveyors, dated October 13, 200 and on filed in the Norwalk Land Records as Map No. 12101, said portion being bounded as follows:

Northerly: 85 feet, more or less, by Main Street;
Easterly: 140 feet, more or less, by Holmes Street;
Westerly: 84.75 feet, more or less, by land, in part, now or formerly of Gardella Brothers Limited Partnership, and, in part, now or formerly of L. Gardella and J. Smith;
and
Southerly: 140 feet, more or less, by land now or formerly of Tramontana, LLC.

Said property is also described as the property shown as Tax Lot 1 on the aforesaid map no. 12101 less the portion of said lot conveyed by Tramontana, LLC to Gardella Brothers Limited Partnership by deed dated June 2002 and recorded in volume 4574, page 194 of the Norwalk Land Records.

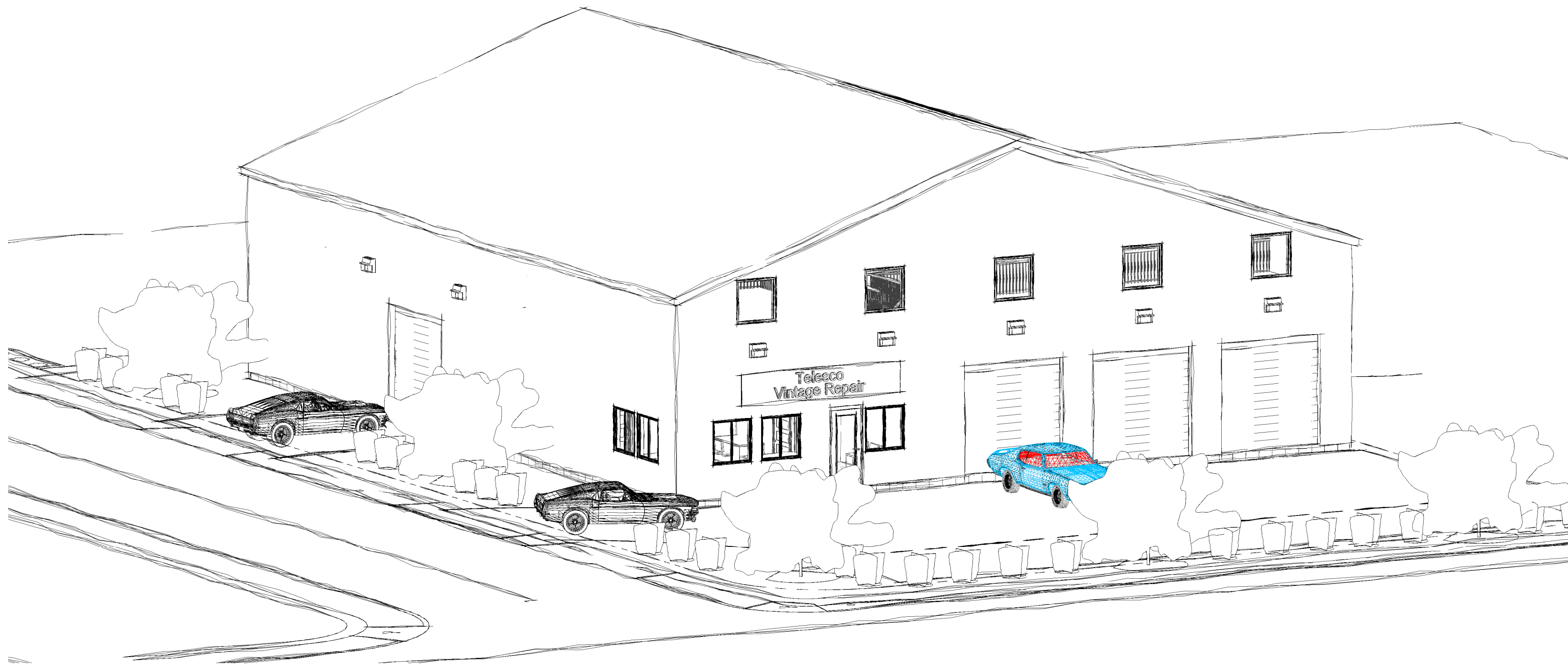
Subject to and together with the following, which shall run with the land of the 151 Main Street property and Tax Lot 2 shown on the aforementioned map. no. 12101:

1. The covenant in favor of the owner of Tax Lot 2 that any building to be constructed on the 151 Main Street property shall be located on the to the furthest extent possible to the rear of the property, wherein the westerly boundary described above is the rear boundary of the property for the purposes of this covenant.

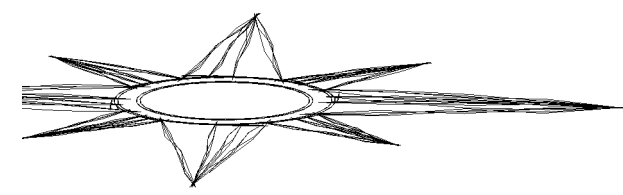
2. The covenant that the owner of Tax Lot 2 shall be entitled to maintain the fence presently on or substantially on the boundary line between the 151 Main Street property and Tax Lot 2, wherein if any damage to said fence emanates from the property on either of side of the fence, regardless of the whether such damage was caused by owner of such property or not, the owner of the property from which the damage emanated shall be responsible for the reasonable cost of repair of said damage, and the owners of the each of the two lots to otherwise be responsible for one half the reasonable cost of maintenance, repair and/or replacement of the fence.

3. In the event of any breach of the covenants herein provided, the owner of the lot in breach shall be responsible to the owner of the other lot for the reasonable cost of enforcement of said covenants, including reasonable attorney's fees.

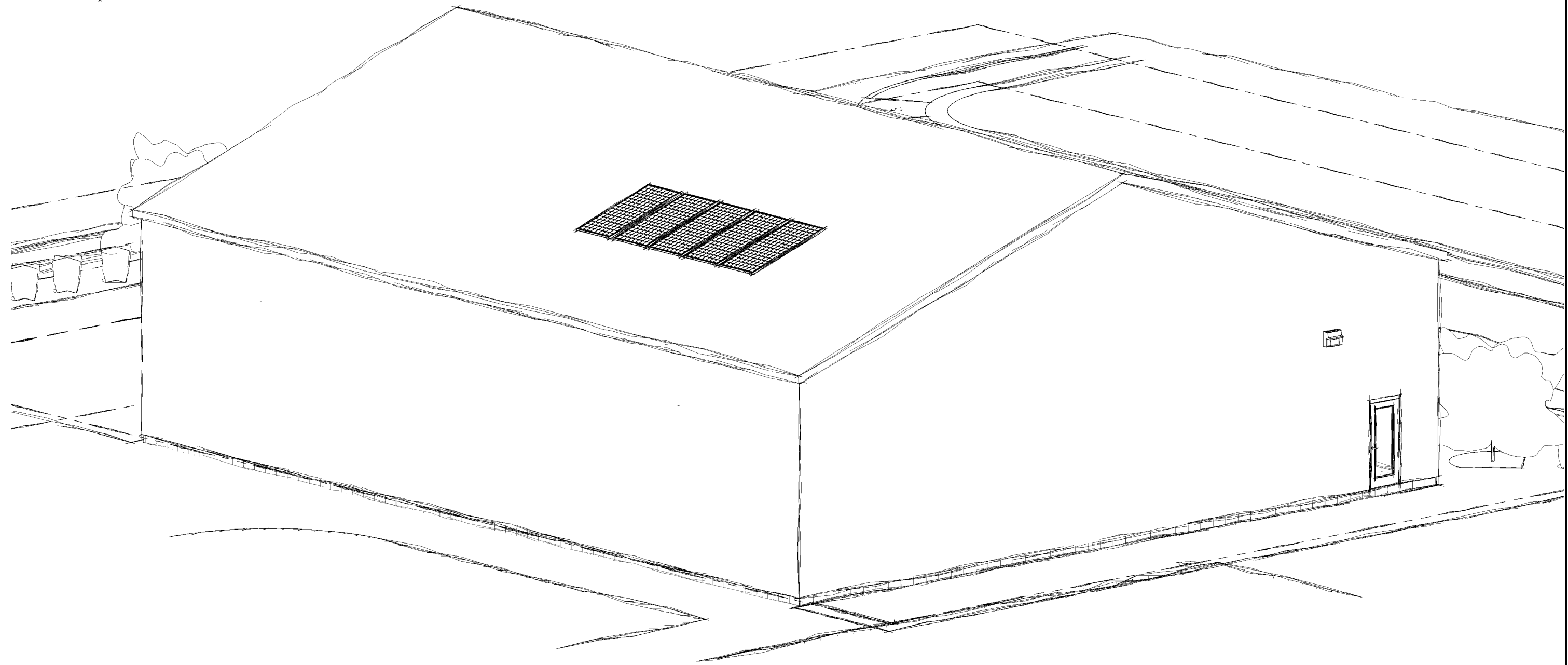
4. The owner of Tax Lot 2 agrees to the provision of the aforesaid paragraphs by virtue of being the grantor on the conveyance of the 151 Main Street property, and the owner of the 151 Main Street property agrees to the provisions of the aforesaid paragraphs by virtue of its acceptance of the deed to the 151 Main Street property.



① FRONT LEFT



48° 0"



② REAR RIGHT



③ FRONT LEFT_1
12" = 1'-0"

REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCAT BUILDING AND FLIP LAYOUT	1	2-16-22
FOR PERMIT AND CONSTRUCTION		
NO.		DATE

J H T
ARCHITECTURE LLC

167 MAIN STREET APT 1R NORWALK CT 06851
JHTARCHITECTURE.COM 203 . 858 . 5710 JHTARCH @ OPTONLINE.NET

ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

3D

JOB # :	2125	DRAWING NO.
SCALE :	12" = 1'-0"	
DATE :	10/17/22	

A00

D R A W I N G S P E C I F I C A T I O N S

GENERAL

- REMOVALS AND NEW CONSTRUCTION AS PER THE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING FIELD DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF RELATED PHASES OF CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED IF QUESTIONABLE OR CONFLICTING CONDITIONS OR DIMENSIONS EXIST WHEN COMPARED TO THESE DOCUMENTS. DUE TO SLIGHT DISCREPANCIES FROM PLOTTING, BLUEPRINTING, **EXACT SCALE THE DRAWINGS.**
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES WHERE APPLICABLE:
- DESIGN LOADS, 1 & 2 FAMILY DWELLINGS:
A. FLOORS (LIVING SPACES) - 40 PSF LIVE / 20 PSF DEAD
B. FLOORS (SLEEPING ROOMS) - 30 PSF LIVE / 20 PSF DEAD
C. ROOF - 40 PSF LIVE / 20 PSF DEAD
D. SOIL BEARING - 2500 PSF (MIN. ASSUMED)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY PERMITS AND ASSOCIATED FEES, SIGN-OFFS, CERTIFICATE OF OCCUPANCY, ETC., INCLUDING INITIAL BLDG. PERMIT UNLESS OTHERWISE DIRECTED BY OWNER.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL PROVIDE WORKMENS COMPENSATION, COMPREHENSIVE LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY LAW. PROVIDE CERTIFICATE OF SAME TO OWNER / CLIENT.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BE FAMILIAR WITH ALL EXISTING CONDITIONS ALONG WITH THE SCOPE OF NEW WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, INCLUDING ANY ITEMS TO BE PROVIDED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL TESTS AND INSPECTIONS PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR AGENTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR ACTS, EMPLOYEES, AND OTHERS PERFORMING ANY WORK, UNDER CONTRACT WITH THE CONTRACTOR.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- THE OWNER MAY ORDER CHANGES IN THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. HOWEVER, ALL SUCH PROPOSED CHANGES MAY ONLY BE PERFORMED UPON RECEIPT BY THE G.C. OF WRITTEN AUTHORIZATION OF THE OWNER, IN THE FORM OF A CHANGE ORDER, TO PERFORM SUCH CHANGES.
- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN AN ORDERLY AND CLEAN MANNER. WHEN DAILY WORK IS COMPLETED, SITE SHALL BE REGULARLY MAINTAINED IN SUCH A MANNER AS TO BE CONSIDERED SAFE FOR ADULT-SUPERVISED YOUNG CHILDREN. WHEN THESE CONDITIONS CANNOT BE MET, THE CONTRACTOR SHALL NOTIFY THE OWNER THAT THE SITE, IN HIS OPINION, IS NO LONGER SAFE FOR SUPERVISED YOUNG CHILDREN.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CONSTRUCTION SCHEDULE. ALL WORK TO BE DONE IN A TIMELY MANNER.
- THE CONTRACTOR TO PROVIDE A WAIVER OF LIENS ON ALL ITEMS AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR TO GUARANTEE ALL WORK FOR THE MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES OF MATERIALS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE SCOPE OF WORK.
- THE CONTRACTOR TO PROVIDE ALL TEMPORARY UTILITY CONNECTIONS NECESSARY FOR HIS WORK AND THE WORK OF OTHER TRADES.
- THE CONTRACTOR SHALL PROVIDE WATER AND TOILET FACILITIES UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER.
- THE CONTRACTOR SHALL TELEPHONE & NOTIFY "CALL BEFORE YOU DIG" @ (800) 922-4455 PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR TO PROVIDE RELEASE OF LIENS FROM ALL SUBS & SUPPLIERS OF MAJOR MATERIALS & EQUIPMENT.
- PROVIDE ADEQUATE PROTECTION FOR ALL ANY LANDSCAPE THAT MAY BE AFFECTED DURING SCOPE OF WORK INDICATED IN THESE DRAWINGS.
- CONTRACTOR TO DISCUSS ANY/ALL DISCREPANCIES THEY NOTE WHEN REVIEWING CONSTRUCTION DOCUMENTS AND CLARIFY WITH ARCHITECT PRIOR TO COMMENCEMENT OF PROJECT.

DEMOLITION

- THE CONTRACTOR TO PROTECT THE EXISTING CONDITIONS NOTED TO REMAIN OR SCHEDULED FOR REUSE.
- WORK TO INCLUDE SELECTIVE WRECKING AND REMOVAL OF ITEMS AS SHOWN ON THE DRAWINGS ALONG WITH ALL UTILITIES AND SERVICES ASSOCIATED WITH THEM.
- REMOVE ALL WALLS, PORTIONS OF WALLS, DOORS, WINDOWS, ETC. AS SHOWN ON THE DRAWINGS. INCLUDE ANY WALL OR FLOOR COVERINGS, ELECTRICAL FIXTURES, AND CONDUITS REQUIRED FOR COMPLETE SCOPE OF DEMOLITION WORK. STORE OR DISCARD ANY ITEMS AS PER DRAWINGS, AND SCHEDULES OR AS DIRECTED OR REQUESTED BY OWNER.
- ALL MATERIALS TO BE STORED FOR REUSE SHALL BE ADEQUATELY PROTECTED FROM DAMAGE, DIRT, AND PILFERAGE. OWNER TO PROVIDE SECURE LOCATION FOR STORAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE REMOVAL OF DEBRIS FROM THE PROJECT SITE & INCLUDE ALL COSTS OF THIS IN HIS BID.
- ALL DEMOLITION TO BE DONE DURING APPROVED HOURS AS AGREED TO BY THE OWNER AFTER CONSULTATION WITH NEIGHBORS.
- CONTRACTOR TO PAY FOR AND PROVIDE A DEMOLITION PERMIT(S) UNLESS OTHERWISE DIRECTED BY OWNER.
- ARCHITECT TO BE NOTIFIED DURING DEMOLITION SO THAT EXISTING CONDITIONS MAY BE ADEQUATELY DEALT WITH.
- CONTRACTOR SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- REMOVE ONLY THOSE PLANTINGS & LANDSCAPING INDICATED ON THE DRAWINGS OR DIRECTED BY OWNER OR THAT MAY BE IN THE WAY OF NEW CONSTRUCTION.

SITE WORK & EXCAVATION

- PROVIDE ALL EXCAVATION AND CLEARING FOR NEW DRIVEWAY, WALKS, ETC., INCLUDING BRUSH REMOVAL, STRIPPING AND STOCKPILING OF TOPSOIL FOR REUSE, REMOVAL AND CLEARING OF ROCKS, SOIL, ETC., PROCESSED STONE BASE WHERE REQ'D, AND ROUGH & FINISH GRADING.
- ROUGH & FINISH GRADING & LEVELING AT AREAS OF PATIO REMOVAL. FILL AREAS WITH FILL & TOPSOIL TO MATCH SURROUNDING GRADES. SOD OR RE-SEED AS PER OWNER. PROVIDE ADD/ALTERNATE FOR NEW STONE PATIO WORK.
- BACKFILL AT NEW FOUNDATION WALLS TO MATCH EXISTING GRADE. REMOVE FROM THE CONSTRUCTION SITE ANY SOIL EXCAVATED FOR THE CONSTRUCTION AND NOT BEING REUSED. MAINTAIN 3'-6" COVER TO BOTTOM OF FOOTINGS. BACKFILL WITH APPROVED MATERIAL.

SITE WORK & EXCAVATION (CONT.)

- BACKFILL WITH APPROVED MATERIAL. BACKFILLING UNDER THE SLAB, AROUND PIERS, AND ON EACH SIDE OF THE FOUNDATION WALLS SHALL BE DONE IN LAYERS, NOT TO EXCEED 12" COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- EXCAVATION SHALL BE PROTECTED FROM FROST IN COLD WEATHER.
- REMOVE ALL WATER FROM EXCAVATION PRIOR TO PLACEMENT OF CONCRETE.
- FINISH LANDSCAPING, PLANTING, LAWN, AND RESEEDING ARE BY OWNER.
- CONTRACTOR TO MAKE ARRANGEMENTS FOR REMOVAL OF DEBRIS AND INCLUDE THE COST OF THIS IN HIS BID.
- ALL EXCAVATION TO BE DONE DURING APPROVED HOURS AS AGREED TO BY THE OWNER. OWNER TO CONSULT AND VERIFY APPROVED HOURS WITH NEIGHBORS.
- ARCHITECT TO BE NOTIFIED OF UNEXPECTED EXISTING FIELD CONDITIONS THAT MAY ARISE DURING EXCAVATION.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- INCLUDE ALL TREE CUTTING, STUMP REMOVAL, DEMOLITION & REMOVAL OF ANY PATIO AREAS, WALKWAYS, STEPS AND PORTIONS OF STONE WALLS, ECT. PROVIDE ALLOWANCES AND CONTINGENCIES FOR REMOVAL OF DEBRIS FROM DEMOLITION AND EXCAVATIONS.
- PROVIDE UNIT-BASED ALLOWANCES AND JUSTIFIABLE CONTINGENCIES FOR BLASTING AND ROCK EXCAVATION. INCLUDE UNIT PRICE FOR REMOVAL & DISPOSAL

MASONRY

- ALL NEW STONE AND/OR BRICK TO MATCH EX. IN SIZE, SHAPE, COLOR, INSTALLATION DETAIL, MORTAR COLOR, JOINT THICKNESS, ETC. UNLESS OTHERWISE DIRECTED BY DRAWINGS.
- INSTALL DUR-O-WAL #D/A 310, TRUSS TYPE JOINT REINFORCEMENT AT ALTERNATE COURSES OF NEW BLOCK WORK.
- TYPE OF JOINT IN MASONRY WORK TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY FINAL SELECTION WITH OWNER.
- ALL NEW EXTERIOR STUCCO OR PARING TO MATCH EX. IN TEXTURE, COLOR, INSTALLATION DETAILS, ETC..
- WINDOW SILLS IN THE STONE VENEER TO BE SLOPED FOR DRAINAGE TO THE EXTERIOR & AWAY FROM THE WOOD WINDOW SILLS.
- PROVIDE GALVANIZED STEEL LINTELS W/ FABRIC FLASHING ABOVE WINDOWS IN STONE VENEER WALLS.
- TIE NEW STONE OR BRICK VENEERS TO SUBSTRATE W/ DUR-O-WAL #D/A 213 AT 32" O.C. HORIZONTAL & 16" O.C. VERTICAL.

FOUNDATION & CONCRETE WORK

- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OF MIN. BEARING CAPACITY OF (2) TONS / SQ. FT.. CONTRACTOR TO NOTIFY THE ENGINEER WHEN CONSTRUCTION IS TO BEGIN SO THAT SOIL BEARING CAPACITY CAN BE VERIFIED AND FOOTING ELEVATIONS ADJUSTED IF REQUIRED.
- BACKFILL WITH APPROVED MATERIAL. BACKFILLING UNDER THE SLAB, AROUND PIERS, AND ON EACH SIDE OF THE FOUNDATION WALLS SHALL BE DONE IN LAYERS, NOT TO EXCEED 12" COMPACTION SHALL BE 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- BUILDING FOOTINGS, FOUNDATION & WALLS TO BE CONCRETE 3000 PSI 28 DAY. MINIMUM OF 3" COVER BETWEEN REINFORCING BARS & EARTH.
- ALL CONCRETE EXPOSED TO WEATHER INCLUDING CONCRETE FOR EXTERIOR FOUNDATION WALLS SHALL BE AIR ENTRAINED.
- MESH REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM A165 AND A82.
- ALL DETAILS, WORKMANSHIP, AND PROCEDURES SHALL CONFORM TO ACI 318, LATEST EDITION.
- ALL BARS MARKED 'CONT.' (CONTINUOUS) SHALL BE LAPPED 40 BAR DIAMETERS AT SPLICES AND CORNERS AND SHALL BE HOOKED OR EXTENDED 2'-0" MINIMUM.
- ROD REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60 TYPICALLY, GRADE 40 FOR TIES & STIRRUPS. MIN. OF 2-#5 BARS CONT. IN EA. FOOTING & 2-#5 BARS EA. AT THE TOP & BOTTOM OF FOUNDATION WALLS.
- IF CONC. BLOCK IS USED FOR FOUNDATION WALLS, TO BE GRADE "N" TYPE 1, HOLLOW LOAD BEARING CONC. MASONRY UNITS, REINFORCED W/ DUR-O-WAL BRAND TRUSS TYPE JOINT REINFORCEMENT @ ALT. COURSES. FILL BLOCK SOLID @ ALL ANCHOR BOLTS, REINFORCING RODS, AND BELOW BEARING BEAMS. BLOCK SIZE AS SPECIFIED ON THE DWGS. PROVIDE ADDL. REINFORCING AS PER DRAWINGS.
- PARGE BLOCK W/ 1/2" CEMENT MORTAR ABOVE GRADE & APPLY ASPHALTIC MASTIC WATERPROOFING BELOW GRADE.
- ANCHOR BOLTS AS PER ASTM A307 & TO BE LOCATED NO MORE THAN 6'-0" O.C. & 12" FROM CORNERS & END CONDITIONS.
- CONTRACTOR SHALL NOT BACKFILL AGAINST PIERS OR FOUNDATION WALLS UNTIL FIRST FLOOR FRAMING IS SECURED IN PLACE.
- PROVIDE DRAINAGE FABRIC IN AREAS WHERE FULL BASEMENT IS SPECIFIED.
- IF ROCK LEDGE IS ENCOUNTERED DURING THE EXCAVATION FOR NEW FOUNDATION, TIE TO CLEAN ROCK SURFACE & PIN NEW FOOTINGS & OR FOUNDATION WALLS TO ROCK W/ 16" LONG #5 BARS DRILLED & GROUTED INTO THE ROCK.

STRUCTURAL (GENERAL NOTES)

- ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BASIC BUILDING CODE OF THE STATE OF CONNECTICUT, LATEST ED.
- ALL STRUCTURAL NOTES, DRAWINGS, ETC. TO BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL & MECHANICAL SPECIFICATIONS AND DRAWINGS.
- ALL DIMENSIONS TO BE FIELD VERIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH THE ROOF, FLOORS, AND WALLS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME AND SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID 4x4 OR PSL POST SUPPORTS FOR ALL FLITCH, LVL, AND GLULAM BEAMS UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING BELOW ALL POSTS DOWN TO FOUNDATION. POSTS LARGER THAN 4" X 4" MAY BE SUBSTITUTED WITH COMPOSITE 2 X 4 PSL POSTS AS APPROVED BY THE STRUCTURAL ENGINEER.
- EXISTING FRAMING CONDITIONS HAVE NOT BEEN VERIFIED AND SHALL BE EXPOSED DURING THE DEMOLITION PORTION OF THE WORK. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT DURING THIS PHASE SO EXISTING FIELD CONDITIONS CAN BE ADEQUATELY DEALT WITH.
- NEW FLITCH BEAMS TO BE BOLTED W/ 1/2" DIA. BOLTS @ 12" O.C., AT TOP AND BOTTOM OF BEAM, PROVIDE 1-1/2" CLEARANCE BETWEEN BOLTS AND TOP AND BOTTOM EDGES OF BEAM. STAGGERED TOP FROM BOT. BY 6"

STRUCTURAL STEEL

- MATERIAL: ASTM A36 FOR STRUCTURAL STEEL; ASTM A53, GRADE B FOR STEEL PIPE.
- WORKMANSHIP: AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
- SHOP AND FIELD CONNECTIONS SHALL BE WELDED USING E70XX SERIES ELECTRODES OR BOLTED WITH 3/4" A-325 FRICTION BOLTS, UNLESS OTHERWISE NOTED.
- BEAM CONNECTIONS SHALL BE GENERALLY IN ACCORDANCE WITH THE AISC MANUAL.
- COLUMNS SHALL BE PLUMBED AND BRACED WITH TEMPORARY BRACES UNTIL LATERAL BRACING MEMBERS ARE IN PLACE.
- BUILD TO FINISHED FLOOR ELEVATIONS AS SHOWN ON DRAWINGS OR MATCH EXISTING FINISH FLOOR ELEVATIONS AS INDICATED. NEW FLOORS TO BE:
A. STRIP OAK HARDWOOD FINISH FLOORING ON 3/4" T&G CD EXT. PLYWOOD, SCREWED & GLUED ON NEW OR EXISTING FRAMING.
B. CERAMIC TILE FINISH FLOORING ON 1 LAYER DUR-ROCK TILE BACKER BOARD ON 3/4" T&G CD EXT. PLYWOOD. SCREWED & GLUED ON NEW OR EX. FRAMING.
C. CARPET BY OWNER ON 3/4" T&G, P&T.S. PLYWOOD. SCREWED & GLUED ON NEW OR EX. FRAMING.

CARPENTRY

- FRAMING LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN YELLOW PINE, FRAMING AS PER THE DRAWINGS. ANY ALTERNATE FRAMING OR SUBSTITUTIONS SHALL BE REGAL CALULATED AND APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. 1600 PSI FLEXURE MINIMUM.
- BUILD TO FINISHED FLOOR ELEVATIONS AS SHOWN ON DRAWINGS OR MATCH EXISTING FINISH FLOOR ELEVATIONS AS INDICATED. NEW FLOORS TO BE:
A. STRIP OAK HARDWOOD FINISH FLOORING ON 3/4" T&G CD EXT. PLYWOOD, SCREWED & GLUED ON NEW OR EXISTING FRAMING.
B. CERAMIC TILE FINISH FLOORING ON 1 LAYER DUR-ROCK TILE BACKER BOARD ON 3/4" T&G CD EXT. PLYWOOD. SCREWED & GLUED ON NEW OR EX. FRAMING.
C. CARPET BY OWNER ON 3/4" T&G, P&T.S. PLYWOOD. SCREWED & GLUED ON NEW OR EX. FRAMING.
- ALL PRESSURE TREATED MATERIAL TO BE NO. 1 SOUTHERN YELLOW PINE, S4S, 40 RETENTION, FOR DECKS, SILLS, & ANY MEMBERS OR BLOCKING IN CONTACT W/ CONC. OR BLOCK FOUNDATIONS & OTHER DAMP OR WET LOCATIONS.
- ALL FLUSH FRAMING TO BE SUPPORTED ON METAL HANGERS, W/ SAFE LOAD CARRYING CAPACITY FOR REACTIONS.
- PROVIDE SOLID BRIDGING AT SUPPORT POINTS AND EVERY EIGHT (8) FEET OF SPAN. PROVIDE FIRE STOPPING AS REQUIRED IN BALLOON TYPE CONSTRUCTION AND AS REQUIRED BY APPLICABLE CODES.
- ALL SPLICES IN FRAMING MEMBERS TO OCCUR AT SUPPORT POINTS.
- NEW INTERIOR MOLDINGS, JAMBS, BASE, CROWN, CHAIR RAIL, WINDOW CASINGS, STOOLS, ETC. AND NEW EXTERIOR CORNER BOARDS, SOFFITS, FASCIAS, TRIM BOARDS, ETC. TO MATCH EXISTING OR AS DIRECTED ON THE DWGS. OR AS SELECTED BY OWNER FROM STOCK PROFILES. OWNER HAS THE RESPONSIBILITY OF ALL PROFILES. ALL NEW INTERIOR TRIM & MOLDINGS TO BE POPLAR, PAINT GRADE. IF TRIM IS TO BE STAINED, SUBSTITUTE CLEAR PINE.
- SEE TYPICAL WALL SECTION OR WALL LEGEND FOR SPECIFICATIONS OF EXTERIOR WALL FINISHES.
- EXTERIOR WINDOW ATTACHMENTS & ACCESSORIES TO BE BY WINDOW MANUFACTURER. G.C. TO COORDINATE AND PROVIDE NEW SILLS AND ANY ADDITIONAL TRIM AS REQ'D.
- ALL EXTERIOR TRIM TO BE 5/4" CLEAR HEART FINISH JOINTED REDWOOD OR CEDAR, PRIME PAINTED ALL SIDES (INCLUDING CUT ENDS) FOR FIELD FINISH. ANY EXTERIOR MOLDINGS TO BE FINGER JOINTED CLEAR HEART REDWOOD OR CEDAR, PRIME PAINTED WHITE FOR FIELD FINISH. ALL FINAL PROFILES APPROVED AS PER OWNER OR ARCHITECT.
- DOUBLE UP ALL RAFTERS, JOISTS & FRAMING ADJACENT TO SKYLIGHTS, AROUND OPENINGS, UNDER ALL PARALLEL PARTITIONS, NONBEARING PARTITIONS, ETC.
- PROVIDE TERMITE PROTECTION & SILL SEAL INSULATION @ ALL SILLS.
- ALL NEW HEADERS TO BE 2-2X10'S W/ 1/2" PLYWOOD. GUSSET UNLESS OTHERWISE NOTED.
- PROVIDE SIMPSON STRONG-TIE, OR EQUAL, JOIST HANGERS WHERE REQUIRED DUE TO INADEQUATE PREEXISTING STRUCTURAL CONNECTIONS REVEALED DURING SCOPE OF WORK. STRUCTURAL ENGINEER/ARCHITECT TO BE NOTIFIED OF EXISTING FIELD CONDITIONS.
- REPLACE OR SISTER ANY DAMAGED, CUT AWAY, OR UNSAFE FRAMING. NOTIFY ENGINEER & ARCHITECT OF ANY SUCH CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL NEW CLOSETS TO HAVE 3/4" STAIN GRADE BIRCH VENEER PLYWOOD. INSTALL W/ 1X2 BIRCH FACE EDGE ON 1X4 CLEAR PINE CLEATS. INSTALL CHROME HANGER ROD. FOR CLOSETS MORE THAN 5'-8" IN LENGTH, INSTALL 3/4" STAIN GRADE BIRCH VENEER PLYWOOD, DIVIDER W/ BIRCH EDGE @ MIDPOINT. FOR LINEN CLOSETS, PANTRY, & STORAGE CLOSETS PROVIDE 5 FIXED SHELVES ON CLEATS.
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH THE ROOF, FLOORS, AND WALLS.

THERMAL AND MOISTURE PROTECTION

- INSTALL VAPOR BARRIERS WHERE INDICATED ON THE DRAWINGS OR IN THESE NOTES.
- INSTALL INSULATION OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS. MIN. AS FOLLOWS:
FOR 2X4 STUD WALLS - 3 1/2", R-15
FOR 2X6 STUD WALLS - 5 1/2", R-21
FOR FLOORS - 8 1/4", R-30C
FOR CEILINGS - R-49.
- USE COR-A-VENT PREFABRICATED AIR CHANNEL EACH RAFTER BAY AS REQUIRED TO VENTED AREA ABOVE.
- WATERPROOF FOUNDATION W/ ASPHALTIC MASTIC BELOW GRADE.
- INSTALL CAULK JOINTS @ WINDOWS, DOORS, & CONSTRUCTION JOINTS AS REQUIRED.
- PROVIDE SILL SEAL INSULATION @ ALL FRAMING SILLS.
- ALL FLASHING TO BE LEAD COATED COPPER. FLASH OVER THE HEADS OF ALL WINDOWS, DOORS, TRIM, WATER TABLES, ROOF TRANSITIONS WHERE LOWER ROOFS INTERSECT WALLS, MASONRY CHIMNEYS, ETC. & AS SHOWN ON THE DWGS.
- INSTALL ICE & WATER SHIELD BY W.R. GRACE & CO. @ ALL ROOF OVERHANGS, GABLE ENDS, RIDGES, VALLEYS, HIPS, AND AROUND ALL ROOF PENETRATIONS.
- ALL RAIN LEADERS AND GUTTERS TO MATCH EXISTING GUTTERS & LEADERS. RUN STORM WATER DRAINS UNDERGROUND TO DAYLIGHT OR PROVIDE SPLASH BLOCKS AT GRADE (MATCH EXISTING CONDITIONS). VERIFY ANY RESTRICTIONS ON FOOTING & STORM WATER DRAINAGE WITH THE TOWN DEPARTMENTS OF INLAND WETLANDS AND ENVIRONMENTAL HEALTH.
- WRAP ALL EXTERIOR WALLS OF THE RESIDENCE W/ TYVEK HOUSE WRAP AND TAPE ALL OVERLAPPING TYVEK SHEETS (SEE DWGS. FOR SPECIFIC NOTES) BEFORE INSTALLATION OF WINDOWS, DOORS, SIDING, TRIM, ETC.
- PROVIDE NEW 2" CONTINUOUS SCREENED SOFFIT VENTS AT ALL NEW SOFFITS OTHERWISE NOTED AS PER DRAWING.
- ALL RAIN LEADERS TO MATCH EXISTING CONDITIONS. RUN TO SPLASH BLOCKS AT GRADE OR AS DIRECTED BY THE DRAWINGS.

DOORS, WINDOWS, AND SKYLIGHTS

- ALL NEW WINDOWS TO BE AS SPECIFIED ON THE DWGS. SEE WINDOW SCHEDULE FOR SIZES AND NOTES.
- ALL INTERIOR DOORS TO BE AS SPECIFIED ON THE DWGS. SEE DOOR SCHEDULE FOR SIZES AND NOTES. OWNER TO HAVE FINAL APPROVAL OF ALL DOOR STYLES AND FINISHES.
- ALL HARDWARE STYLES AND FINISHES TO BE AS SELECTED AND/OR APPROVED BY OWNER. PROVIDE A "PER DOOR" ALLOWANCE IN BID.

FINISHES AND PAINTING

- SEE FINISH SCHEDULE FOR ALL FINISHES, UNLESS OTHERWISE NOTED IN DRAWINGS.
- USE TYPES OF WALLBOARD AS FOLLOWS:
A. USE 5/8" FIRE RATED GYP. BD. IN GARAGE, UTILITY RM., & AREAS AS INDICATED ON THE DWGS.
B. USE MOISTURE RESISTANT GYP. BD. IN BATHS, KITCHENS & OTHER DAMP LOCATIONS.
C. USE DUROCK OR EQ. TILE BACKER BD. ON ALL WALL AREAS TO RECEIVE CERAMIC TILE.
- ALL NEW DRYWALL TO BE TAPED, SPACKLED, AND SANDED SMOOTH. ALL SURFACES TO RECEIVE PAINT OR WALL COVERING SHALL BE FREE FROM ALL DEPRESSIONS, CRACKS, CREVICES, ETC.
- ALL CERAMIC FLOOR AND WALL TILE TO BE INSTALLED ACCORDING TO THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) BY CONTRACTOR. INSTALLATION SHALL ALSO CONFORM TO LOCAL BUILDING CODES, ORDINANCES, TRADE STANDARDS, AND PRACTICES.
- ALL CERAMIC TILE TO BE SELECTED AND PROVIDED BY THE OWNER. INSTALLATION TO BE PROVIDED IN BASE BID, SEE DRAWINGS FOR DETAILS.
- ALL WALLS CUT FOR INSTALLATION OF NEW CONSTRUCTION & ABUTTING NEW CONSTRUCTION SHALL BE PATCHED AS REQ'D.
- OWNER TO DISCUSS SCOPE OF INTERIOR PAINT FINISHES/APPLICATIONS WITH GENERAL CONTRACTOR. G.C. TO PROVIDE ADD/ALTERNATE PRICE FOR SCOPE OF WORK DISCUSSED. ALL WALL COVERING, CARPET, VINYL TILE, SHEET FLOORING, CERAMIC OR SLATE TILE, ETC. BY OWNER AND INSTALLED BY G.C.
- EXTERIOR PAINT FINISHES ARE BY OWNER. COLOR TO BE DETERMINED.

SPECIALTIES

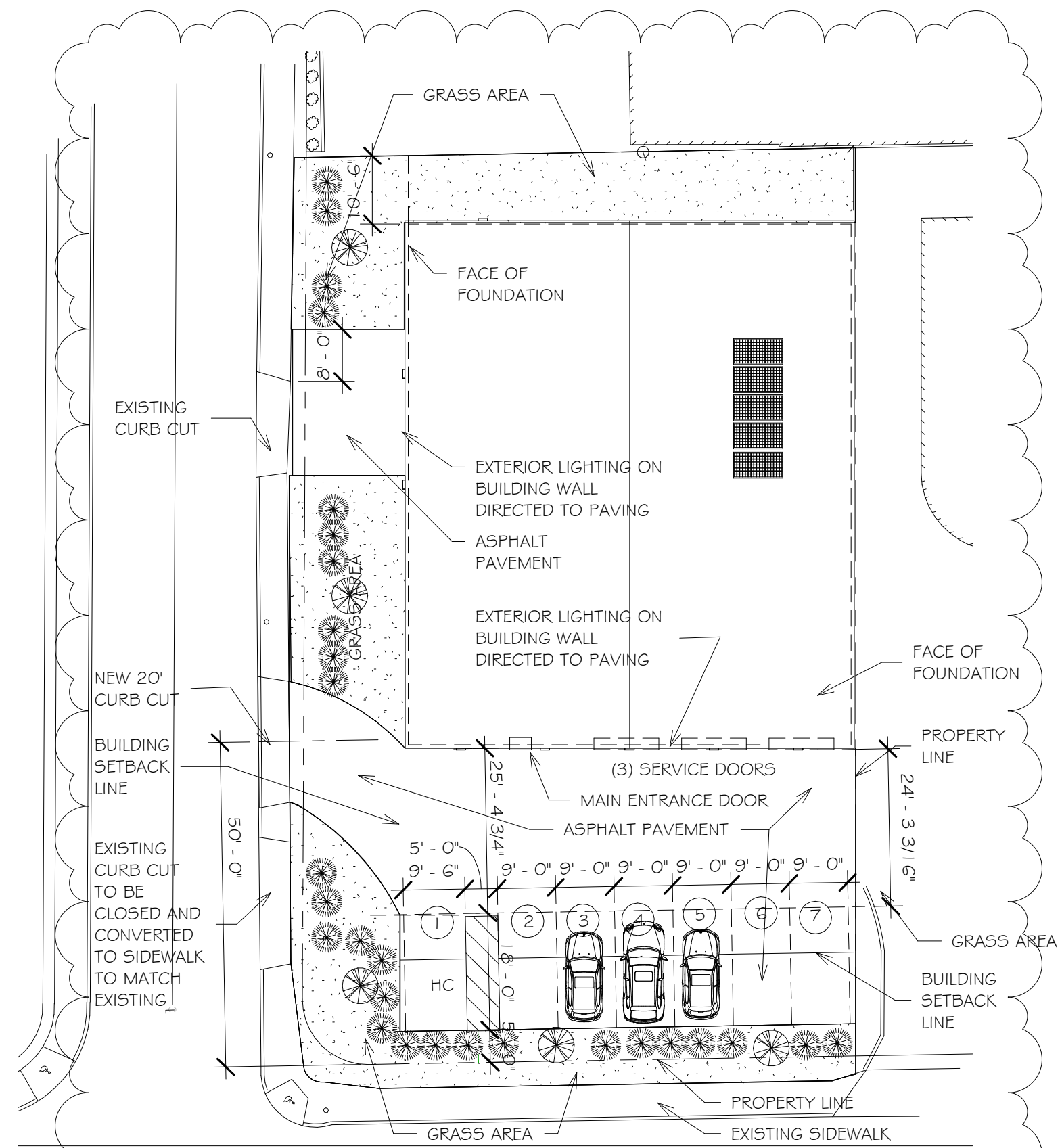
- ALL NEW BUILT-IN CABINETRY IS TO BE PROVIDED BY OWNER UNLESS OTHERWISE NOTED, AND INSTALLED BY G.C., INCLUDING NEW VANITIES, NEW MEDICINE & LINEN CABINETS, ETC. OWNER/CONTRACTOR TO DISCUSS AND COORDINATE INSTALLATION OF BUILT-INS AND CABINETRY.
- TOILET AND BATH ACCESSORIES TO BE PROVIDED & INSTALLED BY G.C. PROVIDE ALL BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION. FINAL FINISH FOR ALL BATHROOM ACCESSORIES AND HARDWARE AS PER OWNER.
- ALL KITCHEN CABINETRY IS TO BE PROVIDED BY OWNER UNLESS OTHERWISE NOTED. ALL INSTALLATION IS BY CONTRACTOR OR DESIGNATED SUB. G.C. TO COORDINATE ALL UTILITY HOOKUPS WITH RESPECTIVE SUBS FOR A COMPLETE INSTALLATION OF ALL APPLIANCES AND KITCHEN FIXTURES. KITCHEN EXHAUST FAN DUCTWORK TO BE BY HVAC CONTRACTOR AND COORDINATED BY G.C..
- ALL MILLWORK TO BE AS SPECIFIED ON THE DRAWINGS. SEE DRAWINGS FOR ADDL. NOTES AND ALLOWANCES. ALL INSTALLATION IS BY G.C. OR DESIGNATED SUBCONTRACTOR. OWNER TO HAVE FINAL APPROVAL OF ALL PROFILES AND FINISHES.
- FOR ADDITIONAL SPECIALTIES WORK, IF INCLUDED, SEE DRAWINGS FOR NOTES.

ELECTRICAL

- SYSTEMS DESIGN TO BE PROVIDED BY G.C.'S SUBCONTRACTOR. DISCUSS THE REQUIREMENTS WITH THE OWNER. ALL WORK TO COMPLY WITH LOCAL AND NATIONAL CODES (SEE GENERAL CONDITIONS).
- ALL LIGHTING FIXTURES TO BE SELECTED BY THE OWNER. THE STYLE AND COLOR OF DUPLEX OUTLETS, TELEPHONE OUTLETS, SWITCHES, ETC. TO BE SELECTED BY THE OWNER.
- PROVIDE ALL NECESSARY LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO PERFORM A COMPLETE INSTALLATION OF FIXTURES, INCLUDING, BUT NOT LIMITED TO, FEED, METERS, SUBPANELS CIRCUITING, CONDUIT, WIRING, SWITCHES, OUTLETS, CONTROLS, ETC. EXAMINE EXISTING ELECTRICAL SYSTEM AND VERIFY THE ADEQUACY OF SYSTEM TO HANDLE NEW LOAD REQUIREMENTS. PROVIDE ALTERNATE PRICE TO UPGRADE SERVICE IF REQUIRED.
- COORDINATE EXACT LOCATION OF OUTLETS, FIXTURES, ETC. WITH THE OWNER AND THE ARCHITECT.
- PROVIDE DOOR BELL, CHIMES, CABLE TV OUTLETS, TELEPHONE OUTLETS, ETC. AS DIRECTED ON THE DRAWINGS. SEE DRAWINGS FOR ADDITIONAL LOCATIONS AND NOTES.
- ALL NEW WORK WILL BE CONNECTED TO EXISTING ALARM SYSTEM.
- ALL NEW LIGHTING SHALL **NOT** BE WIRED ON THE SAME CIRCUITS AS CONVENIENCE OUTLETS.
- INSTALL HARDWIRED HEAT, SMOKE, AND CARBON MONOXIDE DETECTORS AS PER CODE.

PLUMBING AND HEATING

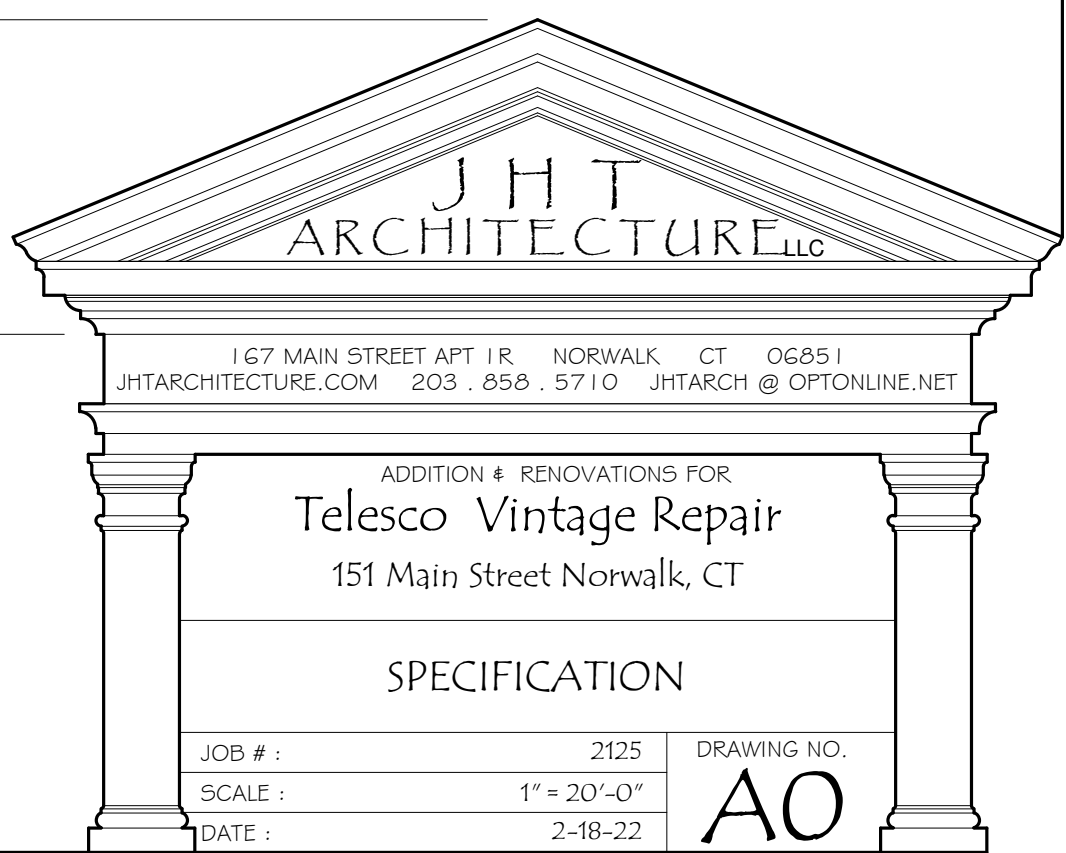
- PROVIDE ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE HVAC SYSTEM INSTALLATION. EXAMINE EXISTING HVAC SYSTEM AND DISCUSS NEW SYSTEM REQUIREMENTS WITH THE OWNER. RECOMMEND MOST EFFICIENT SYSTEM DESIGN. SYSTEMS DESIGN TO BE PROVIDED BY G.C.'S SUBCONTRACTOR. ALL MECHANICAL WORK TO COMPLY WITH LOCAL AND NATIONAL APPLICABLE CODES. (SEE GENERAL CONDITIONS.) SEE DRAWINGS FOR SPECIFIC VAC-RELATED NOTES.
- PROVIDE ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE INSTALLATION OF PLUMBING FIXTURES AS SHOWN ON THE DRAWINGS. FIXTURES TO BE SELECTED AND PROVIDED BY THE OWNER. SEE DRAWINGS FOR SPECIFIC PLUMBING-RELATED NOTES.
- ALL LAVATORIES AND BATHS TO HAVE EXHAUST FANS RATED AT A MINIMUM OF 60 CFM. SEE DRAWINGS FOR LOCATIONS. EXHAUST FAN DUCT TO VENT DIRECTLY TO EXTERIOR. **OWNER NO CIRCUMSTANCES SHALL FAN DUCTWORK VENT INTO ATTICS OR CRAWL SPACES.**
- KITCHEN VENTILATION WORK TO BE PART OF HVAC CONTRACT, INCLUDING VENT HOODS OR DOWN DRAFT FAN AND DUCTWORK. IF REQUIRED BY KITCHEN DESIGN, VENT ALL DUCTWORK TO EXTERIOR. **OWNER NO CIRCUMSTANCES SHALL FAN DUCTWORK VENT INTO ATTICS OR CRAWL SPACES.**
- ANY EXTERIOR SEWER OR SEPTIC WORK TO BE DONE WILL BE UNDER SEPARATE CONTRACT.
- PROVIDE COPPER DRIP PAN UNDER WASHING MACHINE LOCATION AND PROVIDE DRYER DUCT TO EXTERIOR FOR TENANT HOOKUP. PROVIDE ALL UTILITIES AS REQ'D FOR A COMPLETE INSTALLATION.

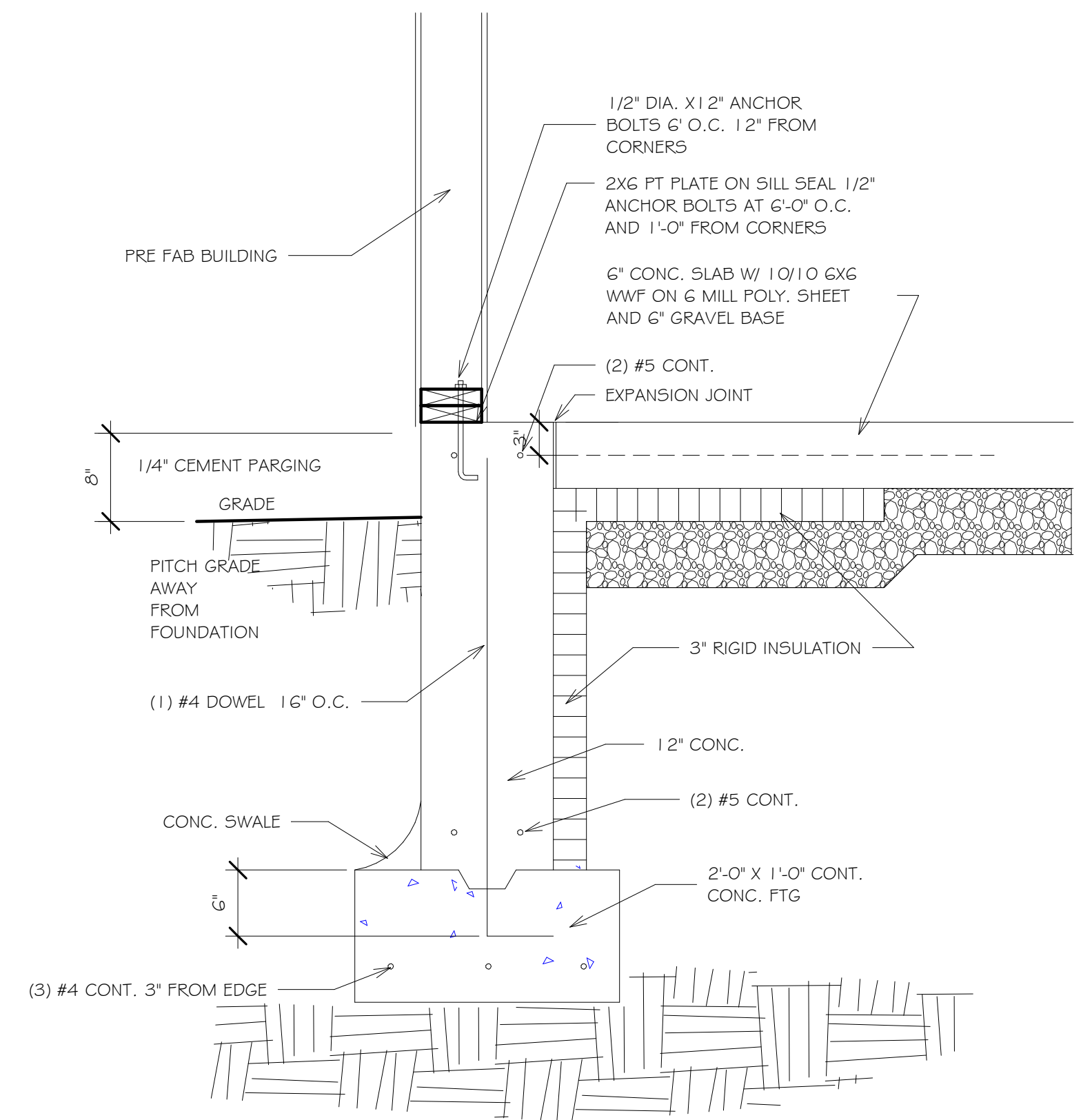


1 Site
1" = 20'-0"

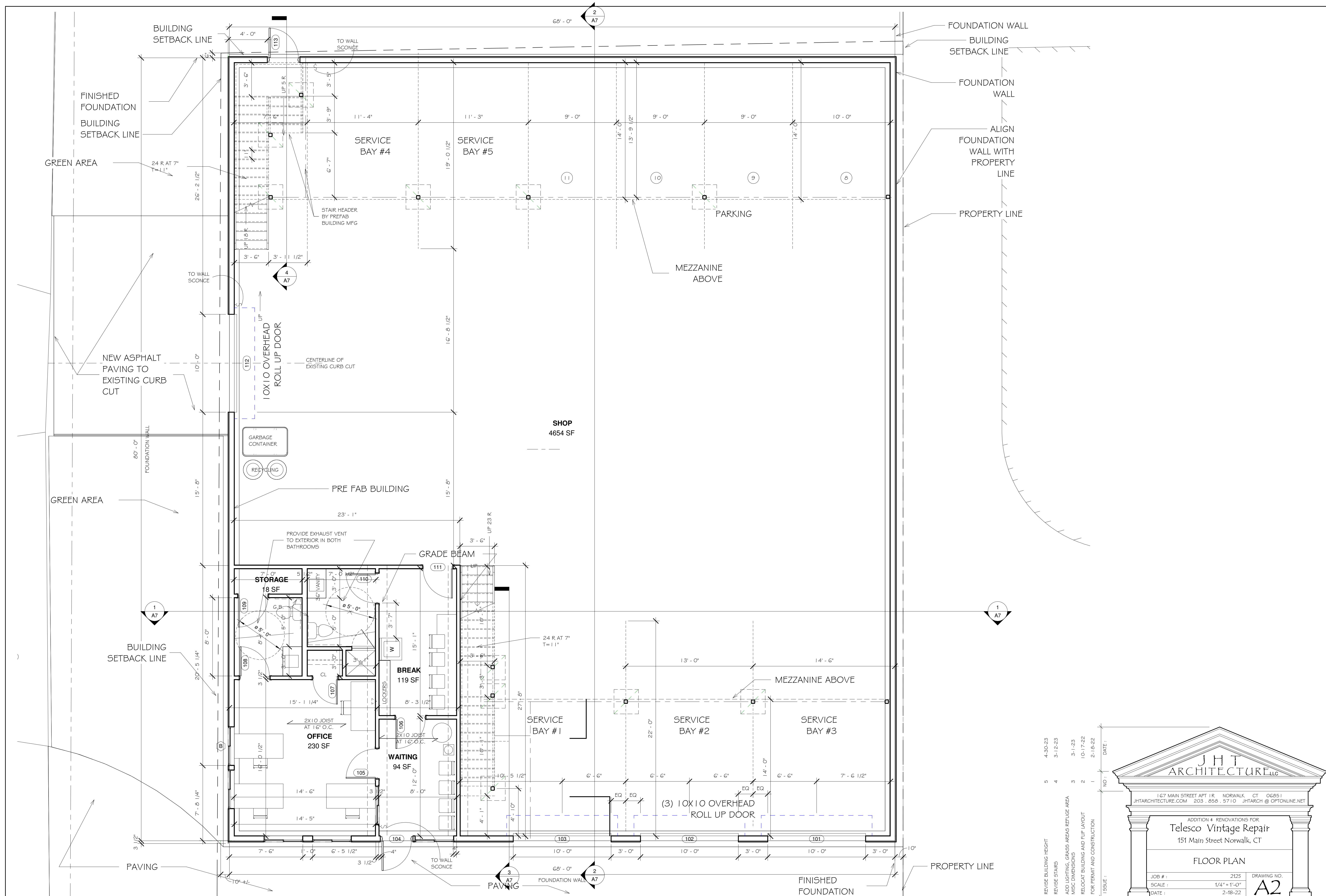
Sheet List	
Sheet Number	Sheet Name
A0	SPECIFICATION
A2	FLOOR PLAN
A5	ELEVATIONS
A1	FOUNDATION PLAN
A3	MEZZANINE
A6	ELEVATIONS
A00	3D
A7	SECTIONS
A8	LANDSCAPE PLAN
A4	ROOF PLAN

REVISE BUILDING HEIGHT 5 4-30-23
REVISE STAIRS 4 3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA 3 3-1-23
MISC DIMENSIONS 2 10-17-22
RELOCAT BUILDING AND FUP LAYOUT 3 10-17-22
FOR PERMIT AND CONSTRUCTION 1 2-16-22
ISSUE : DATE :





2 FOUNDATION DETAIL
1" = 1'-0"



REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS, REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCATE BUILDING AND FULF LAYOUT	1	2-18-22
FOR PERMIT AND CONSTRUCTION		
ISSUE :	NO :	DATE :

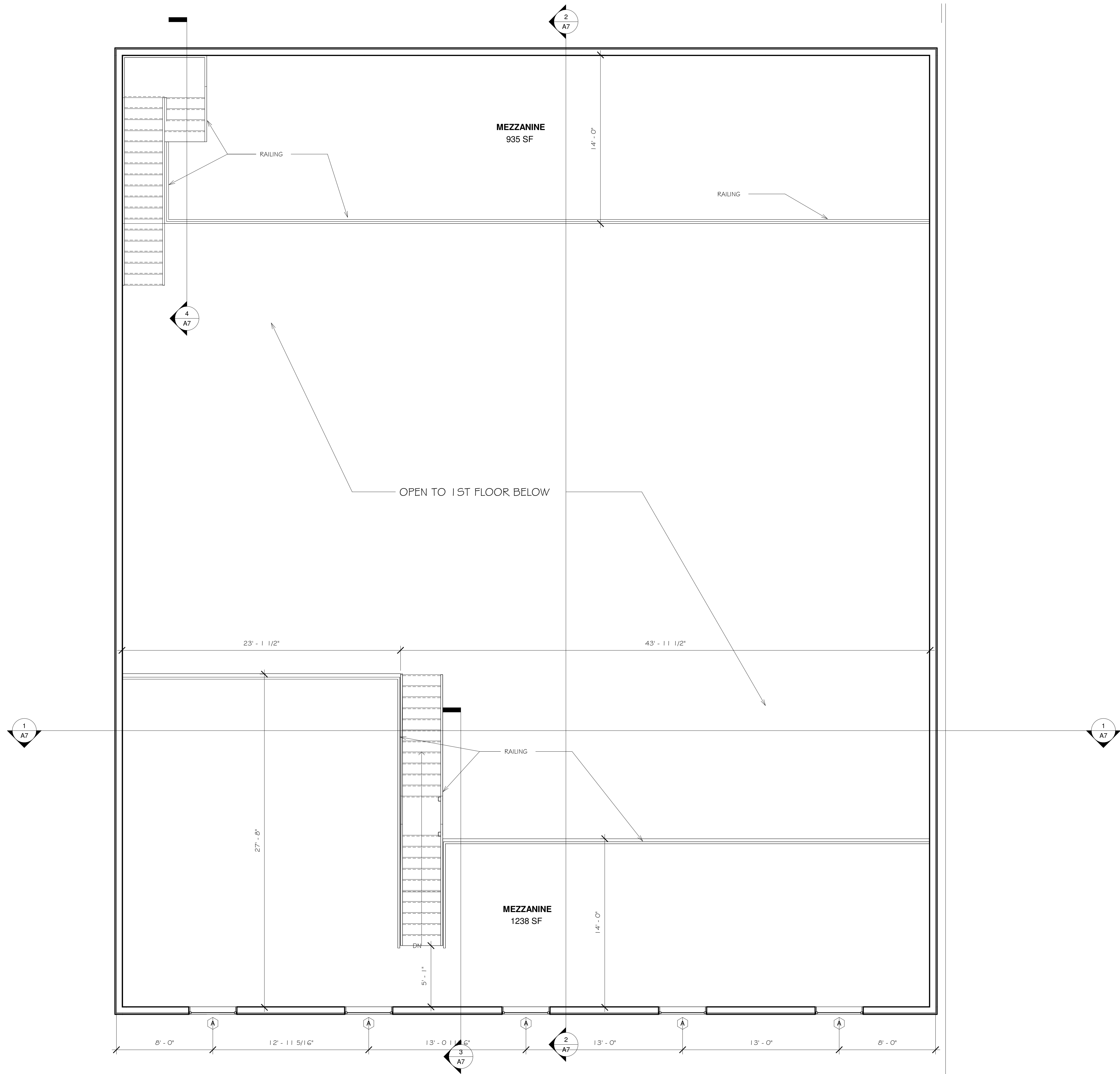
JHT ARCHITECTURE LLC

167 MAIN STREET APT 1R NORWALK, CT 06851
JHTARCHITECTURE.COM 203.858.5710 JHTARCH@OPTONLINE.NET

ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

FLOOR PLAN

JOB # : 2125 DRAWING NO. **A2**
SCALE : 1/4" = 1'-0"
DATE : 2-18-22



REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCAT BUILDING AND FLIP LAYOUT	1	2-18-22
FOR PERMIT AND CONSTRUCTION		
ISSUE :	NO :	DATE :

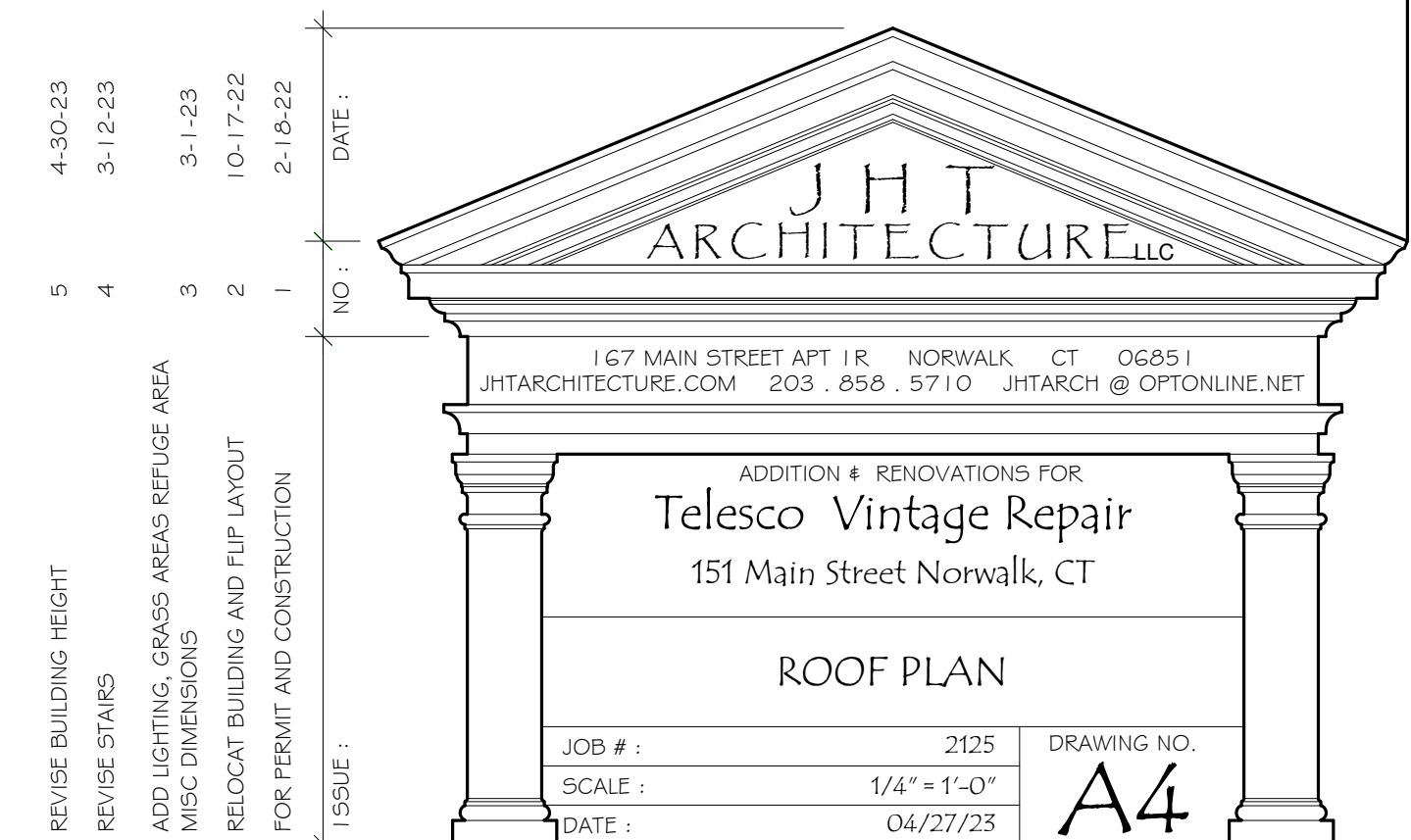
JHT ARCHITECTURE LLC

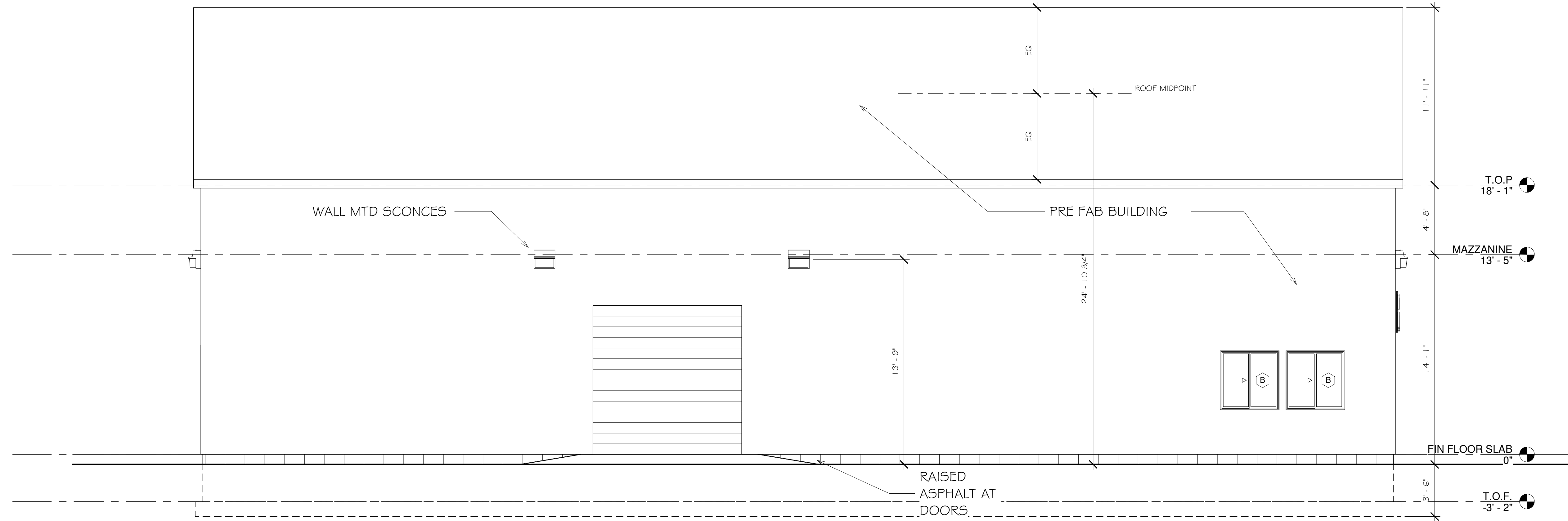
167 MAIN STREET APT 1R NORWALK CT 06851
JHTARCHITECTURE.COM 203.858.5710 JHTARCH@OPTONLINE.NET

ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

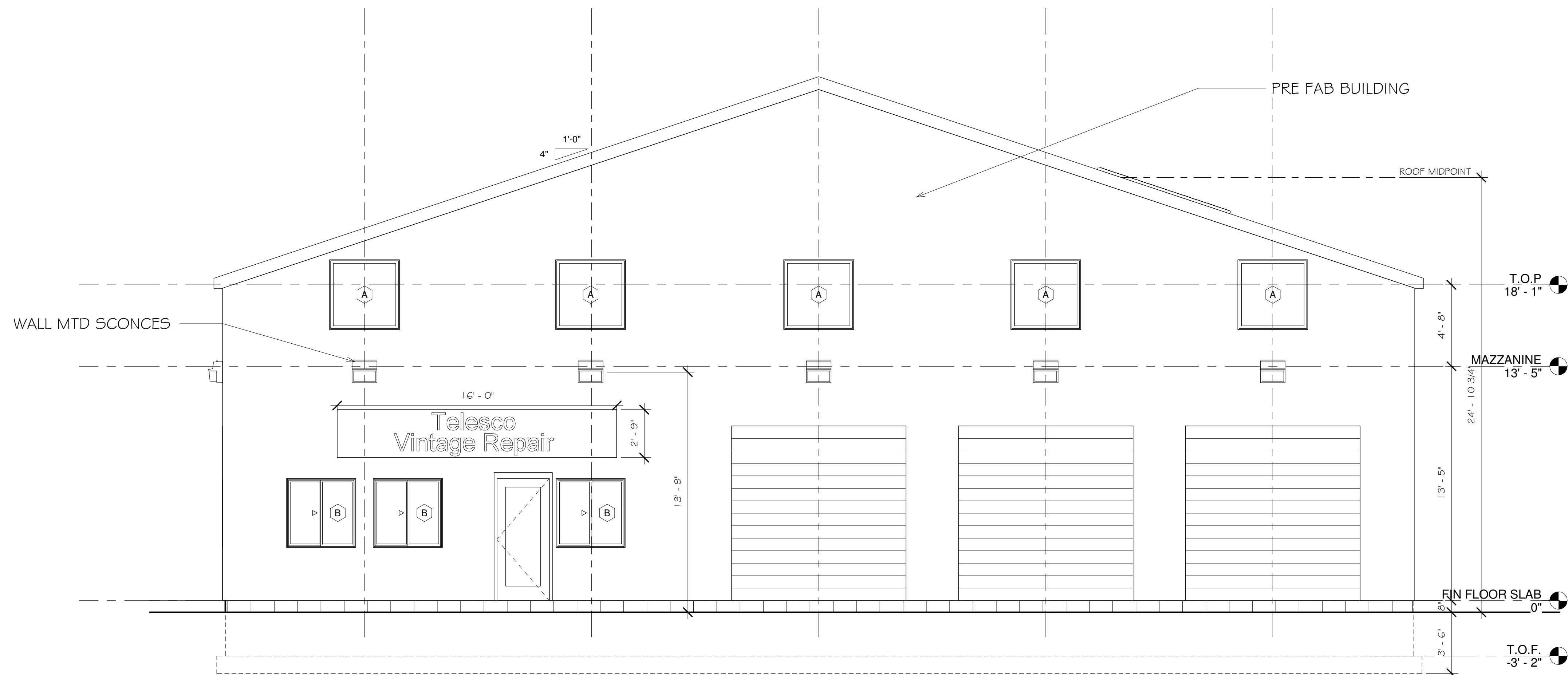
MEZZANINE

JOB # :	2125	DRAWING NO.
SCALE :	1/4" = 1'-0"	A3
DATE :	2-18-22	





② LEFT SIDE
1/4" = 1'-0"



① FRONT
1/4" = 1'-0"

REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCAT BUILDING AND FLIP LAYOUT	1	2-18-22
FOR PERMIT AND CONSTRUCTION		
ISSUE :	NO :	DATE :

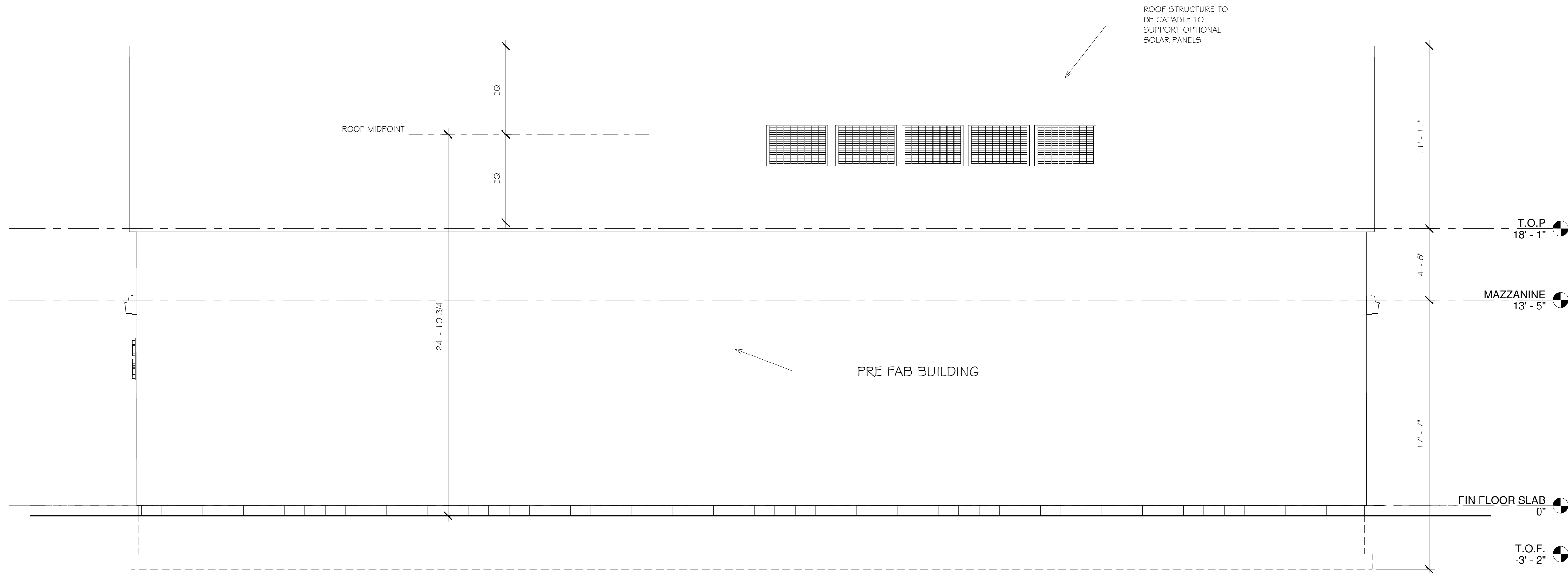
JHT
ARCHITECTURE LLC

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JHTARCHITECTURE.COM 203.858.5710 JHTARCH@OPTONLINE.NET

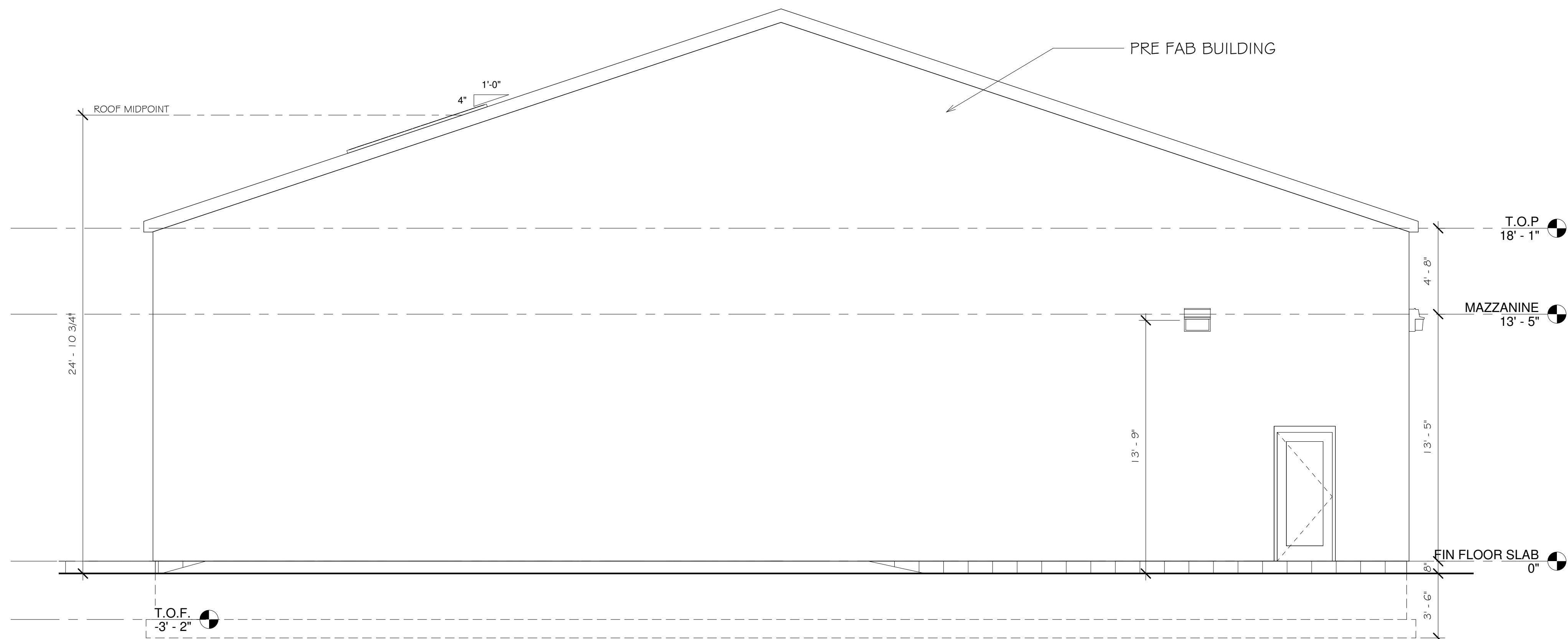
ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

ELEVATIONS

JOB # :	2125	DRAWING NO.
SCALE :	1/4" = 1'-0"	A5
DATE :	2-18-22	



② RIGHT SIDE
1/4" = 1'-0"



① REAR
1/4" = 1'-0"

REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCAT BUILDING AND FLIP LAYOUT	1	2-18-22
FOR PERMIT AND CONSTRUCTION		
ISSUE :	NO :	DATE :

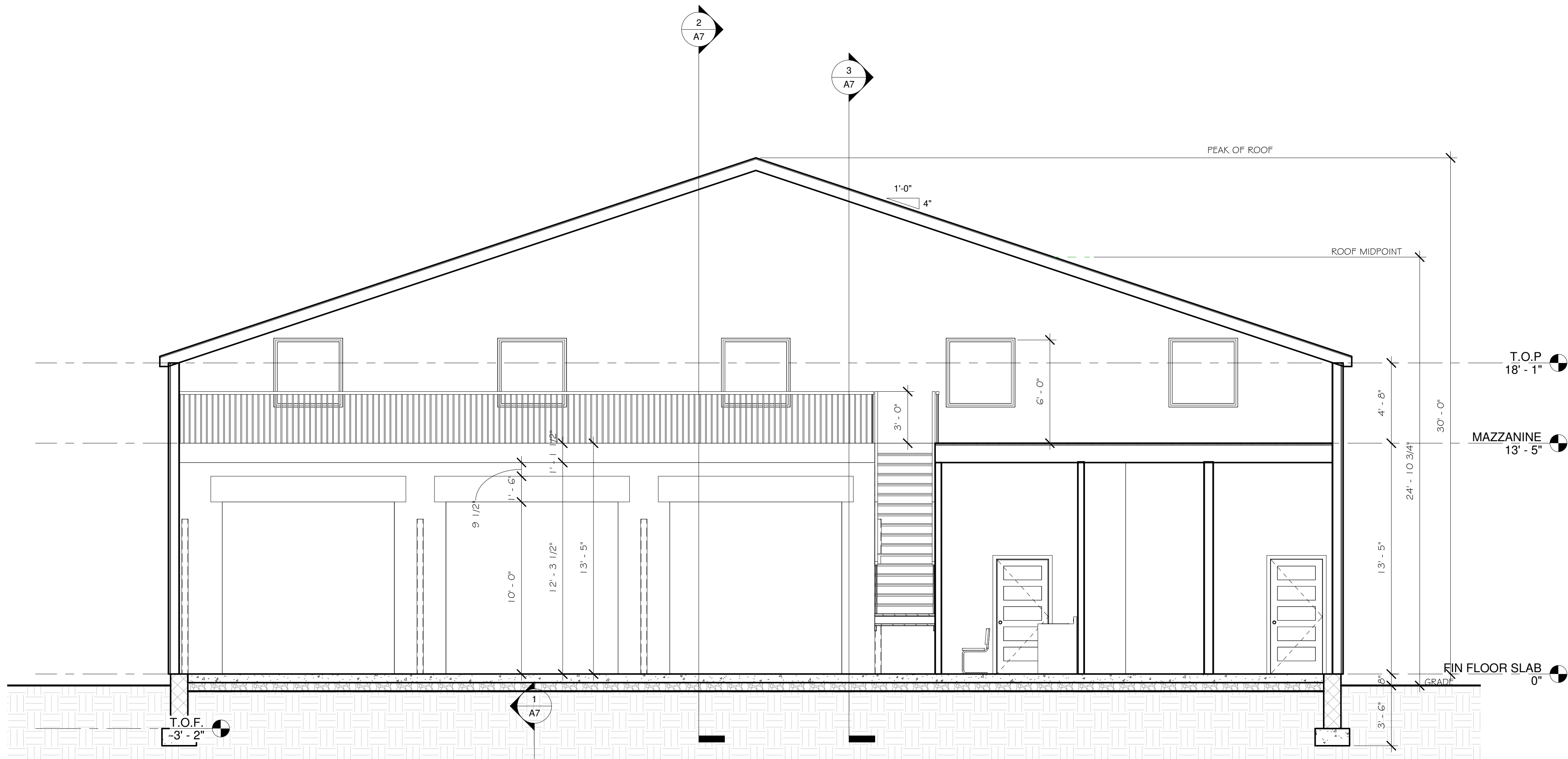
J H T
ARCHITECTURE LLC

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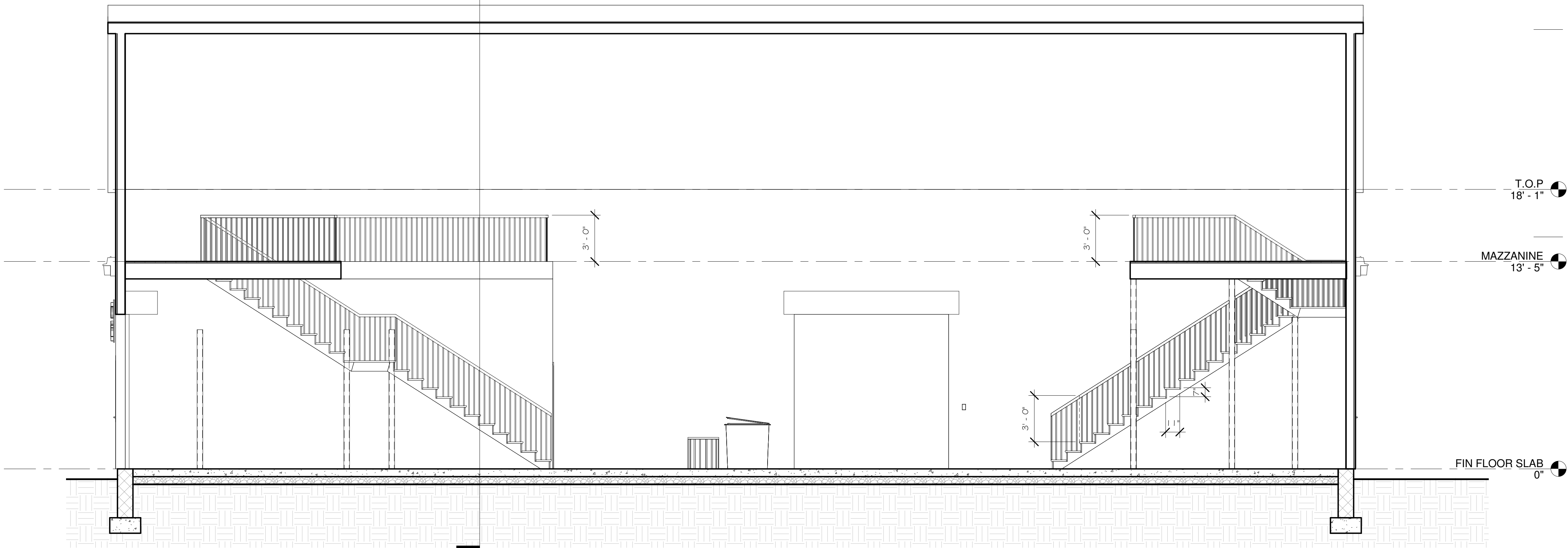
ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

ELEVATIONS

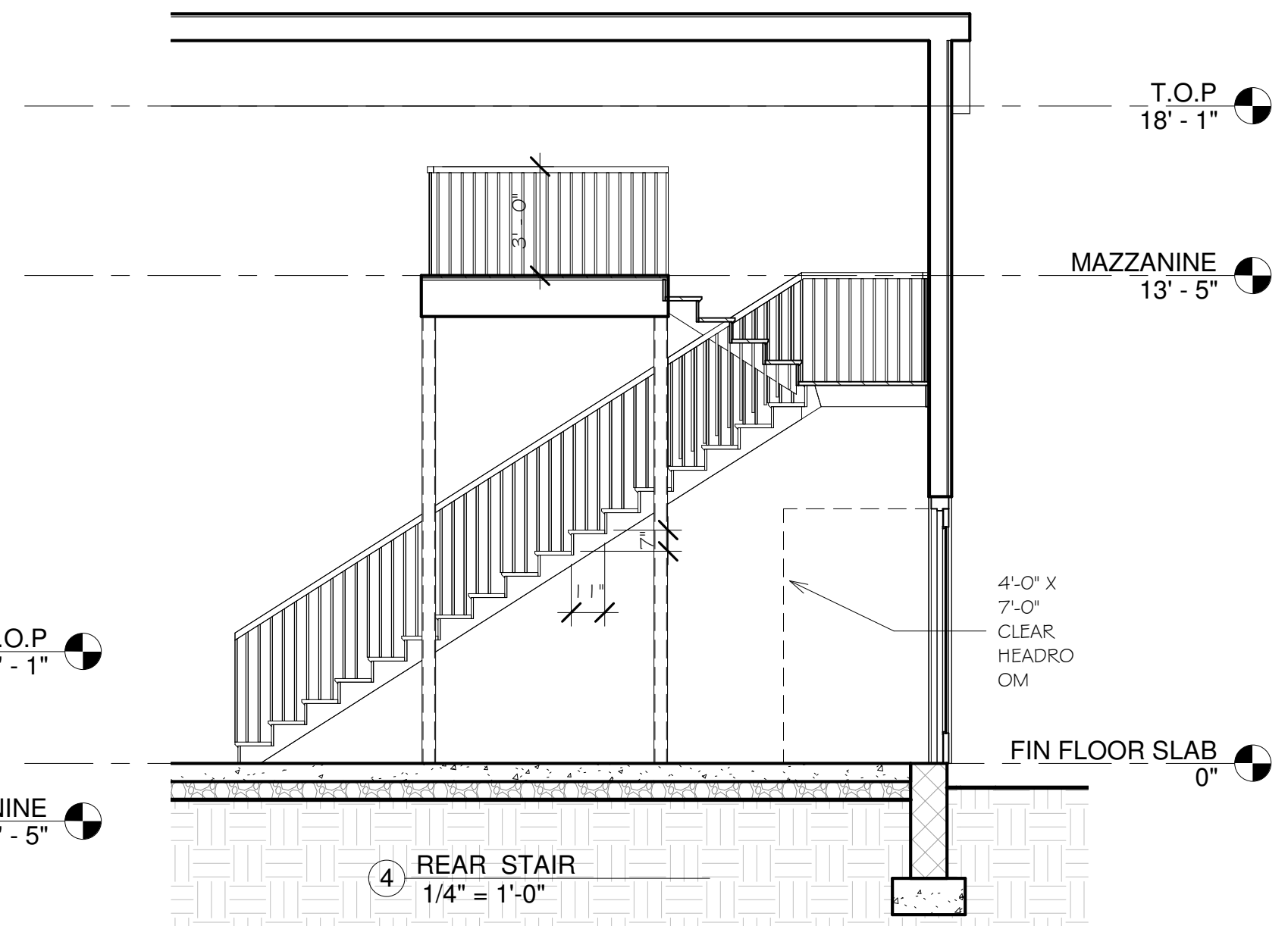
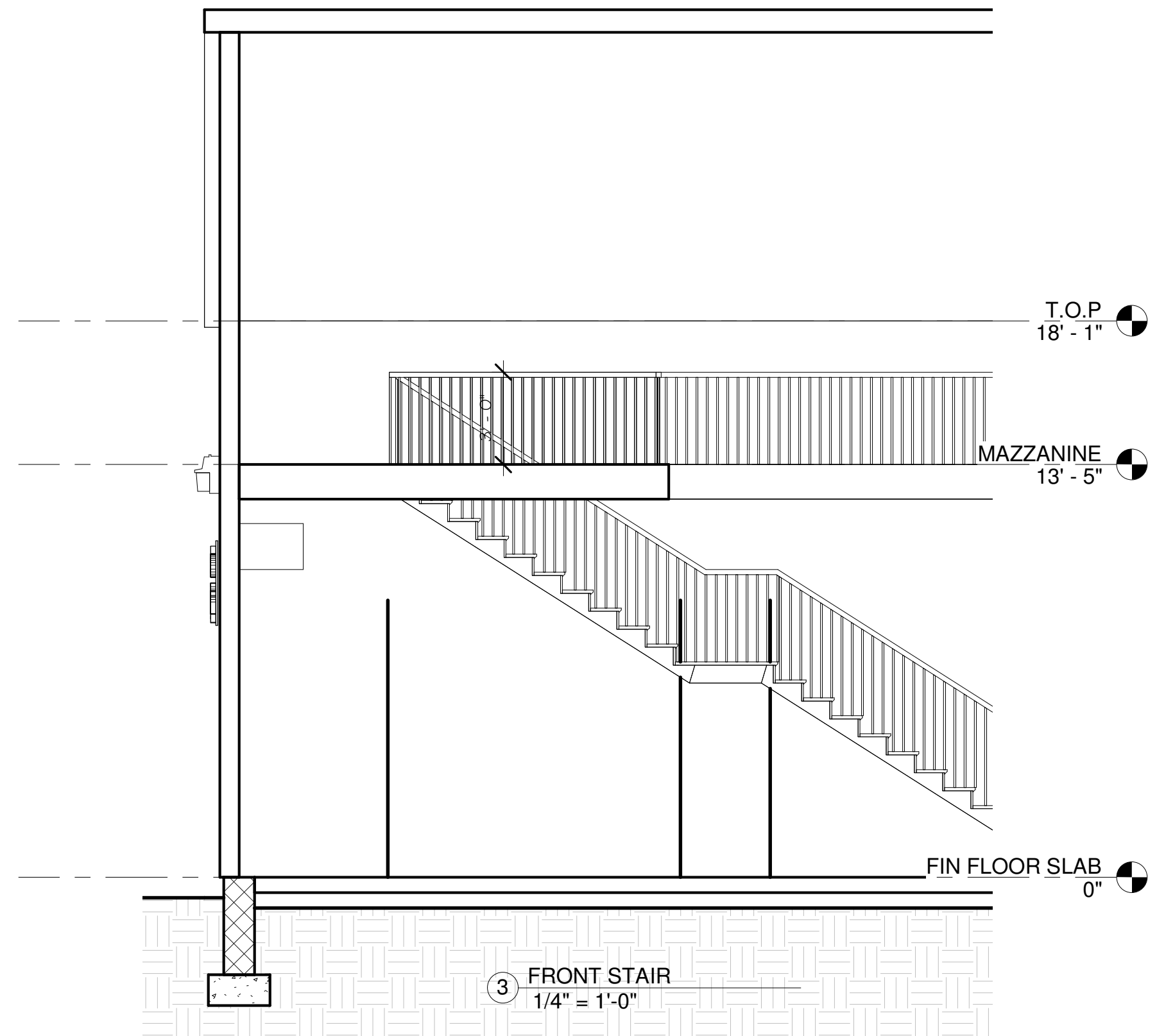
JOB # :	2125	DRAWING NO.
SCALE :	1/4" = 1'-0"	A6
DATE :	2-18-22	



1 CROSS SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
1/4" = 1'-0"



REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCAT BUILDING AND FUP LAYOUT	1	2-16-22
FOR PERMIT AND CONSTRUCTION	NO.	DATE
ISSUE :		

JHT
ARCHITECTURE LLC

167 MAIN STREET APT 1R NORWALK CT 06851
JHTARCHITECTURE.COM 203.858.5710 JHTARCH@OPTONLINE.NET

ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

SECTIONS

JOB # : 2125 DRAWING NO. A7
SCALE : 1/4" = 1'-0"
DATE : 11/04/22



REVISE BUILDING HEIGHT	5	4-30-23
REVISE STAIRS	4	3-12-23
ADD LIGHTING, GRASS AREAS REFUGE AREA	3	3-1-23
MISC DIMENSIONS	2	10-17-22
RELOCAT BUILDING AND FLIP LAYOUT	1	2-16-22
FOR PERMIT AND CONSTRUCTION		
ISSUE :	NO :	DATE :

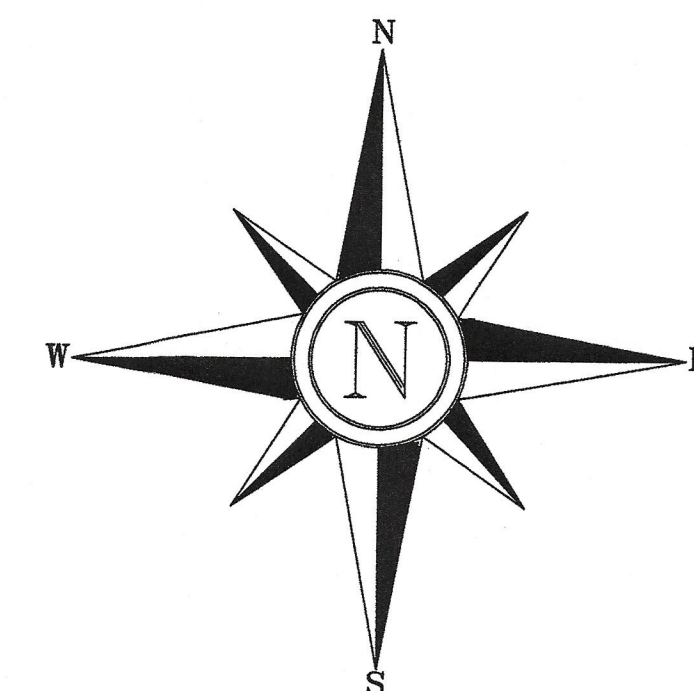
JHT
ARCHITECTURE_{LLC}

167 MAIN STREET APT 1R NORWALK CT 06851
JHTARCHITECTURE.COM 203 . 858 . 5710 JHTARCH @ OPTONLINE.NET

ADDITION # RENOVATIONS FOR
Telesco Vintage Repair
151 Main Street Norwalk, CT

LANDSCAPE PLAN

JOB # :	2125	DRAWING NO.
SCALE :	1" = 10'-0"	A8
DATE :	04/25/23	



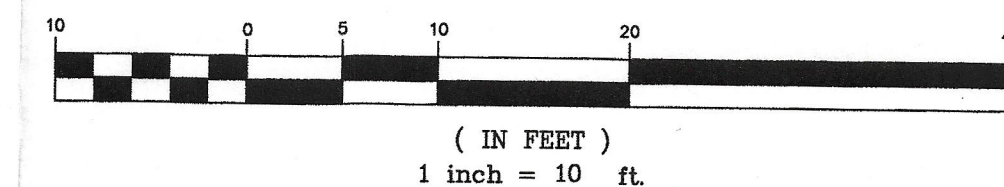
IMPROVEMENT LOCATION SURVEY - PROPOSED

PREPARED FOR

TELESCO VINTAGE REPAIR

NORWALK, CONNECTICUT

GRAPHIC SCALE



EXISTING ZONING DATA

	REQUIRED/ ALLOWED	EX. / PROP.
FRONT SETBACK	45' FROM C.L. ST.	77.2' FROM C.L. ST.
REAR	10'	10.5'
SIDE	NONE REQUIRED	0.8'
AGGREGATE SIDE	NONE REQUIRED	N/A
LOT WIDTH	50' MIN.	84.6' ±
LOT AREA	12,500 Sq. Ft.	11,866 Sq. Ft.
HEIGHT 3 STY. (35') MAX	2 STY. (25') MIN.	30' ± TO PEAK
No. STORIES	SEE ABOVE	2
LOT COVERAGE STRUCTURE	5,933 Sq. Ft. (50%)	5,440 Sq. Ft. (46%)
LOT COVER BLDG. & PARK	9,493 Sq. Ft. (80%)	8,740 Sq. Ft. (73.7%)
FLOOR AREA RATIO MAX.	0.9	
OPEN SPACE 20%	2,373 Sq. Ft.	2,495 Sq. Ft.

NOTE:

REFER TO MAPS NO. 89, 6,470, 6,952, 12,101, & 12,347 N.L.R.

AREA = 11,866 Sq. Ft.

UTILITY INFORMATION SHOWN HEREON IS NOT GUARANTEED TO BE ENTIRELY CORRECT OR COMPLETE BUT WAS OBTAINED FROM THE BEST AVAILABLE SOURCES. TEST HOLES SHOULD BE DUG WHERE CROSSINGS ARE TO BE MADE TO VERIFY DEPTHS.

PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS UNDERGROUND OR OVERHEAD.

NO ABSTRACT OF TITLE PROVIDED.

PROPERTY MAY BE SUBJECT TO ANY OR ALL NOTES APPEARING IN REFERENCED MAPS HEREON IF APPLICABLE.

EXISTING BUILDING COVERS 2.15% OF THE TOTAL LOT AREA.

LEGEND

— 92.0 — EX. CONTOUR

— 92.0 — PROP. CONTOUR

x 92.0 = EX. SPOT ELEV.

x 92.0 = PROP. SPOT ELEV.

F.B. 67 PG. 88

DRAWN BY: E.P.Jr. DATE: 06/17/14

CHECKED BY: R.T.H. 140637D.DWG PROPOSAL

JOB NO.: 140637 DRAWING NO.: 140637.DWG

SHEET 1 OF 1

REVISIONS / PRINTS

NO.	DATE	DESCRIPTION	BY
4	12/02/2022	REV. PROP. BLDG. GRADES, & ZONING	V.O.
3	03/03/2022	PROPOSED BUILDING, GRADES, & ZONING	V.O.
2	09/08/14	SPOT ELEVATIONS & UTILITIES ADDED	V.O.
1	07/07/14	APPROVAL PRINTS ISSUED	R.T.H.



ROBERT T. HAMILTON
PROFESSIONAL LAND SURVEYORS L.L.C.
Stamford, Connecticut
Phone (203) 322-1975 Fax (203) 329-2155

Robert T. Hamilton

RECEIVED
FEB 22 2023
CITY OF NORWALK
PLANNING & ZONING

SURVEY SPECIFICATIONS:

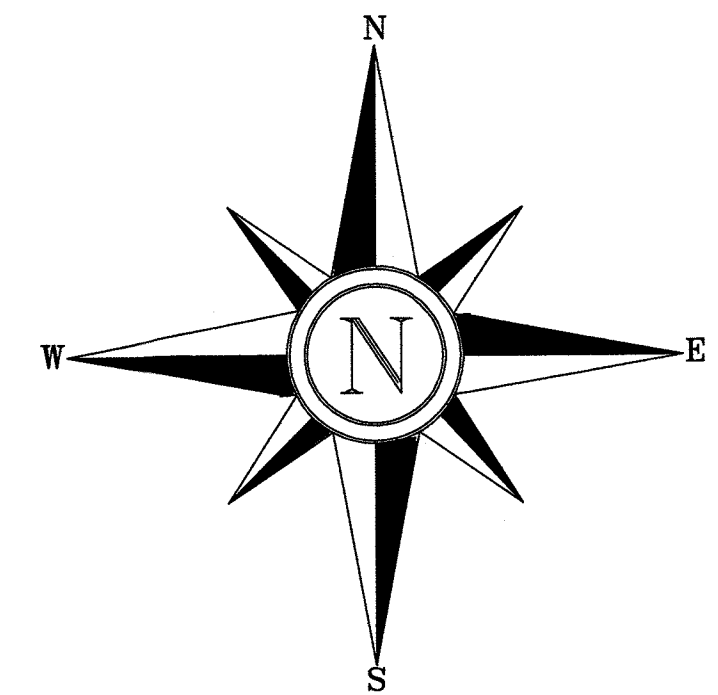
The type of survey performed hereon is a
"IMPROVEMENT LOCATION SURVEY"

Boundary determination/opinion is based on
"DEPENDENT RESURVEY"

To the best of my knowledge & belief this map is substantially correct as noted hereon, and this survey was prepared in accordance with the standards of a Class A-2 survey as defined in 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." Topography shown to Class "T-2" Standards.

BUSINESS NO. 2 ZONE

TAX LOT NO. 1 - BLOCL NO. 87 - TAX MAP NO. 13SE - DISTRICT 1



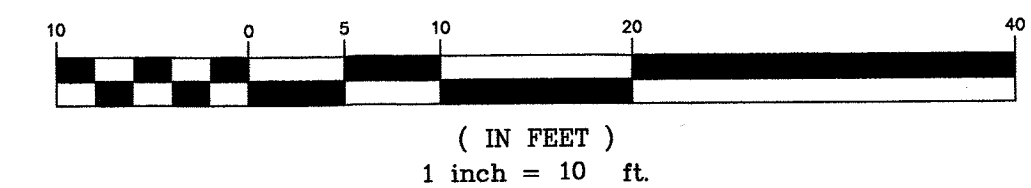
IMPROVEMENT LOCATION SURVEY - PROPOSED

PREPARED FOR

TELESCO VINTAGE REPAIR

NORWALK, CONNECTICUT

GRAPHIC SCALE



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ROBERT T. HAMILTON
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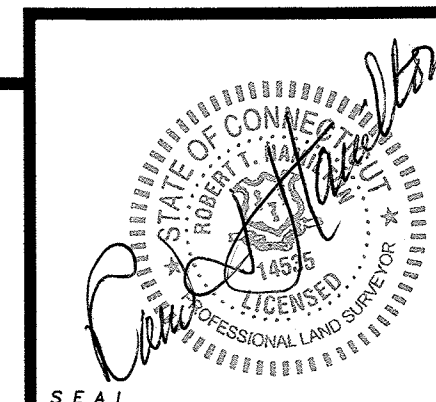
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x 92.0	PROP. SPOT ELEV.

F.B. 67 PG. 88	
DRAWN BY: E.P.Jr.	DATE: 06/17/14
CHECKED BY: R.T.H.	140637.DWG PROPOSAL
JOB NO.: 140637	DRAWING NO.: 140637.DWG
	SHEET 1 OF 1

REVISIONS / PRINTS			
4	12/02/2022	REV. PROP. BLDG. GRADES, & ZONING	V.O.
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2	08/08/14	SPOT ELEVATIONS & UTILITIES ADDED	V.O.
1	07/07/14	APPROVAL PRINTS ISSUED	R.T.H.
NO.	DATE	DESCRIPTION	BY



GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
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6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
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11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.272 ACRES

DRIVEWAY DRAIN 2
GRATE 58.0
INV. 55.9

COARSE PARTICLE SEPARATOR
INV. IN 55.7
INV. OUT 55.6

12 UNITS CULTEC R-330XLHD
RETENTION CHAMBERS (H-20 RATED)
BOTTOM ELEV. CULTECS 54.5
INV. 55.5

AREA OF DRIVEWAY ROUTED TO
RETENTION (BLUE HATCHING)

DRIVEWAY DRAIN 1
GRATE 58.0
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SILT FENCE DURING CONSTRUCTION

MUD ANTI TRACKING PAD DURING
CONSTRUCTION

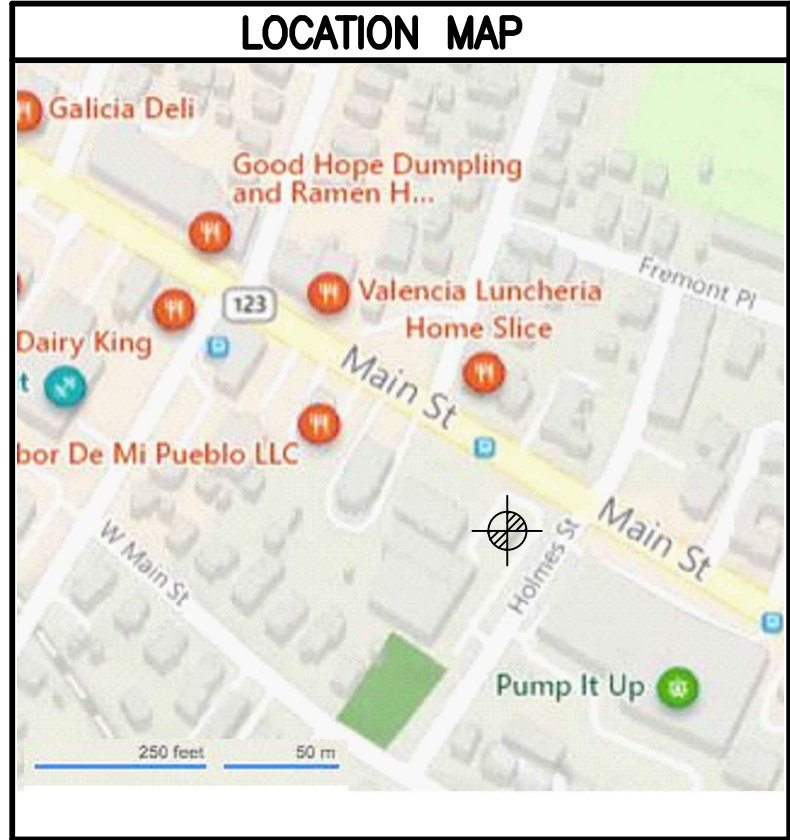
WATER SERVICE

6" PVC INSPECTION PORT CAPPED AT
GRADE

EXISTING SANITARY SEWER LATERAL TO
BE RE-UTILIZED. LATERAL TO BE
VIDEOED TO ENSURE INTEGRITY.

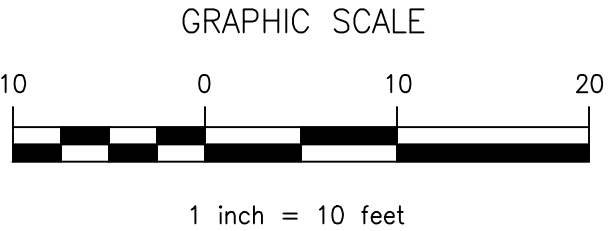
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60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

TELESKO VINTAGE REPAIR	
151 MAIN STREET	NORWALK, CONNECTICUT
DRAINAGE PLAN	
CIVIL ENGINEERS	1919 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
1 OF 2 sheet	



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GRATE 58.0
INV. 55.9

COARSE PARTICLE SEPARATOR
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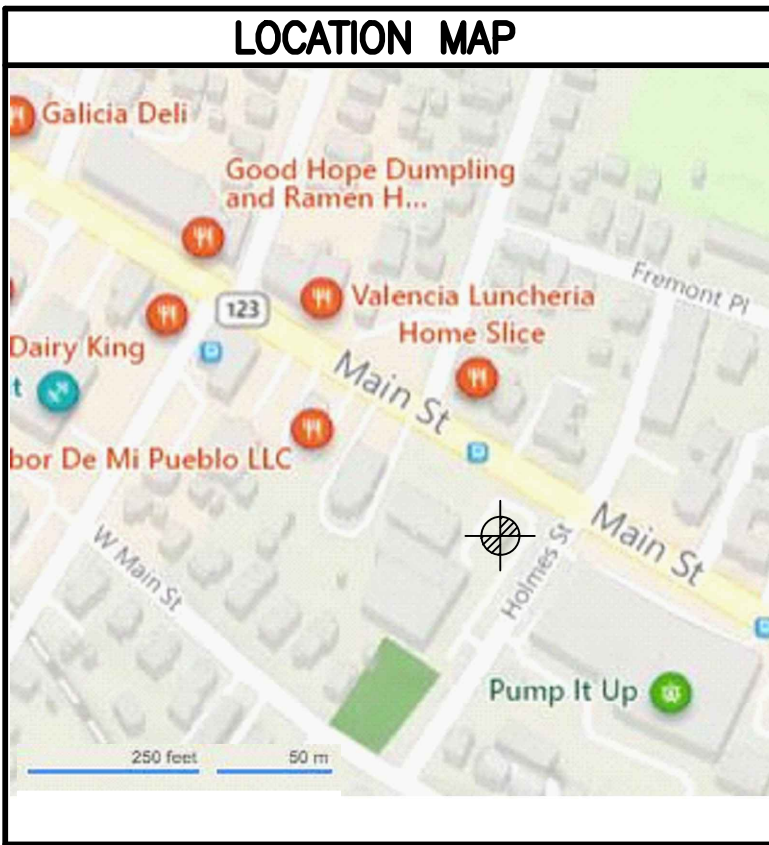
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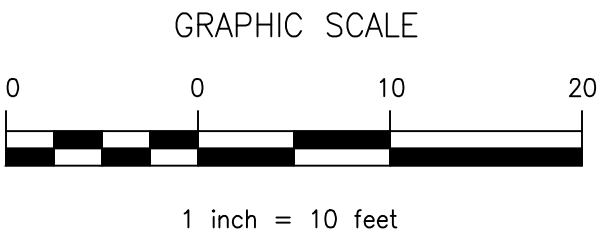
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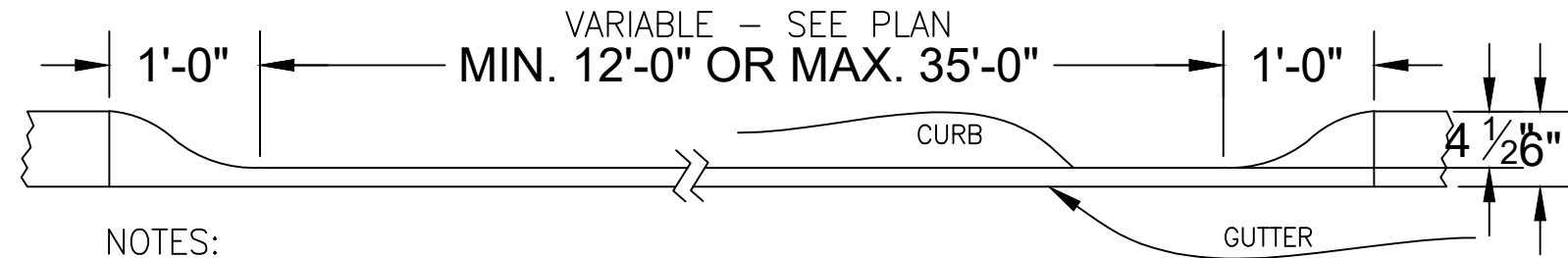
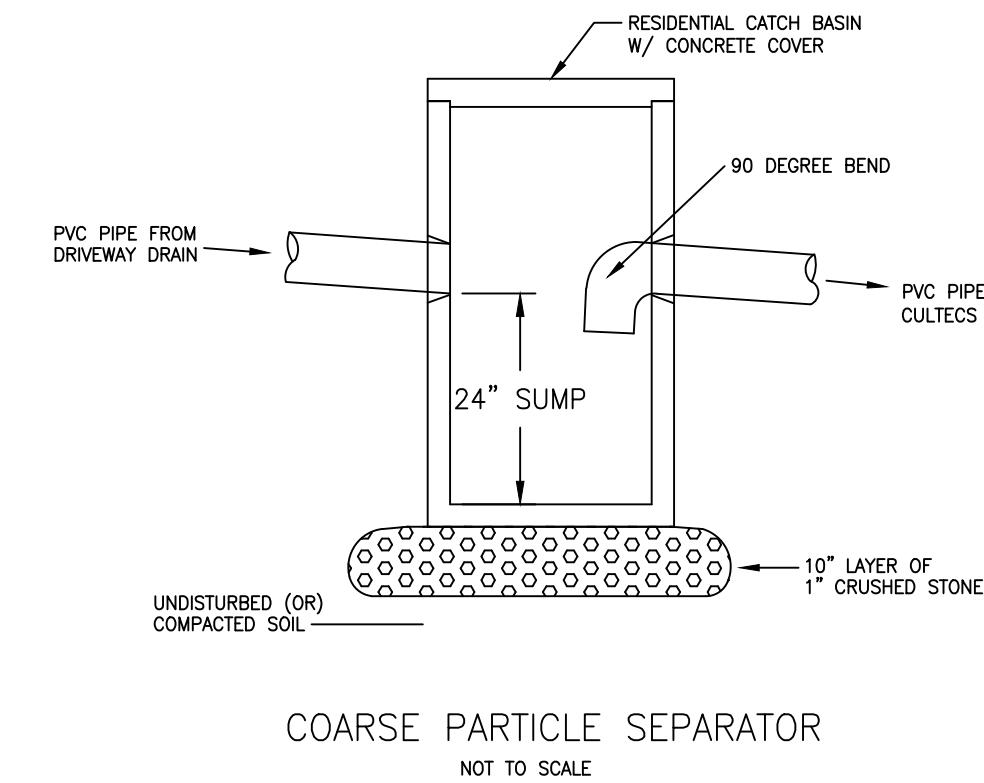
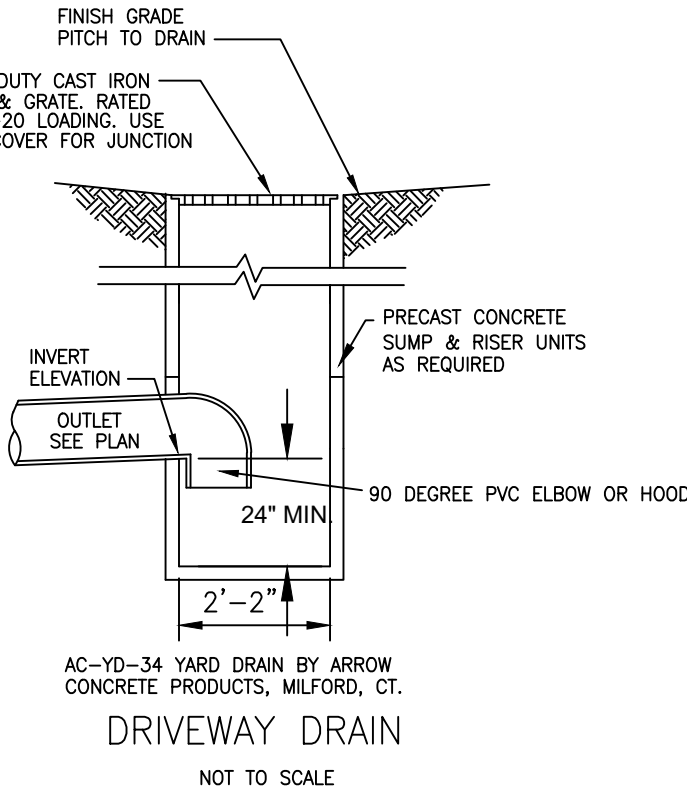
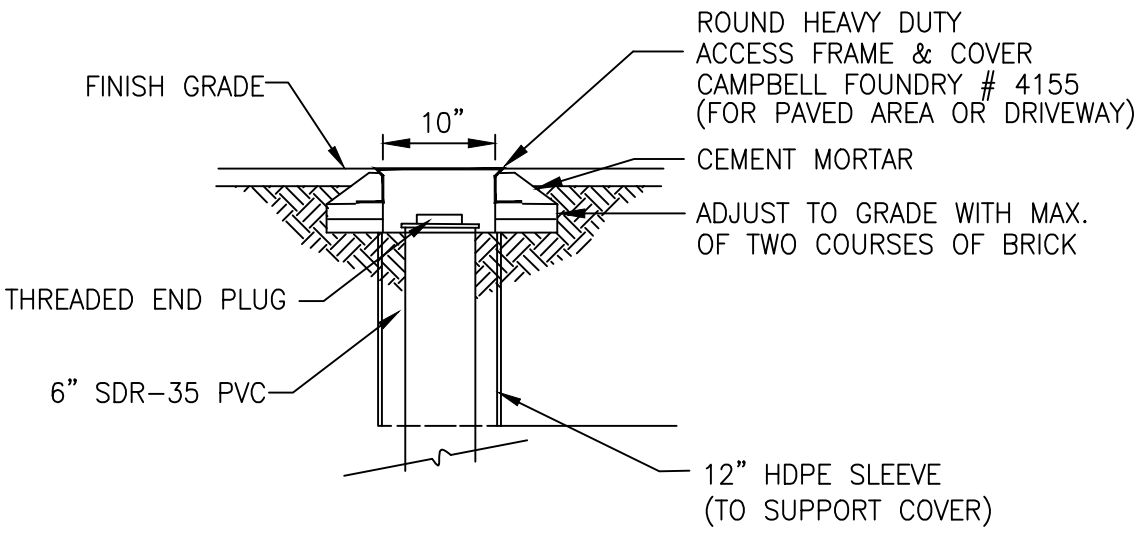
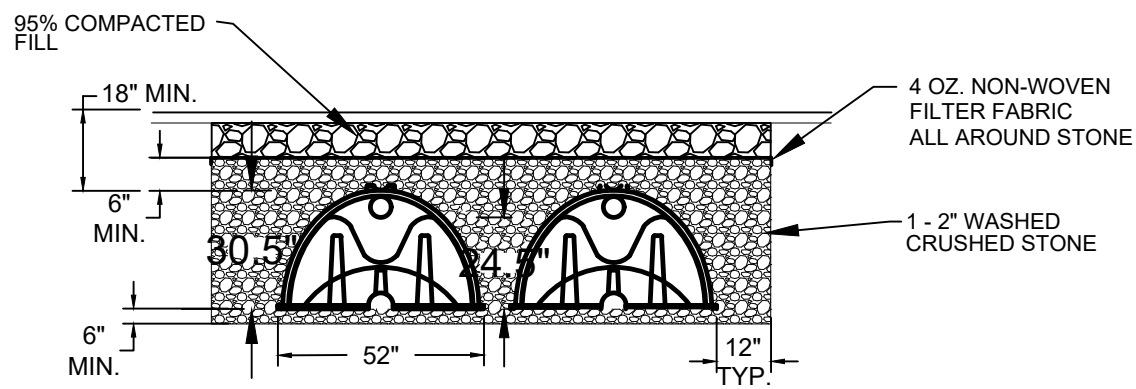
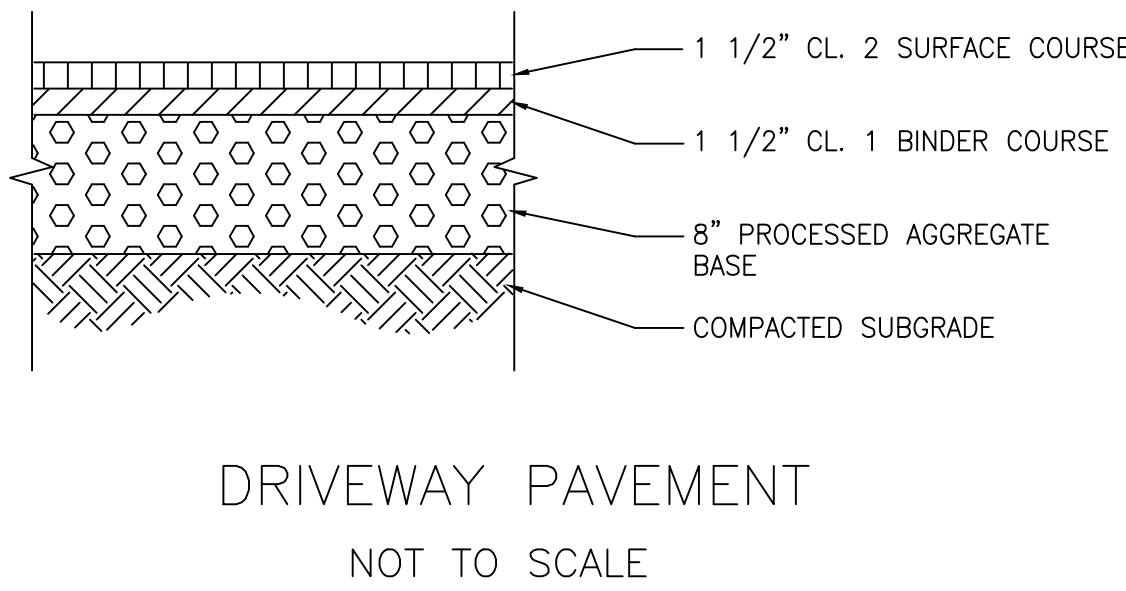
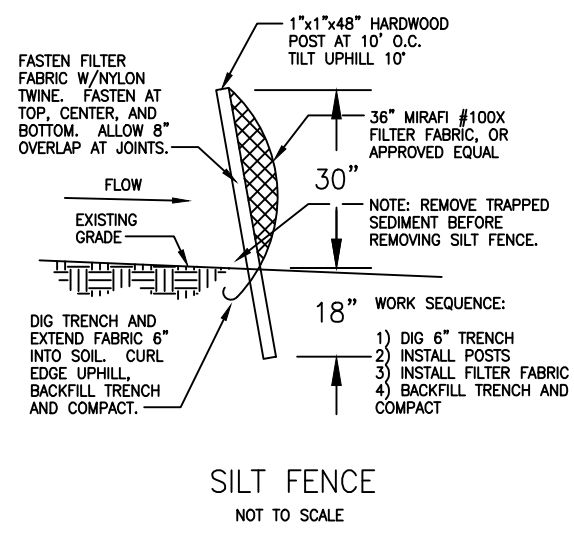
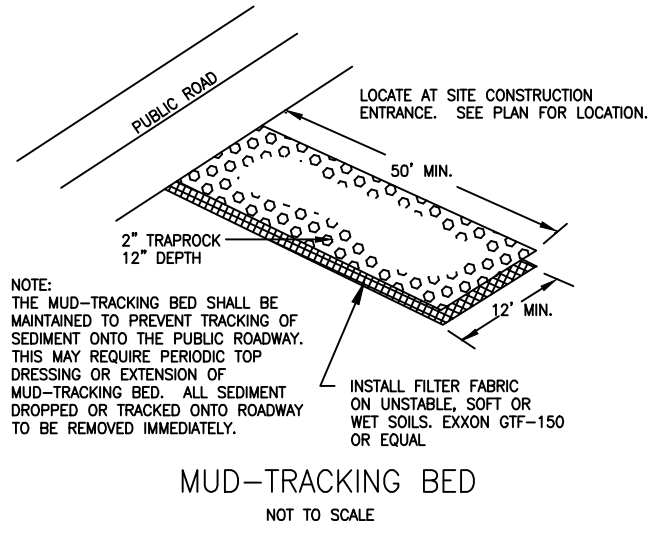


REV. 5/1/23: CURB CUT, BUFFER.	
TELESKO VINTAGE REPAIR	
151 MAIN STREET NORWALK, CONNECTICUT	
DRAINAGE PLAN	
CIVIL ENGINEERS	1919 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855	1 OF 2 sheet
PH: (203) 831-8005 FAX: (203) 831-8006	

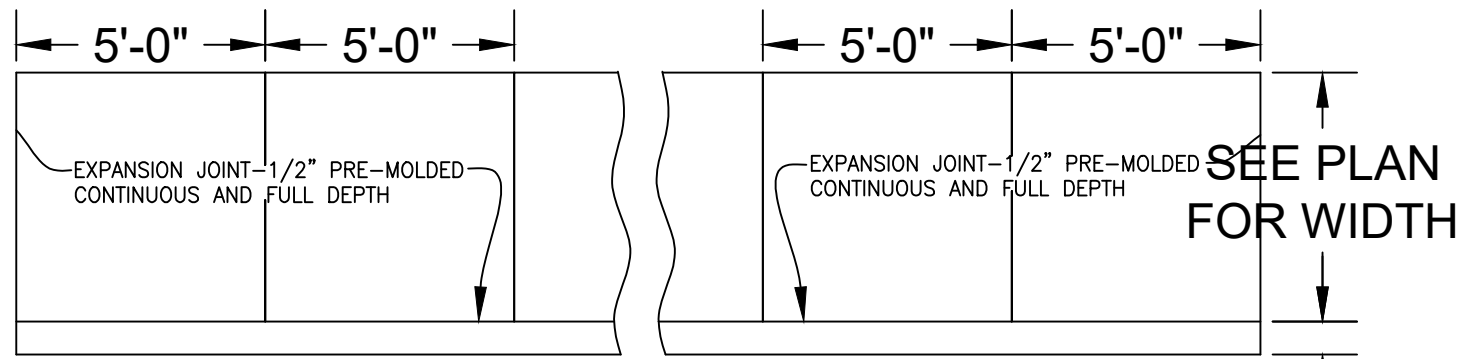
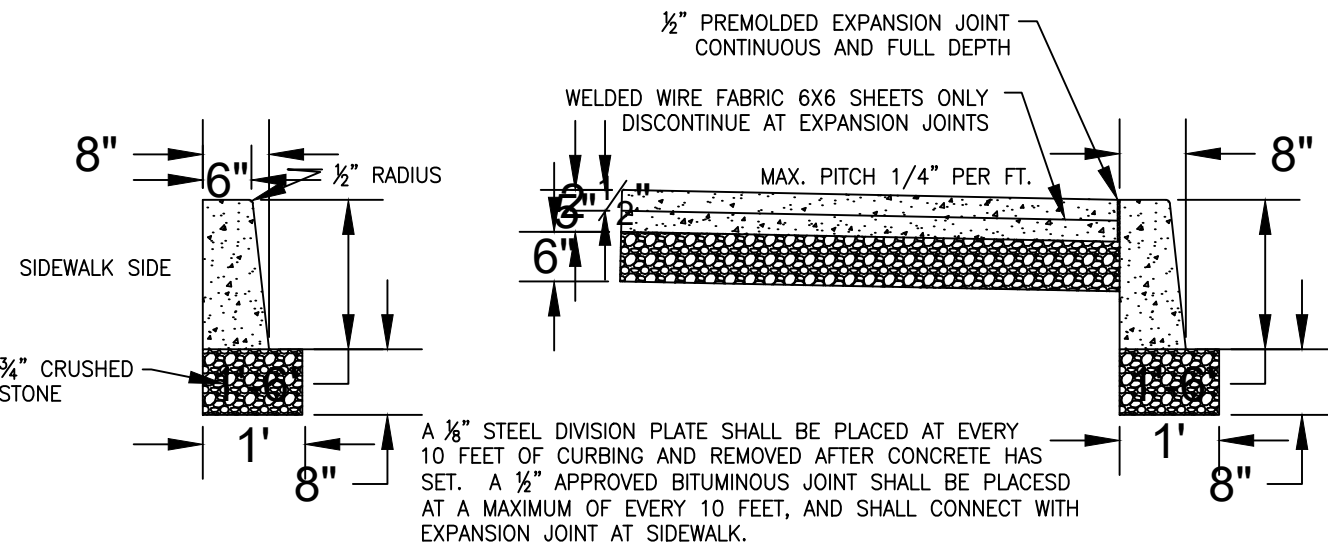


FCE Project #	1919	Date Performed:	2/7/2022
Client:	Thomas Telesco		
Location:	151 Main Street, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 1:			
	0-6"	Topsoil	
	6-16"	Misc Fill	
	16-38"	Brown Silty Loam	
	38-66"	Light Brown Gravel	
	No Ledge		
	No Motting		
	No Groundwater		
	Roots to 52"		

FCE Project #	1919	Date Performed:	9/30/2022
Client:	Tom Nastasi		
Location:	151 Main Street, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 2:			
	0-2"	Asphalt	
	2-64"	Light Brown Gravel, stony	
	No Ledge		
	No Motting		
	No Groundwater		



- NOTES:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS; ONE PER 25 S.F.
 2. CONCRETE SHALL BE CLASS 'C' CEMENT TYPE B, 3000 PSI
 3. AIR ENTRAPMENT SHALL BE BETWEEN 6% AND 7%.

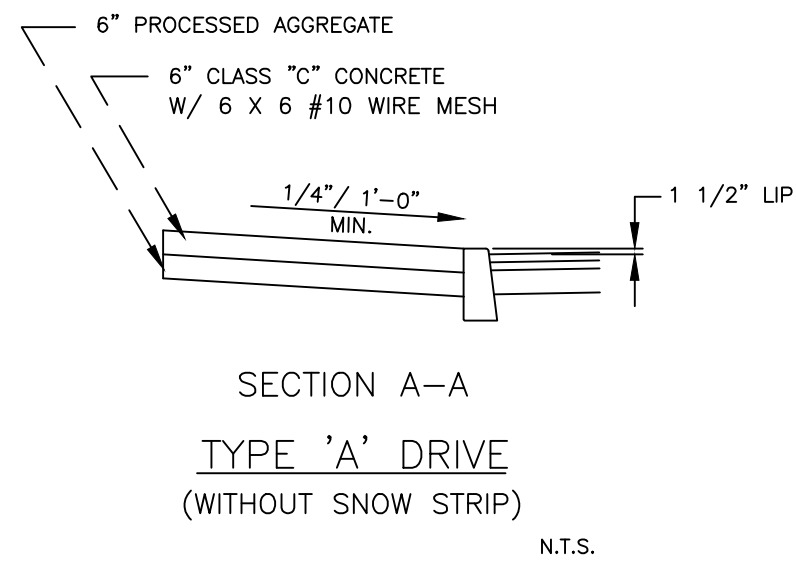
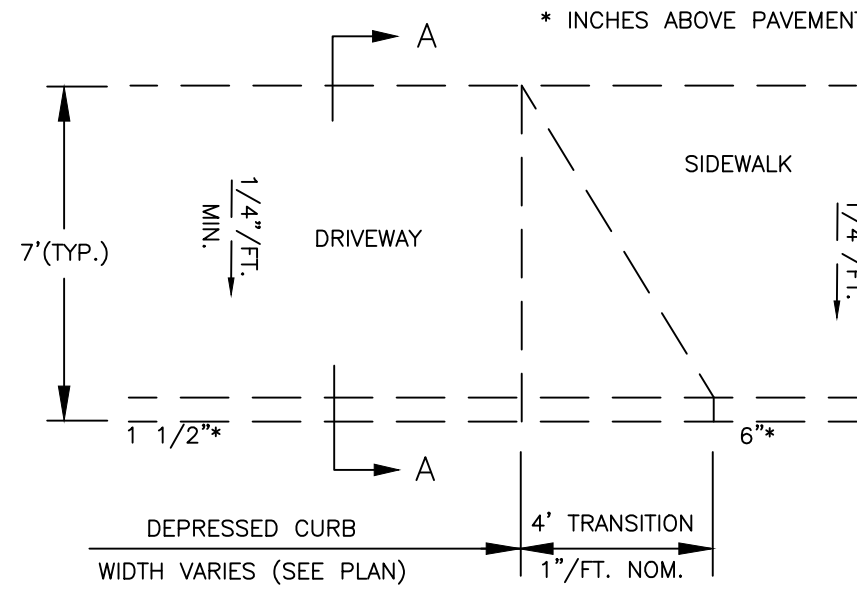
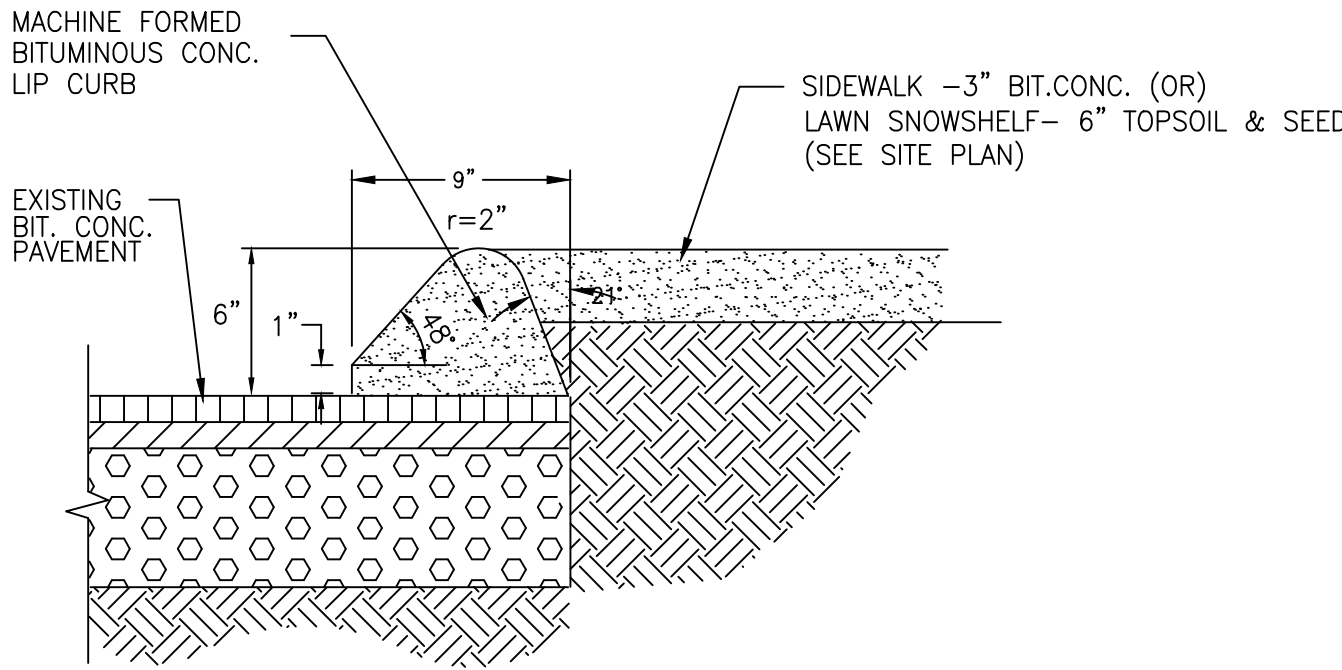


SIDEWALK SHALL BE LAID A UNIFORM DEPTH OF FIVE (5) INCHES UPON A SIX (6) INCH " " CRUSHED STONE BASE. THE SURFACE EDGES SHALL BE ROUNDED TO A RADIUS OF 3/32 INCH. AN APPROVED BITUMINOUS JOINT SHALL BE PLACED TRANSVERSELY EVERY 20 FT. MAX. AND BETWEEN NEW CONCRETE CURBING AND SIDEWALKS. A CONTROL JOINT SHALL BE MADE AT 5-FOOT INTERVALS BETWEEN BITUMINOUS JOINTS. ANY CHANGES OF LOCAL CONDITIONS SHALL BE MADE ONLY BY ORDER OF THE CITY ENGINEER. CONTROL JOINTS SHALL BE A MIN. DEPTH OF 1".

PLAN VIEW

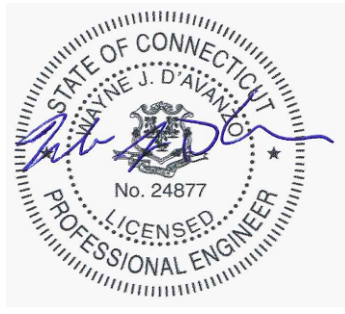
SECTION OF CONCRETE SIDEWALK

NOT TO SCALE

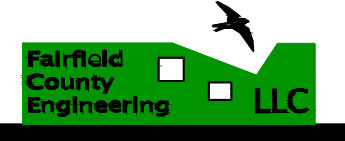


CONCRETE APRON

CONC. CURBING



10-3-22
date



TELESCO VINTAGE REPAIR
151 MAIN STREET NORWALK, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

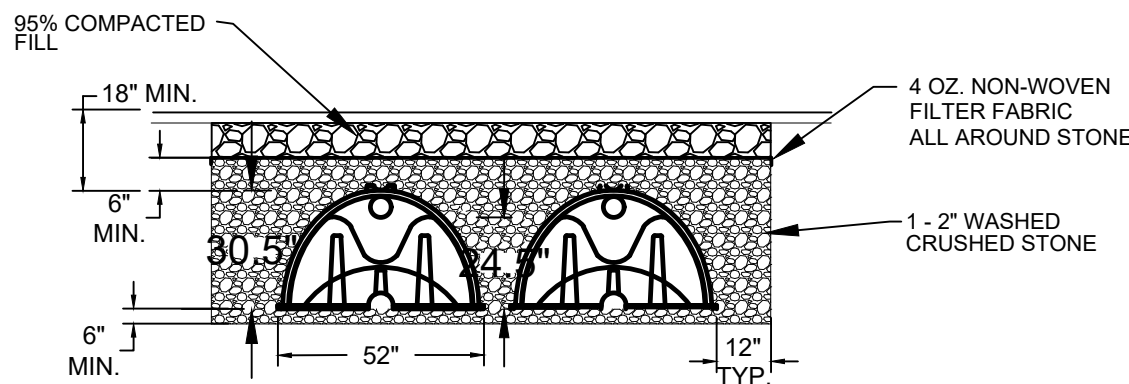
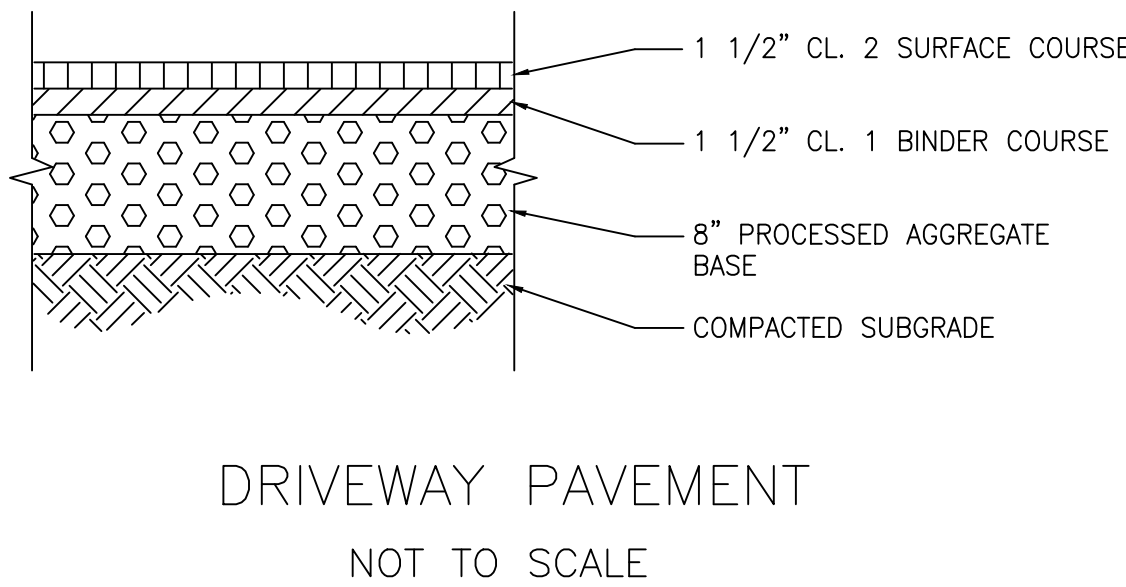
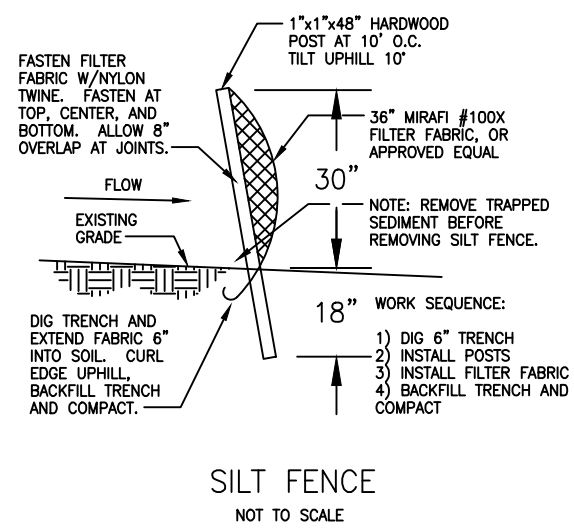
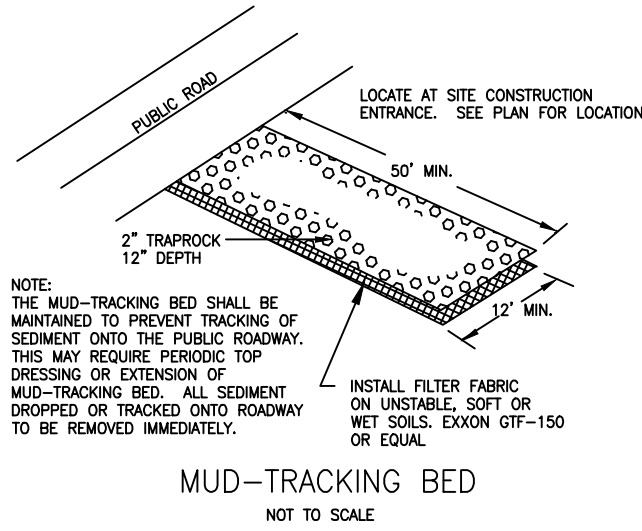
1919 project

2 OF 2 sheet

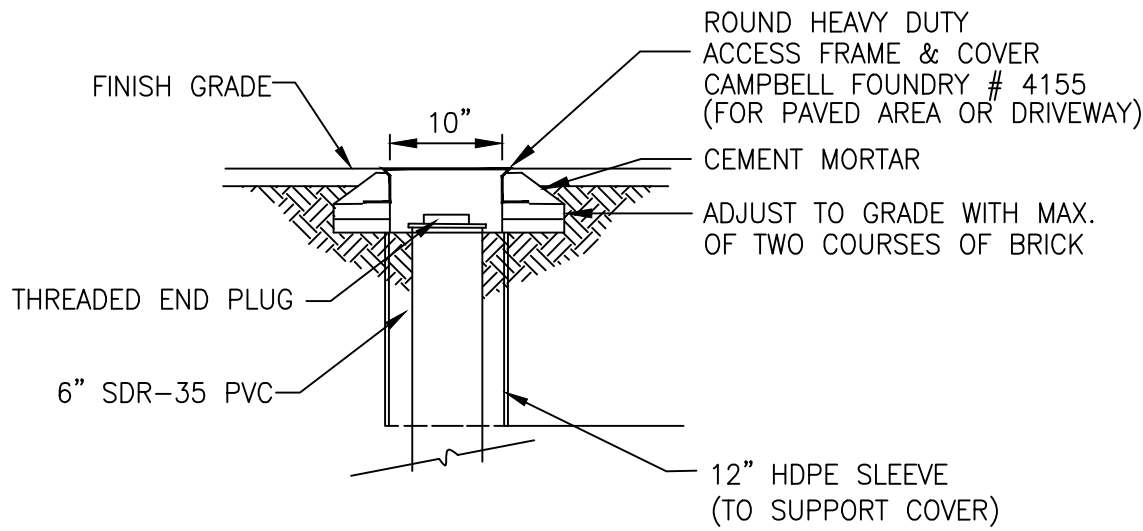
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

FCE Project #	1919	Date Performed:	2/7/2022
Client:	Thomas Telesco		
Location:	151 Main Street, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 1:			
	0-6"	Topsoil	
	6-16"	Misc Fill	
	16-38"	Brown Silty Loam	
	38-66"	Light Brown Gravel	
	No Ledge		
	No Mottling		
	No Groundwater		
	Roots to 52"		

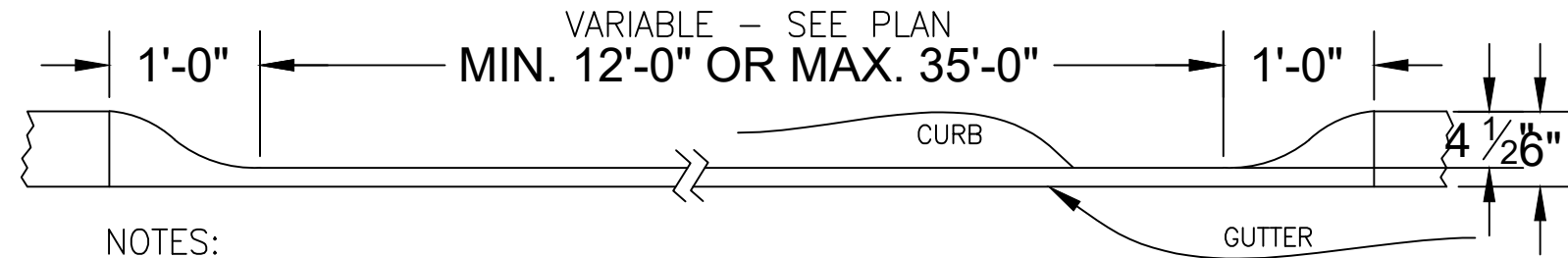
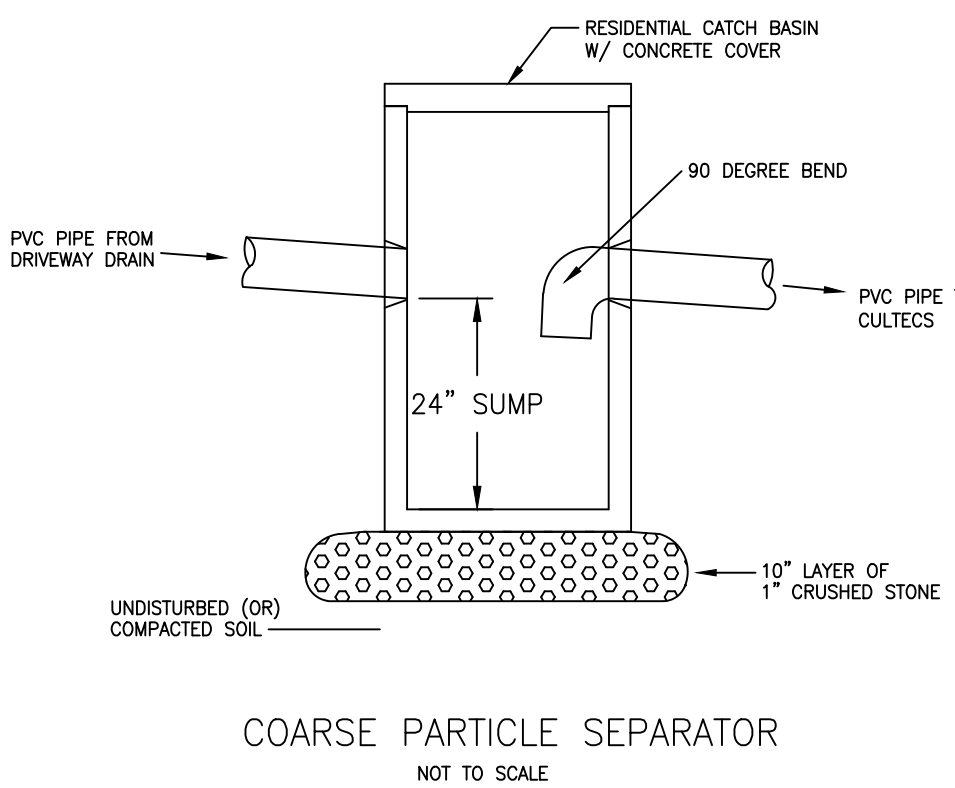
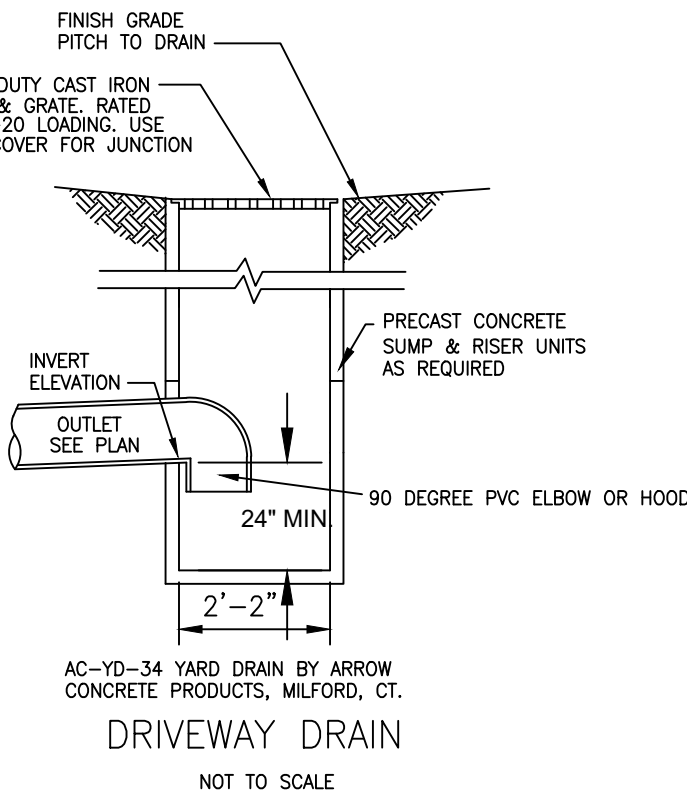
FCE Project #	1919	Date Performed:	9/30/2022
Client:	Tom Nastasi		
Location:	151 Main Street, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 2:			
	0-2"	Asphalt	
	2-64"	Light Brown Gravel, stony	
	No Ledge		
	No Mottling		
	No Groundwater		



CULTEC RECHARGER 330XLHD (H-20RATED)
TYPICAL CROSS SECTION



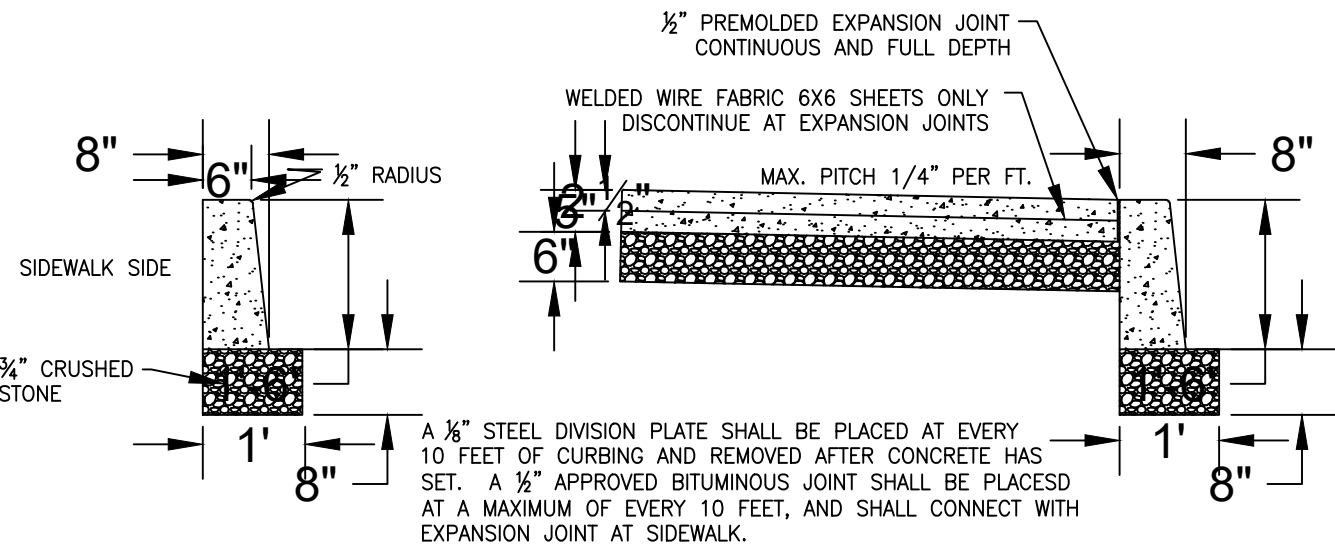
INSPECTION PORT
NOT TO SCALE



- NOTES:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS; ONE PER 25 S.F.
 2. CONCRETE SHALL BE CLASS 'C' CEMENT TYPE B, 3000 PSI
 3. AIR ENTRAPMENT SHALL BE BETWEEN 6% AND 7%.

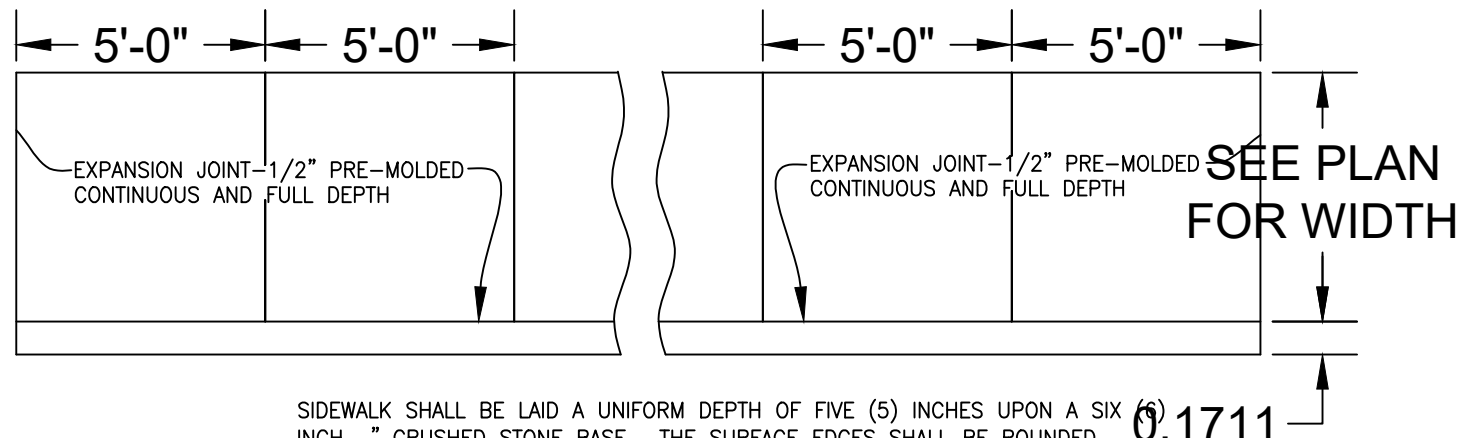
PLAN VIEW

TYPICAL CONSTRUCTION
OF CURB AT DRIVEWAY
NOT TO SCALE



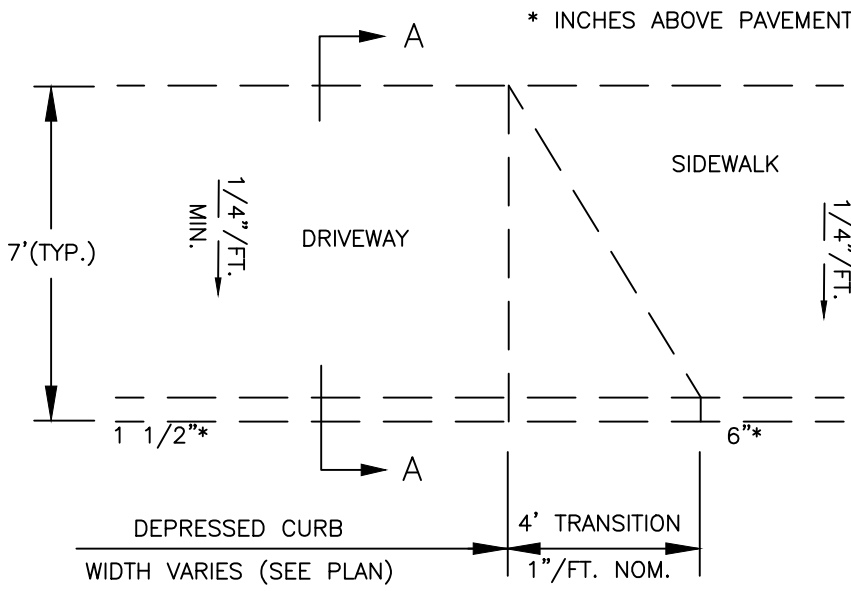
CROSS SECTION

STANDARD CURB & SIDEWALK
NOT TO SCALE

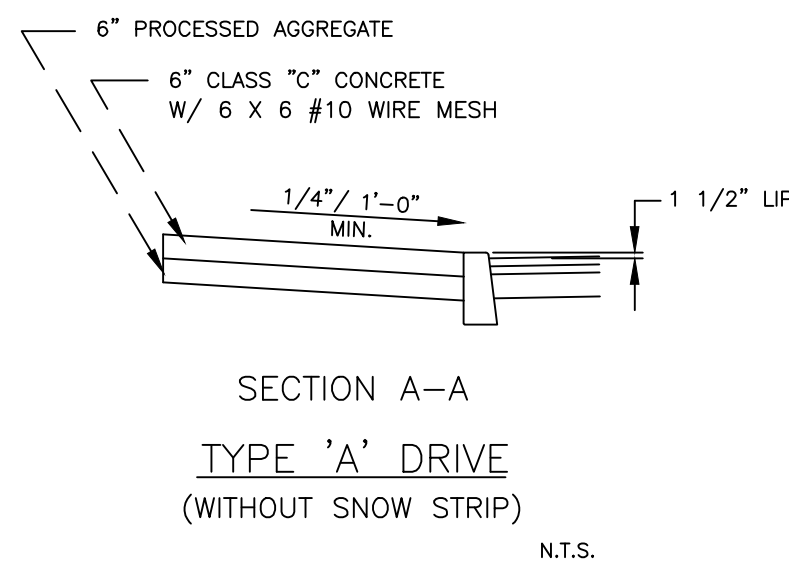


PLAN VIEW

SECTION OF CONCRETE SIDEWALK
NOT TO SCALE



PLAN



SECTION A-A

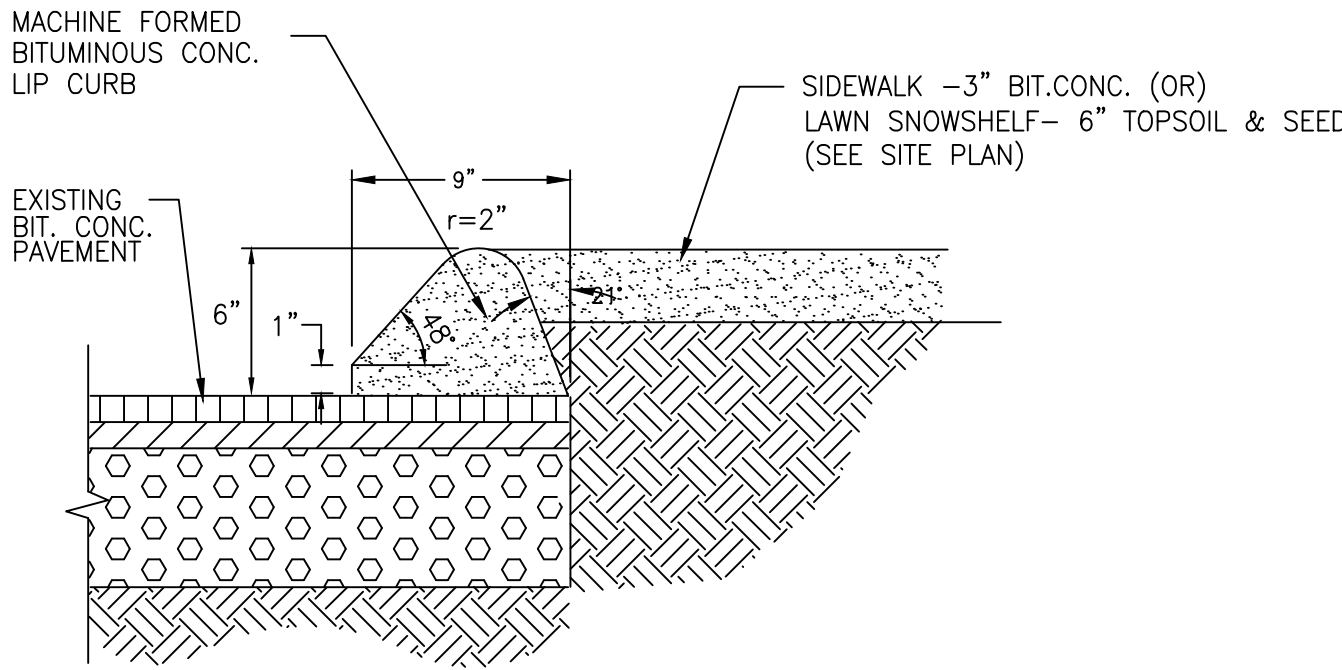
TYPE 'A' DRIVE

(WITHOUT SNOW STRIP)

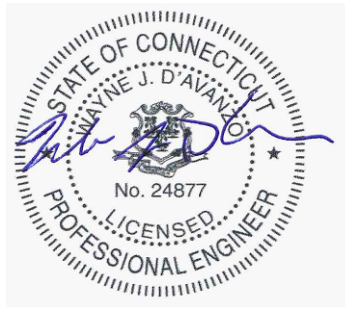
N.T.S.

CONCRETE APRON

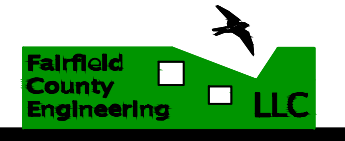
CONC. CURBING



BIT. CONC. CURB
NOT TO SCALE



10-3-22
date



1919_23050101
Page 67 of 263

REV. 5/1/23: CURB CUT, BUFFER.	
TELESCO VINTAGE REPAIR	
151 MAIN STREET NORWALK, CONNECTICUT	
DETAIL SHEET	
CIVIL ENGINEERS	1919 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006	
2 OF 2 sheet	



CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

May 8th, 2023

Attn: Tom Nastasi
198 Skyline Lane
Stamford, CT 06903
tnastasi@lesmgt.com

RE: #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street (District 1, Block 87, Lot 1) –
Proposed new building (5,440sf – 2 story) for motor vehicle repairer use

Dear Mr. Nastasi,

At the May 3rd, 2023 regular meeting of the Norwalk Planning and Zoning Commission adopted the following resolution:

RESOLUTION TO APPROVE SPECIAL PERMIT/MOTOR VEHICLE

THEREFORE IT BE RESOLVED that the application #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street – Proposed new building (5,440sf – 2 story) for motor vehicle repairer use be **APPROVED** with the following conditions:

1. That the building and site will be developed in accordance with the following plans:
 - a. Per Zoning Location Survey dated 7/7/2014 revised through 12/2/2022 prepared by Robert Hamilton Professional Land Surveyors, LLC, Stamford, CT
 - b. Per architectural plans dated 2/18/2022 revised through 3/12/2023 prepared by JHT Architecture , LLC, Norwalk, CT
 - c. Per engineered plans dated 10/3/2022 prepared by Wayne J. D’Avanzo, Fairfield County Engineering LLC, Norwalk , CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
4. That any and all conditions from WPCA are applied to this approval; and
5. That any and all condition from DPW are applied to this approval; and
6. That all repairs be conducted within the building; and
7. That the applicant maintain the landscaping and striping in accordance with the approved plan; and

8. That there be no outdoor storage of parts or auto carcasses; and
9. That there shall be no on-street parking of repaired vehicles or vehicles pending repair; and
10. That their shall be parking only in the designated parking spaces; and
11. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
12. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
13. That a Connecticut licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
14. That all signage, existing, and proposed, be in compliance with the Zoning regulations; and
15. That a special permit certificate and mylar of the approved Site Plan be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
16. That a surety be submitted, in an amount to be determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
17. That a surety be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
18. That the applicant's proposed lighting be fully shielded from neighboring property; and
19. That the applicant considers potted planters between the bays and front facade on the proposed building; and
20. That the applicant install larger caliper trees at the front that are acceptable street trees for screening; and
21. That the applicant install rooftop solar panels on the entire building to the greatest extent possible; and
22. That the applicant explore a 2' over hang for the proposed building; and
23. That the applicant install a variety of windows where possible to make the building more aesthetically attractive; and

BE IT FURTHER RESOLVED that this proposal complies with Section 118-522, Section 118-1450, and Section 118-1460 of the Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 12th, 2023.

If you have any questions regarding the above, please contact this office at (203) 854-7780.

Sincerely,



Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department

POLICY ON CONSTRUCTION INSPECTION IN THE CITY OF NORWALK

The Planning and Zoning staff is to be notified by the developer, contractor or the property owners prior to commencing the following stages of development:

1. Site Clearing
2. Rough grading
3. Installation of storm drainage
4. Installation of sanitary sewers
5. Placing of road base and final grading
6. Installation of bituminous concrete paving
7. Installation of landscaping
8. Installation of curbs and sidewalks
9. Receipt of certification of foundation location (as per Section 118-1420G).
10. Receipt of Certificate of Zoning Compliance

A set of as-built plans must be submitted along with a certificate from a professional engineer stating that the construction has been built according to city standards. Please contact the engineer of record so that an acceptable inspection program can be instituted in order to enable the engineer to certify the project.

All development proposals approved by the Planning & Zoning Commissions are subject to this policy on construction. Responsibility for compliance with this policy shall be upon the property owner. Any violation of this procedure could mean loss of time and money to the developer or contractor through delay in release of the surety or delay in the issuance of a Certificate of Zoning Compliance.

Messages concerning these matters will be received at the Planning & Zoning Commissions' office at City Hall, 125 East Avenue, Norwalk, CT.; Telephone (203) 854-7780, between the hours of 8:30 am and 3:30 pm, Monday through Friday.

If any changes in the construction plans are proposed, the Land Use Planner's approval shall be obtained before proceeding. If the change is substantial, a revised Utility Plan shall be submitted for approval before the work is done.

If the construction plans call for excavation in an existing public street for any reason, a permit for such work shall be obtained from the Department of Public Works prior to the beginning of work. No additional bond from the Planning or Zoning Commissions shall be required.

AS-BUILT PLAN

(IMPROVEMENTS LOCATION MAP/RECORD)

The following information will be required to be submitted to satisfy the as-built requirement:

- Building Location Map showing
 - All zoning setback lines
 - Structures and distances from property lines
 - Coverage calculations as required (building, building & parking, open space, FAR)
- Parking and loading spaces with total number of spaces and typical dimensions and aisle width
- Site improvements (sidewalks, curbs, planting islands, lights, ground signs, retaining walls, etc.)
- All utility pipes and structures, plan view showing rim and invert elevations, pipe size and material, slope and length

A set of as-built plans must be submitted along with a certificate from a professional engineer stating that the construction has been built according to city standards. Please contact the engineer of record so that an acceptable inspection program can be instituted in order to enable the engineer to certify the project.

If any changes in the construction plans are proposed, the Principal Planner's approval shall be obtained before proceeding. If the change is substantial, a revised Utility Plan shall be submitted for approval before the work is done.

ZONING COMMISSION

CERTIFICATION OF IMPROVEMENTS

SUBJECT:

_____This is to certify that the above referenced project has been constructed in accordance with the plans approved by the Zoning Commission, entitled (_____), dated (_____), and revised to (_____), and in accordance with the City of Norwalk, Connecticut Drainage Manual, dated June 1, 2017 and as updated.

Signature _____

Conn. P.E. License No. _____

Date _____

REQUIRES SEAL OVER LIVE SIGNATURE



CITY OF NORWALK
Planning & Zoning Commission

Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

May 17th, 2024

Attn: Tom Nastasi
198 Skyline Lane
Stamford, CT 06903
tnastasi@lesmgt.com

RE: #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street (District 1, Block 87, Lot 1) –
Proposed new building (5,440sf – 2 story) for motor vehicle repairer use.

Dear Mr. Nastasi,

At the May 8th, 2024 regular meeting of the Norwalk Planning and Zoning Commission voted unanimously to grant a **one year extension** of time for item #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street – Proposed new building (5,440sf – 2 story) for motor vehicle repairer use. All conditions from the original approval continue to be in effect.

The applicant must obtain zoning and building permits by **May 12th, 2025.**

BE IT FURTHER RESOLVED that the effective date of this action shall be May 17th, 2024.

If you have any questions regarding the above, please contact this office at (203) 854-7780.

Sincerely,

Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

April 30th, 2024

Certified Mail No.7021197000077787857

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Blvd., 4th Floor
Stamford, CT 06901-2218

RE: #2024 – 18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street –
Change in ownership for motor vehicle license.

Dear Attorney Suchy,

At a regular meeting of the Norwalk Planning & Zoning Commission held on Wednesday, April 17th, 2024, the following resolution was adopted:

BE IT RESOLVED that application #2024 – 18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street – Change in ownership for motor vehicle license be

APPROVED subject to the following conditions:

That the building and site will be developed in accordance with the following plans:

Per Zoning Location Survey dated 1/16/2024 revised thru 4/4/2024 prepared by Grumman Engineering LLC and as revised by City Staff comments; and

Per planting plan dated 1/25/2024 revised thru 4/5/2024 prepared by Environmental Land Solutions and revised by City Staff comments; and

2. That all department sign-offs are obtained prior to issuance of any zoning permits; and

3. That the applicant obtains a zoning permit prior to occupancy; and

4. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and

5. That any and all conditions from WPCA are applied to this approval; and

6. That any and all conditions from DPW are applied to this approval; and

7. That any and all conditions from TMP are applied to this approval; and

8. That all motor vehicle repairs be conducted within the building; and

9. That the applicant maintains the landscaping and striping in accordance with the staff approved plan; and

10. That there be no outdoor storage of parts or auto carcasses; and

11. That there shall be no on-street parking of repaired vehicles or vehicles pending repair; and

12. That there shall be parking only in the designated parking spaces; and
13. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
14. That all signage, existing, and proposed, be in compliance with the zoning regulations; and
15. That the applicant's lighting be fully shielded from neighboring property; and
16. That the applicant collaborate with the staff and TMP to narrow the existing curb cuts on West Avenue with a planting island; and
17. That the applicant collaborate with the staff and TMP with the curb cut on Merwin Street; and
18. That the applicant install rooftop solar panels on the entire building to the greatest extent possible and solar covered parking to the greatest extent possible. If solar cannot be installed the applicant shall provide Planning and Zoning Commission Staff with a feasibility report, indicating why solar panels could not be installed, prior to obtaining COZC; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 26th, 2024.

You must obtain a zoning approval and a building permit prior to occupancy of the site. A building permit must be obtained within one year of the effective date or this Special Permit approval automatically becomes null and void.

If you have any questions regarding the above, please contact this office at (203) 854-7780.

Sincerely,



Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department

**CITY OF NORWALK, CONNECTICUT
PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125**

SITE PLAN REVIEW APPLICATION

A. APPLICATION INFORMATION (11 copies required)

- 1. Owner* of record and owner's address**
TMC Properties Ltd., LLC
16 Center Avenue
Norwalk, CT 06851
- 2. Applicant's Name and Address**
Currie's Tires, Cars & Towing, LLC
599 West Avenue
Norwalk, CT 06854
- 3. Address of Property**
599 West Avenue & 5 Merwin Street
Norwalk, CT 06854
- 4. Assessor's Map No.**
14SE
- 5. District, Block, Lot**
1/24/1 and 1/24/1B
- 6. Zoning District**
Central Business District (CBD)
- 7. Master Plan Designation**
Central Business District (CBD)
- 8. Land Record Map No.**
1235
- 9. List of adjoining property owners and those directly across the street**
See Schedule A attached hereto and made a part hereof.
- 10. Existing Use(s)**
See Schedule B attached hereto and made a part hereof.

*Letter of consent from owner is attached hereto and made a part hereof.

11. **Proposed Use(s)**
See Schedule B attached hereto and made a part hereof.
12. **Written legal description of the subject property**
To be provided
13. **Confirmation of Tax Status**
Attached hereto.
14. **Filing Fee**
\$710.00 submitted herewith.

B. SITE PLAN REVIEW APPLICATION INFORMATION (4 copies required)

1. **Aerial Photograph/Photogrammetry (1"=100' or 1"=200') one copy required.**
To be provided.
2. **Site Survey (1"=30' or 1"=20') four copies required.**
Refer to "Improvement Location Survey Prepared for TMC Properties LTD LLC 599 West Avenue & 5 Merwin Street, Norwalk, Connecticut Scale: 1" = 20' Date: Jan. 10, 2024" prepared by Land Surveying Services, LLC. Four (4) copies submitted herewith.
3. **Project Site and Utility Plans (1"=30' or 1"=20') four copies required.**
Refer to "Site Improvement Plan (Sheet 1 of 3)" and "Details & Notes (Sheet 3 of 3)" dated 1-16-24 by Grumman Engineering, LLC and "Planting Plan (Drawing No.: PP.1)" dated 1/25/24 by Environmental Land Solutions, LLC. Four (4) copies submitted herewith.
4. **Building Plans, Elevations & Sections (1/8"=1'0" or larger) four copies required.**
Refer to "Building 1 Existing Floor Plan (Sheet 1 of 2)" and "Building 2 Existing Floor Plan (Sheet 2 of 2)" both dated 2/12/24 prepared by Grumman Engineering LLC. No new structures are proposed. Refer to photographs of the existing buildings. Four (4) copies submitted herewith.
5. **Additional Information**
 - a. **Lot coverage and parking space computations**
Refer to zoning information and parking calculations on "Site Improvement Plan (Sheet 1 of 3)" dated 1-16-24 by Grumman Engineering, LLC. Four (4) copies submitted herewith.

- b. **Detailed soil erosion and sediment control plan per Article 112**
Refer to "Sediment and Erosion Control Notes" set forth on "Erosion Control Plan (Sheet 2 of 3)" dated 1-16-24 prepared by Grumman Engineering, LLC. Four (4) copies submitted herewith.
 - c. **Gross building area computations by floor (and unit if applicable)**
The site-front, one-story building is approximately 2,740+/- sq.ft. The site rear, two-story building is approximately 1,500 sq.ft.
 - d. **Storm drainage computation**
Refer to "Drainage Report Prepared for Proposed Site Improvements Located at 599 West Avenue/5 Merwin Street, Norwalk, Connecticut" dated January 25 2024 prepared by Grumman Engineering, LLC. Eleven (11) copies submitted herewith.
6. **Signs**
No signs are proposed at this time. The Applicant understand that separate signage permits will be required.
7. **Traffic Report (11 copies required)**
The Applicant seeks a waiver of this requirement as there will be little change to the activity at the site from the current use. No new structures or additions are proposed.

Respectfully submitted this the 15th day of day of February 2024.

Currie's Tires, Cars & Towing, LLC

By: Carmody Torrance Sandak & Hennessey
Counsel for the Applicant: LLP
Carmody Torrance Sandak & Hennessey LLP
Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901
(203) 425-4200 – phone

TMC PROPERTIES LTD., LLC
599 WEST AVENUE & 5 MERWIN STREET, NORWALK, CT
APPLICATION FOR SITE PLAN REVIEW
LIST OF ABUTTING PROPERTY OWNERS & THOSE DIRECTLY ACROSS THE STREET
SCHEDULE A

1.
1/24/9
605 West Avenue LLC
605 West Avenue
Norwalk, CT 06850

2.
1/24/1C
BW Waypointe LLC
11 Merwin Street
Norwalk, CT 06850

Mailing:
c/o Beachwold Residential LLC
192 Lexington Avenue, Suite 901
New York, NY 10016-6823

3.
1/21/10
BW Waypointe LLC
515 West Avenue
Norwalk, CT 06850

Mailing:
c/o Beachwold Residential LLC
192 Lexington Avenue, Suite 901
New York, NY 10016-6823

4.
1/24/1A
European Auto Center Real Estate Holdings Company LLC
539 West Avenue
Norwalk, CT 06850

5.
1/20/39
West Ave Realty LLC
542 West Avenue
Norwalk, CT 06850

Mailing:
546 West Avenue
Norwalk, CT 06850-4007

6.
1/23/17
Eight Hands LLC
602 West Avenue
Norwalk, CT 06854

7.
1/23/16
West Avenue LLC
606 - 614 West Avenue
Norwalk, CT 06850

Mailing:
74 West Park Place
Stamford, CT 06901

{S7549889}

CURRIE'S TIRES, CARS & TOWING, LLC
599 West Avenue & 5 Merwin Street – Norwalk, CT
Application for Site Plan Review
Schedule B – Narrative

Background

TMC Properties Ltd., LLC (hereinafter, the "Owner") is the owner of two parcels of real property with the improvements thereon located at 599 West Avenue in Norwalk, CT (District 1, Block 24, Lot 1) and 5 Merwin Street in Norwalk, CT (District 1, Block 24, Lot 1B) (collectively the "Property"). The Property is located in the Central Business District (CBD).

Bounded by Merwin Street to the south, West Avenue and an automotive repair facility to the West, residentially developed property to the east, and commercially developed property to the north, the Property is 33,572+/- sq.ft.

The parcel at 599 West Avenue is improved with two structures: a site front one-story, 2,740+/- sq.ft. commercial structure constructed in 1868,¹ and a site rear two-story, 3,200+/- sq.ft. warehouse/retail structure constructed in 1842. The 5 Merwin Street parcel is vacant.

The Property has been the site of Currie's Tires for Less, a long-standing Norwalk business for decades. For the past 95 years, the Currie family – now in its fourth generation – has offered new and used tires, alignments, oil changes, brake repair, suspension work, auto sales and other automotive services to Norwalk residents, businesses and others. Since its inception in 1929, Currie's has survived the test of time, enduring the Great Depression, World War II, the great flood of 1955, the Great Recession of 2007-2009 and finally, the Covid-19 pandemic.

Proposal

Currie's Tires, Cars & Towing LLC (the "Applicant") proposes to change ownership of the motor vehicle license from "Currie Tires for Less" to the Applicant. Accordingly, a new application to the State of Connecticut Department of Motor Vehicles will be necessary which requires approval by the local zoning authority. The Applicant proposes to offer the same services to its customers, and plans to seek inclusion on the city's tow list. Should that occur, vehicles towed to the site will be stored in an enclosed area at the rear of the property. The business will continue to be open Monday through Saturday from 7 am to 5 pm offering services by the company's 10 employees.

Accordingly, the Applicant submits this application in accordance with §118-505 (Central Business District), §118-1451 (Site Plan), and §118-1010 (garages and service stations) of the current City of Norwalk Building Zone Regulations. In connection therewith, the Applicant submits that the application complies with the standards for site plan review set forth in §118-1451 as follows:

¹Site front parking at 599 West Avenue is a legally nonconforming condition which will continue, as is the parking of vehicles on the southern side of the Property.

- (1) **Stable Traffic Flow.** Site-generated traffic shall not adversely affect pedestrian or vehicular safety, conflict with the pattern of highway circulation or increase traffic congestion to a level of service (LOS) considered unacceptable by the Commission. The Applicant submits that there will be no change to traffic patterns or congestion as a result of this application, since the use has been in existence for nearly 95 years without issue.
- (2) **Off-street parking and loading.** All off-street parking and loading areas shall be arranged in an orderly manner so as to provide safe and convenient access for vehicles and pedestrians using the area. Adequate emergency vehicle access shall be provided as determined by the Fire Department. The proposal will maintain existing nonconforming parking in the front of the one-story building, with other parking along with southern property line. Additional parking is proposed behind the one-story structure. (Refer to "Site Improvement Plan (Sheet 1 of 3)" dated 1-16-24 prepared by Grumman Engineering, LLC, attached hereto and made a part hereof).
- (3) **Landscaping and screening.** All off-street parking and loading areas shall be landscaped in accordance with Sec. 118-1250 of these regulations. The area between the street line and the front setback line, except for vehicle and pedestrian accessways shall be landscaped with lawns, trees, shrubs or other appropriate planting. Properties used for commercial or industrial purposes shall provide buffer strips in accordance with Sec. 118-1000 of these regulations. Major trees and significant landscape features shall be preserved to the maximum extent practicable and sidewalks, with a minimum clearance of five (5) feet without obstructions shall be provided. The existing sidewalk along West Avenue will remain unchanged. New landscaping is proposed in two (2) corners of the property adjacent to West Avenue, along with a new arbor vitae and other plantings along the northern property line. (Refer to "Planting Plan (Drawing No.: PP.1)" dated 1/25/24 prepared by Environmental Land Solutions, LLC, attached hereto and made a part hereof).
- (4) **Illumination.** All outdoor lighting and illuminated signs shall be of a reasonable intensity of illumination and shall be shielded so that such lighting will not adversely affect any abutting property, street or navigable way. No new wall or site lighting is proposed.
- (5) **Utilities.** All sanitary and storm sewers shall be designed and certified by a civil engineer and shall be approved by the Department of Public Works. Proper provision for erosion and sedimentation control shall be made, subject to approval by the Site Planner. "The site was analyzed to determine the existing and proposed peak runoff rates. The proposed driveway off Merwin Street will not result in any increased runoff from the site, therefore no on-site stormwater retention is proposed." (Refer to p. 1 "Drainage Report Prepared for Proposed Site Improvements Located at 599 West Avenue/5 Merwin Street Norwalk, Connecticut" dated January 25, 2024 prepared by Grumman Engineering, LLC attached hereto and made a part hereof).
- (6) **Impact upon adjacent property.** The traffic access, off-street parking and loading, landscaping and screening, illumination and utilities provided for a site shall not be detrimental to the safe and orderly development of any adjacent property.
- (7) **No zoning violation exists on the property.** There are no known zoning violations on the Property.

Furthermore, the Applicant submits that it complies with the requirements set forth in Sec. 118-1010A1-5.

CITY OF NORWALK

ASSESSOR'S PARCEL VERIFICATION & TAX CLEARANCE FORM

To verify payment of taxes, please bring the form to the tax collector's office.

Ownership and Mailing Address:

NORWALK CURRIE TIRE CO INC
C/O J CURRIE
17112 CLARET COURT
CORNELIUS NC 28031

Property Location: 599 WEST AVE

District: 1

Map/Block/Lot: 1 24 1 0

Map/Block/Lot (subdivided lot/new lot):

Unique ID: 1-24-1-0

PW

Assessor/Representative

2/6/24

Date Signed

OFFICE OF THE TAX COLLECTOR

The Real Estate taxes for the property identified on this form have been paid to date and in accordance with public act no. 95-320. A building permit may be issued for this property.

Tax Collector/Representative

TAXES PAID

JUN 30 2024

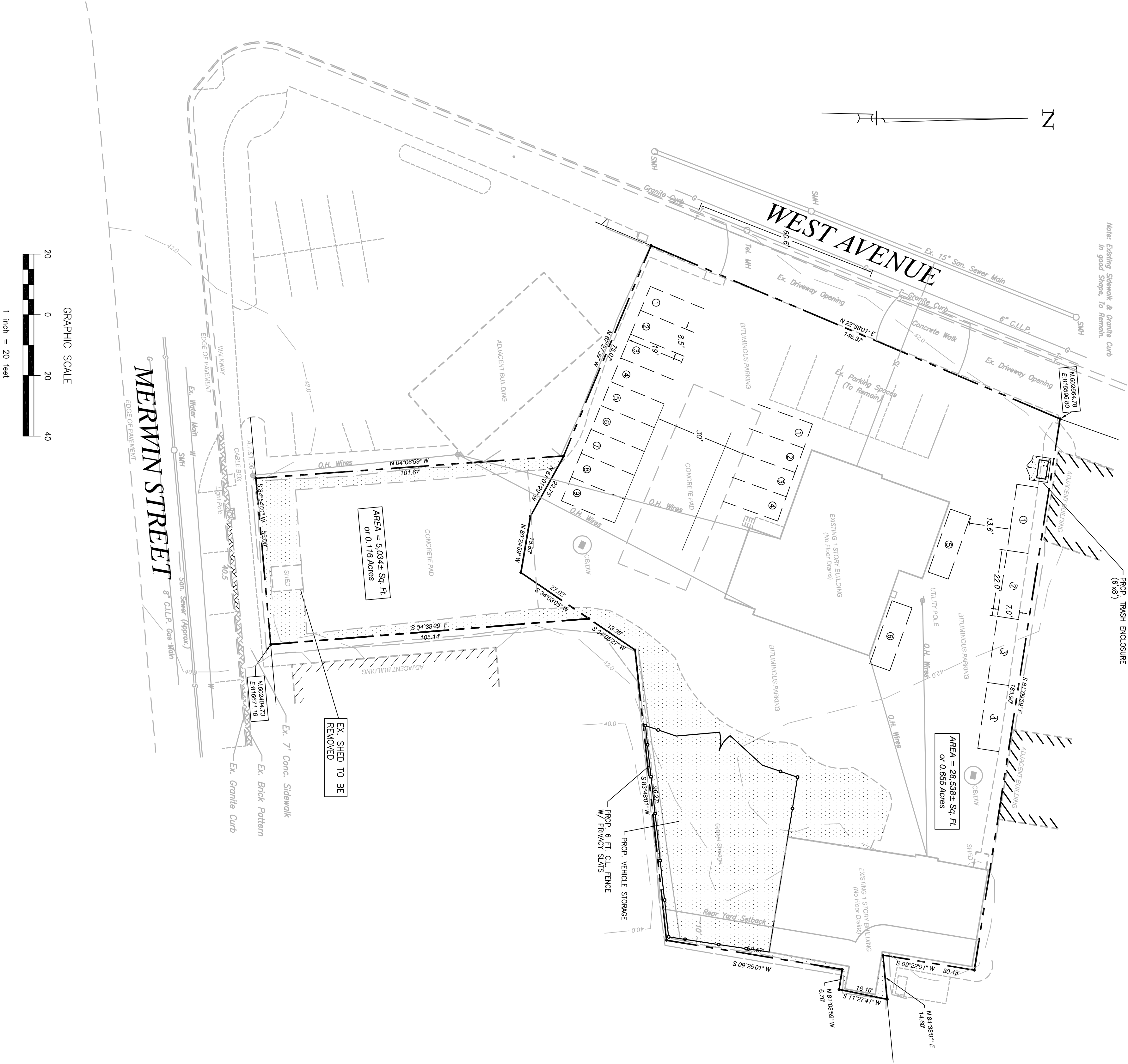
2/6/24

Date Signed

CERTIFIED BY TAX COLLECTOR
CITY OF NORWALK

Date Printed: 02/06/2024

Note: Existing Sidewalk & Granite Curb
in good shape, to remain.



ZONING INFORMATION

TITLE	REQUIRED/ALLOWED	EXISTING	PROPOSED
ZONE: (B0) (B09 WEST AVENUE)	N/A	MIN. 39.5'	39.5'
FRONT SETBACK:	N/A	MIN. 96.5'	96.5'
REAR:	10'	MIN. 31.8'	31.8'
SIDE:	N/A	MIN. 51.8'	51.8'
ADJACENT SIDE:	N/A	MIN. 65.9'	65.9'
LOT WIDTH:	50'	MIN. 146.4'	146.4'
LOT AREA:	10,880 S.F.	MIN. 29,534 S.F.	29,534 S.F.
HEIGHT:	6 STORIES/ 75'	MAX. 1 STORY/ 12.4'	1 STORY/ 12.4'
COVERAGE - STRUCTURE:	90% (15% OPEN)	MAX. 18.25%	18.25%
PARKING SPACES:	17.5	MIN. 18	18

ZONING INFORMATION

TITLE	REQUIRED/ALLOWED	EXISTING	PROPOSED
ZONE: (B0) (5 MERWIN STREET)	N/A	MIN. 2.4'	2.4'
FRONT SETBACK:	N/A	MIN. 72.0'	72.0'
REAR:	10'	MIN. 17.2'	17.2'
SIDE:	N/A	MIN. 14.8'	14.8'
ADJACENT SIDE:	N/A	MIN. 55.0'	55.0'
LOT WIDTH:	50'	MIN. 50.34 S.F.	50.34 S.F.
LOT AREA:	10,880 S.F.	MIN. 5,034 S.F.	5,034 S.F.
HEIGHT:	6 STORIES/ 75'	MAX. N/A	N/A
COVERAGE - STRUCTURE:	90% (15% OPEN)	MAX. 1.8%	1.8%

PARKING CALCULATIONS:

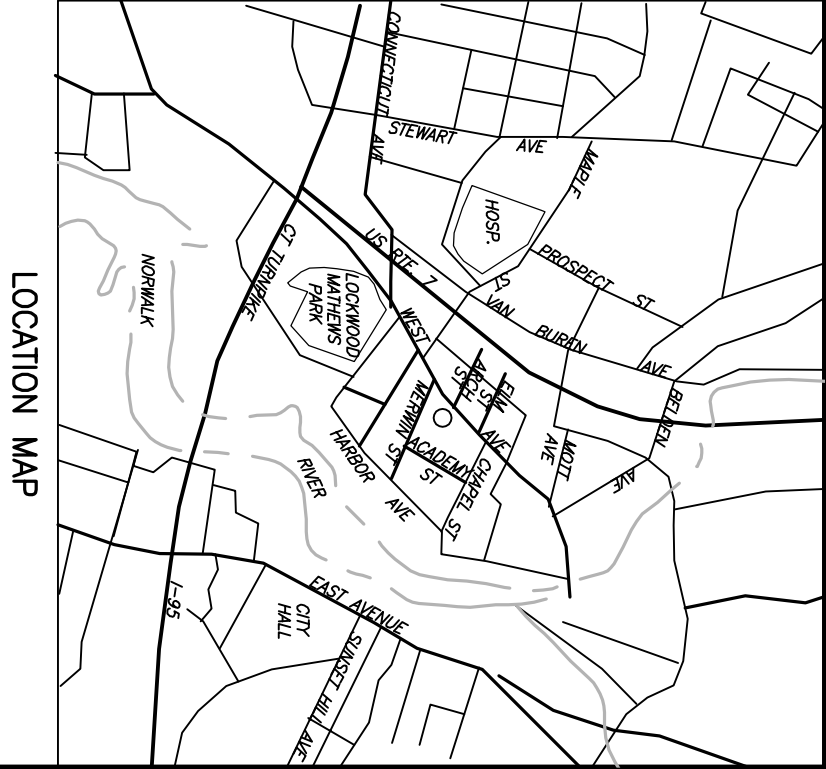
MOTOR VEHICLE SERVICE STATION - 10 SPACES, PLUS
1 SPACE PER EMPLOYEE

SPACES REQUIRED - 10
EMPLOYEES - 15 x 0.5 = 7.5 SPACES

TOTAL REQUIRED: 17.5 SPACES, USE 18

EXISTING SPACES - 5

TOTAL PROVIDED - 25 SPACES



CURRIE'S TIRES, CARS & TOWING, LLC
599 WEST AVENUE/5 MERWIN STREET
NORWALK, CONNECTICUT

SITE IMPROVEMENT PLAN

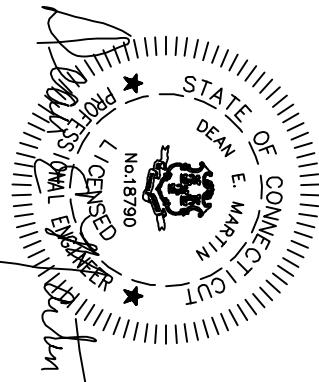
24-5696
project:
1 OF 3
sheet
1-16-24
date

GRUIMMAN ENGINEERING L.L.C.

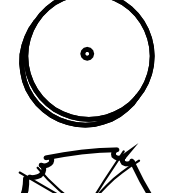
CONSULTING CIVIL ENGINEERS

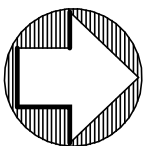
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851

PH: (203) 853-3833 FAX: (203) 286-5057

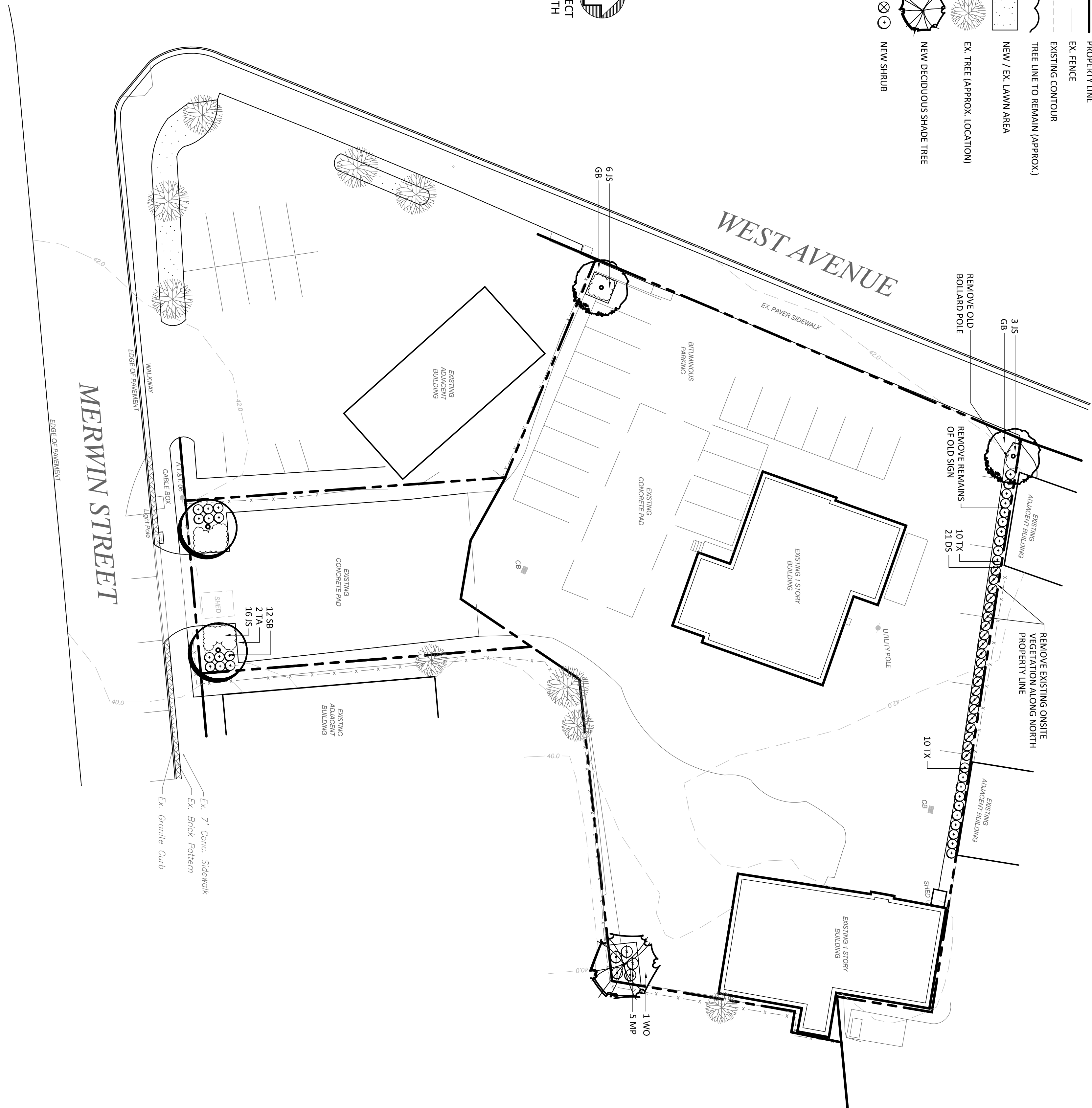


LEGEND

- 



PROJECT NORTH



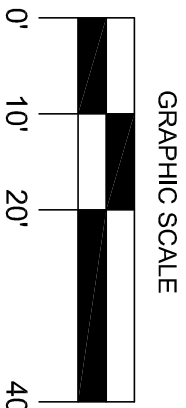
GENERAL NOTES (TYP.):

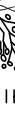
1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCAD SITE PLAN SUPPLIED BY GRUMAN ENGINEERING LLC.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
3. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
4. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER.
5. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
6. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
7. THE CONTRACTORS SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
8. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
2	GB	GINKGO MAGERI	MAGYAR GINKGO	3-1 1/2" CAL.	R88
1	WO	QUERCUS PHELLOS	WILLOW OAK	2-2 1/2" CAL.	FULL
2	TX	TILIA AMERICANA 'REDMOND'	REDMOND	2-2 1/2" CAL.	R88
1	WO	TILIA OCCIDENTALIS 'DEERROTT'S SPIRE'	DEERROTT'S SPIRE ARBOUTINITE	6-7' HT.	R88
21	DS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNINER	2-3' SHR.	CONT.
25	MP	MYRTICA PENSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.
12	SP	SPIRAEA SHIROBANA	SHIROBANA SPIREA	24-30" HT.	CONT.
12	TX	TAUSUS BACCATA 'REPAENDENS'	REPAENDENS ENGLISH YEW	24-30" HT.	CONT.

REVISIONS:		DRAWING TITLE:
		PLANTING PLAN
	PROJECT:	
	CURRIER'S TIRES, CARS & TOWING LLC	
	599 WEST AVENUE	
	NORWALK, CONNECTICUT	
1	OWNER NAME REVISED	
2-14-24		



ENVIRONMENTAL LANDSCAPE ARCHITECTURE

 LANDSCAPE ARCHITECTURE PLANNING

ENVIRONMENTAL LAND SOLUTIONS, LLC
 Landscape Architecture and Environmental Planning

8 KNIGHT STREET, SUITE 203
 NORWALK, CONNECTICUT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsl.net www.elsl.net

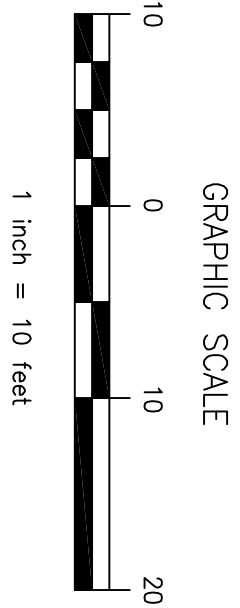
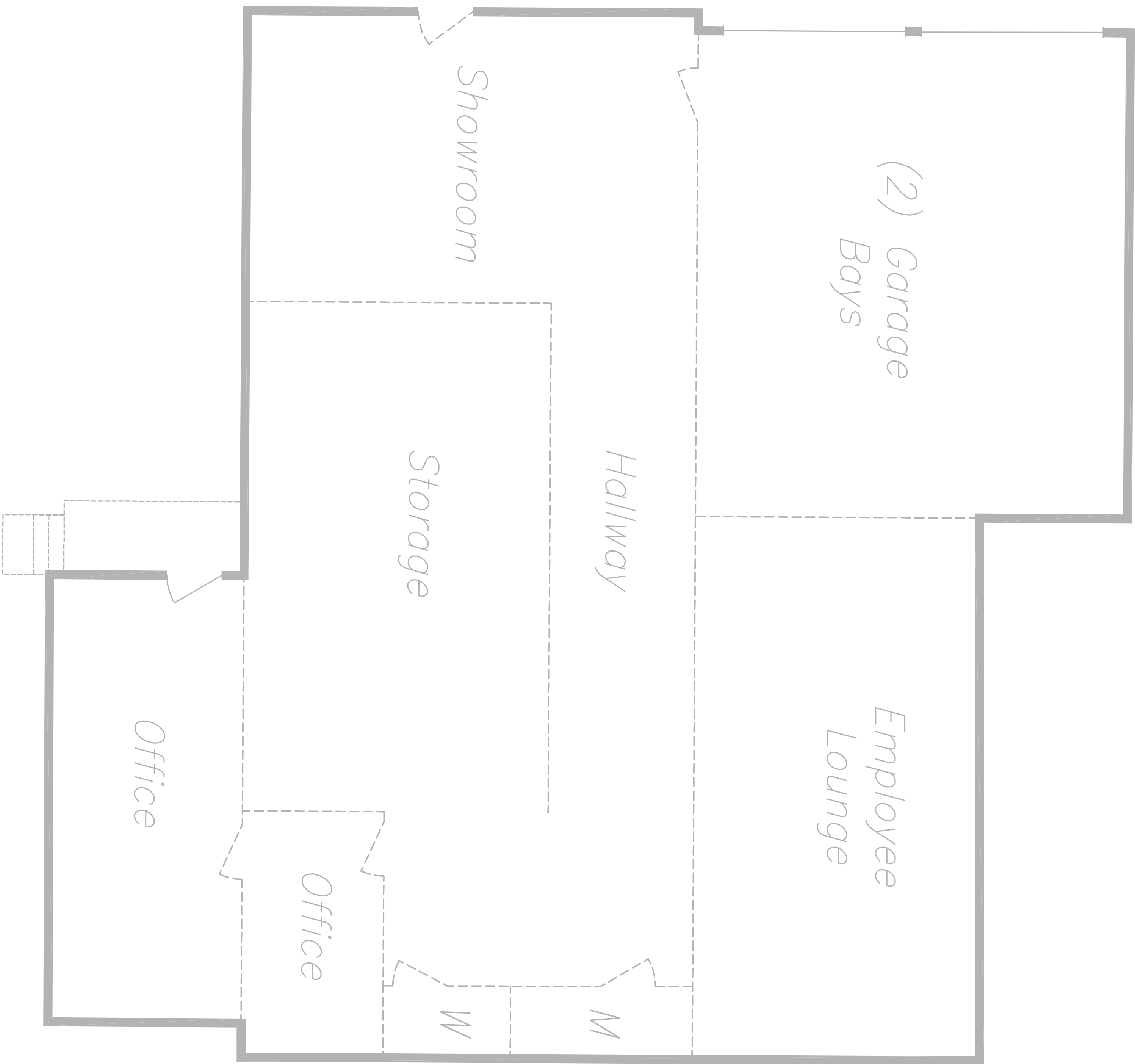


1.25.24

SCALE:
1"=20'

DRAWING NO.:

PP.1



CURRIE'S TIRES, CARS & TOWING LLC
599 WEST AVENUE/5 MERWIN STREET NORWALK, CONNECTICUT

24-5696
project

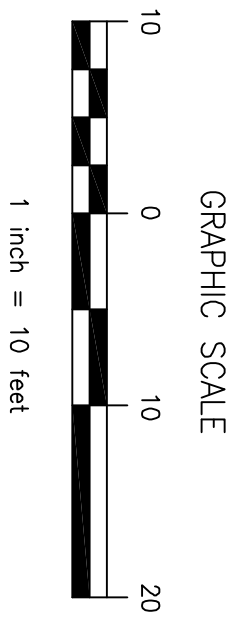
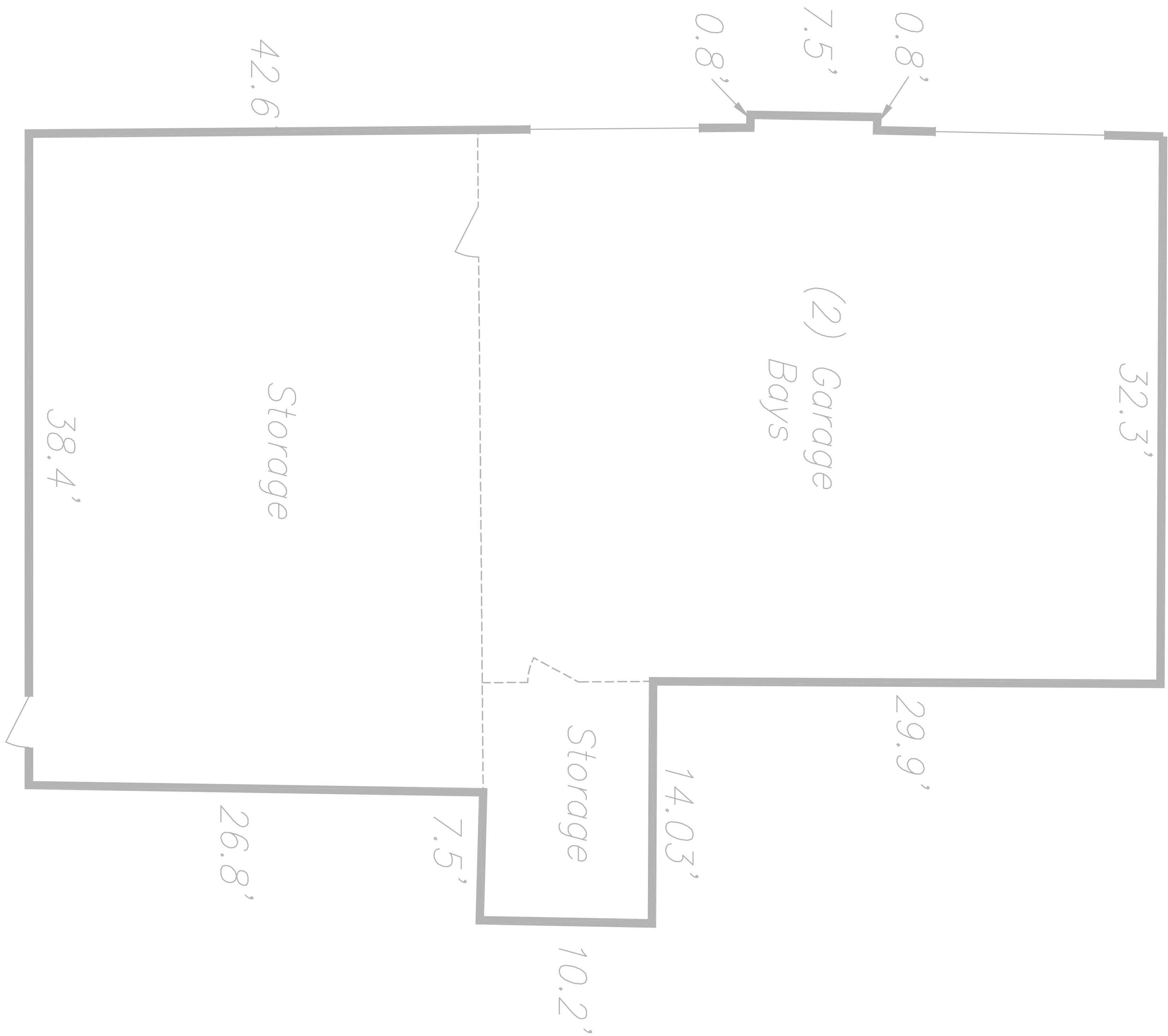
BUILDING 1
EXISTING FLOOR PLAN

1 OF 2
sheet

2-12-24
date



GRUMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
P/E: (203) 853-3833 F/A: (203) 286-5057



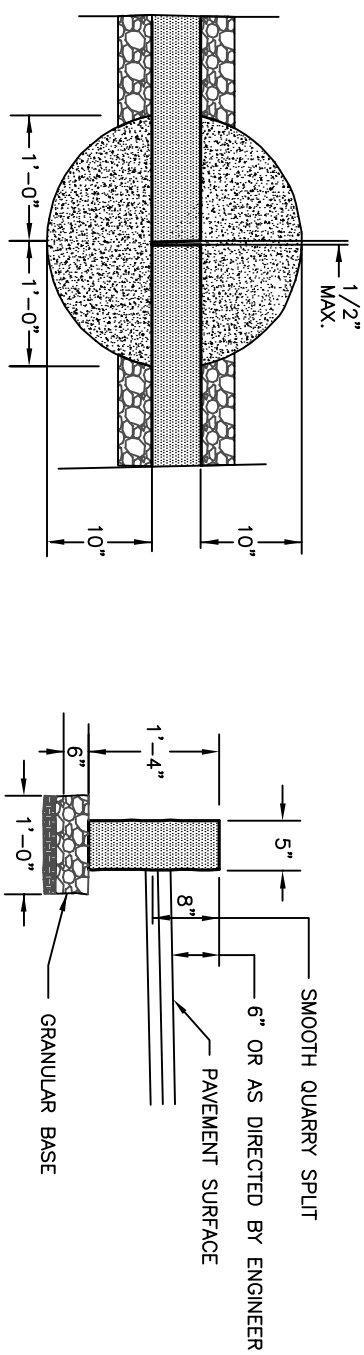
24-5696
project
CURRIE'S TIRES, CARS & TOWING LLC
599 WEST AVENUE/5 MERWIN STREET
NORWALK, CONNECTICUT

2 OF 2
sheet
BUILDING 2
EXISTING FLOOR PLAN

2-12-24
date

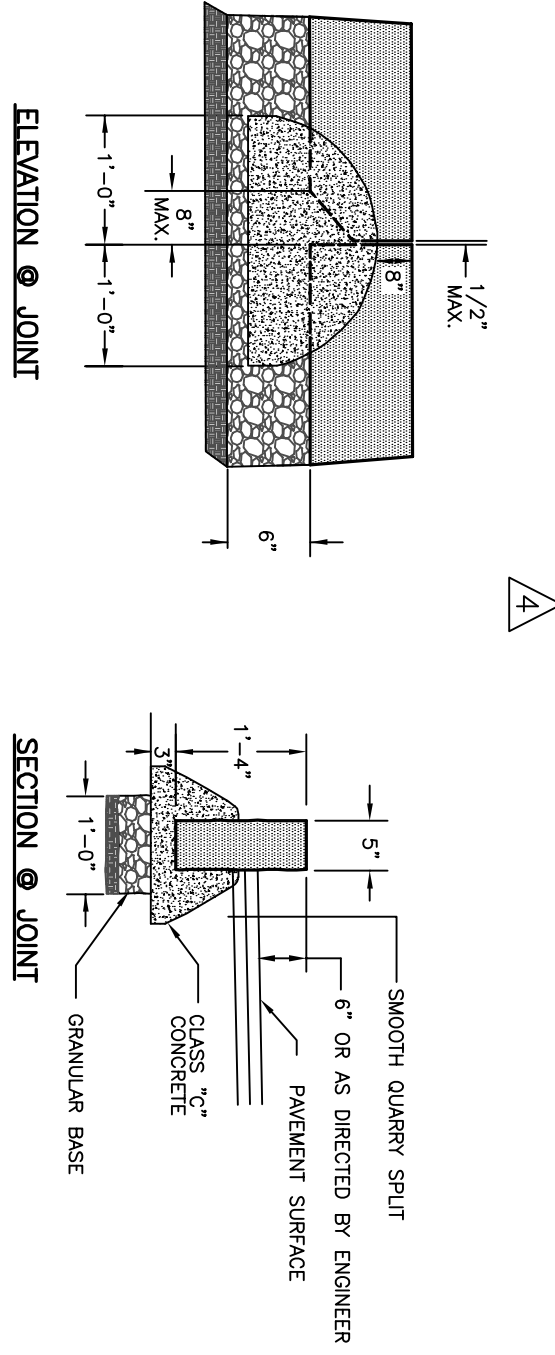


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CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3833 FAX: (203) 286-5057



PLAN @ JOINT

NON-JOINT SECTION



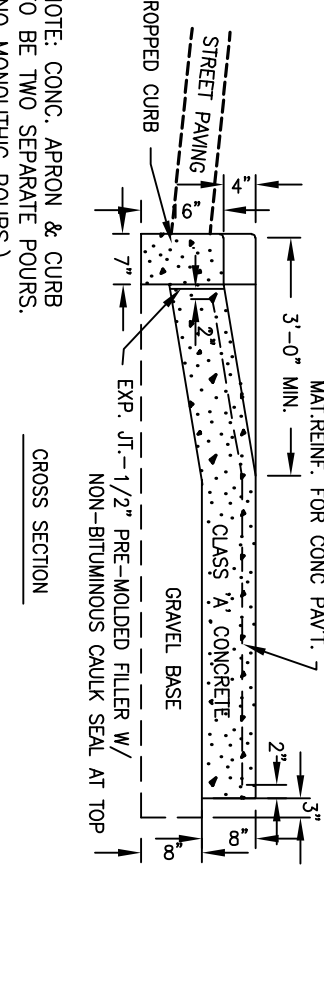
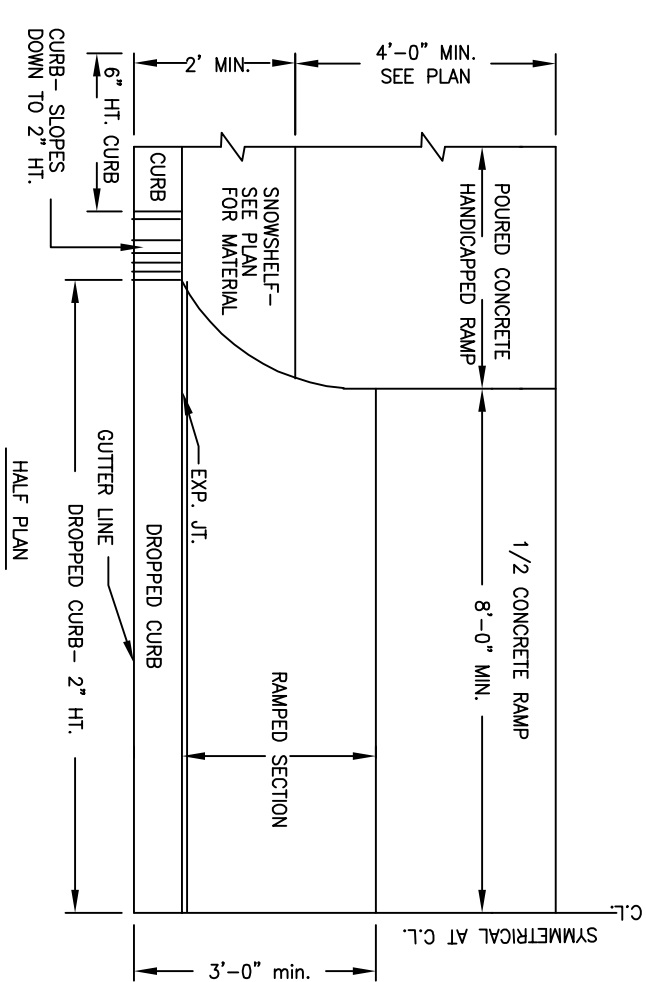
ELEVATION @ JOINT

SECTION @ JOINT

GRANITE & PRECAST CONCRETE CURB

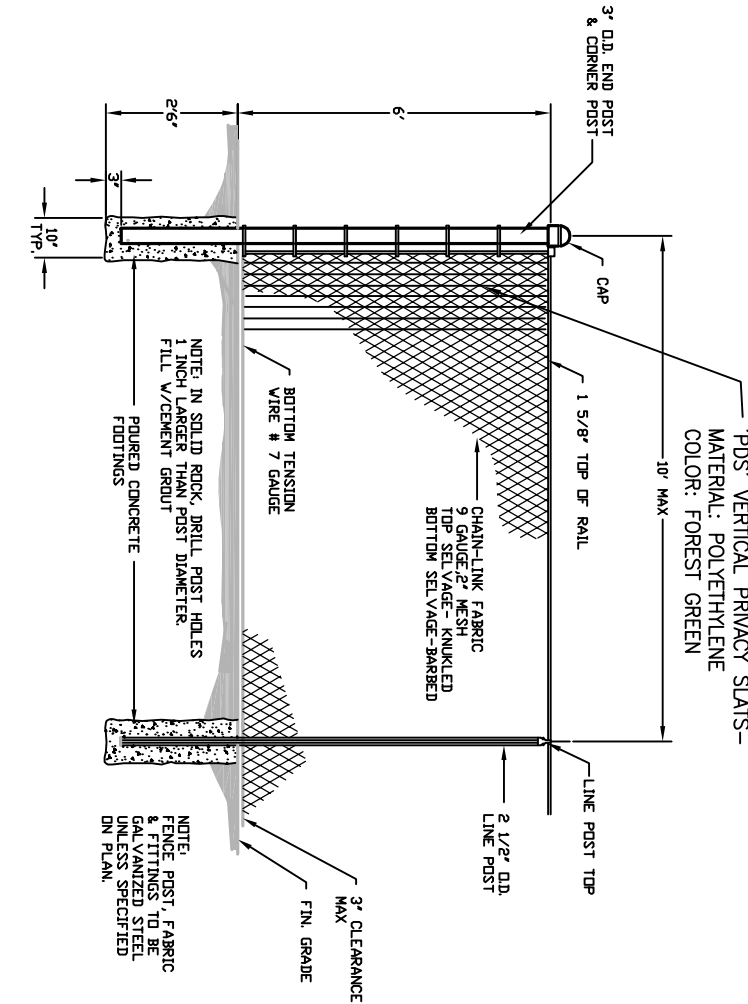
JOINT TREATMENT

(GRANITE CURB SHOWN)
EXPANSION JOINTS @ APPROX. 50'-0" O.C. (TYP.)



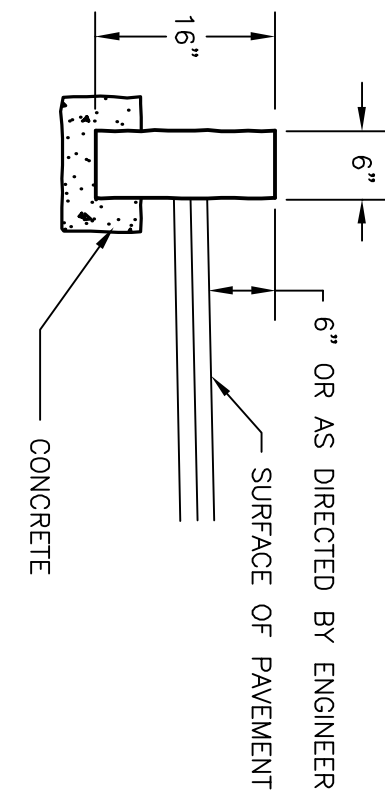
CONCRETE DRIVEWAY APRON

NOT TO SCALE

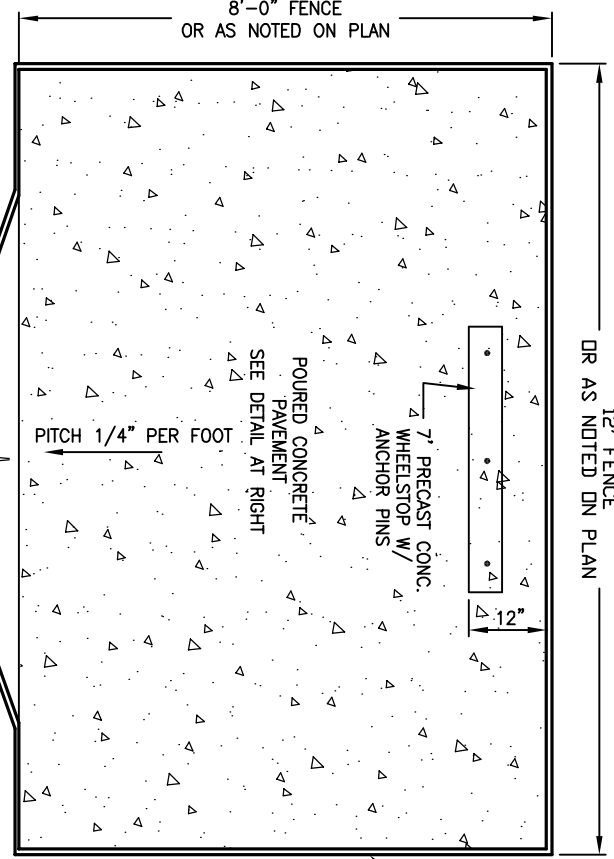


CHAIN-LINK FENCE

NOT TO SCALE



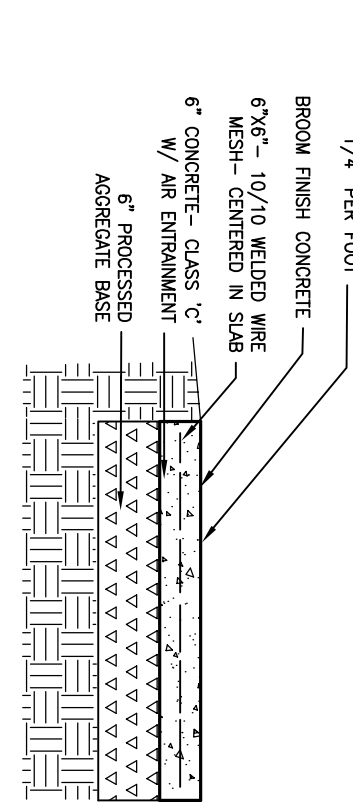
GRANITE CURB



PLAN

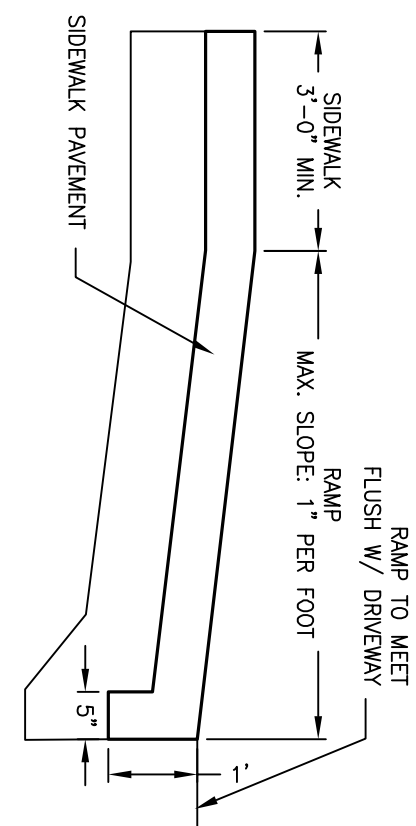
TRASH ENCLOSURE

NOT TO SCALE



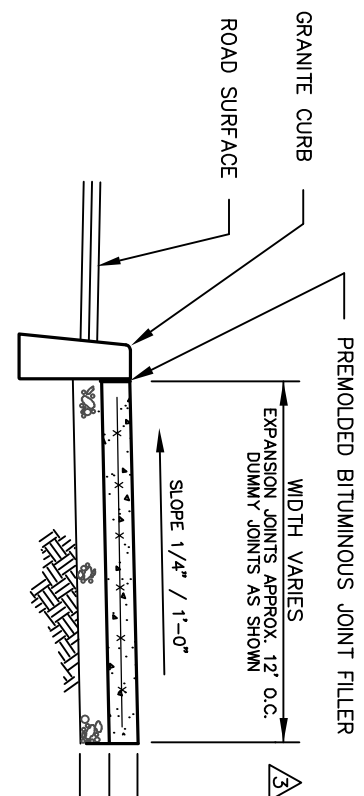
SECTION

CONCRETE PAD



SIDEWALK RAMP SECTION

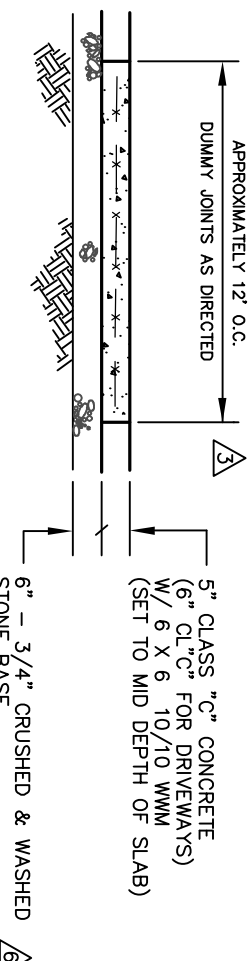
NOT TO SCALE



CROSS SECTION

CONCRETE SIDEWALK

CONCRETE DRIVEWAYS



LONGITUDINAL SECTION

△ SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAD FOR UNDER THE NEW CONCRETE SIDEWALK, EXCEPT AT ONE END OF THE RAMP, WHERE THE SIDEWALK SHALL BE FINISHED TO THE SLOPE OF THE RAMP.

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
- EXISTING SITE INFORMATION WAS TAKEN FROM AN IMPROVEMENT LOCATION SURVEY PREPARED FOR TMC PROPERTIES LTD LLC, 599 WEST AVENUE & 5 MERWIN STREET, NORWALK, CT BY LAND SURVEYING SERVICES LLC, DATED 1-10-24.
- EXISTING UTILITIES TAKEN FROM RECORD DRAWINGS PROVIDED BY CITY OF NORWALK DEPARTMENT OF PUBLIC WORKS.
- TOTAL SITE AREA = 28,538± SQ. FT. ~ 0.655± AC. - 599 WEST AVENUE, 5,034± SQ. FT. ~ 0.116± AC. - 5 MERWIN STREET.
- THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY.
- LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
- VERTICAL DATUM= NAVD, 88 (CONTOURS SHOWN AT 2 FOOT INTERVALS)

CURRIE'S TIRES, CARS & TOWING LLC
599 WEST AVENUE/5 MERWIN STREET
NORWALK, CONNECTICUT

24-5696
project

DETAILS & NOTES

3 OF 3
sheet

1-16-24
date

GRUMAN ENGINEERING L.L.C.

CONSULTING CIVIL ENGINEERS

20 KING STREET, NORWALK, CONNECTICUT 06851

PH: (203) 853-3833 FAX: (203) 286-5057



DRAINAGE REPORT

PREPARED FOR

PROPOSED SITE IMPROVEMENTS

LOCATED AT

599 WEST AVENUE / 5 MERWIN STREET

NORWALK, CONNECTICUT

GE #24-5696

JANUARY 25, 2024



GRUMMAN ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET
NORWALK, CONNECTICUT 06851
(203) 853-3833
FAX 286-5057

NARRATIVE:

The subject of this analysis is a 0.655-acre parcel located at 599 West Avenue and a 0.116-acre parcel located at 5 Merwin Street. The purpose of the analysis is to determine the change in stormwater runoff resulting from the proposed improvements, and to provide mitigation in accordance with City of Norwalk standards.

EXISTING CONDITIONS:

These two properties which abut are situated on the east side of West Avenue and north side of Merwin Street. The current use of this property is a tire sales and repair facility. There are two brick buildings surrounded by pavement. The southeast corner is unpaved. There are two existing catch basin/dry wells located on the West Avenue property, which receive runoff from approximately 60% of the site. The remaining area drains towards West Avenue and is intercepted by storm drains adjacent to the curb. These properties are relatively flat with grades of slopes from east to west with grades of 1-5% to the west and south.

The area within 5 Merwin Street drains overland towards Merwin Street.

This site is situated within the Coastal Area Management boundary.

Existing soils at this location are identified in the NRCS Web Soil Survey as being Urban Land, HSG 'D'.

PROPOSED CONDITIONS:

The proposal for this site is to construct a new driveway opening onto the 5 Merwin Street parcel which will add approximately 195 s.f. of new impervious area. There are no changes proposed on the West Avenue parcel.

PROPOSED DRAINAGE:

The site was analyzed to determine the existing and proposed peak runoff rates. The proposed driveway off Merwin Street will not result in any increased runoff from the site, therefore no on-site stormwater retention is proposed.

The following computations use the Hydrocad computer software to determine the existing vs. proposed peak runoff rates for this site based on the 2, 10, 25 & 100 year storm events in accordance with City of Norwalk standards. Rainfall data was taken from the NOAA Atlas 14 table.

EXISTING CONDITIONS:

Buildings –	5,435 s.f.	CN-98
Pavement -	16,430 s.f.	CN-98
Gravel (Dirt) -	4,507 s.f.	CN-98
Concrete Pads -	5,092 s.f.	CN-98
Pervious -	2,108 s.f.	CN-89
Total -	33,572 s.f.	

PROPOSED CONDITIONS:

Buildings –	5,304 s.f.	CN-98
Pavement -	16,625 s.f.	CN-98
Gravel (Dirt) -	4,507 s.f.	CN-89
Concrete Pads -	5,092 s.f.	CN-98
Pervious -	1,993 s.f.	CN-89
Total -	33,572 s.f.	

Groundwater Recharge Volume (GRV) –

$$\text{GRV} = F \times I$$

$$F = 0.10 \text{ (HSG 'D')}$$

$$I = \text{Impervious Area}$$

$$\text{GRV} = (0.10''/12) (115 \text{ s.f.}) = 0.96 \text{ c.f.}$$

$$\text{Water Quality Volume (WQV)} = (1'') (R) (A) / 12$$

$$R = \text{Runoff Coefficient}$$

$$I = \% \text{ impervious (94)}$$

$$A = \text{Area}$$

$$\text{WQV} = (1''/12) (0.896) (33,572 \text{ s.f.}) = 2,506.7 \text{ c.f.}$$

SUMMARY:

Storm Event	Flow/Volume	Existing	Proposed	Δ	$\% \Delta$
2-Year -	Q (c.f.s.)	2.82	2.82	0.0	0.0
	V (c.f.)	8,825	8,825	0.0	0.0
10-Year -	Q (c.f.s.)	4.37	4.37	0.0	0.0
	V (c.f.)	13,949	13,949	0.0	0.0
25-Year	Q (c.f.s.)	5.32	5.32	0.0	0.0
	V (c.f.)	17,158	17,158	0.0	0.0
100-Year	Q (c.f.s.)	6.80	6.80	0.0	0.0
	V (c.f.)	22,129	22,129	0.0	0.0

CONCLUSIONS:

The proposed improvements will not result in an increase in runoff based upon the previous use of the property. on-site retention is not required as the post developed peak runoff has decreased for all design storms (2, 10, 25, & 100).

Runoff from the existing masonry buildings and surrounding pavement is routed into existing on-site catch basin/dry wells.

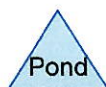
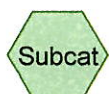
There will be no adverse impacts on adjacent properties as a result of the proposed development of this site.



Existing Conditions



Proposed Conditions



Routing Diagram for 24-5696 599 West Ave - Existing Conditions
Prepared by GRUMMAN ENGINEERING LLC, Printed 1/26/2024
HydroCAD® 10.00-26 s/n 01412 © 2020 HydroCAD Software Solutions LLC

24-5696 599 West Ave - Existing Conditions*Type III 24-hr 2-Year Rainfall=3.50"*

Prepared by GRUMMAN ENGINEERING LLC

Printed 1/26/2024

HydroCAD® 10.00-26 s/n 01412 © 2020 HydroCAD Software Solutions LLC

Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=33,572 sf 93.72% Impervious Runoff Depth>3.15"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=2.82 cfs 8,825 cf

Subcatchment 2S: Proposed Conditions Runoff Area=33,572 sf 94.06% Impervious Runoff Depth>3.15"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=2.82 cfs 8,825 cf

Total Runoff Area = 67,144 sf Runoff Volume = 17,649 cf Average Runoff Depth = 3.15"
6.11% Pervious = 4,101 sf 93.89% Impervious = 63,043 sf

24-5696 599 West Ave - Existing Conditions*Type III 24-hr 10-Year Rainfall=5.34"*

Prepared by GRUMMAN ENGINEERING LLC

Printed 1/26/2024

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Page 3

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=33,572 sf 93.72% Impervious Runoff Depth>4.99"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=4.37 cfs 13,949 cf

Subcatchment 2S: Proposed Conditions Runoff Area=33,572 sf 94.06% Impervious Runoff Depth>4.99"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=4.37 cfs 13,949 cf

Total Runoff Area = 67,144 sf Runoff Volume = 27,897 cf Average Runoff Depth = 4.99"
6.11% Pervious = 4,101 sf 93.89% Impervious = 63,043 sf

24-5696 599 West Ave - Existing Conditions*Type III 24-hr 25-Year Rainfall=6.49"*

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Page 4

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=33,572 sf 93.72% Impervious Runoff Depth>6.13"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=5.32 cfs 17,158 cf

Subcatchment 2S: Proposed Conditions Runoff Area=33,572 sf 94.06% Impervious Runoff Depth>6.13"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=5.32 cfs 17,158 cf

Total Runoff Area = 67,144 sf Runoff Volume = 34,315 cf Average Runoff Depth = 6.13"
6.11% Pervious = 4,101 sf 93.89% Impervious = 63,043 sf

24-5696 599 West Ave - Existing Conditions

Type III 24-hr 100-Year Rainfall=8.27"

Prepared by GRUMMAN ENGINEERING LLC

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=33,572 sf 93.72% Impervious Runoff Depth>7.91"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=6.80 cfs 22,129 cf

Subcatchment 2S: Proposed Conditions Runoff Area=33,572 sf 94.06% Impervious Runoff Depth>7.91"
Flow Length=95' Slope=0.0100 '/' Tc=1.5 min CN=97 Runoff=6.80 cfs 22,129 cf

Total Runoff Area = 67,144 sf Runoff Volume = 44,258 cf Average Runoff Depth = 7.91"
6.11% Pervious = 4,101 sf 93.89% Impervious = 63,043 sf

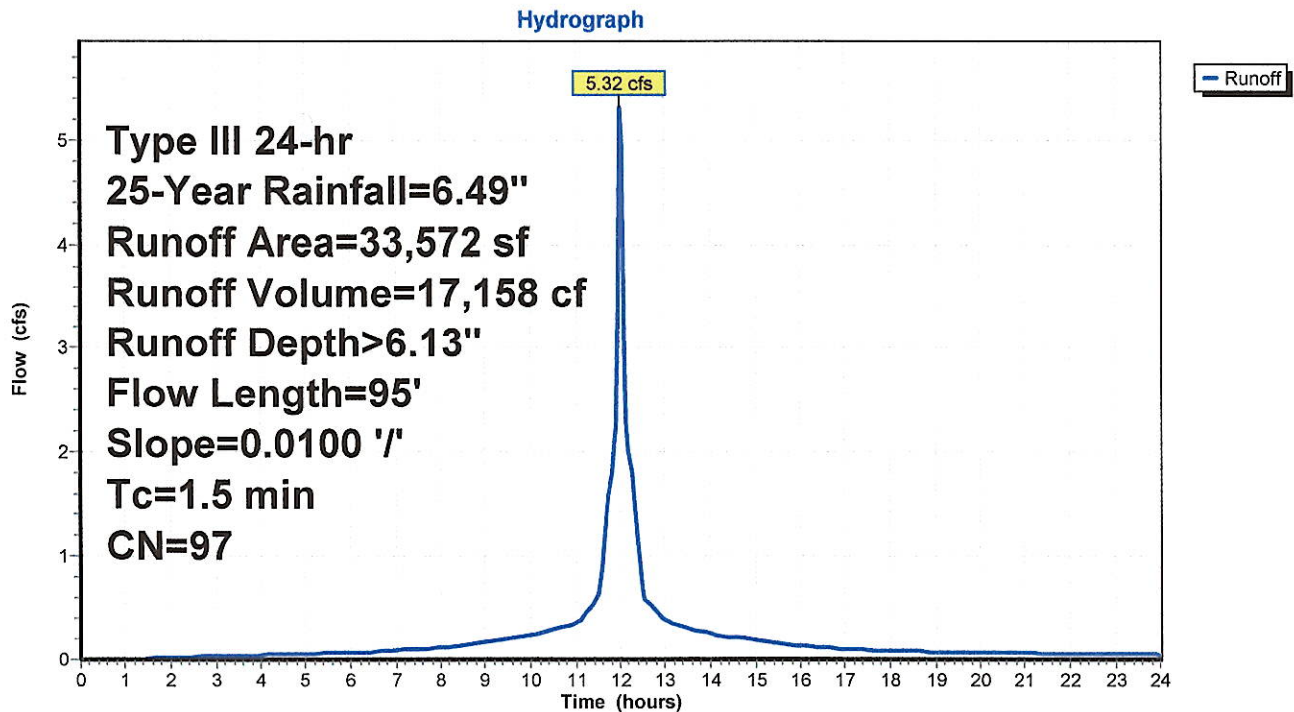
Summary for Subcatchment 1S: Existing Conditions

Runoff = 5.32 cfs @ 12.02 hrs, Volume= 17,158 cf, Depth> 6.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.49"

	Area (sf)	CN	Description
*	5,435	98	Buildings
*	16,430	98	Pavement
*	4,507	98	Gravel Drive
*	5,092	98	Conc. Pads
	2,108	89	<50% Grass cover, Poor, HSG D
	33,572	97	Weighted Average
	2,108		6.28% Pervious Area
	31,464		93.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	95	0.0100	1.06		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"

Subcatchment 1S: Existing Conditions

Summary for Subcatchment 2S: Proposed Conditions

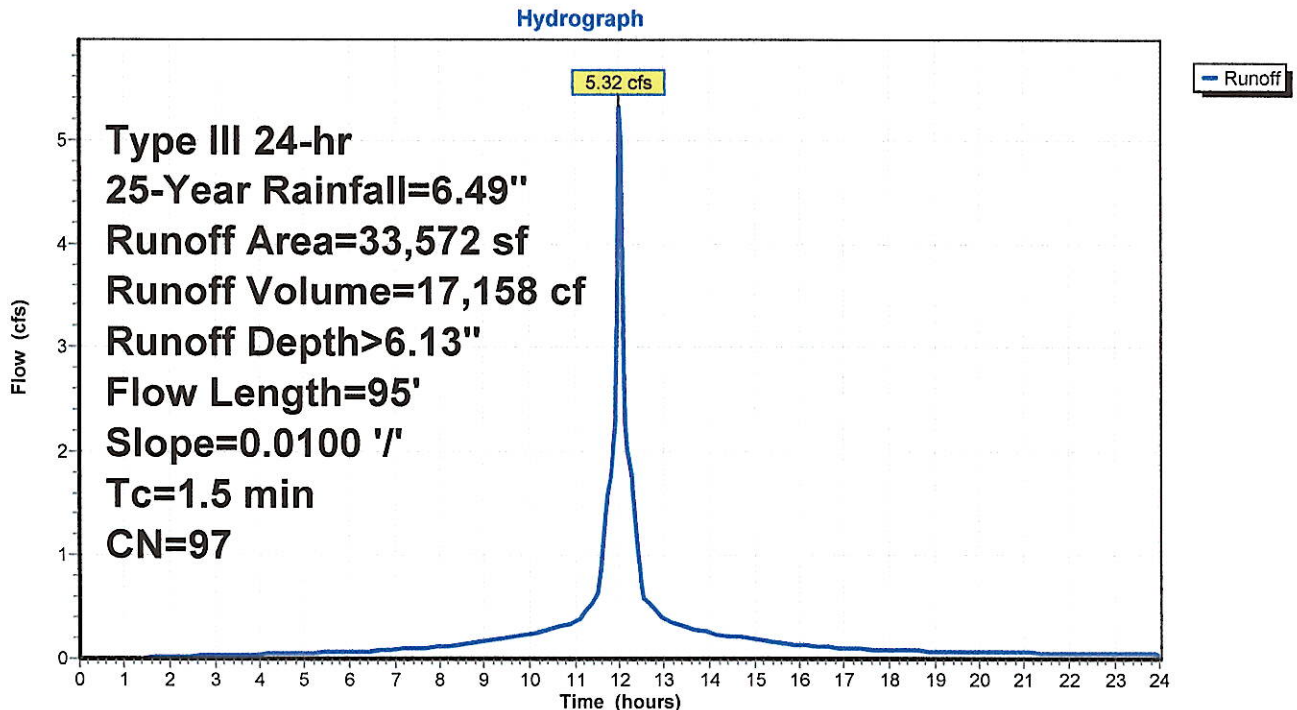
Runoff = 5.32 cfs @ 12.02 hrs, Volume= 17,158 cf, Depth> 6.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.49"

	Area (sf)	CN	Description
*	5,355	98	Buildings
*	16,625	98	Pavement
*	4,507	98	Gravel
*	5,092	98	Conc. Pads
	1,993	89	<50% Grass cover, Poor, HSG D
	33,572	97	Weighted Average
	1,993		5.94% Pervious Area
	31,579		94.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	95	0.0100	1.06		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"

Subcatchment 2S: Proposed Conditions





NOAA Atlas 14, Volume 10, Version 3
 Location name: Norwalk, Connecticut, USA*
 Latitude: 41.113°, Longitude: -73.4154°
 Elevation: 43 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Uhrh, Orlan Wilhite

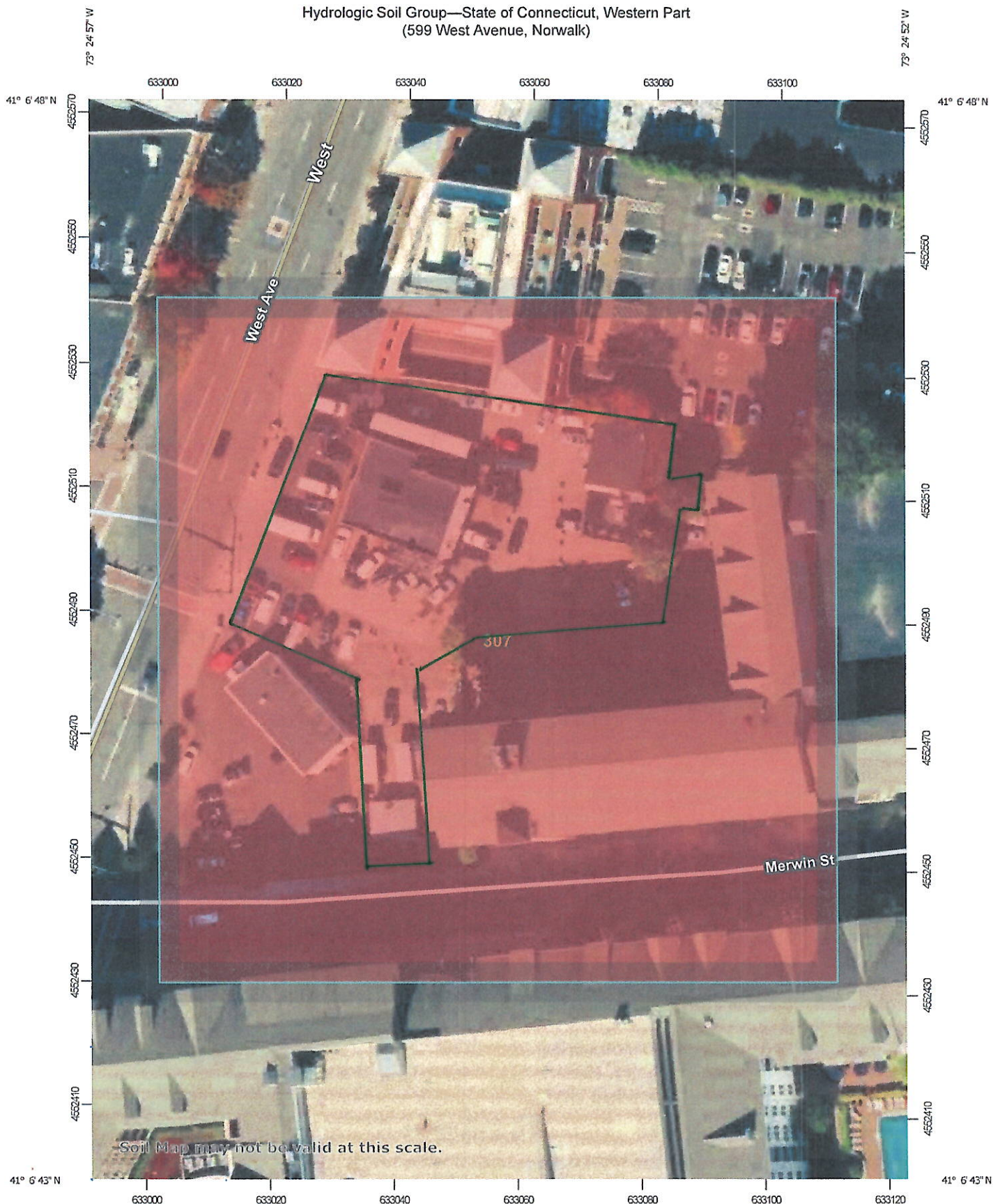
NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.367 (0.294-0.456)	0.426 (0.342-0.530)	0.523 (0.417-0.653)	0.604 (0.479-0.758)	0.716 (0.546-0.937)	0.801 (0.596-1.07)	0.887 (0.636-1.23)	0.979 (0.666-1.40)	1.11 (0.720-1.64)	1.21 (0.764-1.71)
10-min	0.520 (0.417-0.645)	0.604 (0.484-0.751)	0.742 (0.592-0.926)	0.856 (0.679-1.08)	1.01 (0.774-1.33)	1.13 (0.844-1.52)	1.26 (0.901-1.74)	1.39 (0.945-1.98)	1.57 (1.02-2.33)	1.71 (1.08-2.33)
15-min	0.611 (0.490-0.759)	0.711 (0.569-0.884)	0.874 (0.697-1.09)	1.01 (0.799-1.26)	1.19 (0.910-1.56)	1.33 (0.993-1.78)	1.48 (1.06-2.05)	1.63 (1.11-2.34)	1.84 (1.20-2.74)	2.01 (1.27-3.01)
30-min	0.850 (0.682-1.06)	0.988 (0.791-1.23)	1.21 (0.968-1.52)	1.40 (1.11-1.76)	1.66 (1.26-2.17)	1.86 (1.38-2.48)	2.06 (1.47-2.84)	2.26 (1.54-3.23)	2.53 (1.65-3.75)	2.74 (1.73-4.14)
60-min	1.09 (0.873-1.35)	1.26 (1.01-1.57)	1.55 (1.24-1.94)	1.79 (1.42-2.25)	2.12 (1.62-2.77)	2.38 (1.76-3.17)	2.63 (1.88-3.62)	2.88 (1.96-4.12)	3.22 (2.10-4.77)	3.47 (2.19-5.34)
2-hr	1.38 (1.12-1.71)	1.64 (1.32-2.02)	2.05 (1.65-2.55)	2.40 (1.92-2.99)	2.88 (2.21-3.75)	3.24 (2.42-4.31)	3.61 (2.60-4.98)	4.01 (2.74-5.71)	4.58 (2.99-6.76)	5.04 (3.20-7.68)
3-hr	1.58 (1.28-1.95)	1.89 (1.53-2.33)	2.40 (1.93-2.96)	2.81 (2.25-3.49)	3.39 (2.61-4.40)	3.82 (2.87-5.08)	4.27 (3.10-5.90)	4.78 (3.27-6.77)	5.51 (3.60-8.10)	6.11 (3.88-9.51)
6-hr	2.00 (1.63-2.44)	2.40 (1.95-2.93)	3.06 (2.48-3.75)	3.60 (2.90-4.45)	4.35 (3.38-5.64)	4.92 (3.72-6.51)	5.51 (4.04-7.60)	6.20 (4.25-8.73)	7.21 (4.73-10.5)	8.04 (5.13-12.9)
12-hr	2.48 (2.03-3.00)	2.98 (2.44-3.61)	3.80 (3.10-4.63)	4.48 (3.63-5.49)	5.41 (4.22-6.96)	6.11 (4.66-8.04)	6.85 (5.04-9.39)	7.71 (5.31-10.8)	8.98 (5.91-13.0)	10.0 (6.42-15.4)
24-hr	2.88 (2.38-3.47)	3.50 (2.88-4.22)	4.50 (3.70-5.45)	5.34 (4.36-6.50)	6.49 (5.10-8.30)	7.35 (5.64-9.63)	8.27 (6.13-11.3)	9.35 (6.46-13.0)	11.0 (7.23-15.8)	12.3 (7.90-18.1)
2-day	3.13 (2.61-3.75)	3.89 (3.23-4.66)	5.12 (4.24-6.16)	6.14 (5.05-7.43)	7.55 (5.97-9.62)	8.60 (6.64-11.2)	9.72 (7.27-13.3)	11.1 (7.69-15.3)	13.2 (8.71-18.9)	14.9 (9.62-22.5)
3-day	3.33 (2.78-3.97)	4.16 (3.47-4.97)	5.52 (4.58-6.61)	6.64 (5.48-8.00)	8.19 (6.50-10.4)	9.33 (7.23-12.1)	10.6 (7.93-14.4)	12.1 (8.39-16.6)	14.4 (9.53-20.5)	16.3 (10.5-23.9)
4-day	3.54 (2.96-4.21)	4.41 (3.69-5.25)	5.84 (4.87-6.98)	7.03 (5.81-8.44)	8.66 (6.89-11.0)	9.87 (7.66-12.8)	11.2 (8.40-15.1)	12.8 (8.88-17.5)	15.1 (10.1-21.5)	17.2 (11.1-25.4)
7-day	4.17 (3.51-4.93)	5.12 (4.30-6.06)	6.67 (5.58-7.92)	7.95 (6.61-9.50)	9.72 (7.76-12.2)	11.0 (8.60-14.2)	12.4 (9.35-16.7)	14.1 (9.86-19.2)	16.6 (11.0-23.4)	18.6 (12.1-26.9)
10-day	4.81 (4.06-5.66)	5.80 (4.90-6.84)	7.43 (6.24-8.79)	8.78 (7.32-10.4)	10.6 (8.51-13.3)	12.0 (9.37-15.4)	13.5 (10.1-17.9)	15.2 (10.6-20.6)	17.6 (11.8-24.8)	19.6 (12.7-28.5)
20-day	6.76 (5.75-7.90)	7.87 (6.69-9.22)	9.69 (8.20-11.4)	11.2 (9.41-13.2)	13.3 (10.7-16.4)	14.9 (11.6-18.7)	16.5 (12.3-21.5)	18.2 (12.8-24.5)	20.6 (13.8-28.8)	22.9 (14.6-33.9)
30-day	8.40 (7.17-9.78)	9.60 (8.18-11.2)	11.6 (9.82-13.5)	13.2 (11.1-15.5)	15.4 (12.4-18.9)	17.2 (13.4-21.4)	18.9 (14.1-24.4)	20.7 (14.6-27.7)	23.0 (15.5-32.0)	24.8 (16.1-35.9)
45-day	10.4 (8.96-12.1)	11.8 (10.1-13.6)	13.9 (11.8-16.2)	15.6 (13.2-18.3)	18.1 (14.6-22.0)	20.0 (15.7-24.8)	21.8 (16.3-28.0)	23.6 (16.8-31.5)	26.0 (17.5-35.9)	27.6 (18.0-39.9)
60-day	12.2 (10.5-14.1)	13.6 (11.6-15.7)	15.8 (13.5-18.4)	17.7 (15.0-20.7)	20.3 (16.4-24.6)	22.3 (17.5-27.5)	24.3 (18.2-30.9)	26.1 (18.6-34.7)	28.4 (19.2-39.2)	30.1 (19.6-42.4)

Hydrologic Soil Group—State of Connecticut, Western Part
(599 West Avenue, Norwalk)



Map Scale: 1:849 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 40 80 160 240 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



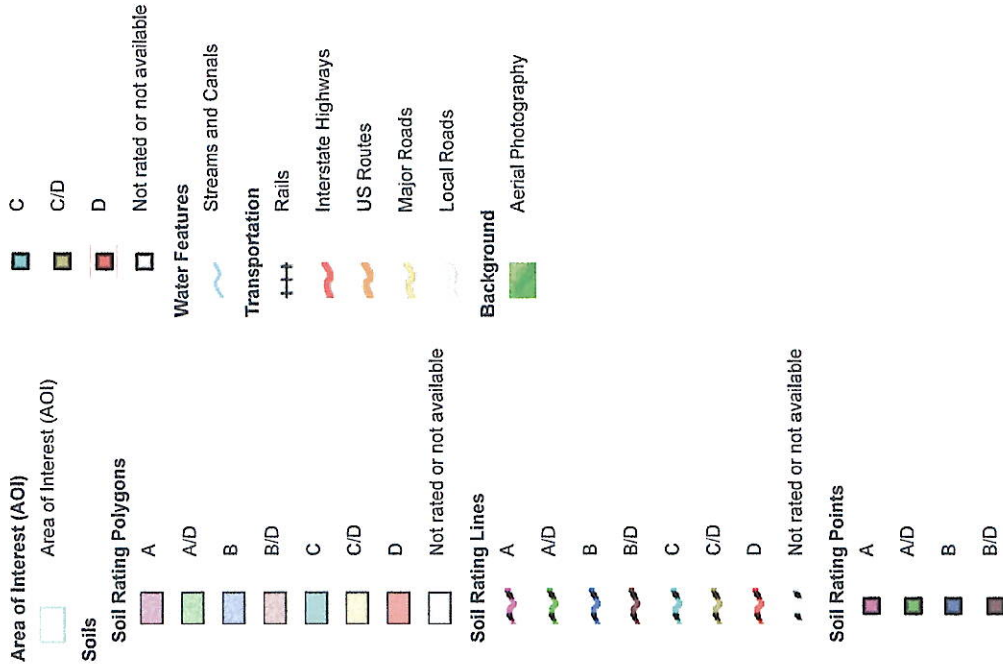
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/25/2024
Page 1 of 4

Page 103 of 263

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	3.0	100.0%
Totals for Area of Interest			3.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

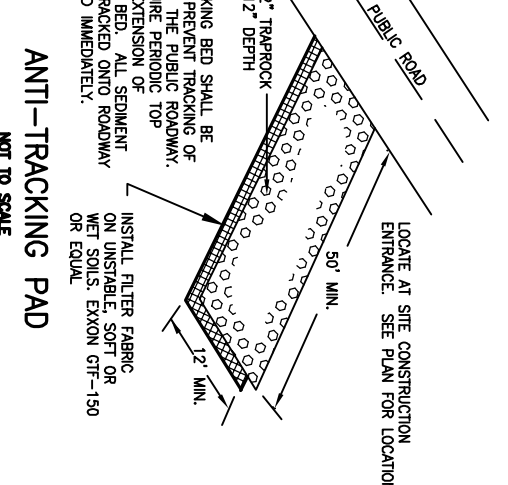
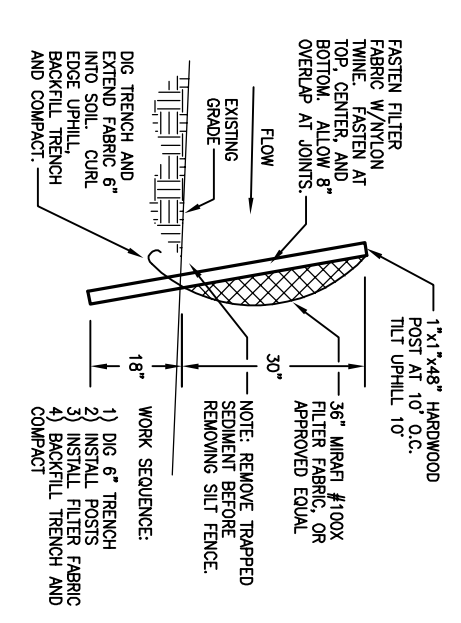
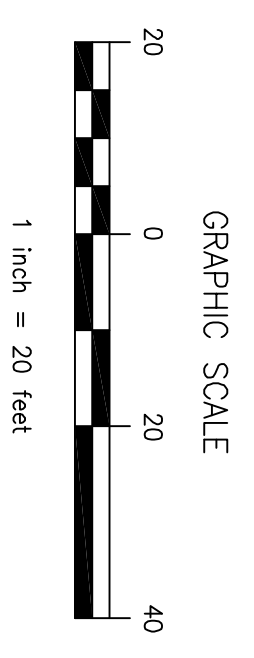
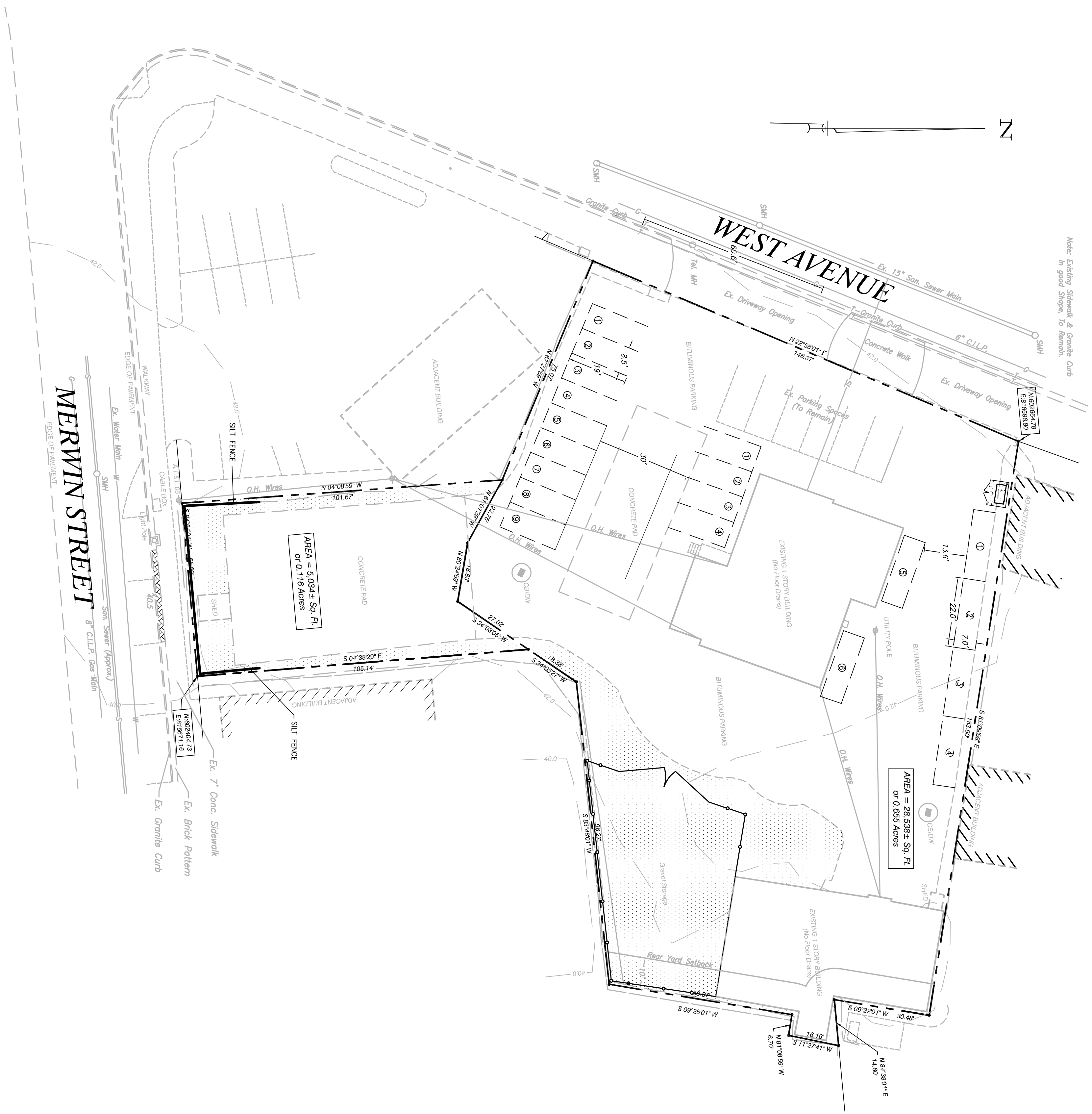
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher





SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

CURRIE'S TIRES, CARS & TOWING LLC		24-5696
599 WEST AVENUE/5 MERWIN STREET		project
NORWALK, CONNECTICUT		2 OF 3
EROSION CONTROL PLAN		1-16-24
GRUJMAN ENGINEERING L.L.C.		sheet
CONSULTING CIVIL ENGINEERS		date
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851		
PH: (203) 853-3833 FAX: (203) 286-5057		

March 17, 2025

VIA E-MAIL AND HAND DELIVERY

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

**RE: Glazer Group, LLC
Zoning Amendment & Special Permit Applications
1E River Road, Norwalk, CT (5-44-18-BARN)**

Dear Mr. Baker:

Our firm represents Glazer Group, LLC (the “Applicant”), the owner of certain property known as 1E River Road in Norwalk, commonly known as “The Barn” within the Graybarns on the Silvermine River development project (“Graybarns”). The Barn is part of a collection of structures situated on approximately three (3) acres of property in the CD-1L and Silvermine Tavern Village District Overlay (“O-STVD”) zones. In 2014, the Planning & Zoning Commission (the “Commission”) approved a series of applications, including a text amendment to the Silvermine Tavern Village District Overlay Zone and Special Permit #16-13SP (the “2014 Approval”). These approvals facilitated the rehabilitation of the existing buildings and the construction of several new structures on the Graybarns property, including The Barn. Today, Graybarns consists of The Mercantile (a marketplace and neighborhood café), The Tavern (a farm-to-table, destination fine dining experience), The Inn (an Inn featuring six luxurious suites), and, as is relevant here, The Barn. Throughout the materials submitted in support of the Applicant’s 2014 applications, the Barn was described as a “Community Barn” that would accommodate “private parties, weddings or community events,” and the Barn has been used consistently with this description since its inception.

Notwithstanding the 2014 Approval, questions have been raised regarding the permitted use of The Barn. As detailed in the enclosed materials, the Applicant now seeks Zoning Amendment and Special Permit approval to continue to use The Barn as event space with and without live music.

Enclosed please find three (3) copies of the following materials in connection with the Application:

- Letter of Authority from the Applicant;
- Application for Zoning Amendments and the following schedules:
 - Schedule A – Proposed Zoning Amendments;
 - Schedule B – Zoning Amendment Narrative; and
 - Schedule C – Zone Affected by Zoning Amendment – STVD (Including All Properties within 500’ of IE River Road);
- Application for Special Permit Approval and the following schedules:
 - Schedule A – Special Permit Project Narrative;
 - Schedule B – Statement of Findings;
 - Schedule C – Property Description; and
 - Schedule D – Aerial Map of Property;
- Survey prepared by William W. Seymour & Associates, P.C., dated May 13, 2015, titled “Property Survey schedule C to Declaration of Silvermine Village, a Condominium Community, 1 River Road, prepared for Glazer Group, LLC;”
- Noise Study prepared by Acoustic Distinctions, dated March 10, 2025, titled “Noise Code Compliance Study Report;”
- Valet Parking Plan and Parking Compliance Chart prepared by the Applicant, dated February 6, 2014¹, and revised to March 17, 2025;
- Copy of the 2014 Approval and related materials;
- Copies of the following articles:
 - “Silvermine Tavern, since 1929,” *Norwalk Hour*, February 8, 2007;
 - Reilly, Greg, “Restored and modernized — GrayBarns replaces Silvermine Tavern,” *New Canaan Advertiser*, September 30, 2017; and
 - Diamond, Annie, “A Visit to GrayBarns in Silvermine, Connecticut,” *Most Lovely Things*, November 16, 2017;
- Exhibit comparing changes to appraised values of surrounding properties;
- Proposed Conditions of Approval, dated March 17, 2025; and
- Written Confirmation of Tax Status.

Electronic copies of these materials were also transmitted today. I look forward to presenting these materials to the Planning & Zoning Commission at its next available meeting. Thank you for your time and attention regarding this matter.

Sincerely,



Lisa L. Feinberg

Enclosures.

¹The Valet Parking Plan dated 2/6/2014 was approved in connection with the 2014 Approval on February 19, 2014. The current revision incorporates the increased capacity of the restaurant and use of the barn as Event Space.

March 14, 2025

Steven Kleppin
Planning & Zoning Director
City of Norwalk
125 East Avenue
Norwalk, CT 06851

**Re: Letter of Authority – Text Change & Special Permit Applications
1E River Road, Norwalk (the “Property”)**

Dear Mr. Kleppin:

Glazer Group, LLC is the owner of the above-captioned Property. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications with the City of Norwalk on ownership’s behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Glazer Group, LLC


Andy Glazer (Mar 17, 2025 13:26 EDT)
By: Andrew J. Glazer, President

**PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125**

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

APPLICATION INFORMATION (3 HARD COPIES AND A DIGITAL COPY OF ALL REQUIRED DOCUMENTS)

1. **Fee: \$1,060.00 application fee** - Payment of this application fee must be made by **credit or debit card *only***; cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use processing fee).

Application fees to be paid upon filing.

2. Applicant's name and address

Glazer Group, LLC
c/o Agent: Lisa Feinberg
Carmody Torrance Sandak & Hennessey, LLP
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901

3. Street address of applicant's property affected by proposed amendment and district, block and lot number. Applications for amendments which are accompanied by a site plan, special permit or zone change shall list all adjoining property owners and all property owners directly across the street from the subject property.

1E River Road (5-44-18-BARN)

193 Perry Avenue (5-43-16)¹

4. Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.

See enclosed Application Schedules, titled:

- Schedule A – Proposed Zoning Amendments; and

¹The properties located at 192 Perry Avenue (5-39-18) and 194 Perry Avenue (5-39-19-TAV, WEB, ADD, TOW, DAL, HUT, & HAM) are owned by related parties.

- Schedule B – Zoning Amendment Narrative.

5. Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.

See enclosed Schedule B for zoning history.

6. Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variance(s) requested and granted.

See enclosed Schedule B for zoning history.

7. Provide maps of area in the vicinity of applicant's property and all other properties within 500' radius (1" = 100') showing

- a. Current zoning of all property

See enclosed schedule C, titled "Zone Affected by Zoning Amendment – STVD (Including All Properties within 500' of 1E River Road)."

- b. All other property within 500' radius owned by applicant

See enclosed schedule C, titled "Zone Affected by Zoning Amendment – STVD (Including All Properties within 500' of 1E River Road)."

- c. All properties that will become non-conforming uses as a result of requested change.

No properties will become non-conforming as a result of the requested change.

8. Provide a map of the city showing all zones affected by the zoning amendment including a calculation of the areas involved.

See enclosed schedule C, titled "Zone Affected by Zoning Amendment – STVD (Including All Properties within 500' of 1E River Road)."

9. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.

See enclosed form titled "Assessor's Parcel Verification & Tax Clearance Form."

10. **Notice Requirements:**

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date. (See attached sample notification form.)

The Applicant will mail notices to all abutting property owners at least ten (10) days prior to the public hearing on the Application.

11. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any:

A. **Drainage:** (prepared by registered professional engineer)

N/A

B. **Traffic** (prepared by professional traffic engineer)

N/A

When, in the opinion of the Planning & Zoning Commission, a proposed zoning amendment/site plan will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

Schedule A
Proposed Zoning Amendments
Glazer Group
March 17, 2025

*Amend the Norwalk Zoning Regulations to clarify permitted accessory uses in the Silvermine Tavern Village District Overlay (O-STVD). Additions are indicated with a **red and bold font**.*

Section 3.3.3.B.4.d

d. **Silvermine Tavern Village District Overlay (O-STVD)**. It is the purpose of this District to ensure that the unique Character of this District is maintained and to provide for the existing Uses, Buildings, and Structures to be maintained, including Inns, Restaurants, country stores and other compatible Uses which will meet existing and future needs within the district; **including meetings, recreational activities, community gatherings/events, special events**, cluster housing and related Accessory Uses which complement the village district Character of the site. The provisions of this District are intended to preserve and enhance the Character of the Silvermine Tavern Village District by encouraging the preservation of existing Buildings of unique historical and architectural value and assuring that any new Buildings, Structures, and Uses will be in keeping with the established Character of the area. **It is recognized that approved buildings, structures and uses within an approved Silvermine Tavern Village District site plan may operate separately or collectively.** The District is also intended to preserve public access to and along the waterfront including visual access, which shall be retained or provided as part of all new Development.

Section 4.3.1-A Silvermine Tavern Village District Overlay (O-STVD)

3. In addition to the clustered Single-Family Dwellings permitted by-right with limitations, a new barn Structure up to a maximum of two thousand (2,000) square feet that will replace an existing barn Structure to be removed; and additions to existing Structures, up to a maximum gross floor area of one thousand (1,000) square feet total for all existing Buildings. Such work on Additions shall be allowed only if required by codes and ordinances of the City or ordered by any City official charged with protecting the health, safety, and public welfare. The new barn Structure shall be permitted subject to the following criteria:

- a. The front Facade of such Structure(s) shall be located no closer than fifteen (15) feet and no more than twenty-five (25) feet from the Frontage Line with entry doors facing the street, and shall not exceed fifty (50) feet in depth; and
- b. The length of the new Structure shall occupy a minimum of fifty (50) feet at the Front Setback line; and
- c. The new Structure shall be a maximum of thirty-five (35) in Height and
- d. All required Parking shall be adequately screened with a fifteen (15) foot landscaped Buffer strip along the street, with no Garage openings directly facing the street.
- e. Porches and a valet Parking booth shall be permitted and are exempt from the above limits on Lot width and gross Floor Area.
- f. Following Special Permit approval, the barn Structure may be used for Event Space, separately or collectively with other buildings, structures and uses within an approved Silvermine Tavern Village District site plan.**

Schedule A
Proposed Zoning Amendments
Glazer Group
March 17, 2025

Table 4.3.9.A

Principle Use	CD-1L
Event Space	SPU*

***Permitted by Special Permit in Silvermine Tavern Village District Overlay**

Table 4.3.9.D

Accessory Use	CD-1L
Live Music	NP*

***Permitted by Right with Limitation in Silvermine Tavern Village District Overlay**

Section 4.3.9.G.4.bc

bc. Live Music shall be permitted in accordance with the applicable Use Table, subject to the following: (1) Live Music is permitted as an Accessory Use to Restaurant, Brew Pub/Distillery, Retail (except in the Residential zones), **Silvermine Tavern Village District Overlay Uses** and Waterfront Club Uses, subject to documentation verifying that the Live Music will comply with the City of Norwalk Noise Control Ordinance, as amended.

Schedule B Zoning Amendment Narrative

Glazer Group, LLC is the owner of certain property known as 1E River Road in Norwalk, commonly known as “The Barn” within the Graybarns on the Silvermine River development (“**Graybarns**”). In operation since 2017, Graybarns consists of The Mercantile (a marketplace and neighborhood café), The Tavern (a farm-to-table, destination fine dining experience), The Inn (an Inn featuring six luxurious suites), and The Barn, which has been used to host a wide range of private and community events, including numerous weddings since its inception.

This unique collection of meticulously restored and reconstructed buildings is situated on approximately three (3) acres of property in the CD-1L and Silvermine Tavern Village District Overlay zones (“**O-STVD**”). The Graybarns property originally consisted of a series of industrial uses but was converted to a restaurant and inn, known as the Silvermine Tavern & Inn, in 1929. Collectively, the Silvermine Tavern complex included the inn, a mill building and guest house, a country store and various barns and accessory structures. Silvermine Tavern & Inn ceased operations in 2009 and the buildings fell into a state of disrepair. In 2014, the Zoning Commission approved a series of applications to permit and facilitate the restoration of these historic buildings, including a text amendment to the Silvermine Tavern Village District and Special Permit #16-13SP. The text amendment was drafted for the sole purpose of permitting the proposed uses, and the special permit provided the framework for the Owner to actually construct this vision. Throughout the materials submitted in support of the Owner’s 2014 applications, the Barn was described as a “Community Barn” that would accommodate “private parties, weddings or community events,” and the Barn has been used consistently with this description ever since.

The enclosed text amendment seeks to clarify permitted principle and accessory uses in the Silvermine Tavern Village District Overlay (O-STVD). Specifically, the proposed changes incorporate language that clearly permits the Barn to be used for Event Space, following special permit approval, and live music in the O-STVD as an accessory use to the other permitted principal uses in the zone.

These amendments also further several goals and policies in Norwalk’s 2019-2029 Plan of Conservation and Development. Graybarns is located in the Silvermine Center Historic District along the Silvermine River. Events are a vital component of the Graybarns operations and help support the ongoing maintenance of the historic buildings on the site, access to the site’s natural resources and the character of the Silvermine neighborhood as a whole.¹ These events, hosted on the historic Graybarns campus, “attract local and regional visitors” and support “business growth and entrepreneurship” in Norwalk.² Moreover, these events provide employment opportunities for Norwalk residents, as approximately 40 percent of Graybarns’ 80 employees live in the City. Businesses such as Graybarns are part of a “diversified economy” and “allow many Norwalk residents to work where they live[.]”³ Without the ability to host events, the success of Graybarns, and the continued preservation of its historic structures, is in jeopardy.

The following POCD policies and goals are specifically supported by the continued success of the Graybarns operation:

- ***Seek to retain, grow and attract a wide range of businesses to increase Norwalk’s competitiveness and the **Grand List**.***⁴

¹ Graybarns is considered an asset for the Silvermine neighborhood. See POCD, page 348.

²POCD page 40.

³Id.

⁴Id.

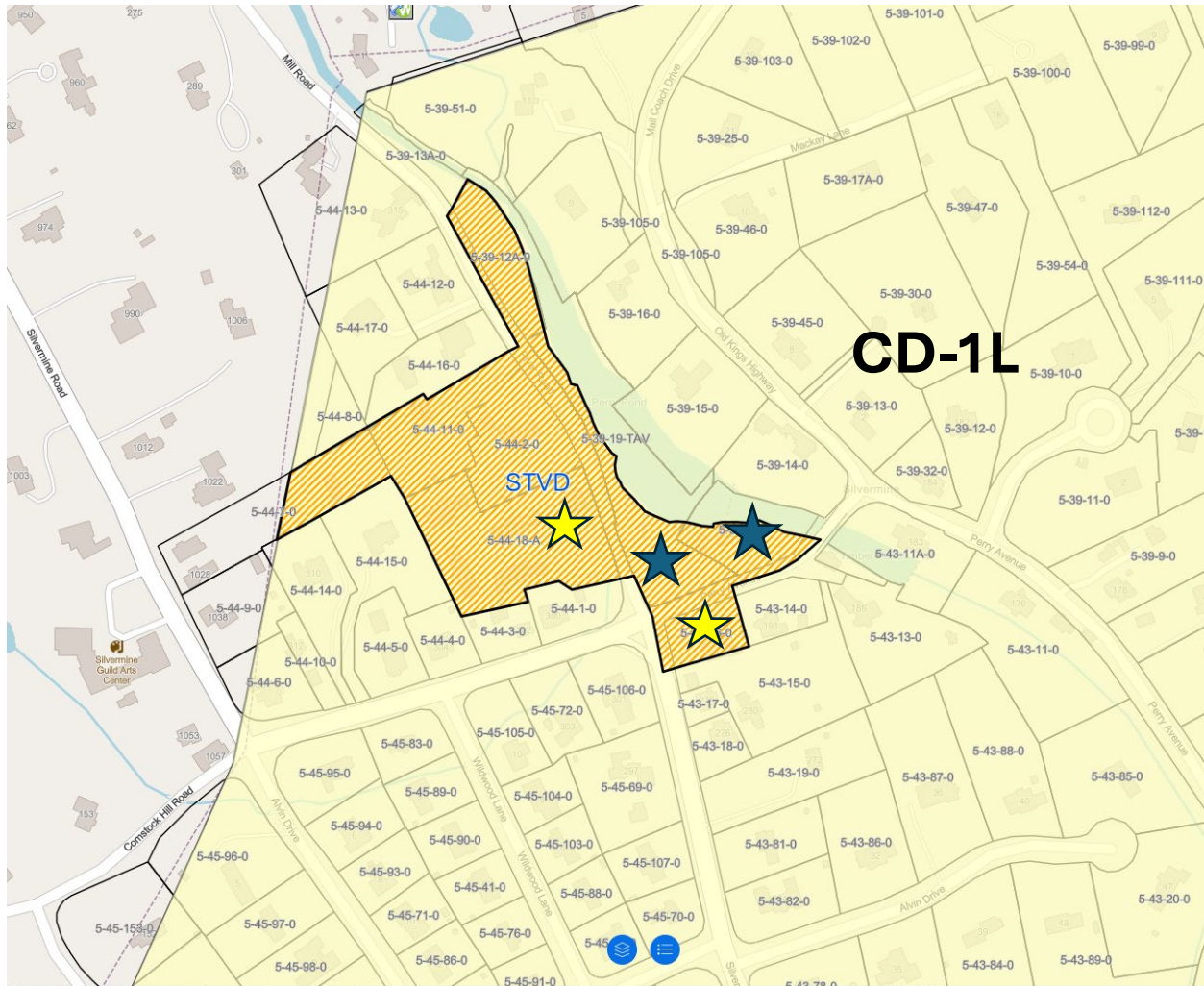
- *Develop a cohesive tourism strategy by **optimizing Norwalk's historic, cultural and historic resources**, coastal location, unique waterfront areas, Norwalk River and other natural assets for enhanced set of recreation, tourism, economic and transportation uses.*⁵
- *Norwalk protects its most important historic resources and **encourages adaptive reuse of historic sites** to maintain and enrich the City's character.*⁶
- ***Revise zoning** and development **regulations to promote preservation** and adaptive reuse of historic structures.*⁷
- ***Protect** natural and environmental resources and **overall neighborhood character** for development in suburban areas of Norwalk.*⁸

⁵ POCD, page 56.

⁶ POCD, page 96.

⁷ POCD, page 109.

Schedule C
Zone Affected by Zoning Amendment – STVD
(Including All Properties within 500' of 1E River Road)



*Yellow stars indicate properties owned by Glazer Group, LLC.

**Blue stars indicate properties owned by related parties.

Calculation of Areas Involved	
1 River Road (Units A, B, C, D, E)	1.66 acres
3 River Road	0.87 acres
5 River Road	1.00 acre
192 Perry Avenue	0.68 acres
193 Perry Avenue	0.33 acres
194 Perry Avenue	1.79 acres
1032 Silvermine Road	1.07 acres
TOTAL:	7.40 acres



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Date Received:

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.

1. Address of Subject Property(s):

1E River Road, Norwalk, CT

2. District: 5 Block: 44 Lot(s): 18-Barn 3. Zone: CD-1L Overlay/Village District: O-STVD

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone: ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

Barn that accommodates private parties, weddings, and community events in connection with the use of the tavern and inn on the property at 194 Perry Avenue.

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

The Applicant requests Special Permit approval to continue the use of the Barn as event space with and without live music.

Applicant Information

Applicant Name: Glazer Group, LLC

Billing Address: c/o Agent: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Phone Number: c/o Agent: (203) 252-2677 Email: c/o Agent: LFeinberg@carmodylaw.com

Signature: [Signature]

Property Owner Information and Authorization

Owner of Record: Glazer Group, LLC

Billing Address: c/o Agent: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Phone Number: c/o Agent: (203) 252-2677 Email: c/o Agent: LFeinberg@carmodylaw.com

Signature: [Signature]

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*

Schedule A Special Permit Project Narrative

BACKGROUND

Glazer Group, LLC (collectively, the “**Applicant**” or “**Owner**”) is the owner of certain property known as 1E River Road in Norwalk, commonly known as “The Barn” within the Graybarns on the Silvermine River development project (“**Graybarns**”). This unique collection of meticulously restored and reconstructed buildings is situated on approximately three (3) acres of property in the CD-1L and Silvermine Tavern Village District Overlay zones (“**O-STVD**”). The Graybarns property originally consisted of a series of industrial uses but was converted to a restaurant and inn, known as the Silvermine Tavern & Inn, in 1929. Collectively, the Silvermine Tavern complex included the inn, a mill building and guest house, a country store and various barns and accessory structures. Silvermine Tavern & Inn ceased operations in 2009 and the buildings fell into a state of disrepair.

In 2014, the Owner purchased the complex with the vision of creating a village center within the Silvermine neighborhood. In furtherance of this objective, the Owner obtained land use approvals to rehabilitate the Silvermine Tavern & Inn, convert the existing mill building to a single-family home, construct four (4) cluster homes, restore and revitalize the retail building with three (3) apartments above and reconstruct a “Community Barn”. All of this work has since been completed and Graybarns has been successfully operating since 2017.

The Owner’s efforts over the last decade have resulted in the transformation of these historic buildings and the revitalization of the beautiful Silvermine district. Today, Graybarns consists of The Mercantile (a marketplace and neighborhood café), The Tavern (a farm-to-table, destination fine dining experience), The Inn (an Inn featuring six luxurious suites), and, as is relevant here, The Barn, which has been used to host a wide range of private and community events, including numerous weddings since its inception. All of these buildings were preserved, restored and/or created with the purpose and intent to ensure the unique character of the Silvermine neighborhood would be honored and maintained.

2014 APPROVALS

In 2014, the Zoning Commission approved a series of applications to permit and facilitate the restoration of these historic buildings, including a text amendment to the Silvermine Tavern Village District and Special Permit #16-13SP (the “**2014 Approval**”). The text amendment was drafted for the sole purpose of permitting the proposed uses,¹ and the special permit provided the framework for the Owner to actually construct this vision. Throughout the materials submitted in support of the Owner’s 2014 applications, the Barn was described as a “Community Barn” that would accommodate “private parties, weddings or community events,” and the Barn has been used consistently with this description ever since. A copy of relevant materials from the 2014 Approval as well as articles from 2017 confirming the use of the Barn for events are included herewith.

¹Article 4, Silvermine Tavern Village District Overlay, Subsection 4.c specifically refers to special events.
{S7615200;2}

2024 Planning & Zoning Commission Request

Notwithstanding the 2014 Approval, questions were raised regarding the permitted use of the Barn and staff asked the Owner to submit applications to clarify any ambiguity. In November 2024, the Owner appeared before the Planning & Zoning Commission (the “**Commission**”) requesting confirmation that the 2014 Approval permitted the Barn to be used for events. At the time, staff believed the zoning permit for the Barn restricted its use to storage. This perceived inconsistency between the 2014 Approval documents and the zoning permit created some uncertainty with members of the Commission. A copy of the minutes from this meeting are included herewith for reference.

However, following the meeting, staff confirmed the zoning permit described the permitted use as “a barn constructed as part of the Silvermine Tavern Village District approved plan (see #16-13SP)” – treating the Barn as a component of the greater Silvermine Tavern Village District redevelopment plan. The application requesting the zoning permit described the Barn in the same way. A copy of the zoning permit application and issued zoning permit are also included.

Based on this new information, and pursuant to Section 8.3.2.B.10 of the Norwalk Zoning Regulations, the Applicant requested another informal audience with the Commission to seek confirmation that the Barn was approved for use for events. However, staff felt the record remained unclear and determined that a formal application would be required.² Thus, the Applicant has submitted this Special Permit request.³

THE BARN USE

Graybarns is a mixed-use campus consisting of multiple interconnected uses. Although Graybarns consists of multiple lots, separated by streets, development is considered holistically on the property. The approved building area, site coverage and open space is based on the total lot area, not an individual parcel. Use of the buildings functions in much the same way - folks may eat at the Tavern, shop at the Mercantile and spend the weekend at the Inn. Or a group may reserve the Inn, the Tavern and the Barn for an exclusive weekend event. Alternatively, the Barn may be reserved independently for a community gathering such as a concert, yoga class or farmers market.

This symbiotic relationship also serves to reduce the intensity of the commercial uses on the Graybarns campus. During a typical Friday or Saturday evening, without an exclusive event,

²Staff noted that the building permit related to the construction of the specific barn structure described the Barn as a “utility structure.” The Building Code describes this as a miscellaneous group category and states: “*buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this [Building] code commensurate with the fire and life hazard incidental to their occupancy.*” It is the Applicant’s understanding that this Building Code section is a “catch all” for accessory structures without specific occupancy requirements and simply requires the structures to be constructed in a manner that is safe for the intended occupancy. From a Building Code perspective, as long as the Barn is properly designed, equipped and maintained in accordance with Building Code requirements, it can be used to support events. The Applicant submits that the fact that the building permit classified the Barn as a utility structure should have no bearing on the use approved by zoning. Rather, zoning should dictate the use of the Barn and the building permit should ensure it is constructed accordingly. If modifications are required to bring the Barn into compliance with the Building Code, the Owner will happily make them.

³The Applicant continues to maintain that the Barn was approved for use for events in connection with the 2014 Approval and have submitted the Special Permit Application with a full reservation of their rights related to same.

Graybarns typically seats approximately 180 guests over the course of the night (2 1/2 turns). However, when Graybarns hosts an exclusive event, the Tavern is closed to the public and events typically range from 80- 85 guests - fewer than half of the guests welcomed on a typical weekend night. In all instances, the number of people hosted on the Graybarns campus is limited by the septic system capacity of 97 people at a time.

The Barn was always a component of the Graybarns plan, and for good reason. Events, such as weddings, are a vital revenue source for the complex, and the ability to continue hosting such events is essential to the financial viability of Graybarns and, in turn, the continued vitality of the district. Quite simply the inability to host events in the Barn puts in peril the continued financial stability of the entire Graybarns project.

Thus, the Applicant requests Special Permit approval⁴ to continue to use the Barn as event space with and without live music.

⁴This Special Permit application relates only to the Barn. All other uses approved in connection with Special Permit approval #16-13SP remain vested.

Schedule B Statement of Findings

A. Special Permit Requirements

In accordance with Section 8.4.8.G of the Norwalk Zoning Regulations, the Applicant submits that the following requirements have been satisfied:

1. *A Special Permits may be granted provided the Planning and Zoning Commission finds that the request conforms to the following requirements:*
 - a. *If the Special permit is for a Use, the proposed Use must be listed as a Special Permit Use for the applicable District and conforms to all applicable standards listed in Section 4.3.9.F, for the proposed Use;*

Today, the Norwalk Zoning Regulations do not include “events” within the list of permitted principal or accessory uses. The Applicant assumes this is because events have always been considered customary and incidental to other uses such as restaurants or hotels.⁵ One would be hard pressed to find a restaurant or hotel that did not host events with and without live music. Notably, a “Neighborhood Clubhouse” is also permitted as-of-right in the CD-1L zone which would permit events hosted by members of a neighborhood association.⁶ Notwithstanding this history and precedent, however, the Applicant has submitted a companion application for a Text Change to permit the Barn to continue to be used for event space by Special Permit and to host live music in the O-STVD, including The Tavern, The Inn, The Mercantile and The Barn.

- b. *The proposed Use, Building, or Structure must be so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;*

After seven (7) years, Graybarns has become part of the fabric of the Silvermine neighborhood, and the Barn is an important component of the Graybarns success. Reconstructed from reclaimed wood salvaged from an antique barn in upstate New York and modernized to serve as a gathering space, the Barn simultaneously looks like it has been on the site for 200 years and also stepped off the pages of Architectural Digest. This beautiful structure is a visual asset to the Silvermine neighborhood and serves a vital purpose for the Graybarns operation. As a neighbor themselves, the Owners are sensitive to the residential neighbors and consistently strive to ensure the public health, safety and welfare are properly protected. In fact, the Applicant submits that the introduction of Graybarns to the neighborhood has resulted in increased property values and overall enhanced appeal for the Silvermine neighborhood as a whole. This contention is verified

⁵A “hotel” is defined in the Norwalk Zoning Regulations as “a Business that offers to Transients, on a daily or weekly basis for compensation, sleeping accommodations accessible from interior hallways, whether or not such Business also includes dining facilities and **event spaces**.” (emphasis added).

⁶A “Neighborhood Clubhouse” is defined in the Norwalk Zoning Regulations as “a non-profit Use permitted in a residential District that is owned, controlled and used by a neighborhood association for meetings, events and recreational activities of its members.

in the Property Value Comparison Exhibit prepared by the Applicant and submitted herewith.

- c. *The proposed Use, Building, or Structure must not adversely affect other property in the area in which it is located;*

The Barn structure was constructed on the Graybarns property in 2017 and has been used in connection with Graybarns operations since that time. Thus, the neighborhood has actual experience with the requested Special Permit use, and an overwhelming number of direct and proximate neighbors support the continued operation. Moreover, the Applicant has also submitted a noise study confirming maximum decibel limits to ensure use of the Barn for events will comply with the Norwalk Noise Ordinance. Lastly, the Applicant has submitted a list of suggested conditions of approval to further regulate use of the Barn and ensure it will not adversely affect other property in the area.

- d. *The proposed Use, Building, or Structure must conform to all applicable provisions of these Regulations for the District in which it is to be located.*

The Silvermine Tavern Village District Overlay (O-STVD) was created to “ensure that the unique Character of this District is maintained and to provide for the existing Uses, Buildings and Structures to be maintained, including Inns, Restaurants, country stores and **other compatible uses** which will meet existing and future needs within the district.”⁷ Moreover, any use of buildings in existence at the time the new regulations were adopted in February 2024, were considered conforming with the requirements of the O-STVD.⁸ Notably, all GrayBarns uses, including events at the Barn, have existed since 2007. Both the O-STVD and its predecessor regulation, the Silvermine Tavern Village District, were specifically created to accommodate the uses on the Graybarns campus today, and continuing to provide events and live music in the Barn is paramount to the success of the Graybarns campus as a whole.

- e. *The proposed Use, Building, or Structure must be in harmony with the general purpose and intent of these Regulations;*

Large events were hosted on the Graybarns property long before it was Graybarns. In an article from The Hour in 2007, former owner of Silvermine Tavern and Inn, Frank Whitman Jr., noted “with a seating capacity of 200, 11 rooms for overnight accommodations, and a mill pond as a backdrop, the tavern [was] a popular place for weddings and other large parties.” When the Owners completed the renovation of Graybarns, they did not create additional uses, rather, they effectively reduced the intensity of these longstanding existing uses by cutting the capacity of the restaurant by more than half and shrinking the number of rooms at the Inn to six (6). Thus, the Applicant submits that the continued use of the Barn as event space with live music is consistent with the

⁷Section 3.3.3.B.4.d (emphasis added).

⁸See CD-1L, Table 4.3.1-A, Silvermine Tavern Village District Overlay (O-STVD).

historic use of the property and in harmony with the general purpose and intent of the Regulations.

- f. Except for Buildings designated as historic under a Local, State or National inventory, any proposed Building containing a Footprint of 5,000 square feet or more or a Floor Area of 20,000 square feet or more, shall*

The existing Barn structure contains a footprint of 1,500 square feet making this section inapplicable.

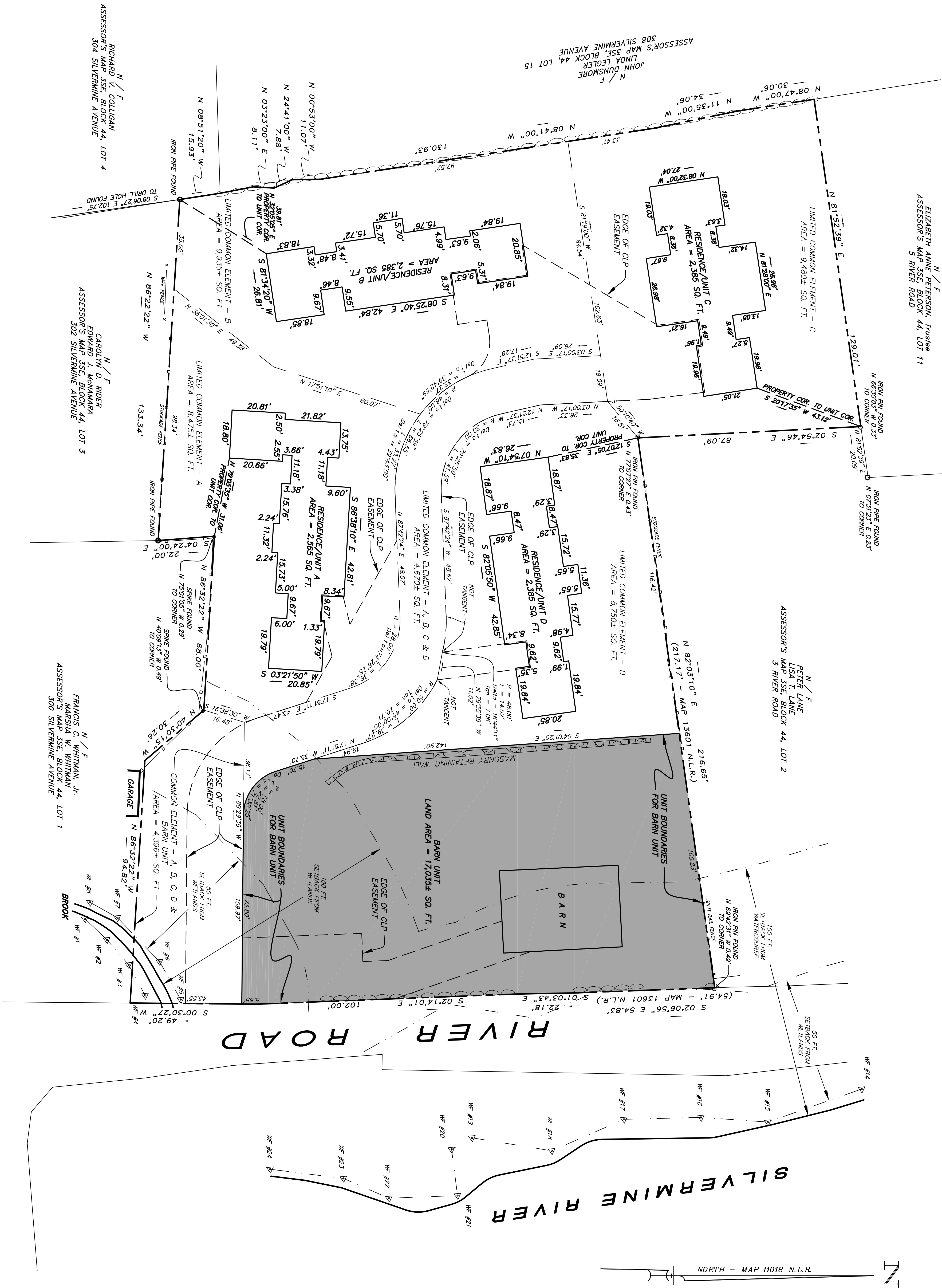
Schedule C
Property Description

1E RIVER ROAD, NORWALK:

All that certain piece, parcel or tract of land known as “The Barn” and shown and delineated as “BARN UNIT LAND AREA = 17,035± SQ. FT.” on a certain map titled, “PROPERTY SURVEY SCHEDULE C TO DECLARATION OF SILVERMINE VILLAGE, A CONDOMINIUM COMMUNITY 1 RIVER ROAD PREPARED FOR GLAZER GROUP, LLC NORWALK, CONNECTICUT,” dated May 13, 2015, which map was recorded in the Office of the Town Clerk of the Town of Norwalk on June 10, 2015 as Map No. 13696.

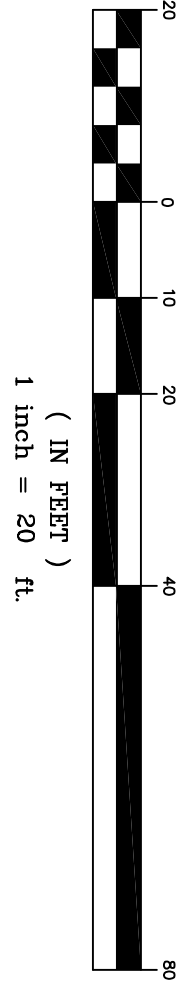
Schedule D
Aerial Map of Property





THIS PLAN IS NEITHER A SUBDIVISION NOR A RESUBDIVISION UNDER THE TERMS OF CHAPTER 8-18 OF THE CONNECTICUT GENERAL STATUTES AS AMENDED.

TOTAL AREA = 72,461± SQ. FT.
OR 1.6634± ACRES



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONTAINS THE INFORMATION REQUIRED BY SECTION 47-228(b) OF THE CONN. GEN. STAT. ACT OF THE STATE OF CONNECTICUT (C.G.S. SEC. 47-228(b)), AS AMENDED, AND NOT OTHERWISE DEPICTED ON THE PLANS.

Mark S. Labow CT PLS #15564

GLAZER GROUP, LLC

NORWALK, CONNECTICUT

MAY 13, 2015

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DAREN, CONN. ©

14-13398.DWG

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-309B-1 THROUGH 20-309B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF THE PERMETER PROPERTY BOUNDARY LINES AND AN ORIGINAL SURVEY OF THE UNIT BOUNDARIES, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS EACH CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO BE USED FOR CONVEYANCING, MORTGAGING OR TITLE INSURANCE PURPOSES AND DECLARATION OF A COMMON INTEREST COMMUNITY.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND REMOVS THE PREPARER'S DECLARATION RULE AND 100.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP REMOVS THE PREPARER'S DECLARATION RULE AND 100.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

ALL BOUNDARY MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.

PROPERTY IS LOCATED IN THE SILVERMINE TAVERN WILDAVE DISTRICT ZONE.

REFER TO REVISED PARCEL F, MAP 13601 OF THE NORWALK LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 7976, PG. 203 OF THE NORWALK LAND RECORDS.

REFER TO AN EASEMENT TO THE CONNECTICUT LIGHT AND POWER CO. RECORDED IN BK. 8136, PG. 75 AND DEPICTED ON MAP 13609 EACH FILED ON THE NORWALK LAND RECORDS.

REFER TO MAPS 4361, 7958, 1107, 1102, 1221, 1220, 1228 & 1202 OF THE NORWALK LAND RECORDS.

REFER TO UNRECORDED MAPS TITLED AS FOLLOWS: "MAP OF PROPERTY PREPARED FOR THE 10 WHILMAN COMPANY NORWALK, CONNECTICUT DATED JUNE 19, 2012, LAST REVISED OCTOBER 19, 2012, LAST REVISED AUGUST 19, 2013, AND "MAP OF PROPERTY PREPARED FOR THE WHILMAN COMPANY 194 PERRY AVENUE NORWALK, CT DATED 10/24/13, LAST REVISED 11/11/13, EACH PREPARED BY DENNIS A. DEBUS, LAND SURVEYORS, NORWALK, CT.

REFER TO ZONING AMENDMENT RESOLUTION #6-18P AND SPECIAL PERMIT RESOLUTION #16-15P APPROVED FEBRUARY 19, 2014, EFFECTIVE FEBRUARY 28, 2014.

REFER TO A SET OF PLANS TITLED "SITE IMPROVEMENT PLANS FOR RESOURCES, INN & TAVERN 194 PERRY AVENUE NORWALK, CT DATED NOVEMBER 20, 2013 AS REVISED TO JANUARY 31, 2014 AND PREPARED BY LANDTECH CIVIL AND STRUCTURAL ENGINEERS AND EXTERSON DESIGN ASSOCIATES, LLC AND RELATED ARCHITECTURAL DRAWINGS FOR NEW BARN AND CLUSTER HOMES BY EDWARD DELANEY.

INLAND WETLANDS & WATERCOURSES WERE TRANSFERRED FROM ABOVE REFERENCED MAPS AND PLANS.

PROPERTY APPEARS ON THE FEDERAL EMERGENCY AGENCY - FLOOD INSURANCE RATE MAP - 100-00-0126E, IN THE 100 YEAR FLOOD ZONE. THE FLOOD ZONE 100 AND 100 IS DEPICTED AS THE COASTAL FLOOD ZONE. THE FLOOD ZONE 100 AND 100 IS DEPICTED AS THE COASTAL FLOOD ZONE. THE FLOOD ZONE 100 AND 100 IS DEPICTED AS THE COASTAL FLOOD ZONE.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO IMPROVEMENTS NOW LOCATED ON OR TO BE LOCATED ON THIS PROPERTY IN THE FUTURE.

PROPERTY LIES OUTSIDE THE COASTAL AREA MANAGEMENT BOUNDARY AND ANY LEVEL "X" MAPPING ADOPTED PROTECTION AREA.

CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION, IN ADDITION TO THE IMPROVEMENTS WHICH ARE REQUIRED BY THE DECLARATION, MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION, IN ADDITION TO THE IMPROVEMENTS WHICH ARE REQUIRED BY THE DECLARATION, MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION.

PAYMENT AND CUBES, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, CONDUITS, CABLES, UTILITY WAYS, INFRASTRUCTURE AND ACCESSORY OR RELATED STRUCTURES, FENCES AND IMPROVEMENTS WHICH ARE REQUIRED BY THE DECLARATION, MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION, IN ADDITION TO THE IMPROVEMENTS WHICH ARE REQUIRED BY THE DECLARATION, MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION.

AT THE DISCRETION OF THE DECLARANT, IMPROVEMENTS WHICH ARE REQUIRED BY THE DECLARATION, MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION, IN ADDITION TO THE IMPROVEMENTS WHICH ARE REQUIRED BY THE DECLARATION, MAY BE BUILT BY THE DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS AS RESERVED IN ARTICLE VII OF THE DECLARATION.

IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION WITHIN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSE.

REFER TO THE DECLARATION FOR RESERVATIONS AND LIMITATIONS OF THESE SPECIAL DECLARANT RIGHTS.

LEGEND

- PERMETER PROPERTY LINE
- UNIT BOUNDARY LINE
- COMMON ELEMENT/LIMITED COMMON ELEMENT
- CLIP EASEMENT AREA
- WETLAND/WETLAND SETBACK

PROPERTY SURVEY

SCHEDULE C TO DECLARATION OF
SILVERMINE VILLAGE, A CONDOMINIUM COMMUNITY
1 RIVER ROAD
PREPARED FOR

GLAZER GROUP, LLC
NORWALK, CONNECTICUT
MAY 13, 2015

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DAREN, CONN. ©



Noise Code Compliance Study Report

Date: 03.10.2025

To: Daniel Glazer
Andrew Glazer

Subject: Noise Code Compliance Study

Project: Graybarns - 1 River Road, Norwalk, CT

From: Mark Wilcox, Seth Lunick

AD Project #: 2025107

Pages: 5 + attachments

Background

Glazer Group LLC is the owner of an existing property located at 1 River Road which is part of Graybarns on the Silvermine River ("Graybarns"). Graybarns consists of several properties including The Tavern, The Inn, The Mercantile, and The Barn. The Barn is used for events and has historically hosted gatherings which include live music, including amplified music.

This study will be submitted in connection with applications to the City of Norwalk Planning & Zoning Commission related to Live Music at Graybarns and documents the sound isolation provided by the Barn and Tavern to adjacent properties, and the resulting sound levels that are expected. These sound levels are then compared to the requirements presented in the Norwalk Noise Control Ordinance. When necessary, we have suggested source sound level limits to ensure compliance.

Summary

By adhering to the sound level limits provided herein, noise levels from the Barn will remain within the limits of the Norwalk Noise Control Ordinance. We recommend that the North Barn doors remain closed during amplified events, as this is the most stringent adjacency per the code requirements. Approximate maximum music source levels have been provided later in this report. Sound levels within the Barn of up to approximately 90 dBA during the Day and 80dBA at Night are acceptable while maintaining compliance with the noise ordinance. Compliance can be ensured with the installation of a simple sound level meter or sound system with a compressor (sound limiter) conforming to the performance standard outlined within the ordinance.

Music performance within the Tavern is not expected to be audible at adjacent properties. Loud music reproduction in the space (approximately 85dBA) during testing was barely audible at adjacent properties over ambient noise levels and falls well-within the limits of the Norwalk Noise Control Ordinance.



Testing Procedure

A site visit was made during the day on February 10, 2025, to assess the maximum noise levels that can be produced within the Barn and Tavern while meeting the Norwalk Noise Control Ordinance. Conditions were clear, with moderate wind.

All measurements were taken with B&K 2270 and 2250 Type II sound level meters which were laboratory calibrated on July 12th, 2024, and field calibrated on site prior to the start of measurements. Calibration was also taken after the testing was completed to confirm the meter's calibration remained valid throughout the measurement period. A wind screen was placed over the microphone of each sound level meter as per the manufacturer's instructions. Wind speed measurements were taken at the sound measurement location using a BTMETER model BT-100 anemometer. The wind speed did not exceed 12 miles per hour during testing.

A sound source, consisting of a pair of powered loudspeakers (QSC Model K8.2), was used to play pink noise at locations within both the Barn and the Tavern. Pink noise is a type of sound signal where each octave carries equal energy, resulting in a balanced distribution across frequencies. This characteristic makes it useful for sound isolation testing, as it closely resembles the frequency distribution of sounds found in nature and music. The sound source was located at the North side of the Barn interior, located 10' from the North wall, and facing south. Within the Tavern, the sound source was located at the center of the South most dining room, approximately 10' from the windows and facing South. Noise levels were measured in various locations at adjacent property lines. With the Barn source, various configurations of barn door openings were tested. With the Tavern source, all windows and doors were closed.

Music was also played at a similar overall volume level to provide a subjective assessment of the audibility of dynamic audio content at all measurement locations.

Noise Codes

The following are sections of the Norwalk Noise Control Ordinance that are relevant to this project:

§ 68-5. Sound Level Limits

- (3) Commercial establishments serving alcohol or food, or presenting live or recorded musical performances.
 - (a) Notwithstanding any other provisions of this chapter, commercial establishments such as bars, restaurants, cabarets, or performance venues shall conform to the following standards:
 - [1] There shall be no sound-production device on the exterior of the establishment or inside the establishment at a distance of less than 10 feet to an open door or window towards which it is oriented, without a permit.
 - [2] Sound-production devices in commercial establishments shall not exceed any of the permissible sound level limits set forth in Table 3, below:



Table 3

Maximum Permissible Sound Level Limits Commercial Establishment Sound-Production Devices

Facility Location	Time of Day	Sound Level Limit dB(A)		
		At a Distance of 10 Feet from Facility ¹	Property Line of Affected Person	Inside Residence of Affected Person
Washington Street Development District (WSDD)	Day ²	75	65	50
	Night	65	55	35 with WSDD
				Plainly audible in Any Other Zone
Any other commercial district	Day	70	60	40
	Night	60	50	Plainly audible

1) Exterior of the building or the property line, whichever is further from the source.

The relevant section of the code is the last section detailing the sound level limits that can be produced by a commercial establishment. The sound level limits at the property line of a residential building are 60 dBA during the day and 50 dBA during the night. The other important part of this noise code to note is that no sound-production devices are allowed outside of the building or within ten feet of an open door or window (without a permit).

Results

We have included markups attached to the end of this report that show the measured sound pressure levels on-site at different locations with pink noise playing at 94 dBA in the Barn (measured from 10ft away from the speakers – the “source location”). These levels can be used to extrapolate the maximum sound levels that can be produced within the limits of the noise ordinance. There are residences on the North, South, and West sides of The Barn with the closest being the property to the North.

At a source sound level of approximately 94dBA in the Barn, pink noise sound levels at all receivers’ locations were audible and measurable outdoors above ambient levels in all door configurations. Music was also audible. As discussed below, limiting the source sound level to 90dBA during the day and 80dBA at night will ensure compliance with the noise ordinance.

For the Tavern sound source, with pink noise playing at 95 dBA in the Tavern, pink noise levels at all receiver locations to the East were inaudible or barely audible. At the nearest receiver location to the West, noise was audible and measurable but within the limits of the noise ordinance. Music was either in audible



or barely audible in some locations and only at bass frequencies. We note that in many locations, the main source of noise is the adjacent river and waterfall flow.

Recommendations

Barn

Below is a table stating the approximate maximum sound pressure level that can be generated by a sound reinforcement system inside the Barn, as measured 10' in front of the sound system, without exceeding the limits in the noise ordinance. This assumes a source location that is similar in location within the space to the system used during testing. Operating sounds levels during events may be confirmed during events through the use of a calibrated sound level meter, capable of reporting overall dBA sound pressure levels and conforming with ANSI S1.4-1984 as per section 68-3 of the Norwalk Noise Ordinance. Alternatively, a sound system with a compressor (sound limiter) can be installed.

This table shows the maximum level for each door configuration (Open or Closed) during the Day and Night. These are the maximum levels that can be made while adhering to the Norwalk Noise Control Ordinance.

Note that the Norwalk Noise Control Ordinance defines "Night" as the following hours:

- From 8:00 p.m. to 7:00 a.m., Sunday evening to Friday morning
- From 8:00 p.m. to 8:00 a.m., Friday evening to Saturday morning
- From 8:00 p.m. to 9:00 a.m., Friday evening to Sunday morning.

Door Condition	Day	Night
All Doors Closed	90 dBA	80 dBA
East Door Open	88 dBA	78 dBA
South Doors Open	90 dBA	80 dBA
East and South Doors Open	90 dBA	80 dBA
North Door Open	82 dBA	72 dBA

Table 1 – Maximum Sound Pressure Level (Measured 10ft In Front of Loudspeakers)

We recommend keeping the North doors closed during all amplified activities in the Barn. The North door of the Barn faces the closest property line and therefore controls the maximum sound level that can be produced. Combinations of the South and East doors being open produce similar results in terms of maximum achievable sound level. Live music is expected within the space and will comply with the maximum noise levels in the table above.

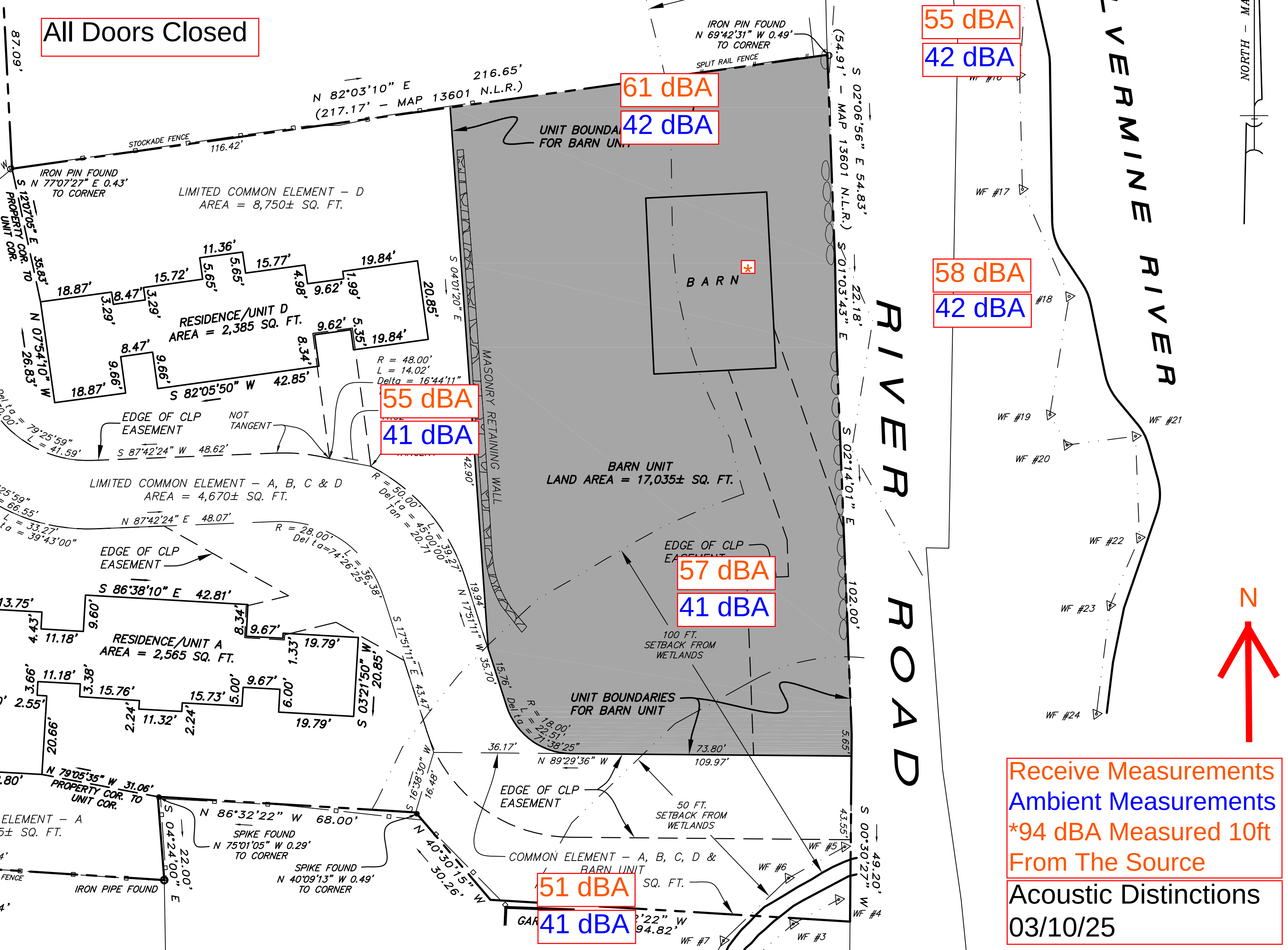
Tavern

The primary source of noise surrounding the Tavern is the adjacent river and waterfall flow which produces ambient noise which was consistent with or exceeded the pink noise from the speakers. Music measured at 85 dBA from 10' in front of the speakers played within the Tavern was inaudible or barely audible at most receiver locations. At the location to the West, sound levels were measurable, but within the limits of the Norwalk Noise Control Ordinance. The music levels in the space should be kept below 95 dBA at night or 105 dBA during the day. This applies to live and recorded music being played within The Tavern.

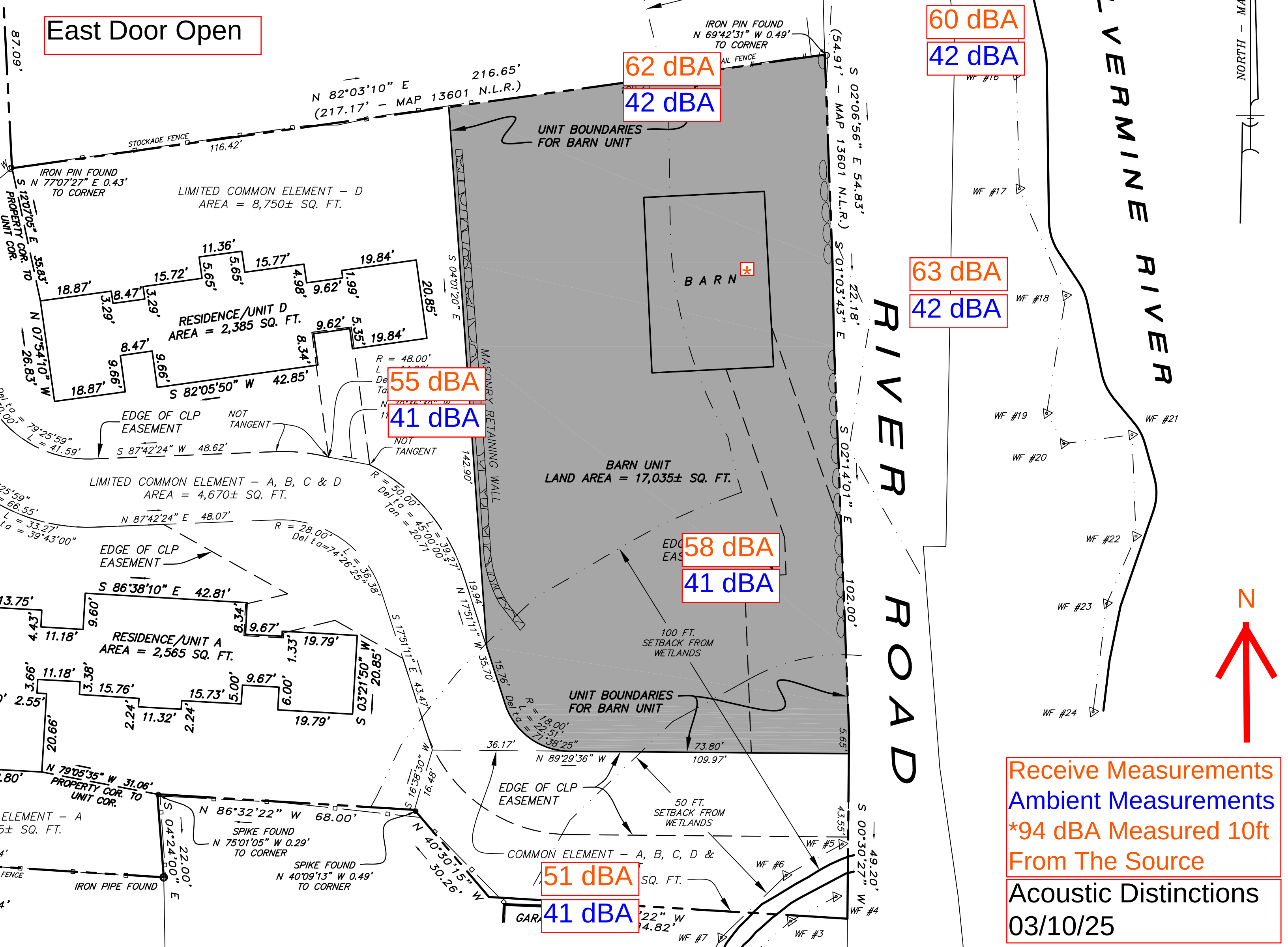


End of Report

All Doors Closed

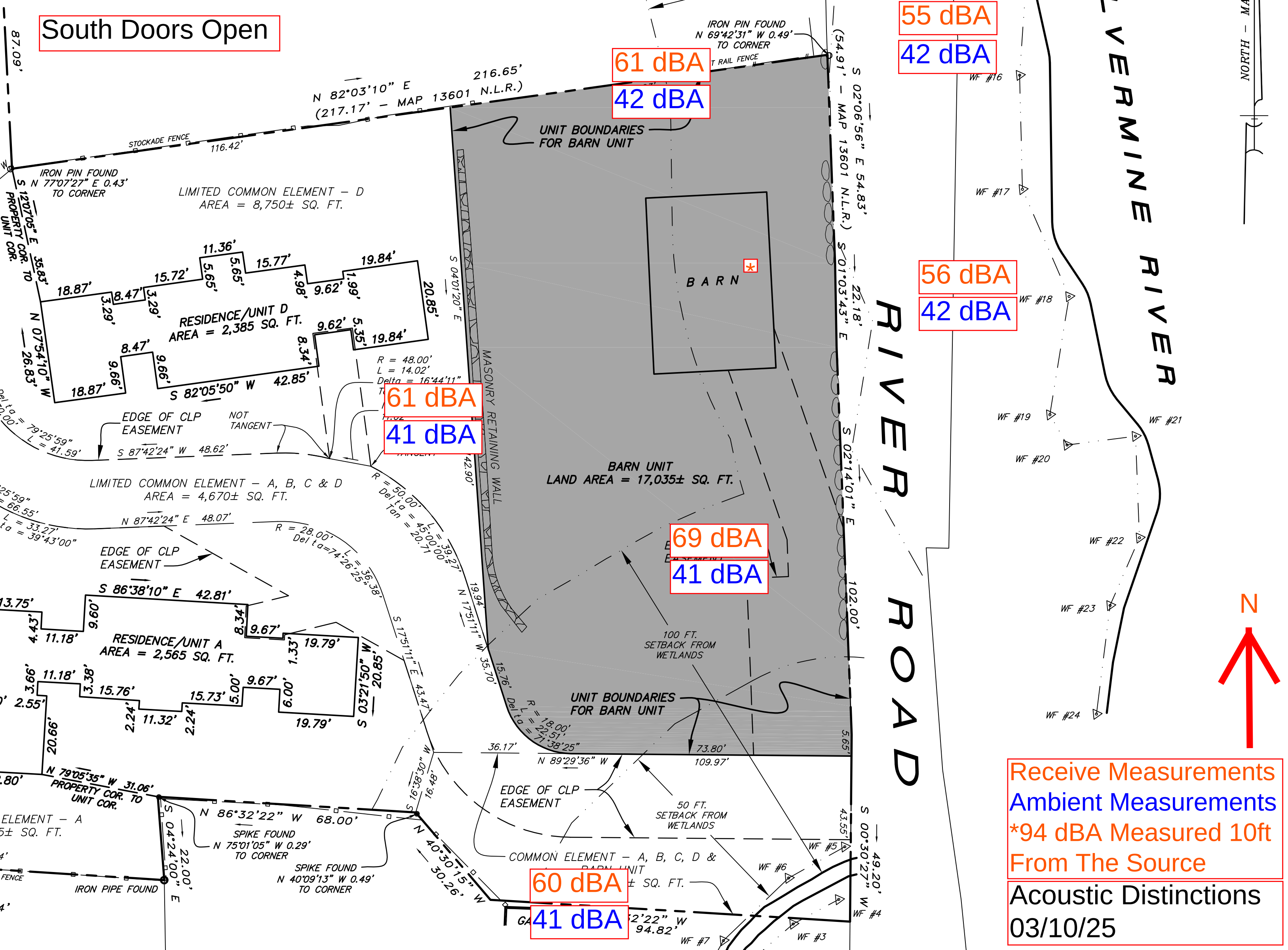


East Door Open

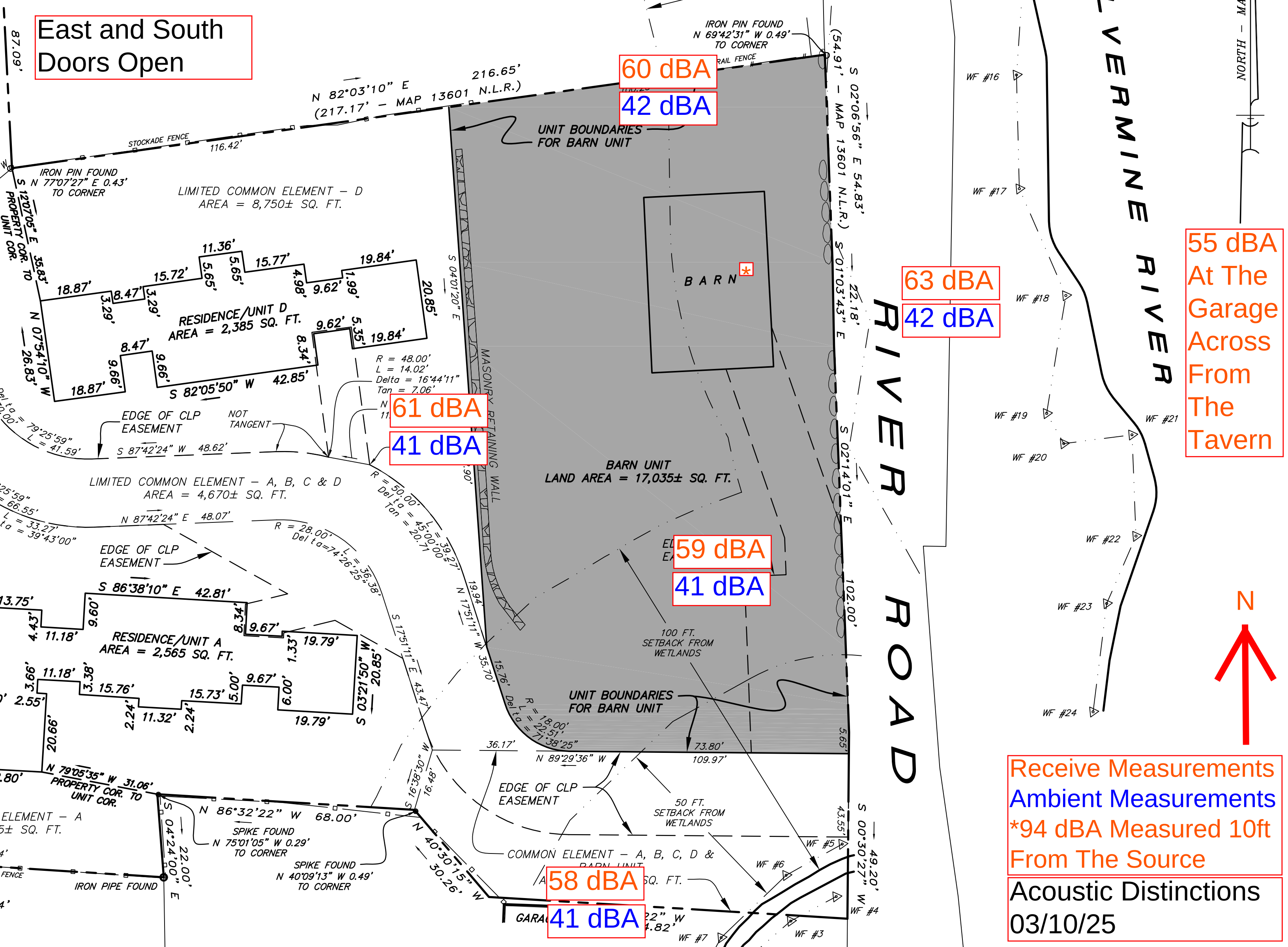


Receive Measurements
Ambient Measurements
*94 dBA Measured 10ft
From The Source
Acoustic Distinctions
03/10/25

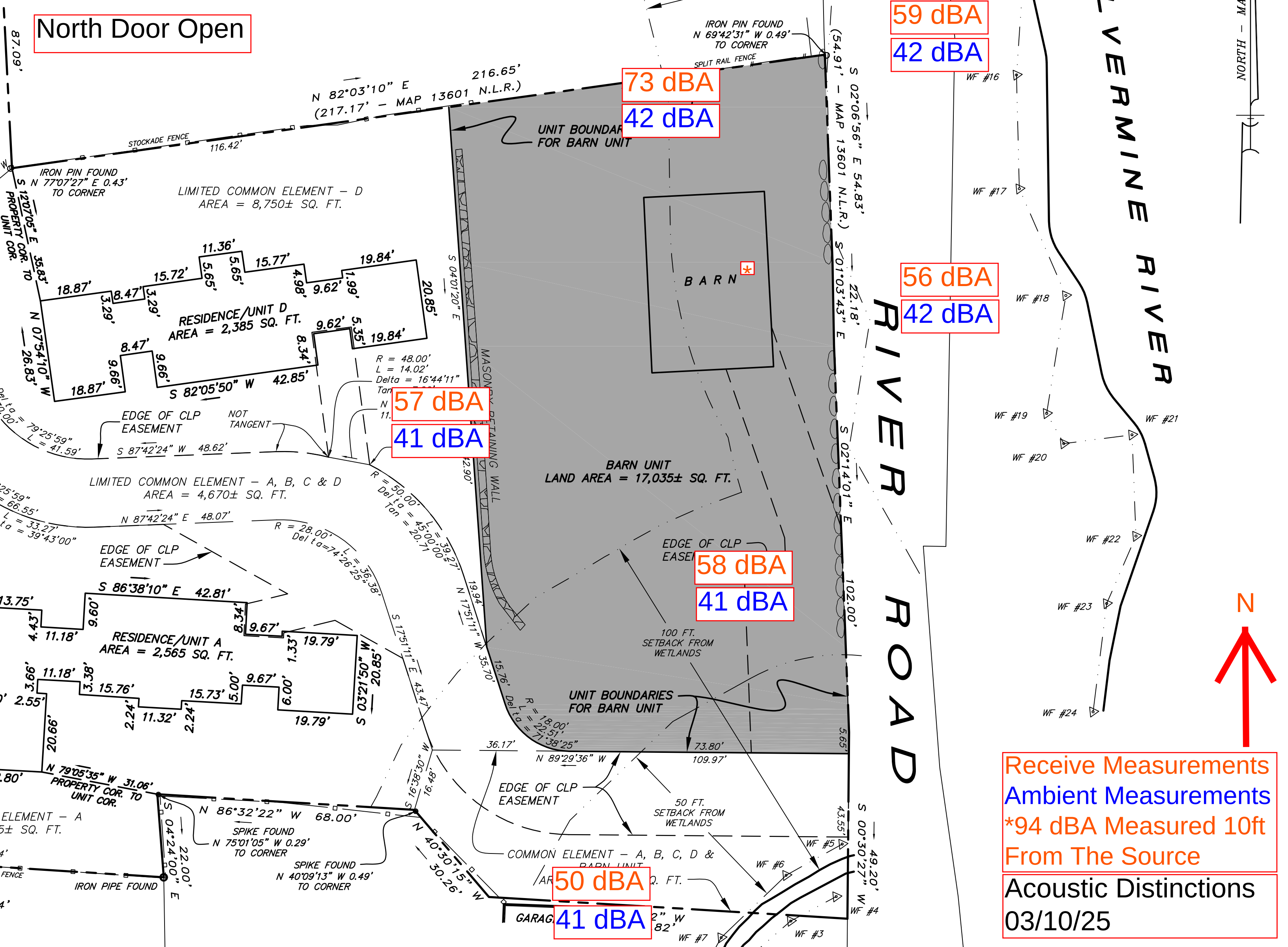
South Doors Open



East and South
Doors Open



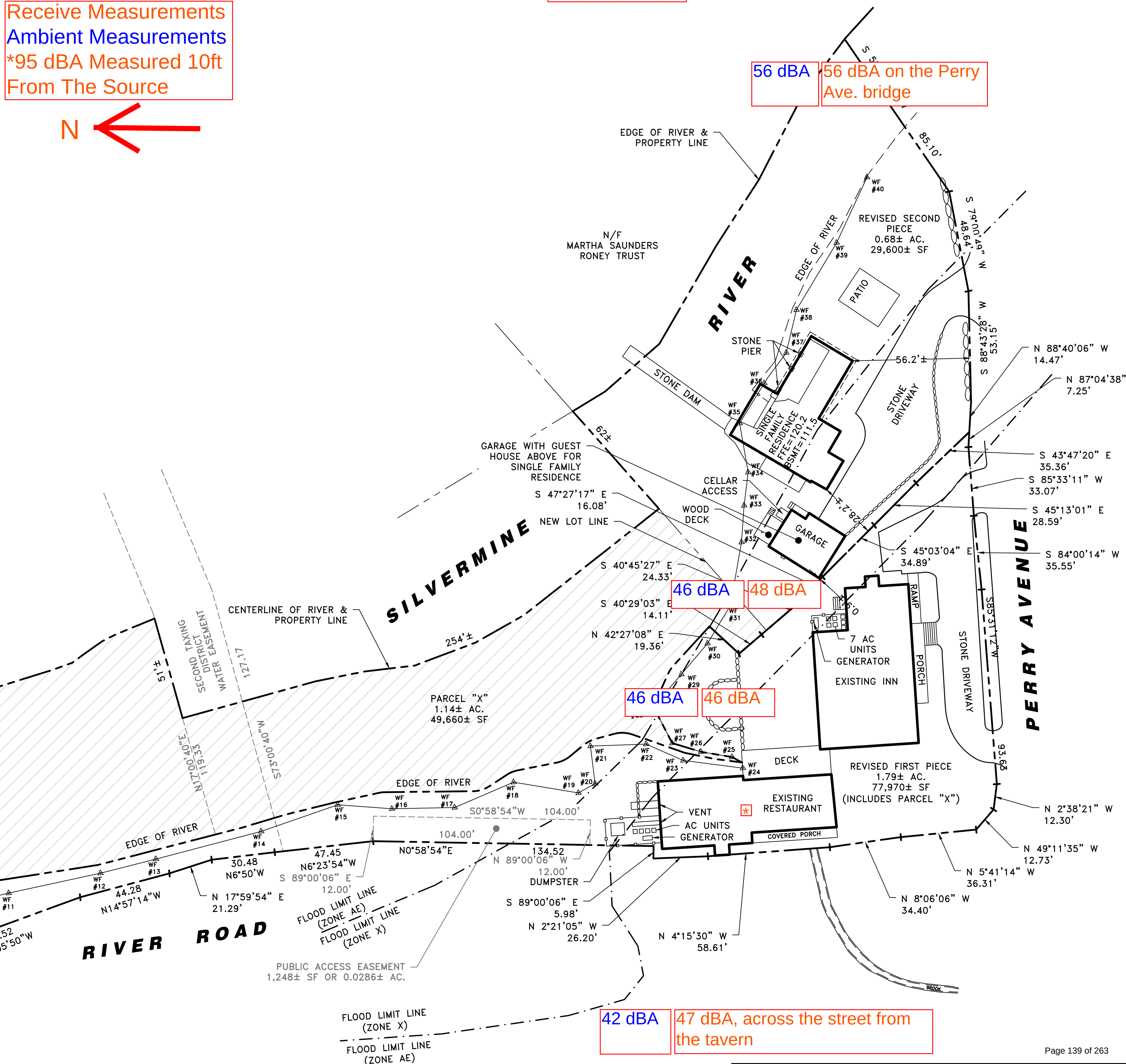
North Door Open



Receive Measurements
Ambient Measurements
*94 dBA Measured 10ft
From The Source
Acoustic Distinctions
03/10/25

43 dBA
Measured at Old
Kings Highway

N ←



To: City of Norwalk Planning & Zoning Commission

From: Glazer Group, LLC

Subject: Parking Compliance Chart & Valet Parking Plan

Date: 2/6/2014¹, Revised 3/17/2025

Cc: Steven Kleppin

GrayBarns Parking		
Use	Standard	Required
Tavern	1 space/45 SF	Approved Active Floor Area: 1,410 SF (97 seats) 32 spaces ²
Barn	1 space per 500 SF or Usable Floor Area ³	Usable Floor Area: 1,500 SF 3 spaces
Required Parking Subtotal		41 spaces
Required Parking with 25% Valet Credit		31 spaces
Total Valet Provided		65 spaces ⁴

¹ The Valet Parking Plan dated 2/6/2014 was approved in connection with Zoning Commission Appl. #16-13SP on 2/19/2014. The current revision incorporates the increased capacity of the restaurant and use of the barn as Event Space.

² At the time the Tavern was approved in 2014, parking for a "Restaurant" use was based on "Active Floor Area". The current parking standard for a "Restaurant" use is 1 space per 100 SF of "Usable Floor Area". If Usable Floor Area is utilized, the Tavern consists of 2,820 SF which would generate a parking requirement of 29 spaces.

³ This is the standard used for a "Place of Assembly". If the "Restaurant" parking standard were applied, the space would generate a parking requirement of 15 spaces and a collective parking requirement of 36 spaces (with the valet credit), well within the limit of the approved valet parking plan.

⁴ Pursuant to Special Permit approval #16-13SP, the Inn required 6 parking spaces and the Mercantile requires 10 parking spaces. All of these parking spaces are provided proximate to each establishment. However, when vacant, these spaces are also available for use by the valet operation. Although not required, offsite parking spaces are also available for staff at 1037 Silvermine Road in New Canaan.

Valet Parking Operation

The valet parking option was incorporated into the Silvermine Tavern Village District, and later in the O-STVD, with the understanding that future uses would need additional capacity to operate the businesses intended to occupy the existing historic buildings that previously housed Silvermine Tavern & Inn. The Tavern and Barn both utilize the valet parking option during all hours of operation and can accommodate a capacity of 65 vehicles, as approved with Special Permit #16-13SP.

Hours of operation include Tuesday through Sunday with lunch service only available Friday, Saturday and Sunday. Valet attendants, employed by Graybarns, park vehicles in accordance with the approved plan. Drop-off occurs in front of the Tavern and attendants park the vehicles in the parking lot adjacent to the Barn. This drop-off area is the same location that Silvermine Tavern used for deliveries and which continues to be use for deliveries today.

Although use of the Barn is generally linked with use of the Tavern, the Barn square footage has now been specifically incorporated into the required parking for the GrayBarns site. The additional seating capacity of the Tavern has also been included.⁵ Otherwise, the valet parking plan has remained largely the same as approved in 2014.

As noted in 2014, in addition to regular hours of operation, any events taking place in the Tavern and/or Barn such as private parties, weddings or community events, also utilize the Valet Parking Plan to ensure that all vehicles are parked in designated parking areas, as opposed to on any adjacent street.

⁵ No new Floor Area has been added.

NORWALK ZONING COMMISSION
CITY HALL - 125 EAST AVENUE
NORWALK, CONNECTICUT

CERTIFICATE OF SPECIAL PERMIT

Special Permit Number #16-13SP

Town Clerk's Number To be filed on NLR

I, Joseph Santo, Chair, Norwalk Zoning Commission, do hereby certify that a meeting of the Zoning Commission was held on February 19, 2014 on the following application:

#16-13SP – A. Glazer – 192, 193 & 194 Perry Avenue/1 River Road

Rehabilitate Silvermine Tavern buildings, convert existing mill to single family residence with guest house, construct 2,000 sq. ft. barn and 4 units cluster housing, maximum of 19,600 sq. ft. for all new structures, add 3 multifamily dwellings or 4 inn rooms to existing retail building and related site improvements including public access along the Silvermine River

PROPERTY OWNER: Glazer Group, LLC (formerly The Whitman Company)

PROPERTY ADDRESS: 192, 193 & 194 Perry Avenue/1 River Road
(District 5, Block 44, Lot 18; Block 39, Lots 18 & 19 & Block 43, Lot 16)

In determination of the above matter, the Zoning Commission adopted the following resolution:

RESOLUTION

BE IT RESOLVED that Village District and Special Permit application #16-13SP – A. Glazer – 192, 193 & 194 Perry Avenue/1 River Road - Rehabilitate Silvermine Tavern buildings, convert existing mill to single family residence with guest house, construct 2,000 sq. ft. barn and 4 units cluster housing, add 3 multifamily dwellings or 4 inn rooms to existing retail building and related site improvements including public access along the Silvermine River as on a set of plans entitled "Site Improvement Plans for Residences, Inn & Tavern 194 Perry Avenue, Norwalk CT." dated November 20, 2013 as revised to January 31, 2014 by Landtech Civil and Structural Engineers and Eckerson Design Associates LLC and related architectural drawings for new barn and cluster homes by Edward Clemente be **approved**, subject to the following conditions:

1. That the public access improvements along the waterfront, as shown on a plan dated revised to January 31, 2014 be made a part of this approval and that such work be complete prior to the issuance of a Certificate of Zoning Compliance; and
2. That a public access easement be filed on the Norwalk Land Records to permanently protect the public access area and that such easement be made a part of this approval; and
3. That the valet parking plan dated February 6, 2014 be implemented as needed and made a part of this approval; and
4. That notice of this action in the form of a Village District site plan and certificate of special permit be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
5. That final plans for the rehabilitation of each of the existing buildings (including the tavern, inn, country store and mill buildings) be submitted for staff review prior to the start of construction; and
6. That a revised soil and erosion control plan, showing silt sacks at all existing and proposed catch basins, designating a stockpile area and providing a schedule for construction, be submitted for staff review and approval prior to the start of any construction or site work; and
7. That a licensed Connecticut engineer certify that the development as constructed complies with all relevant Federal flood regulations (Mill Building) and that such certification be submitted prior to the issuance of a final Certificate of Zoning Compliance; and
8. That any graffiti on the site, now or in the future, be immediately removed; and
9. That any modifications to the approved plans be submitted to the Zoning Commission for review and that all CEAC signoffs be submitted prior to the start of construction; and
10. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of required improvements and that a Connecticut licensed engineer certify that the required improvements were installed to City standards; and

BE IT FURTHER RESOLVED that the reason for this action is that this application complies with the Connecticut

#16-13SP - Certificate of Special Permit

General Statutes Section 8-2j Village Districts and with applicable village district review standards; and

BE IT FURTHER RESOLVED that this application complies Section 118-531 Silvermine Tavern Village District, as amended, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action be February 28, 2014.

EXECUTED AT NORWALK, CT. THIS _____ DAY OF _____, 2014.

Joseph Santo, Chair

At a meeting of the Norwalk Zoning Commission held on Wednesday, February 19, 2014, the following action was taken:

APPROVED THE FOLLOWING AMENDMENTS TO THE BUILDING ZONE REGULATIONS, EFFECTIVE FEBRUARY 28, 2014:

#6-13R – A. Glazer – Amendments to revise Section 118-531 Silvermine Tavern Village District to allow single family residences and related amendments as shown on a certain document entitled “#6-13R – A. Glazer – Proposed amendments to Article 50 to revise Section 118-531 Silvermine Tavern Village District to increase to 19,600 sq. ft. for new structures, allow single family residences & related amendments” and dated January 9, 2014. The adopted amendments will revise the Silvermine Tavern Village District to increase the amount of new structures permitted to 19,600 square feet including a new 2,000 sq. ft. barn building and up to 4 units of cluster housing each a maximum of 4,400 sq. ft. in size including a 1,150 sq. ft basement, allow up to 3 multifamily dwellings or 4 inn rooms in an existing retail building, allow accessory uses and structures commonly associated with residential uses such as decks and sheds and related amendments.

APPROVED THE FOLLOWING APPLICATION WITH CONDITIONS, EFFECTIVE FEBRUARY 28, 2014

#16-13SP – A. Glazer – 192, 193 & 194 Perry Avenue/1 River Road - Rehabilitate Silvermine Tavern buildings, convert existing mill buildings to single family residence with guest house, construct new 2,000 sq. ft barn, add 4 units cluster housing each a maximum of 4,400 sq. ft. in size with a 1,150 sq. ft basement, add up to 3 multifamily dwellings or 4 inn rooms to existing retail building, reconfigure existing parking lots to accommodate valet parking, add new parking and drop off area, create a public access walkway along river and related site improvements (District 5, Block 44, Lot 18; Block 39, Lots 18 and 19 & Block 43, Lot 16)

Copies of all applications are on file at the office of the Zoning Commission, 125 East Avenue, Norwalk, CT. A complete copy of the adopted amendment is available for review at the Planning & Zoning office. A copy of the adopted amendment to the Building Zone Regulations is also posted at the Town Clerk’s office at the same address.

DATED THIS TWENTY-SEVENTH DAY OF FEBRUARY, 2014.

JOSEPH SANTO, CHAIR

JILL A. JACOBSON, SECRETARY

**Publish ONCE in The Hour
THURSDAY, FEBRUARY 27, 2014**

Project Narrative

The Silvermine

A. Introduction

This report has been prepared as part of the permitting process for the construction of Silvermine. The Silvermine is the site of the historic Silvermine Tavern. The nearly 3 acres site is located in the Silvermine section of Norwalk, along the Silvermine River. The property consists of the Tavern and Inn buildings at the intersection of Perry and Silvermine Avenue, the Mill Houses to the east along the river, a retail store with rooms above in the building on the southeast corner of the intersection of Perry and Silvermine. Across the River Road from the Tavern is a large graveled parking lot that served the Tavern and Inn at the center of the lot is barn which is in disrepair.

B. Proposal

The property is located within the Silvermine Tavern Village District.

The proposal for the site is a mixture of restoration, renovation and new. The mill houses and the retail and residential building at the corner Perry and Silvermine will receive extensive interior renovations; the exteriors will be restored to their former condition. A portion of the building that connects the Inn and the Tavern that consists of building and wooden deck that overhang the banks of the Silvermine River and the watercourse from the west will be removed. A new smaller wooden deck will be cantilevered (no structure/piers to the ground) to the rear of the new Tavern. The Inn will be renovated to create 6 rooms/suites the exteriors will be restored. In the Tavern building the owners will create a 60 person Tavern/restaurant. The Tavern and the Inn will continue to be served by the existing onsite sewage disposal system and public water.

The new is at the graveled parking lot that once accommodated the much larger restaurant and event space in the Tavern building. Within that approximately 1.7 acres of graveled parking lot that has become a "dumping" ground the owners are proposing to create the "Village". The Village will consist of 4 single family dwellings approximately 2,800 s.f. nestled into the site. The approximately 320' long drive will meander through the site from River Road. The new homes will be served by onsite sewage disposal systems and public water supply. Then new village will include extensive landscaping throughout the residential areas and extend to the area along the easterly side of River Road. In that particularly area the owners will create a public access area and will selectively prune the existing vegetation and enhance the embankment with indigenous plants that through filtration will improve the quality of the roadway runoff currently draining unrestricted to the Silvermine River. The easterly portion of the former parking lot and along River Road will now be a greatly reduced pervious surfaced parking area to serve the new Tavern and Inn. Within that same area and also along River Road the new owners are proposing to construct a post and beam "Community" Barn that will be part of the new Silvermine. The intent is to offer the barn for community events throughout the year.

#16-13 SF ^{FL} Valet Parking ^{NO} Plan Silvermine Tavern

GLAZER GROUP

TO: NORWALK ZONING COMMISSION
FROM: ANDY GLAZER
SUBJECT: VALET PARKING PLAN
DATE: 2/6/2014
CC: MIKE GREENE

RECEIVED
FEB 05 2014
CITY OF NORWALK
PLANNING & ZONING

Restaurant Parking

Proposed Active Floor Area = 1,260 SF (60 seats)
Required Parking = 28 spaces, with valet credit (25%) 21 spaces
Provided Parking = 24 spaces
Valet Parking Capacity = 65 spaces

The parking lot for the new restaurant at the Silvermine project is designed as required for the active square footage of the restaurant. This plan has 24 spaces as drawn in conformance with parking space and backup area as proscribed by Norwalk Zoning regulations. For the most part this lot will serve as adequate parking capacity for the new restaurant of 60 seats.

On busier days which would include all Thursdays thru Sundays we would have in place a valet parking plan that could handle a capacity of 65 cars. We would have in place attendants who would park cars in the manner shown on the accompanying plan. The valet parking plan was incorporated into the Silvermine Village District with the understanding that a future use would need the capacity to operate business's that would occupy the existing or renovated buildings that once housed the restaurant.

The plan has a drop off area where guests would enter the restaurant and leave their cars to be parked by attendants.

In addition to restaurant regular service any events that would take place in the barn such as private parties, weddings or community events the valet parking plan would be in place to insure that all cars would be parked in the designated parking area as opposed to on any adjacent street.

The upper village area will be separated from the parking area by a retaining wall and plantings to insure privacy and screening.

Valet Attendant Hours

Thursday – Sunday 5pm – 11pm

All Special Events in barn and or Restaurant

Inn Parking - Parking for the Inn will be both in front of the Inn and in the parking lot. Guests will pull up to the Inn front door and will unload and then proceed to park in the lot or park in the designated space in front of the Inn. When the valets are on duty as specified above they will move cars from the Inn spaces to the parking lot in concert with parking for the restaurant.

**CITY OF NORWALK
ZONING COMMISSION
February 19, 2014**

PRESENT: Emily Wilson, acting as Chair; Jill Jacobson; Michael Mushak; Nathan Sumpter; Jim White; Nora King

STAFF: Michael Wrinn; Dori Wilson

OTHERS: Andy Glazer; Lee Grant; Christine Names; Mary Howetzein; Leslie Ash; Frank Whitman; Peter Viterreto; Pete Romano; Atty David Waters; Victor Marenschuck; Michael Galante; Atty Frank Murphy

I. CALL TO ORDER

Emily Wilson called the meeting to order at 7:33 p.m.

II. ROLL CALL

Mr. Wrinn called the roll.

III. PUBLIC HEARINGS

Before the public hearings began, Emily Wilson discussed the procedures.

a. #6-13R – A. Glazer –Proposed amendments to Silvermine Tavern Village District to increase to 19,600 sf. for new structures and to allow single family residences and cluster housing, b. #16-13SP – A. Glazer – 192, 193 & 194 Perry Ave/1 River Rd - Rehabilitate Silvermine Tavern buildings, convert existing mill buildings to single family residence with guest house, construct new barn, add 4 units cluster housing, reconfigure existing parking lot & add valet parking

Emily Wilson opened the public hearing by stating that the public hearing for one of the applications would be used as the public hearing for the other application. Mr. Glazer, representing the Silvermine Tavern, began the presentation. He discussed the history of the property as well as the process of how he became involved with the project. Mr. Wrinn passed hand-outs to the commissioners. He described how the new houses would be arranged. Next, he talked about the barn, which recently lost its roof under the weight of the snow. He then described the new restaurant which would be smaller than previous iterations of the restaurant. The main part of it would be an inn. There would also be a store, an event barn and the mill house. There may also be other rooms at the top of the store. He then discussed the parking especially for those that want to fish in the nearby river. They would encourage them to park in their parking lot. He also discussed the driveway in front of the inn. Neighbors had concerns about how that would look and whether it would be in keeping with the character of the inn. He then discussed the crosswalk from the store to the inn which would be at the points where there were steps at both. There was also a discussion about the village district report completed by the consultants, BFJ Planning. Mr. Glazer said that there had been meetings with the community. Most were pleased that the tavern would be open again.

Although Ms. King was pleased with the project, she had concerns about the safety of pedestrians. Ms. King also had a question about the single family residences. Mr. Mushak had questions about the consultant's report regarding the crosswalks on River Road and truck deliveries. Mr. Glazer responded to their questions and briefly discussed the proposed text amendment.

Ms. Wilson asked if there was anyone from the public who wished to speak on the matter.

Lee Grant, 99 Comstock Hill Avenue, said that she worked to help nominate the Silvermine

Center to the National Historic Registry. She said that the Silvermine Tavern was the center of the district which was important to not only Norwalk, but Wilton and New Canaan as well. She said that she appreciated the discussions with Mr. Glazer as well as with the Planning and Zoning Department staff. She asked that most of the buildings remain as preserved buildings with the only new buildings being the new single family homes and the barn. She also questioned the amount of parking that there would be for the new tavern and inn. She had safety concerns.

Christine Names, 223 Silvermine Avenue, President of the Norwalk Association of Silvermine Homeowners ("NASH"), thanked the commissioners as well as Andy Glazer. She discussed a recent meeting of NASH at which most of the members voted against the proposed new driveway in front of the inn.

Mary Howetzein, 11 Muscot Ridge Road, spoke in support of the application.

Leslie Ash, Executive Director of the Silvermine Art Center, spoke in support of the application. Although not a resident of Silvermine, she said that they have been pleased with what Mr. Glazer has proposed and looked forward to working with them.

Frank Whitman, owner of the Silvermine Tavern, spoke in support of the application. He believed this project would work for the property. Mr. Mushak asked about the valet parking. Mr. Whitman said that the inn did have valet parking many years ago.

Peter Viterreto, 119 Comstock Hill Road, was concerned about the drop-off at the tavern. He thought they should try to find another solution. Mr. Mushak discussed with Mr. Viterreto possible alternatives.

Mr. Glazer began his rebuttal by discussing the parking. He said that he had operated another restaurant with less parking than this one and that the valet parking had worked very well. He said they would have to manage the restaurant so that it could accommodate the number of patrons that could parked. He said that they would be building a model and would continue to work on the design of the inn driveway to ensure that vehicles would be screened.

Peter Romano, of Landtech, the civil engineer on the project, continued the rebuttal by showing the commissioners a cross section of the grade on the driveway in front of the inn. He discussed how they would change the grade and the vegetation. Mr. Mushak made some suggestions as to how they might be able to change the grade. Mr. Glazer indicated that since the single family residences would be built first, they still had more time to address the parking issues. Mr. Sumpter discussed the type of lighting and the need to manage the valet parking. Ms. King discussed methods of connecting the tavern and the inn. Mr. Glazer responded and said that he will continue to respond to the community and encourage their involvement as the project moves forward.

Emily Wilson closed the public hearing. Mr. Mushak announced to the public that the commissioners would vote on the application after the second public hearing.

c. #7-13R – Merritt River Partners, LLC –Proposed amendments to Section 118-760 Commercial Planned Residential Development (PRD) regulations to reduce lot size, increase FAR, building area & density & related changes and d. #17-13SP – Merritt River Partners, LLC – 1 Glover Ave – 5 story, 132 unit Commercial Planned Residential Development (PRD)

Emily Wilson opened the public hearing. David Waters, General Counsel for Building and Land Technology and Merritt River Partners, the applicant, began the presentation. He then handed over the certified, return receipts for the mailing of the legal notice for the public hearing. He also requested that since there were two applications, that the public hearing for one of the applications be adopted for the second application.

Atty. Waters discussed the history of the Commercial Planned Residential Development

BFJ Planning

MEMORANDUM

To: Dorothy S. Wilson, Senior Planner, City of Norwalk

From: Frank Fish, FAICP and Michael Keane, AICP

Re: Silvermine Tavern Village District Application

Date: February 11, 2014

RECEIVED

FEB 18 2014

CITY OF NORWALK
PLANNING & ZONING

Introduction

BFJ Planning is in receipt of an application to amend the Silvermine Tavern Village District regulation and a special permit application to rehabilitate existing structures, build four (4) new cluster housing units and a new barn and to reconfigure parking at the Silvermine site located at 194 Perry Avenue and River Road.

The project site is located within the Silvermine Tavern Village District. The purpose of the Silvermine Tavern Village District is to ensure that the unique character of this district is maintained for future generations in accordance with Connecticut General Statutes, Section 8-2j Village Districts and to provide compatible uses which will meet existing and future needs within the district. The provisions of this zone are intended to preserve and enhance the character of the Silvermine Tavern Village assuring that any new structures and uses uphold the established character of the area.

Project Description

The subject property is approximately three (3) acres and is located in the Silvermine section of Norwalk, along the Silvermine River. The property consists of the Tavern and Inn buildings at the intersection of Perry and Silvermine Avenues; the Mill Houses to the east along the River; and a retail store with rooms above in the building on the southeast corner of the intersection of Perry and Silvermine Avenues. Across River Road from the Tavern is a gravel parking lot that served the Inn and Tavern, and a barn in disrepair.

The proposal for the site is a mixture of restoration, renovation and new construction. The Mill Houses and the retail and residential building at the corner of Perry and Silvermine will receive extensive interior renovations; the exteriors will be restored to their former condition. The Inn will be renovated to create six (6) rooms/suites; the exteriors will be restored. The Tavern will be renovated to create a 60 person tavern/restaurant. The Tavern and the Inn will continue to be served by the existing on-site sewage disposal system and public water.

New construction is proposed at the approximately 1.7-acre gravel parking lot across River Road, where the



BFJ Planning

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Date: February 11, 2014
Silvermine Tavern Village Review

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applicant proposes to construct a new residential "Village" that will consist of four (4) single-family cluster housing units. The new homes will be served by onsite sewage disposal systems and public water supply. The easterly portion of the parking lot along River Road will be a reduced pervious surfaced parking area serving the new Tavern and Inn, as well as a newly constructed post and beam "Community Barn" to be used for community events.

Proposal Review

BFJ has reviewed the proposed additions in terms of overall site layout and design; landscaping; and building design and scale to ensure consistency with the local architectural motif and the unique elements of the Silvermine Tavern Village District. Based on our review of the most recent Elevation and Site Plan Drawings, we believe the proposed project is generally consistent with Silvermine Tavern Village District regulations. However, we encourage the City of Norwalk to consider the following comments during its review of the application.

Overall Site Plan and Layout

1. Please provide a separate existing conditions map that clearly displays all natural and manmade features defining the project site.
2. The Layout and Utility Plan (Dwg. C-2.0) dated 10/29/13 proposes a 15-foot wide vehicle entrance to the Inn (west of the Inn, closest to the Silvermine and Perry Avenue intersection) and a 12-foot wide vehicle exit (east of the Inn). As an alternative, we recommend that the proposed 12-foot wide exit become a 15-foot wide entrance and that the proposed 15-foot wide entrance be used as the exit. This alternative entrance-exit configuration will prevent potential traffic conflicts at the intersection of Perry and Silvermine resulting from vehicles entering the driveway near the intersection. What is more, widening the entrance from 12 to 15 feet will provide the right-of-way necessary for vehicles turning left off of Perry on to the Inn property. See Figure 1 attached.
3. Dwg C-2.0 proposes four (4) angular parking bays situated adjacent to the Inn. However, the Overall Site Plan (Dwg. SP) dated 11/26/13 displays three (3) non-angular parking spaces. These perpendicular spaces appear to function better. Please confirm if this is the current proposed parking configuration.
4. The Overall Site Plan (Dwg. SP) proposes two pedestrian crosswalks on River Road between the proposed restaurant and the proposed barn and parking lot. As an alternative, one pedestrian crosswalk should be considered, as this has been proven to be safer for the pedestrian. We recommend eliminating the crosswalk connecting the Barn patio and the restaurant and maintaining the crosswalk between the parking lot and the restaurant. This pedestrian crosswalk should be clearly demarcated with proper signage/stripping.



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5. It is unclear where delivery trucks servicing the restaurant will park. Should the pedestrian crosswalk between the Barn patio and restaurant be eliminated, we recommend that the area along the eastern side of River Road – currently proposed for a pedestrian walkway – be used as a layby for delivery trucks. This will reduce potential traffic congestion on River Road resulting from trucks servicing the restaurant.
6. Currently, the proposed parking lot on River Road contains 24, 8 ½ foot-wide parking spaces. As an alternative, we recommend 9-foot wide parking spaces, given that this parking lot will serve the Inn and Restaurant and therefore will experience high turn-over of vehicles entering and leaving. Usually 8 ½ foot-wide spaces can accommodate and office use when employees park once or twice for the day. They are not appropriate for restaurant/retail uses, particularly in a relatively affluent suburban area where larger vehicles such as SUVs are common. Figure 2 (attached) shows an alternative parking plan with 25, 9-foot-wide spaces. As shown, one additional parking space is gained by shifting the 22-foot wide accessway from River Road south toward the property line. A 10-foot wide buffer between the accessway and property line is provided.
7. It is unclear whether or not the number of spaces provided in the proposed parking lot will be sufficient to accommodate both the Restaurant and the Community Barn. Explanation should be given as to when the Community Barn will be available for events and how the parking will be managed during times when the Restaurant is open.
8. As shown on Dwg. C-2.0, a parking area containing 8, 8 ½-foot-wide parking spaces is proposed for the existing retail store. Currently, there is one 18-foot-wide driveway serving the parking area—from Silvermine Avenue. Figure 1 (attached) shows an alternative parking plan with 8, 9-foot-wide parking spaces and an additional 18-foot-wide driveway connecting to Perry Avenue. Also provided is a 5-foot-wide access aisle for the handicapped space. This alternative will allow for better parking area access and circulation.
9. As shown on the Valet Parking Plan (V-1), the bank of parking spaces located between the retaining wall and the maneuvering aisle contains two row of spaces that are situated parallel to the maneuvering aisle (14 spaces total). It is unclear how the six parallel spaces situated parallel along the retaining wall will function in terms of getting vehicles into and out of the spaces. As an alternative, consideration should be given to redesigning this parking bank so that all spaces assume a tandem configuration and are perpendicular to the maneuvering aisle.
10. According to the Site Improvement Plan (C-2.0) and Valet Parking Plan (V-1), there are surface parking spaces proposed for an area where an underground 9,000 gallon septic tank and 3,000 gallon grease trap are currently located. The applicant should provide verification that parking vehicles above these apparatus is permitted.

Date: February 11, 2014
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11. Please provide a description of the surface that is proposed for the land area along the eastern edge (between the parking lot and Mill River Road) and the western edge (between the parking lot and the retaining wall) of the proposed parking lot where vehicles will be parked during valet parking times. It is understood from the Site Plan (C-2.0) that the parking lot itself will have a chip stone surface; however, it is unclear what the proposed surface for these adjoining areas will be. We presume that it will be a lawn or grass area. However, such an area needs to be designed with supporting infrastructure to hold vehicles.
12. It is recommended that the residential access road is demarcated as such, either through signage or unique surfacing. This will help deter non-resident drivers from entering or parking on this road.
13. The hand-draw renderings appear inconsistent with the Overall Site Plan (Dwg. SP); the Layout Plan (Dwg. C-2.0) and the Landscape Plan (Dwg. L-1.0). Specifically, the details of the proposed Barn patio are unclear. The renderings show a stone wall and trees along lining the patio's eastern edge along River Road; however, the Site Plan and Landscape Plans do not show the stone wall.
14. Please provide Elevation Drawings for the proposed Community Barn, along with the proposed exterior materials palette.
15. The purpose of the proposed Rain Garden is unclear given that an adequate storm water drainage system will be provided.
16. We understand from the City that the Department of Public Works might have some concerns about potential gravel runoff from the parking areas onto the street. We defer to any forthcoming assessments from DPW on this matter.
17. Please provide a description of the retaining wall proposed for the western edge of the parking lot in terms of scale and design.
18. Please provide a detailed lighting plan for the subject properties.
19. Please provide a signage plan for the subject properties.

Landscaping Plan

20. Please provide both an Existing Conditions and Proposed Landscaping Plan that specifically identifies which trees are to be removed and which are to be preserved.

BEJ Planning

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21. It is recommended that, in lieu of the English Boxwoods proposed along Perry and Silvermine Avenues, the applicant install additional Green Mountain Sugar Maples. It is also recommended that, in lieu of the Bradford Pears proposed along River Road and the new residential accessway, the applicant install Green Mountain Sugar Maples. Bradford Pears are generally considered more appropriate to an urban environment, while Sugar Maples are more consistent with the overall natural character of the Silvermine Village District.

Single-Family Homes

22. The Site Improvement Plan for the proposed residential homes (C-2.1) is inconsistent with the Elevation Drawings for House Nos. 1, 3 and 4. Specifically, the Site Plan shows the dormers to be located in the front of the home, facing the street, whereas the Elevation drawing shows the dormers to be located in the rear (see House No. 1: Rear Elevation).
23. Consideration should be given to locating House No. 2 at the southern portion of the property, given that this is the single unique home among the four proposed designs.
24. Consideration should be given to removing the doorway shutters proposed for the front entryway on House No. 2. They do not appear to add to the design of the entryway and they do not appear to be compatible with the French Doors.
25. Consideration should be given to replacing the house light over the front entryway on House No. 2 with a model that differs from that over the garage doors. This would add more of a sense of importance to the entryway.
26. Please provide a description of the proposed veneer lining the foundation of House No. 2 in terms of material and color choice.
27. Please show where the lattice and baluster is proposed to be incorporated.
28. Please provide a description of the proposed front entryway steps and rear patio for House Nos. 1 and 2 in terms of materials and color choice.
29. The raised patios shown on the House No. 1 and 2 Elevation Drawings are not shown on the Site Plan (C-2.1). Please revise for consistency.
30. Please provide a description of the proposed Split Rail and 6' High Board Fencing in terms of materials and color choice.

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31. Please provide Elevation drawings and a materials board for the detached structure located in the rear of each of the homes.
32. Consideration should be given to replacing the white cedar proposed for the exterior siding with Alaskan cedar; white cedar will darken over time, whereas Alaskan cedar will maintain its original color.

Summary

Our general comments above can be categorized under parking, landscape and design. Overall, the proposed project is a considerable improvement to the area and we believe it upholds the spirit of the Silvermine Tavern Village District.

Our access and parking comments can be accommodated with minor changes and our design comments largely concern design details. The most important element that should receive some focus by a landscape architect is a full landscape plan based upon an actual analysis of existing vegetative conditions and the surrounding area. This is the element that could use further thought.

APPLICATION FOR ZONING APPROVAL AND ZONING COMPLIANCE

(This application shall be accompanied by three (3) plot plans and three (3) sets of architectural plans showing existing buildings and proposed construction.)

Date September 30, 2014 FEE \$110⁰⁰/100¹¹³⁸ ^{check #}

Proposed Use Constructed ~~new~~ 32' x 46' Barn as part of Silvermine Tavern Village District approved plan (see #16-13SP) and in accordance w/ approved regulations (see #6-13R); not to exceed 2,000 sq ft in size or 35' in height to top of peaked roof and setback a min. of 15' from front property line (not to exceed 25' setback)/50' in length of

Project Location 1 RIVER ROAD (1E) ZIP 06850

Owner/Lessee Glazer Group Tel. (203) 846-1902

Address 189 Rowayton Ave Norwalk ZIP 06852

Applicant Silvermine Tel. (203) 858-0601

Address above ZIP Andy's cell

Builder same as above Tel. _____

Address _____ ZIP _____

Architect 1252 Saratoga Hwy/Heritage Restorations Tel. (254) 829-1170

Address 257 Fort Givaham Rd Via CO TEXAS ZIP 76705

Silvermine District Tavern Village B. 33 Lots 184/19

Zone 3SE Map Page 5 District 5 Block 44 Lot 16

Coastal Area No Flood Zone B. 43

P&Z Comm. (CAM, SP, SPR, SUBD) A-#16-13 SP Silvermine Tavern Village District
192, 193, 194 Perry Ave / 1 River Rd Appett 2/28/14

Non-Conformities / ZBA Variances _____ Conservation _____

Notes _____ Sign-off or Permit _____

* FOUNDATION AS BUILT REQUIRED prior to superstructure

Application is also being made for Zoning Certificate of Compliance. Upon completion of this project, the undersigned shall notify the Zoning Inspector so that a final inspection can be made. I hereby certify that all of the statements herein contained are true and correct.

* Tax form required
* Bldg permit required

Applicant X

Approved _____ Date 10/3/14

CERTIFICATION OF ZONING COMPLIANCE
THIS CERTIFICATE IS FOR ZONING ONLY

BOND:
PASSBOOK:
CHECK#:
AMOUNT:
BANK:

FINAL ZONING: X

CONDITIONAL:

OWNER'S NAME: Glazer Group

JOB LOCATION: 1 River Rd. 1E ZONE: Silvermine Tavern Village District

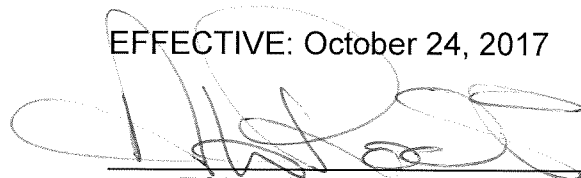
TAX MAP PLATE: 3SE DISTRICT: 5 BLOCK: 39, 43, 44 LOT: 16, 18 & 19

PROJECT:

A barn (32' x 46') has been constructed as part of the Silvermine Tavern Village District approved plan (see #16-13SP).

THIS WILL CERTIFY COMPLETION OF THIS PROJECT IN COMPLIANCE WITH ZONING REGULATIONS.

EFFECTIVE: October 24, 2017


ZONING INSPECTOR

N.B. OCCUPANCY OF THIS BUILDING IS NOT PERMITTED UNTIL A CONSTRUCTION CERTIFICATE OF OCCUPANCY IS ISSUED BY THE BUILDING INSPECTOR.

CITY OF NORWALK

BUILDING PERMIT APPLICATION

For Office Use Only

District: 5 Block: 44 Lot: 18 Unit: Inspector Initial: JDBuilding Permit No.: B14-0980Use Group: UConstruction Classification: IV.BAddress of Work: 1 RIVER RD UNIT 1EBuilding Owner's Name: GLAZER GROUPPhone: Address: P.O. 266City/Town: Norwalk CTZip: 06853

Lessee Information (if applicable):

Contractor: GLAZER GROUPContact: Address: P.O. Box 266City: Nw/kState: CTZip: 06853Phone (office & cell): 203-858-0809Signature: Registration No: Expiration Date: C.B.Y.D. No.: Applicant: Andy GlazerPhone: 858-0809Address: P.O. Box 266City: Nw/kState: CTZip: 06853Signature: Tax Form: 5/6/14WPCA: -Health: CT 12/1/13Workers Comp: ☒ or Aff. ☐Zoning: 10-3-14Fire Marshall: -DPW/State: -Conservation: N/AWork Description: SUPER STRUCTURE FOR 32'x46' POLE BARNAS UTILITY STRUCTURE FOR SUTHERMINE TOWN VILLAGEDISTRICT - SEASONAL USEEstimated Cost of Construction: \$100,000Permit Fee: \$1600CO Fee: \$50CT Education Tax: \$26Work W/O Permit Fee: \$-Total: \$1676Payment Type: Cash/Check Number 1151Trades Included: ☒ Yes or NoSewer: Yes or ☒ No

Subcontractor permits required:

☒ Electric☐ Service☐ H.V.A.C.☐ Heating☐ Air Conditioning☐ Plumbing☐ Fuel Tank☐ Alarm☐ Sprinkler☐ Hood & Duct

I, THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the BUILDING CODE of the STATE of CONNECTICUT and the Ordinances of the CITY of NORWALK as they apply to the work described above, and I agree to satisfy those requirements in every portion of that work, and to give the applicable local and state requirements precedence over other written specifications, drawings and instructions. I further agree to cooperate with and assist the Officials of the CITY of NORWALK in their inspections of this work; and in the enforcement of applicable local and state codes and regulations. I hereby certify that I am the Owner or Authorized Agent of the Owner of the Property herein described, and that I have the necessary legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct, and that the cost estimate is accurate to the best of my knowledge. I authorize the CITY of NORWALK to properly dispose of all residential construction plans two years after issuance of the Certificate of Occupancy unless written request is submitted to the Building Department within that time.

Applicant Signature: Date: 10/21/14Print Applicant Name: Building Official Signature: Date: 10-21-14

OCCUPANCY CLASSIFICATION AND USE

Photo engravings
Resilient flooring
Self-service storage facility (mini-storage)
Silks
Soaps
Sugar
Tires, bulk storage of
Tobacco, cigars, cigarettes and snuff
Upholstery and mattresses
Wax candles

311.2.1 Aircraft hangars. Aircraft hangars used for storage or repair shall comply with Section 412.3.

311.2.2 Motor vehicle repair garages. Motor vehicle repair garages shall comply with Section 406.8.

311.3 Low-hazard storage, Group S-2. Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic *trim*, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

Asbestos
Beverages up to and including 16-percent alcohol
Cement in bags
Chalk and crayons
Dairy products in nonwaxed coated paper containers
Dry cell batteries
Electrical coils
Electrical motors
Empty cans
Food products
Foods in noncombustible containers
Fresh fruits and vegetables in nonplastic trays or containers
Frozen foods
Glass
Glass bottles, empty or filled with noncombustible liquids
Gypsum board
Inert pigments
Ivory
Meats
Metal cabinets
Metal desks with plastic tops and *trim*
Metal parts
Metals
Mirrors
Oil-filled and other types of distribution transformers
Public parking garages, open or enclosed

Porcelain and pottery
Stoves
Talc and soapstones
Washers and dryers

311.3.1 Public parking garages. Public parking garages shall comply with Section 406.4 and the additional requirements of Section 406.5 for *open parking garages* or Section 406.6 for enclosed parking garages.

SECTION 312 UTILITY AND MISCELLANEOUS GROUP U

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings

Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4)

Barns

Carports

Communication equipment structures with a *gross floor area* of less than 1,500 square feet (139 m²)

Fences more than 7 feet (2134 mm) in height

Grain silos, accessory to a residential occupancy

Livestock shelters

Private garages

Retaining walls

Sheds

Stables

Tanks

Towers

312.1.1 Greenhouses. Greenhouses not classified as another occupancy shall be classified as Use Group U.

312.2 Private garages and carports. Private garages and carports shall comply with Section 406.3.

312.3 Residential aircraft hangars. Aircraft hangars accessory to a one- or two-family residence shall comply with Section 412.4.

Silvermine Tavern, since 1929

By Feb 8, 2007

NORWALK -- Stepping into the Silvermine Tavern is like stepping into a bygone era.

THE HOUR

Antiques surround you. The furniture is vintage, as are the decorations that grace the mantels above the multiple fireplaces. Ancestor paintings stare back at you from every wall. Wood is everywhere, including the floors you walk on. Contemporary designers need not apply.

Watch your step as you go from room to room. The main building -- the Silvermine Tavern is actually comprised of five buildings -- is a fusion of the old Tavern and Gatehouse, now connected internally by stairwells.

Close your eyes and listen to those wooden floors creak. If the windows are open, you can hear the rush of the small waterfall. The sound belies the tranquil pond setting you look at through the windows. Perhaps a swan or two add that much more charm to the setting.

The aroma of French toast, pancakes and the Tavern's famous honey buns fills the air and fits right in with the country atmosphere. You just know warm New England maple syrup is on the table to accompany the aforementioned goodies.

Yes, the Silvermine Tavern is history. Just how far back this history goes depends on your perspective. In one sense the history dates back more than 200 years when farmers settled along the Silvermine River. In another sense, this history goes back to 1929 when antiquarian J. Kenneth Byard bought the property and operated it as a tavern and inn, as it does to this day.

In yet another sense, the history goes back to 1955 when Frank Whitman Sr. purchased the Silvermine Tavern. His son, Frank Whitman Jr., is the current owner and innkeeper.

Those dates aside, the history of the property is filled with colorful characters and lively tales. There were the early settlers hoping to get rich prospecting for silver (from which the name Silvermine River comes), a water-powered mill used for turning wood, a Country

Store that served as the town meeting place, a still used during Prohibition, an explosion caused by an intoxicated owner eager for a Fourth of July celebration, and the untimely death of another owner who was trying to repair the dam after a destructive flood.

The old inn has seen a lot in its 200 years.

Whitman Jr. remembers a pleasant history at the tavern. He was about five years old when he and his family visited for the first time. Frank Sr. operated a hotel in Grove City, Penn., at the time and the family was en route to Boston.

"My father liked it so much he asked the owners if they were interested in selling it," Frank Jr. recalled. "I was very little at the time, but I remember staying here -- but just barely."

Weeks after the Whitmans purchased the tavern, the Flood of 1955 devastated much of Norwalk. The Silvermine Tavern was not physically damaged by the floodwaters, but the economic ramifications of the flood rippled throughout the region.

"He got off to a rough start," Frank Jr. said of his father.

For years Frank Sr. managed both the Silvermine Tavern and the hotel in Grove City, traveling to Pennsylvania every few weeks.

Frank Jr. officially started working at the Silvermine Tavern in 1973 as dining room manager. In reality, he got his start much early.

"When I was a kid I'd stand on a box and help roll dough and do other simple tasks," he said. "I remember getting a few scoops of ice cream. It was one of the perks of being in the family."

Frank Jr. considered other lines of work, but eventually decided the opportunity to own and run the Silvermine Tavern was too great to pass up.

"Silvermine has a great history and a sense of community," he said. "It's a pretty place."

As a working tavern, the property has always mirrored the success of the tremendous arts community in Silvermine. It is also a draw for many famous personalities, including movie stars.

Many a bride has felt like a movie star on the picture-perfect grounds of the Silvermine Tavern. With a seating capacity of 200, 11 rooms for overnight accommodations, and a mill pond as a backdrop, the tavern is a popular place for weddings and other large parties.

"One advantage this place has, which is unique to Norwalk, is the space to do those types of things," Frank Whitman Jr. said.

Earlier this month the tavern was the site of Ralph Bloom's surprise 65th birthday party. Bloom is the city's historian. He saw the tavern for the first time a few years after Frank Sr. bought it. Bloom was a child and was involved with the nearby Silvermine Arts Guild.

"The inside hasn't changed much," Bloom said. "The buildings haven't changed much either. I was used to the pink shutters, but they painted them. I think it's a very popular place because it doesn't change much and it's laid back."

Bloom did point out that the antique collection currently at the Silvermine Tavern is "miniscule compared to what used to hang on the walls."

That extensive antique collection was the doing of Byard, who bought the property in 1929 and changed the name from The Old Red Mill to the current Silvermine Tavern. He offered food and overnight accommodations, but also took advantage of the venue to sell antiques.

Most of the antiques that remain are left over from Byard's collection.

The tavern no longer sells antiques, but the business model is similar to what it was when Byard owned it. It has food, spirits, lodging and a gift shop, which is located across the street in a separate house.

"You do adapt gradually," Frank Jr. said. "It's an evolutionary kind of change. It used to be a very seasonal business. The summer business would easily double the winter business. The curve has evened out now."

The Tavern also adapted by offering several regular features such as live jazz every weekend, the ever-popular Sunday Brunch, and monthly Wine Dinners.

Different jazz artists are featured each Friday and Saturday night. The tavern also features Dixieland jazz every Thursday. (A schedule is available at www.SilvermineTavern.com)

The Wine Dinners include a five-course meal with eight themed wines. Special overnight rates are available during the Wine Dinner nights as well. The next one -- A Taste of Italy -- is scheduled for Sunday, Feb. 11.

But what has always drawn crowds to the Silvermine Tavern remains the same.

"It's the New England ambiance and Colonial feel. All that's a draw," Frank Jr. said. "It's a clear expression of the New England ideal."

Feb 8, 2007

Restored and modernized — GrayBarns replaces Silvermine Tavern

New Canaan Advertiser

By Greg Reilly

Sep 30, 2017

The old Silvermine Tavern is now GrayBarns on the Silvermine River.

Just a few hundred yards from the New Canaan's borders on Mill Road and Silvermine Road, the old, large country inn has been recreated into two smaller properties — Inn at GrayBarns and Tavern at GrayBarns. They opened in early September.

The old inn had 12 guest rooms; the new inn has six king suites — bedrooms, full baths and living area. The old restaurant had 250 seats; the new tavern 100 seats. The footprint of the buildings has been reduced 30% — “back to the original core,” says owner Andy Glazer of The Glazer Group.

Both structures have been completely restored with traditional crafting and design and modernized with contemporary amenities and fixtures — a truly modern antique. Visible posts and beams and wide board oak floors tie the interior to the natural, local environment.

Glazer said that he fortified the structure from support trusses to new roof, and completely replaced the plumbing and electrical systems. “It is built to last a very long time,” he said.

Unlike many historic New England taverns and inns that feature dark-stained wood, GrayBarns has been designed with light colors, a lot of white and natural light coming through the many windows, some with original panes.

‘Less is more’

Another reduction from the structure of the old establishment was the removal of the large open deck from behind the buildings, which opened up views of the Silvermine River, Guthrie Pond and neighboring historic homes. It has also opened up the ground above the pond for smaller sitting areas and a garden for the chef's use.

“With reduced capacity the guests will be able to enjoy the historic environment anew,” said Glazer in a news release.

In his vision, “Less is more,” he told the Advertiser.

One addition to the property is a large gray, non-winterized barn, reclaimed from upstate, which is available for private events. The old country store across the street from the front

of the inn is being restored to offer amenities for guests of the inn. In late September suite rates varied from \$500 to \$650 per night.

The Glazer Group is comprised of Glazer, his wife Marsha Glazer and his daughter Nikki Glazer. The three have worked side by side on everything from site plans and landscaping to furniture design and sourcing, and they remain active as operators. They have hired James Gersten to helm the operation and Ben Freemole as executive chef.

History

The GrayBarns buildings have a history going back to the early 1800s when the property was a stagecoach stop and a small textile factory with mill. It later became a village meeting place and an artist outpost. During the Prohibition of the 1920s it was a speakeasy and then it gained acclaim as a classic country inn — a landmark of the Silvermine Historic District — from the 1960s until 2009.

From that point the property was closed for six years as various operators and developers considered the risks and rewards from investing in an old structure that was in decay. Glazer, a home builder who has experience operating restaurants, won approval from the City of Norwalk in 2015 to construct four houses across the street from the old tavern as part of a plan that would afford him the ability to restore the beloved tavern and bring it back to life. Two years later the four homes are constructed, sold and occupied, and the old Tavern is open as the new GrayBarns.

Advertisement

Article continues below this ad

The historic buildings “could have been scraped,” Glazer said, but he is proud of his historic preservation. Norwalk is happy to have the landmarks restored and fortified, and customers from the past are coming back, he said.

Restaurant

Glazer said the Tavern is a American restaurant with fresh ingredients with an adjacent bar. It is not a bar with a restaurant, he said.

Asked about the well-documented difficulty of profiting in the restaurant business, Glazer said, “I know the restaurant business; I know everybody in the restaurant business.” He owned a nightclub at age 22, he said and was part owner Barcelona in Greenwich and Rowayton Seafood.

“We are sophisticated enough to know the business, and smart enough to know what people want in Connecticut,” he said.

As of late September the Tavern at GrayBarns was open for dinner Tuesday through Saturday. Brunch was tentatively scheduled to start in October; lunches in November.

A New Canaan resident from the Mariomi Road area drove by GrayBarns as the Advertiser was taking exterior photographs. After he heard about the restored antique with modern features, he exclaimed, "That is exactly what we wanted!"

Sep 30, 2017

Greg Reilly

November 16, 2017

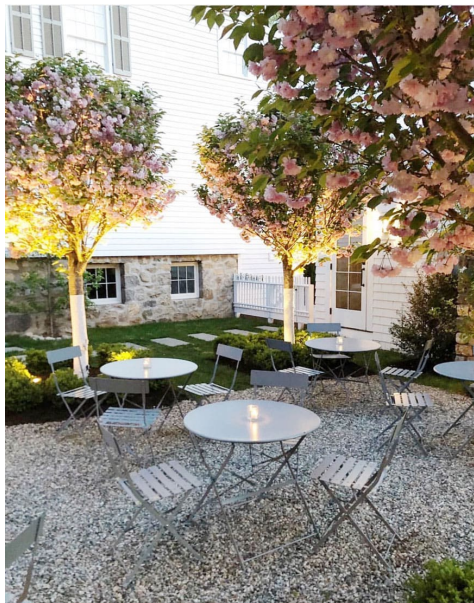
[2 Comments](#)

<https://mostlovelythings.com/graybarns-new-canaan-silvermine/>

A Visit to GrayBarns in Silvermine, Connecticut



GrayBarns in Norwalk, Connecticut



Garden Seating at GrayBarns when the cherry trees are in bloom.



GrayBarns in May

[GrayBarns](#) was once known as the Silvermine Inn and Tavern. It's located in the [Silvermine area](#), which is at the edge of New Canaan, Wilton, and Norwalk. It has a long history as a meeting place for local artists dating back to the early 1900s. The Silvermine Inn was owned and operated by the same family until 2009. It closed for a few years and was purchased by [Marcia and Andy Glazer](#). It re-opened a few months ago and I don't even know where to begin. [GrayBarns](#) is a small group of homes, an events barn and the GrayBarns Inn and [Tavern](#). Soon there will be a mercantile which will be part shop and part coffee bar.



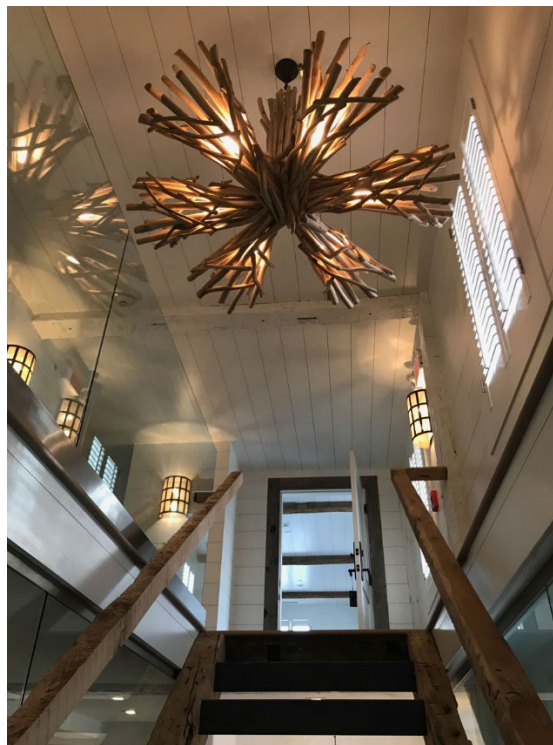
GrayBarns in the Fall





When we first moved back to New Canaan after three years in California, I remember driving by the old Silvermine Inn, and I heard it had closed. But the old Mill House adjacent to the inn had been beautifully restored. It wasn't until I saw the article in CTG&C that I realized it was the owners/developers of the Inn. The Glazers wanted to live on site so that they could oversee the project and make the hundreds of decisions that it takes to create such a beautiful place.

The Lobby at GrayBarns



Last Friday I saw on their Instagram that they would be hosting a Pop Up Bakery in the Barn so I made certain to stop by just as they opened. There was a line out the door, but I had the chance to chat with owner/designer Marsha Glazer and she gave us a little tour of the Inn and Tavern. Marsha's approach to designing GrayBarns was to save what could be saved and improve every area even if that meant relocating stairways and moving walls.

The Barn at GrayBarns



GrayBarns has six beautiful guest rooms. Each is a king suite with a living area and separate bedroom. Much of the furniture was made on-site for a particular space. Marsha explained that the need for a little extra seating in one room resulted in using leftover fabric to create little poofs along side a custom coffee table. Each room has a wet bar constructed of barn wood. A [Smeg tea kettle](#) and [Nespresso](#) along with every other item you might need to make your self as comfortable as home has been well planned out for your visit.

A Guest Room at GrayBarns



Every detail has been considered for comfort and design. The old fashioned alarm clock sits next to a more modern convenience from [Rejuvenation](#), an [extension cord with USB](#).



The lobby, the restaurant, and each guest room includes gorgeous lighting, planked white or barn wood walls, and luxurious upholstered furniture in crisp white slipcovers or rich dark velvets. A few antiques, books, fresh flowers, artwork over painted white brick fireplaces fill each space in just the perfect way. Every detail is well thought out about

how and why it functions. In the restaurant, Marsha explained that they knew they wanted a large table that served purpose in the dining room. They ended up using wood they had salvaged and created a custom one-of-a-kind piece that suits their needs perfectly. Wood slats were added under the table to create wine glass holders. On top a large piece of marble holds huge buckets to hold the wine. The small ceramic numbers keeps track of the wine by table.



The Tavern



The Silvermine Inn is the perfect get away from New York City. Located just 49 miles from [Grand Central Terminal](#), a little over an hour by car or take [Metro North to New](#)

[Canaan](#) which is about an hour and then travel 10 minutes by taxi to GrayBarns. Once you arrive, you will probably not want to leave, but should you decide to venture out, the Town of New Canaan is only 3.5 miles away and has shops, galleries, a movie theatre and restaurants. You may want to check out [Grace Farms](#) (We wrote about Grace Farms [here](#)) and [The Glass House](#) while you are in the area. But if your only stop is GrayBarns, you'll have a wonderful experience. It's truly a masterpiece.

Property Value Comparison Exhibit

Graybarns	Pre-Construction Taxes (2014)	2023 Taxes	Increase
192 Perry Avenue (5-39-18-0) (Former Mill Building)	\$11,602.08 (based on appraisal of \$670,757)	\$26,449.52 (based on appraisal of \$1,885,850)	127.97%
193 Perry Avenue (5-43-16-0) (Mercantile)	\$8,456.00 (based on appraisal of \$488,871)	\$16,113.94 (based on appraisal of \$685,310)	90.56%
194 Perry Avenue ¹ (5-39-19-0) (Inn & Tavern)	\$21,657.82 (based on appraisal of \$1,252,114)	\$61,982.20 (based on appraisal of \$3,788,010)	186.19%
1 River Road ² (5-44-18-0)	\$12,223.30 (based on appraisal of \$706,671)	\$126,548.78 (based on appraisal of \$8,213,170)	935.31%
Neighboring Property Address	Pre-Construction Appraisal (2013 reval)	2023 Appraisal	Increase
1 OLD KINGS HWY (5-39-14-0)	\$567,557	\$2,675,500	371.41%
3 OLD KINGS HWY (5-39-15-0)	\$404,540	\$1,562,900	286.34%
7 OLD KINGS HWY (5-39-16-0)	\$642,629	\$828,050	28.85%
11 OLD KINGS HWY (5-39-51-0)	\$845,571	\$1,228,330	45.27%
9 OLD KINGS HWY (5-39-95-0)	\$598,157	\$769,820	28.70%
191 PERRY AVE (5-43-14-0)	\$547,329	\$775,000	41.60%
300 SILVERMINE AVE (5-44-1-0)	\$607,157	\$748,000	23.20%
5 RIVER RD (5-44-11-0)	\$470,057	\$526,930	12.10%
315 MILL ROAD (5-44-13-0)	\$887,157	\$1,379,050	55.45%
7 RIVER RD (5-44-16-0)	\$1,355,686	\$1,697,400	25.21%
3 RIVER RD (5-44-2-0)	\$715,457	\$914,720	27.85%
301 SILVERMINE AVE (5-45-106-0)	\$473,271	\$568,510	20.12%
302 SILVERMINE AVE (5-44-3-0)	\$424,814	\$571,460	34.52%

¹In 2014, 194 Perry Avenue was one (1) tax lot. Today, seven (7) tax lots comprise 194 Perry Avenue. The 2023 totals are based on the sum of the taxes and appraised values of these lots.

²In 2014, 1 River Road was one (1) tax lot. Today, five (5) tax lots comprise 1 River Road. The 2023 totals are based on the sum of the taxes and appraised values of these lots.

304 SILVERMINE AVE (5-44-4-0)	\$618,214	\$823,990	33.29%
306 SILVERMINE AVE (5-44-5-0)	\$720,514	\$922,940	28.09%
308 SILVERMINE AVE (5-44-15-0)	\$965,714	\$1,311,630	35.82%



*Yellow stars indicate properties occupied by Graybarns.

Draft Conditions

Glazer Group

March 17, 2025

1. The Barn may be used as Event Space, separately or collectively with other buildings, structures and uses within the approved Silvermine Tavern Village District site plan, for meetings, recreational activities, community gatherings/events and special events, including but not limited to weddings, showers and other celebrations.
2. In no event shall occupancy of the Barn cause occupancy of the Tavern and/or Barn to exceed ninety-seven (97) people at any time.
3. At no time can the capacity of the Barn exceed what is permitted by either the Health Department or Fire Marshall's office.
4. The Barn shall not be used as additional restaurant seating.
5. The existing solid fencing located along the northern property line shall be continued east for the remainder of the northern property line and large evergreen trees shall be planted on the property in front of the fence. Valet parking is permitted in the building setback behind the landscape buffer.
6. The applicant shall comply with the approved Valet Parking Plan dated February 6, 2014 as revised March 17, 2025. Adequate staff shall be employed to ensure that cars are parked safely, and that the adjacent road network can operate without interruption.
7. All Live Music shall end no later than 8:00 p.m. Sunday through Thursday or by 10 p.m. Friday & Saturday.
8. Live Music is limited to inside only and shall comply with the Norwalk Noise Ordinance.
9. The northern doors of the Barn shall remain closed during hours of operation. The sound system shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.
10. Prior to occupancy of the Barn, the applicant shall satisfy all requirements of all applicable City agencies, including, but not limited to:
 - a. All requirements of the Fire Marshal.
 - b. All requirements of the Health Department.
 - c. ADA compliance with the Building Code.
11. Any verified and documented violation of this approval shall be reported to the Commission, who shall determine the appropriate action, in accordance with Article 8.5 of the Zoning Regulations.

CITY OF NORWALK

ASSESSOR'S PARCEL VERIFICATION & TAX CLEARANCE FORM

To verify payment of taxes, please bring the form to the tax collector's office.

Ownership and Mailing Address:

GLAZER GROUP LLC
192 PERRY AVE APT 1
NORWALK CT 06850 - 1110

Property Location: 1 RIVER RD BARN

District: 5N

Map/Block/Lot: 5 44 18 BARN

Map/Block/Lot (subdivided lot/new lot):

Unique ID: 5-44-18-BARN

DFD

Assessor/Representative

3/13/2025

Date Signed

OFFICE OF THE TAX COLLECTOR

The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.

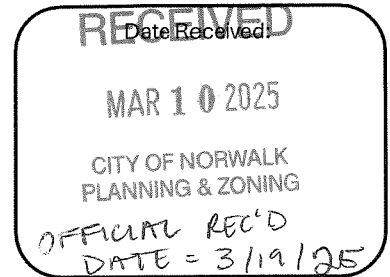
CNBH

Tax Collector/Representative

3/13/2025

Date Signed

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.



1. Address of Subject Property(s):

9 FULLMAN LANE, Norwalk, CT

2. District: _____ Block: _____ Lot(s): _____ 3. Zone: _____, Overlay/Village District: _____

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone: ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

RESIDENTIAL
(WAS WOODED AREA)

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

TO BE LANDSCAPED EXTEND LAWN AREA

Applicant Information

Applicant Name: Dominick French

Billing Address: 9 FULLMAN LANE NORWALK CT 06850

Phone Number: 203 856 4322 Email: DONTUTACKLANS@gmail.com

Signature: [Signature]

Property Owner Information and Authorization

Owner of Record: Dominick French

Billing Address: 9 FULLMAN LANE NORWALK CT 06850

Phone Number: 203 856 4322 Email: DONTUTACKLANS@gmail.com

Signature: [Signature]

*By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

DOMINICK JR. & PATRICIA FRANCO

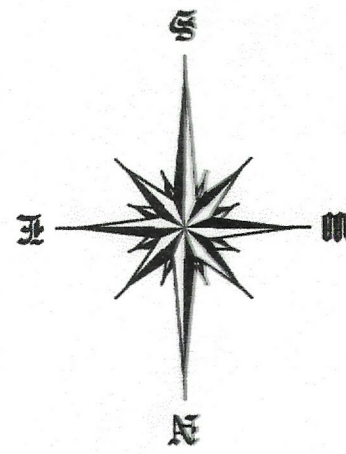
#9 FULLMAR LANE, NORWALK, CONNECTICUT

SCALE: 1" = 20' DATE: SEPT. 3, 2024

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

MAP NORTH #3397 N.L.R.



NOTE: EXISTING BUILDINGS OVER 3 YEARS OLD

REQUIRED/ALLOWED		EXISTING	PROPOSED
FRONT SETBACK	40' MIN.	47.0'±	
REAR	30' MIN.	95.2'±	
SIDE	30' MIN.	160.3'±/99.3'±	
LOT WIDTH	150' MIN.	329'	
LOT AREA	43,560sf MIN.	58,155sf	
HEIGHT	MID ROOF 35' MAX.	14.3'±*	
	PEAK ROOF 40' MAX.	17.0'±*	
# OF STORIES	2 1/2 MAX.	1**	
IMPERVIOUS SURFACE COVERAGE :	25%/14,539sf MAX.	4.9%/2865sf	
ACCESSORY BUILDINGS :			
FRONT SETBACK	60' MIN.		
REAR	5' MIN.	AS DEPICTED	
SIDE	10' MIN.		
HEIGHT	MID ROOF 15' MAX.	<15'	
	PEAK ROOF 20' MAX.	<20'	
# OF STORIES	1 1/2 MAX.	1	

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.

67.9 = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 99.0'

** AVERAGE GRADE AT FRONT HOUSE = 100.3'
BASEMENT CEILING ELEVATION = 102.4'±
102.4'± - 100.3' = 2.1'± (DIFFERENCE)

X 100.0 = EXISTING SPOT ELEVATION - DATUM IS ASSUMED.

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, "V-2" VERTICAL ACCURACY.

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20. EFFECTIVE, JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996. REVISED OCTOBER 26, 2018 & ADOPTED AUGUST 29, 2019.

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP No. 3397 N.L.R.

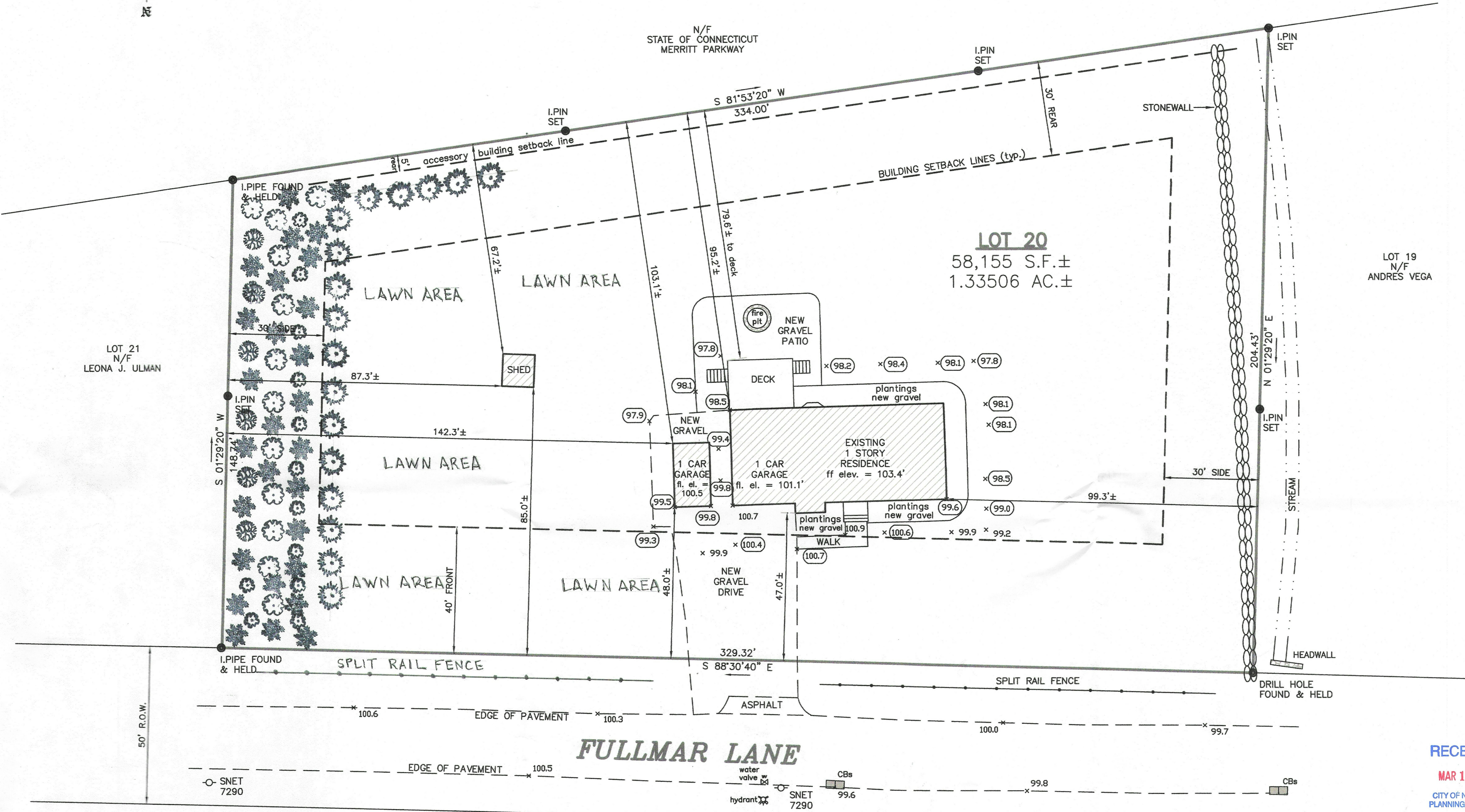
TAX MAP 4SE DISTRICT 5 BLOCK 46 TAX LOT 209

PROPERTY IS LOCATED IN ZONE : "CD-1L" SUB-URBAN LARGE LOT COMMUNITY DISTRICT

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN. CONNECTICUT REG # 15773

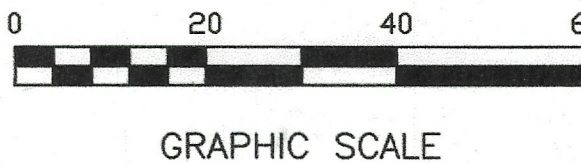


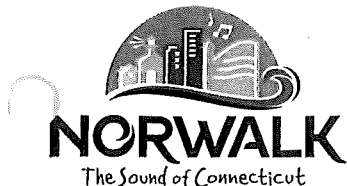
⑪	NORWAY SPRUCE (PICEA ABIES) 7'FT (ALL READY PLANTED)
⑫	BAYBERRY (MYRICA) 24"
⑫	ILEX (WINTERBERRY) 24"-30"
⑥	MOUNTAIN LAUREL (KALMIA) 24"-30"
⑫	FERN 2 QUART CONTAINER 12"
THERE ARE 28 LARGE EXISTING TREES THROUGHT PROPOSED AREA LAWN SECTIONS TO BE SEEDDED	

RECEIVED

MAR 10 2025

CITY OF NORWALK
PLANNING & ZONING





CITY OF NORWALK
Planning and Zoning Department
Enforcement
www.norwalkct.org
P: 203-854-7960
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

08/08/2024

Via Certified & Regular US Mail
9589 0710 5270 0980 8409 76

FILE COPY

Dominick Jr & Patrica Franco
9 Fullmar Lane
Norwalk, CT 06850

Re: NOTICE OF ZONING VIOLATION: 9 FULLMAR LN (5-46-209-0)

Dear Owner:

Pursuant to Norwalk Municipal Code § 117-4, you are hereby notified that your property has zoning violations. You are hereby ordered to correct the following zoning violation(s) within fifteen (15) days of the date of this notice:

Norwalk Building Zone Regs – Section - 6.2.2. D (Article 6)

The following activities may be permitted provided the proposed Use of the property otherwise complies with these Regulations, and the Commission issues a Special Permit for the activity: 1. Excavation or Grading of more than 1,000 cubic yards of earth material; 2. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of 10,000 square feet in area or more.

To Wit: *Clearcutting > 10,000 square feet of vegetation without Special Permit*

Norwalk Building Zone Regs – Section - 4.3.9.D (CD-1L - Commercial Vehicle Storage - Page 247

Per use table, commercial vehicle allowed with limitations (see Article 4, Section 4.3.9.G), and no more than storage of one (1) vehicle, which meets limitations outlined.

To Wit: *Unpermitted storage of commercial vehicles on property*

Norwalk Building Zone Regs – Section - 4.3.9.A (Article 4) - Principal Uses

Building material storage yard use placed/created within Zone CD-1L, which is not permitted within the use table for Zone CD-1L

To Wit: *Unpermitted storage of building materials on property*

To bring property into compliance with the City of Norwalk Zoning Regulations, the following actions are required:

1. Submit a planting remediation plan to the Planning and Zoning Commission,
2. Remove any and all commercial vehicles, and
3. Remove any and all building materials from the property.

If you do not correct these zoning violation(s) within fifteen (15) days of the date of this notice, then you may be subject to a citation of up to \$150.00 for each day that the violations remain. You may also be subject to subsequent enforcement procedures by the Deputy Zoning Inspector (DZI) and/or an injunctive or civil action in the Connecticut Superior Court.

If hardship or good cause is proven, in a written request to the DZI, by delivering to the below address, or via e-mail to the address below, on or before fifteen (15) days of the date of this notice, he may grant an extension of fifteen (15) days to remedy the above-referenced violation.

If you have any questions or concerns about this notice, please do not hesitate to contact me. Thank you for your anticipated time and cooperation.

Sincerely,

Ian Hall 
Deputy Zoning Inspector
203.854.7954
ihall@norwalkct.gov *preferred*

cc: Via email:

Bryan Baker – Principal Planner, Norwalk Planning and Zoning

May 16, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman
From: Bryan Baker, AICP, Principal Planner
Re: #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for the after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area

Commissioners,

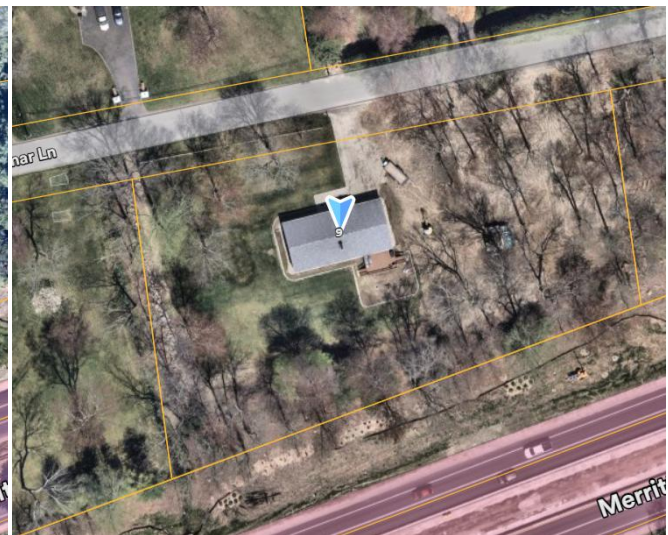
The applicant has submitted an after-the-fact special permit application for soil disturbance and clear-cutting (including removal of vegetative ground cover) of a total area exceeding 10,000 square feet. The requirement for permits to be obtained prior to soil disturbance and clear-cutting was added to the zoning regulations as part of the 2024 zoning regulations re-write. A special permit is required per Section 6.2.2.D for such activity and Section 6.2.2.F details the standards and conditions required for the permitting of the activity. Most of the standards and conditions required per 6.2.2.F would ideally be in place prior to the work having been completed, however, in this case the work has already been completed. Therefore, the Commission must consider which standards and conditions can be reasonably applied, given the circumstances, and whether the proposed landscaping plan is sufficient.

For context, staff became aware of the clear-cutting late in 2024 and has issued a notice of violation to the property owner. To remedy the violation per the citation hearing officer and enforcement staff, the applicant has submitted the special permit application and associated landscaping plan for the property.

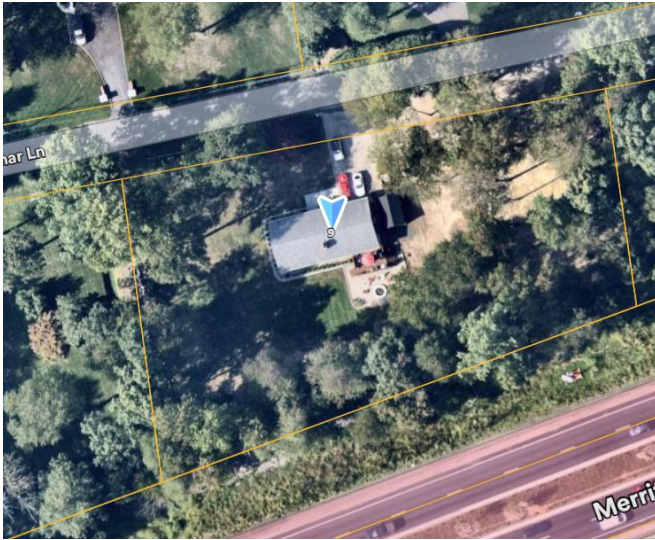
Below are aerial images showing the historical and current status of the property.



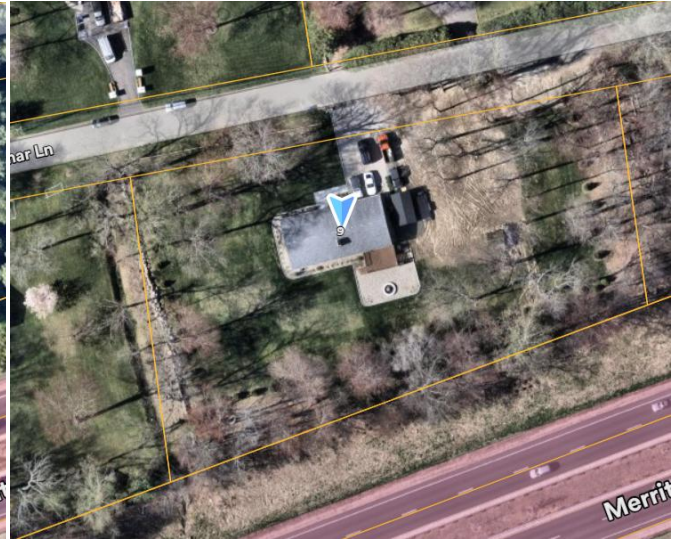
October 1, 2023



March 22, 2024

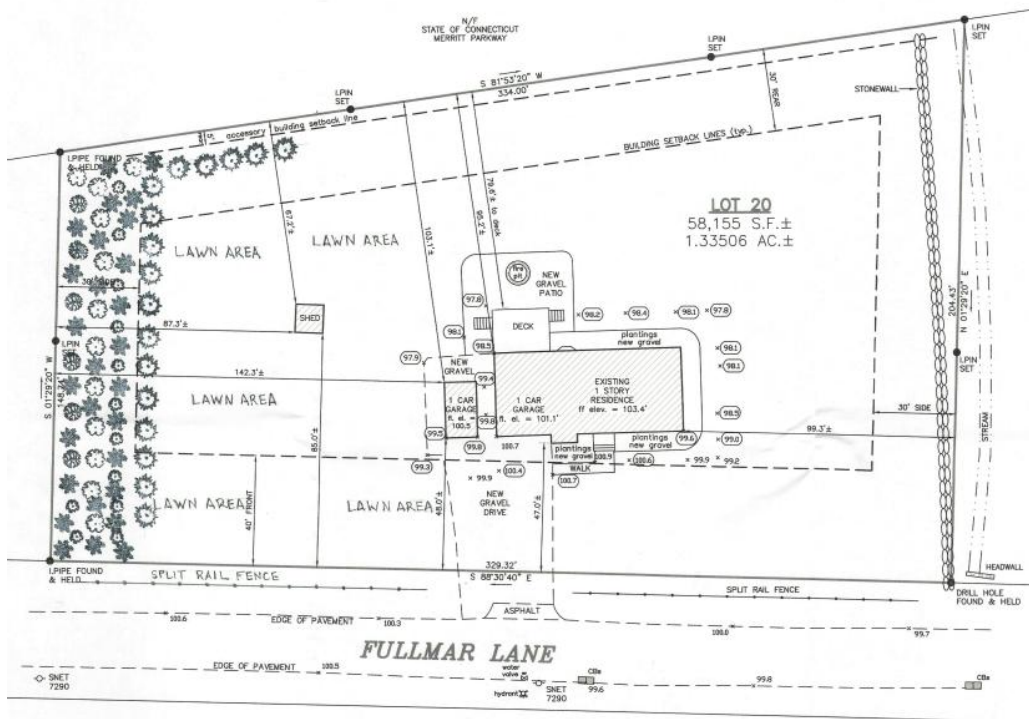


September 12, 2024



April 17, 2025

The applicant has proposed the following landscaping plan (note that the plan is inverse from the aerials above):



Per Section 6.2.2.F the applicant is responsible for providing erosion control measures and showing where on the property earth materials will be stored and that they are within a sediment control barrier. Providing erosion control measures such as silt fences and haybales would still be recommended by staff until all of the landscaping proposed by the applicant has been completed. In addition, staff would recommend requiring a erosion and sedimentation control bond to be held by the city until all work has been completed and plantings have been established for a period of at least one year from the issuance of a certificate of zoning compliance.

Staff has prepared the following draft resolution for consideration by the Commission:

Draft resolution to approve:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for the after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area be **APPROVED** with the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per landscaping site plan depicted on the zoning location survey of 9 Fullmar Lane, dated as being received by the Planning & Zoning Department on March 10, 2025; and
2. That any changes to the approved plans shall be submitted to the Planning & Zoning Staff for review and approval prior to implementation, and if any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That any necessary revisions shall be made to the proposed driveway at the direction of Staff prior to the issuance of a zoning permit to confirm compliance with the Norwalk Zoning Regulations; and
4. That the applicant shall provide an erosion and sedimentation control plan to Staff prior to the issuance of a zoning permit; and
5. That prior to the issuance of a zoning permit, the applicant shall submit an erosion and sedimentation control surety bond in an amount to be determined by Staff; and
6. That prior to the installation of the split rail fence, the applicant shall obtain all necessary approvals from the Norwalk Department of Public Works; and
7. That any and all conditions required by the Norwalk Department of Public Works are applicable to this approval; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 30, 2025.

Via email to: bbaker@norwalkct.gov
Bryan Baker, Principal Planner
Norwalk Planning & Zoning
125 East Ave,
Norwalk, CT 06851

Hello Norwalk Planning & Zoning,

On Friday, 3/28/25, a Special Permit application was submitted for the property at 595 Westport Ave, Norwalk, CT (the "Property"). As explained in the narrative that was submitted, a portion of the existing building is to be converted from Manufacturing use to Self-Storage use, while the existing Office Use in the building is to remain.

As noted in the application, the Property is currently owned by Pepperidge Farm Incorporated. Our clients are the contract purchasers of the Property, and are the applicants for the Special Permit. However, although TVG Partners was listed as the contract purchaser in the application, the purpose of this letter is to clarify that the correct contract purchaser and applicant entity is Hard Corp, LLC, c/o TVG Partners (as opposed to just TVG Partners, as listed in application).

Further, attached please find an authorization form from our client.

Please also note hard copy application materials are being sent to your office via Fedex.

Very truly yours,

Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: Adam J. Blank
Adam J. Blank

Special Permit Application Submission Table of Contents

595 Westport Ave, Norwalk

1. Special Permit Application Form
2. Narrative Description
3. Site Plan by Civil 1, dated 3/25/25 and Survey by FA Hesketh & Associates, Inc.
4. Elevations by CLARIS Design Build, dated 3/3/25
5. Floor Plan by CLARIS Design Build, dated 3/3/25
6. Traffic & Parking Generation Study by DTS Provident Design Engineering, LLC dated 3/11/25
7. List of Mailing Addresses of Abutting Property Owners



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.

Date Received:

1. Address of Subject Property(s):

595 Westport Ave, Norwalk, CT _____, Norwalk, CT

2. District: 5 Block: 17 Lot(s): 8 3. Zone: CD-1M, Overlay/Village District: n/a

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone: ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

Manufacturing Facility & Office

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

The portion of the Building that is used as a manufacturing facility is being converted to Self-Storage (~85,400 sq. ft.).

The portion of the Building that is used as Office space is to remain as is (~25,300 sq. ft).

Applicant Information

Applicant Name: Adam Blank

Billing Address: 600 Summer Street, 7th Floor, Stamford, CT 06901

Phone Number: 203-318-6936 Email: ablank@wrkk.com

Signature: Adam Blank

Property Owner Information and Authorization

Owner of Record: Pepperidge Farm Incorporated is the current owner of 595 Westport Ave, please see attached authorization form. Applicant, TVG Partners, is contract purchaser as detailed in narrative. Applicant's information is provided below.

Billing Address: 230 Park Avenue, 3rd Fl. West, NY NY 10169

Phone Number: 646-613-8161, ext. 18 Email: shardy@tvgpartners.com & ccocotas@tvgpartners.com

Signature: Chris Cocotas, TVG Partners

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*

Special Permit Application Narrative
595 Westport Avenue

I. Background

TVG Partners (the “Applicant”) submits this application for Special Permit for the property at 595 Westport Avenue. The property is a single parcel of land comprised of two condominium and tax lot units: MBL 5-17-8, unit 1 and MBL 5-17-8, unit 2 (the “Property”). Unit 1 is 6.80 acres, and unit 2 (which housed the former Pepperidge Farm facility) is 6.53 acres. The Property is a total of 13.33 acres in total. It is zoned as CD-3C, General Urban Corridor Community District (formerly Business No.2), as further detailed on the Zoning Table in the attached Site Plan. TVG Partners is the contract purchaser of the Property, which is currently owned by Pepperidge Farm Incorporated.

The property includes several buildings, including a large commercial building that was most recently used by the Pepperidge Farm facility. The building, located on the west side of the Property, includes 25,362 sq. ft. of office space and 85,456 sq. ft. of manufacturing space (the “Building”). TVG Partners (the “Applicant”) applies for this Special Permit to convert the portion of the Building that was used as a manufacturing facility into a self-storage facility, comprised of approximately 600 self-storage units, and leave the office space as-is. The proposed use is less intense than the prior manufacturing use and will result in a decrease in traffic and required parking. The prior Pepperidge Farm headquarters employed over 150 people, resulting in daily traffic on and around the Property; in contrast, the self-storage use will result in significantly less traffic, as further detailed in the Traffic Study by DTS Provident Design

Engineering, LLP, attached. The self-storage facility will require minimal on-site employees and traffic generated by the self-storage portion of the Building would be limited to customers occasionally moving items in and out of storage.

There will be will be sufficient parking on the Property. Under the regulations, a total of 76 spaces are required for the Office use portion of the Building (1 space per 334 sq. ft of Usable Floor Area) and 18 spaces required for Self-Storage use portion of the Building (1 space per 5,000 sq. ft of Usable Floor Area), for a total of 94 spaces required. A total of 411 parking spaces are provided. As detailed on the Site Plan, there are 14 handicap spaces, 4 van spaces, 11 bicycle spaces, and 2 loading spaces. The Applicant also proposes to improve the walkways and access to the Building. The existing sidewalk on either side of the Building is to remain. There is a small patio that will be removed and replaced with landscaping, and various other small improvements to the loading zone and concrete walkways, as shown by the red-dash boxes on the Site Plan.

II. The Property is complaint with Special Permit Limitations

The Self-Storage Use includes three limitations for the CD-3C zone. All of the limitations are met. The limitations are as follows: *“(1) The facility is located on a parcel a minimum of seven (7) acres in size; (2) Such facility is located more than two hundred and fifty (250) feet from the centerline of Westport Avenue, Connecticut Avenue, Main Avenue, or Main street; (3) Any facility does not exceed 125,000 square feet.”*

As noted above the total acreage of the Property is just over 13 acres. As shown in the site plan, the self-storage facility will be set back more than 250 feet from Westport Avenue.

Finally, the portion of the Building that is being converted to a Self-Storage Use is 85, 456 sq. ft.

Therefore, all the limitations for the Self-Storage use are met.

III. The Project Meets all of Norwalk's Special Permit Criteria

This Application complies with the standards for issuance of a special permit, as set forth in Section 8.4.8.G.2 of the Norwalk Zoning Regulations:

- (a) ***Density of use and bulk of buildings.*** The density of use of the proposed Buildings, as well as the bulk of Building, comply with Norwalk's Zoning Regulations.
- (b) ***Stable traffic flow.*** The conversion of a portion of the Building from a Manufacturing use to a Self-Storage use will result in a significant decrease in traffic. As such, traffic operations along adjacent roadways and signalized intersections and will not require any off-site modifications. Please see Traffic & Parking Generation Study by DTS Provident Design Engineering, LLP dated 3/11/2025 which includes more information on the decrease in traffic flow. The Property will continue to be accessed via the existing driveway.
- (c) ***Availability of mass transit facilities.*** Route 1 runs in front of the Property. The Property lies approximately 3.5 north east of the South Norwalk metro station. It is about a 1.2 mile (22 min) walk from the Westport inter-city rail stop. There are several bus stops (Greater Bridgeport Transit Coastal Link-Milford Ct Post Mall) along route 1, the closes one being Post Rd. West at Opposite Hills Ln, about 512 feet from the Property.
- (d) ***Availability and compatibility of utilities.*** The Property is currently served by the public city water system and a septic system, and will continue to be.
- (e) ***Adverse impact from noise, odor, fumes, dust and artificial lighting.*** The proposed use is less intense than the historical uses of the Property, which includes Pepperidge Farm's manufacturing facility. The proposed Self-Storage use will not have an adverse impact from noise, odor, fumes, dust or artificial lighting.
- (f) ***Size of signs and design that are in harmony with the neighborhood.*** No signage is proposed.
- (g) ***Adequacy of yards, open space, screening and buffering.*** There will be minimal

changes to yards, open space, screening and buffering, as there will be no significant construction and minimal landscape modifications (such as replacing a 409 sq. ft. patio with landscaping) as shown on the Site Plan.

- (h) ***Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right.*** The proposed use of the Building is in line with other permitted uses in this mixed use, medium density zone. Since the office use (which is permitted as a matter of right in CD-3C) will be continued in the space, only a portion of the prior Manufacturing space is being converted to Self-Storage use, which is less intrusive than the prior use and similar in character to other uses permitted as of right in this zone, such as various business establishments, medical offices, hotels, etc. Since there will not be employees coming or going, or regular customers visiting the premises as there would be with these other uses that are permitted as of right in this zone, there will be less of an impact on traffic and minimal noise, light, trash generation, etc. compared to these other kinds of uses permitted by right.
- (i) ***Existing land use in the area.*** The area surrounding the site includes a variety of businesses, including: an auto glass service store, a commercial tire repair facility, a clothing retail store, an auto-body shop, a health counselor business, an optical store, and a children's clothing store, all located within approximately 600 feet of the Property. This use will be complimentary to the existing Office uses on the Property as it will generate minimal traffic and much of the infrastructure for the Self-Storage use is already in place. Additionally, there already exists a separate building on Unit 1 of the Property that contains approximately 230 apartments. Given the minimal impact the Self-Storage will have on neighboring properties, the proposed Use is in keeping with the large variety of existing land uses in the area.
- (j) ***Proximity of community facilities.*** The proposed Self-Storage use will not burden the surrounding roadways and infrastructure, as further detailed in the attached

Traffic Letter.

- (k) ***Compliance with the Norwalk Zoning Regulations and Norwalk POCD.*** The proposed use complies with the Norwalk Zoning Regulations and with the Norwalk POCD. Continuing the office use in one portion of the Building will allow the surrounding local business who depends on foot traffic to continue to thrive. Further, as set forth in the Norwalk POCD, one of the growth management principles set forth in the state POCD and reflected in Norwalk's POCD is the goal to redevelop and revitalize "regional centers" and "areas with existing or currently planned physical infrastructure". Converting a portion of this large Building into a self-storage facility to replace the manufacturing site of Pepperidge Farm's prior headquarters will ensure the industrial space, which due to its large size is conducive to a limited set of uses, continues to remain occupied.
- (l) ***Utilization of green infrastructure and other sustainability measures.*** Not applicable.
- (m) ***Conservation of wetlands, watercourses and other ecologically-viable lands.*** There are no wetlands, watercourses or other ecologically-viable lands on the Property.
- (n) ***No zoning violation exists on the Property.*** There are no known zoning violations on the Property.

IV. Conclusion

The application complies fully with the limitations set forth in the Norwalk Zoning Regulations for is supported by the Special Permit criteria. For all the reasons set forth herein, we respectfully request the Commission approve this Special Permit Application.

THE APPLICANT,
TVG PARTNERS

By: *Adam J. Blank*

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

PROPOSED SELF-STORAGE DEVELOPMENT

SPECIAL PERMIT

PERMITTING SET - NOT FOR CONSTRUCTION

595 WESTPORT AVENUE - UNIT#2

NORWALK, CT

TAX MAP - 5-17-8-2



OWNER

PEPPERIDGE FARM, INC.
ONE CAMPBELL PLACE
CAMDEN, NEW JERSEY

APPLICANT

HARD CORP, LLC
C/O TVG PARTNERS, LLC
230 PARK AVENUE
3RD FLOOR WEST
NEW YORK, NEW YORK

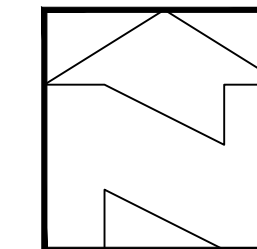
SURVEYOR

F.A. HESKETH & ASSOCIATES, INC.
6 CREAMERY BROOK
EAST GRANBY, CONNECTICUT

ENGINEER

CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT

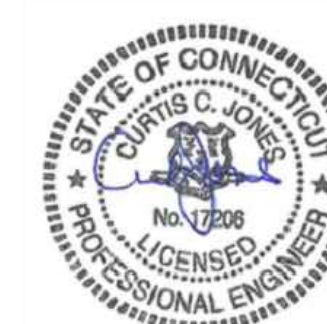
VICINITY MAP


$$1 \text{ inch} = 300 \text{ ft.}$$


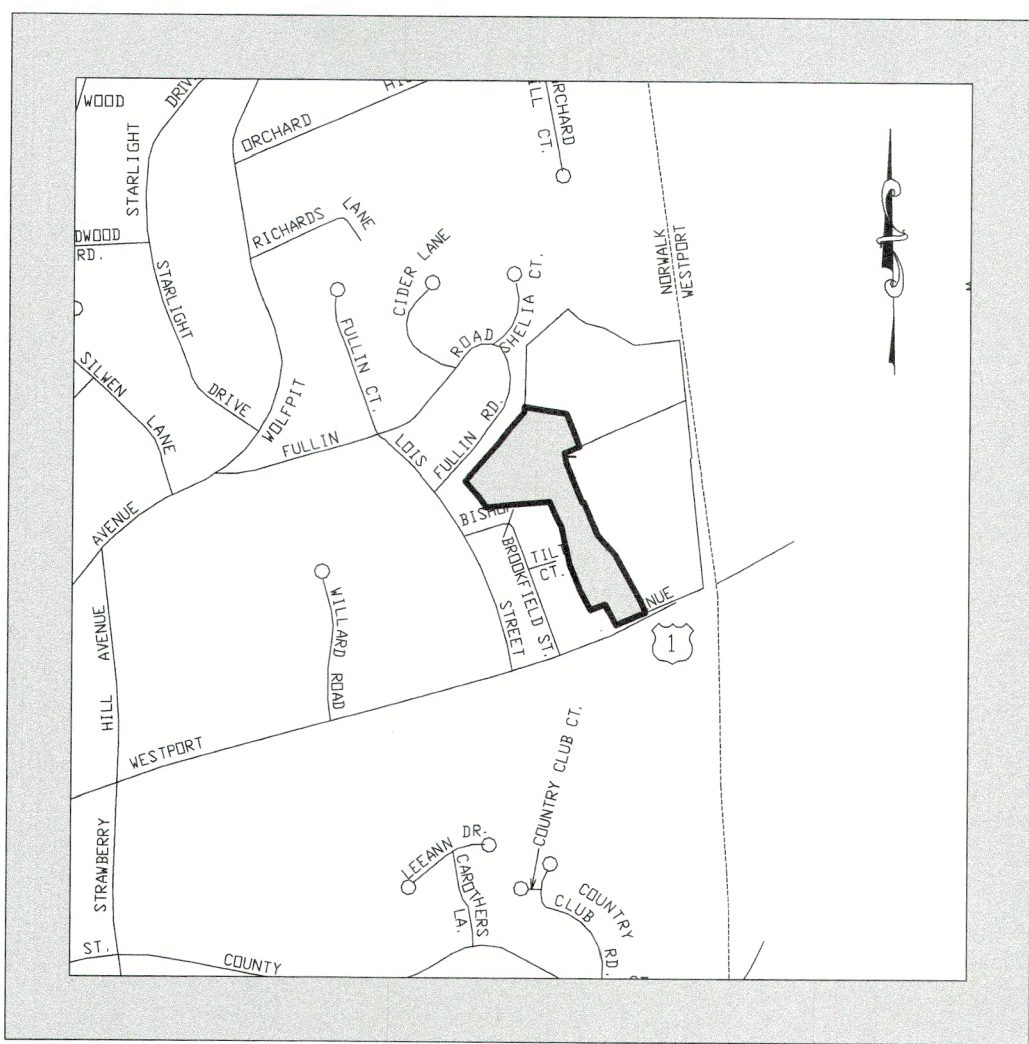
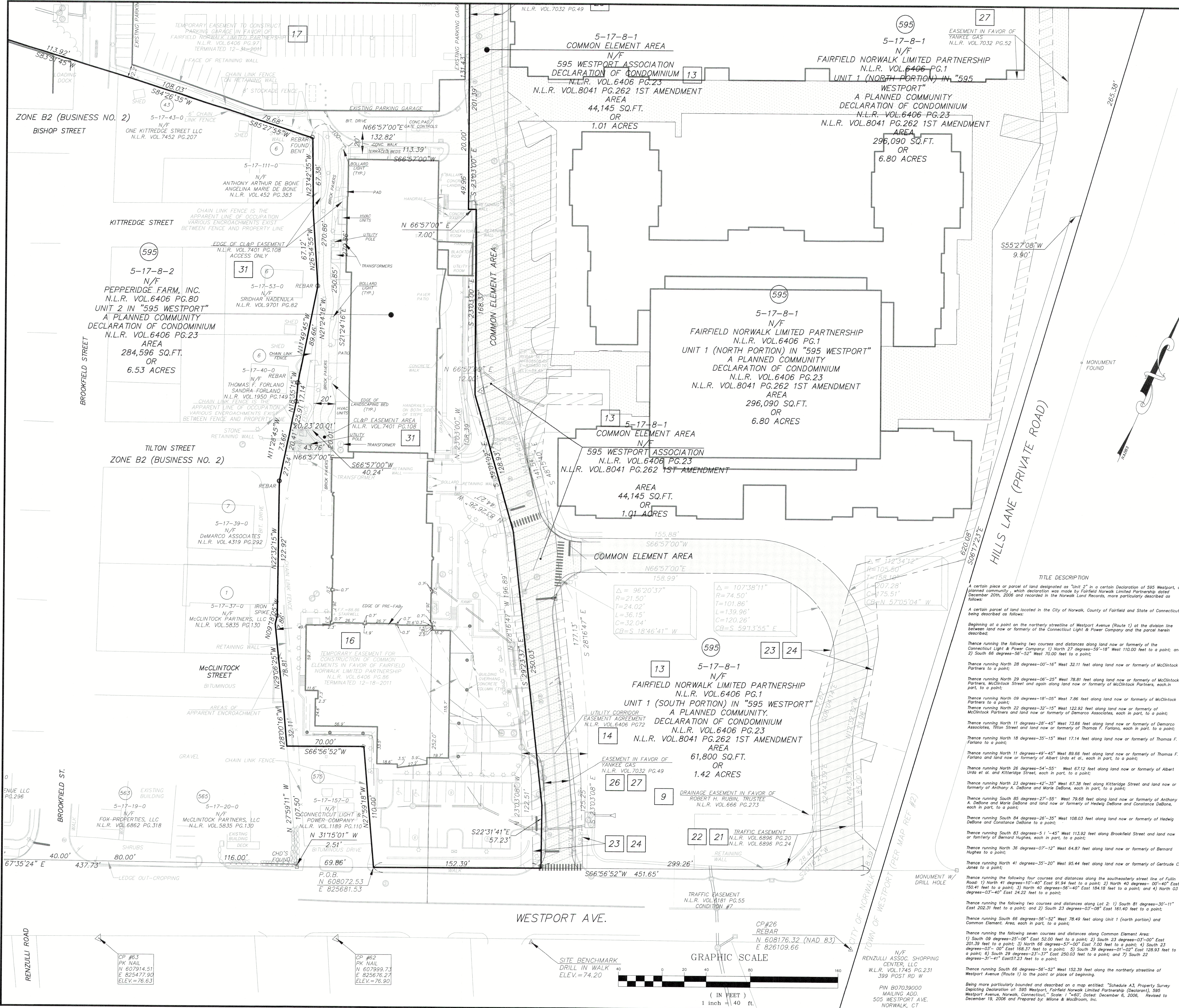
CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

MARCH 25, 2025



SHEET NUMBER	DESCRIPTION
—	COVER SHEET
PS-1	PROPERTY SURVEY (SHEET 1 OF 2)
PS-2	PROPERTY SURVEY (SHEET 2 OF 2)
C 1.1	SITE PLAN



- NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS AMENDED.
 2. IT IS AN UPDATED PROPERTY SURVEY INTENDED TO DEPICT EXISTING CONDITIONS AND NOTE OR DEPICT SCHEDULE B, PART II EXCEPTIONS REFERENCED IN THE FIRST AMERICAN TITLE COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER : NCS-1232355-NI, COMMITMENT DATE NOVEMBER 21, 2024
 3. THE SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
 4. THIS SURVEY MEETS CLASS A-2 HORIZONTAL ACCURACY STANDARD.
 5. THE SUBJECT PARCEL IS DEPICTED AS PROPERTY ID 5-17-8-0 ON THE CITY OF NORWALK GIS WEBSITE.
 6. BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON ARE BASED UPON MAP REFERENCE NUMBER 1 PURPORTED TO REFER NAD 83 AND NAVD 83. POINT #11 N=608,189.37, E=825,417.86. POINT #13 N=608,189.67, E=825,655.08 WERE USED FOR ORIENTATION. POINT #2 N=608,066.94, E=825,840.51 ELEVATION 72.20 WAS REFERENCED FOR ELEVATION.
 7. THE SUBJECT PARCEL MAY BE SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN SUBDIVISION APPROVAL, WHICH SUBDIVISION MAP IS FILED AS MAP NUMBER 12736 IN THE NORWALK LAND RECORDS AND IS MAP REFERENCE #5 REFERENCED HEREON.
 8. THE SUBJECT PARCEL HAS INDIRECT ACCESS TO WESTPORT AVENUE, A PUBLIC ROAD, THROUGH A DRIVE WITHIN THE COMMON ELEMENT AREA REFERENCED IN THE DECLARATION (EXCEPTION 13).
 9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPS, VISIBLE EVIDENCE AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-522-4453.

- MAP REFERENCES:
1. PROPERTY SURVEY - ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR: FAIRFIELD NORWALK LIMITED PARTNERSHIP & FAIRFIELD NORWALK II LIMITED PARTNERSHIP 595 WESTPORT AVENUE (UNIT 1) & 40 FULLIN ROAD (LOT 2) NORWALK, CONNECTICUT, SCALE 1"=60', DATED DECEMBER 22, 2003 REVISED TO 2-26-08, SHEET 1 AND 2 OF 2 BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT, CITY OF NORWALK MAP #13087A & #13087B.
 2. COMPACTION PLAN, MAP DEPICTING TEMPORARY EASEMENTS FOR FAIRFIELD NORWALK LIMITED PARTNERSHIP & PEPPERIDGE FARM, INCORPORATED, 595 WESTPORT AVENUE, NORWALK, CONNECTICUT, SCALE 1"=60', DATED DECEMBER 22, 2006 SHEET 1 OF 1 BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT, CITY OF NORWALK MAP #12917.
 3. EASEMENT MAP, MAP DEPICTING TEMPORARY EASEMENTS FOR FAIRFIELD NORWALK LIMITED PARTNERSHIP (DECLARANT), 595 WESTPORT AVENUE, NORWALK, CONNECTICUT, SCALE 1"=60', DATED DECEMBER 6, 2006 REVISED TO 12-19-06, SHEET 1 OF 1 BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT, CITY OF NORWALK MAP #12917.
 4. SCHEDULE A-3, PROPERTY SURVEY DEPICTING DECLARATION OF: 595 WESTPORT AVENUE, NORWALK, CONNECTICUT, SCALE 1"=60', DATED DECEMBER 6, 2006 REVISED TO 12-19-06, SHEET 1 OF 1 BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT, CITY OF NORWALK MAP #12917.
 5. SUBDIVISION MAP PREPARED FOR: FF REALTY, LLC, 595 WESTPORT AVENUE, NORWALK, CONNECTICUT, SCALE 1"=60', DATED OCTOBER 12, 2004 REVISED TO DECEMBER 21, 2004, SHEET 1 OF 1 BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT, CITY OF NORWALK MAP #12736.
 6. EASEMENT MAP, MAP DEPICTING EASEMENT AREA TO BE GRANTED TO: THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF: FAIRFIELD NORWALK L.P., WESTPORT AVENUE, NORWALK, CONNECTICUT, CL&P FILE NO. S80510, CL&P DWG. NO. ES-C15P8-5149, SCALE 1"=40', DATED AUGUST 19, 2008, SHEET 1 OF 1 BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT.
 7. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY SURVEY, TOWN OF NORWALK, WESTPORT AVENUE (U.S. ROUTE 1), SCALE 1"=10', DATED: OCTOBER 2007, BY MILONE & MACBROOM, CHESHIRE, CONNECTICUT.
 8. MAP OF PROPERTY LOCATED AT NORWALK AND WESTPORT, CONN. FOR MSB REAL ESTATE CORPORATION, SCALE 1"=60', MARCH 8, 1972 BRYAN ASSOCIATES, CITY OF NORWALK MAP #7660.
 9. SUBDIVISION MAP OF SECTION FOUR FULLIN ESTATES PREPARED FOR FULLIN BROTHERS NORWALK, CONNECTICUT, SCALE 1"=60', APRIL 1981 REV. TO DEC. 28, 1981, LEO LENARD JR., CITY OF NORWALK MAP #5941.
 10. PERIMETER SURVEY PREPARED FOR PEPPERIDGE FARM, INC. 595 WESTPORT AVE., NORWALK, CONNECTICUT, DATED 04-15-2010 REVISED TO 04-28-2011, SCALE 1"=40', SHEETS 1 AND 2 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026.
 11. CL&P FILE NO. S1005 CL&P DWG. NO. ES-C15P8-5256 COMPACTION PLAN MAP SHOWING EASEMENT AREAS TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF PEPPERIDGE FARM, INC. NORWALK, CONNECTICUT, DATED 04-08-2011 REVISED TO 05-20-2011, SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND HARD CORP. LLC, A DELAWARE LIMITED LIABILITY COMPANY I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH LS 17945

Phone (860) 655-8600
Fax (860) 844-8600
e-mail mal@hesketh.com

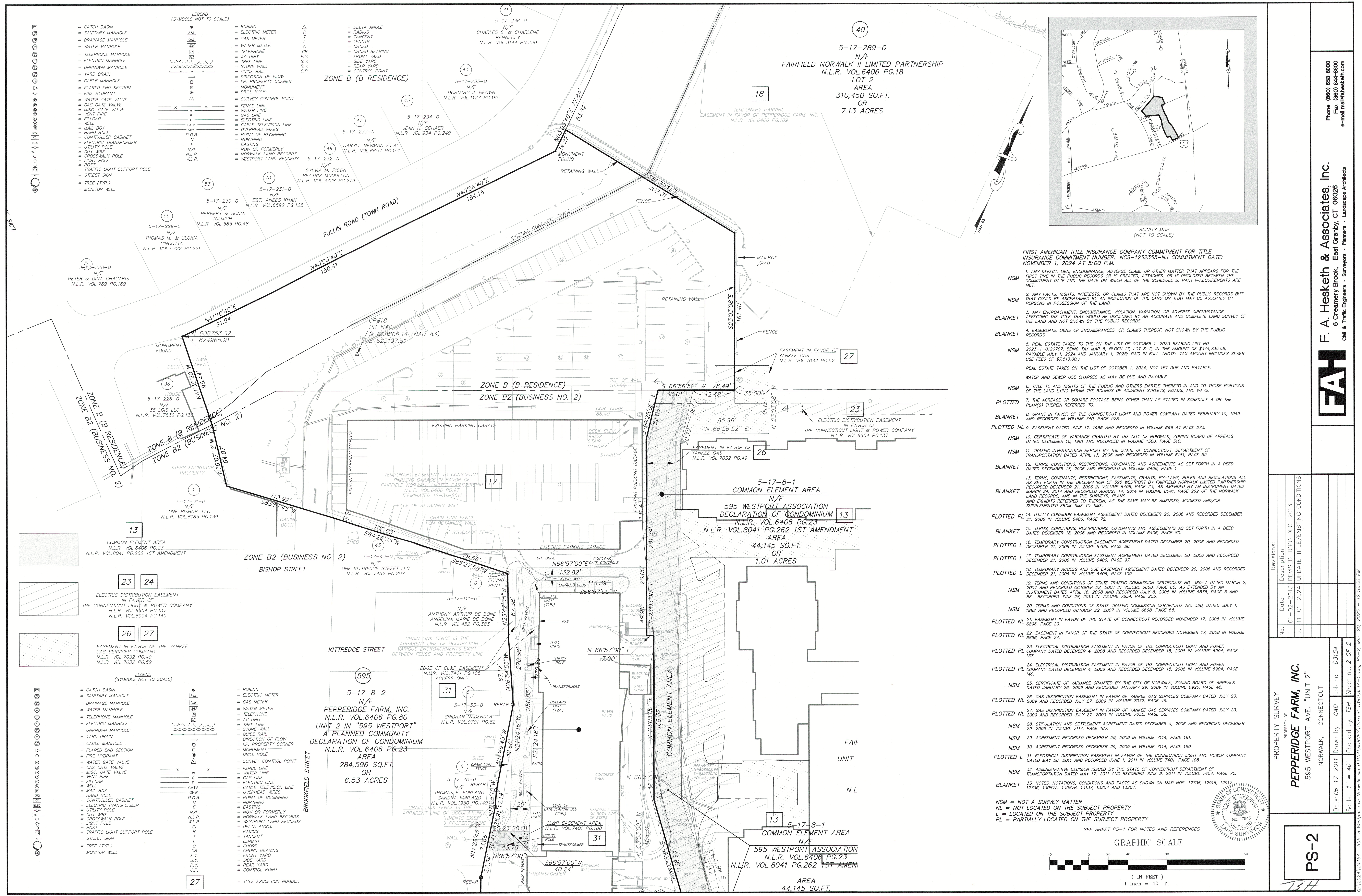
F.A.H. F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

No.	Date	Description	Revisions:
1.	01-02-2013	REVISED TOPO DEC. 2013	
2.	11-01-2024	UPDATE TITLE/EXISTING CONDITIONS	

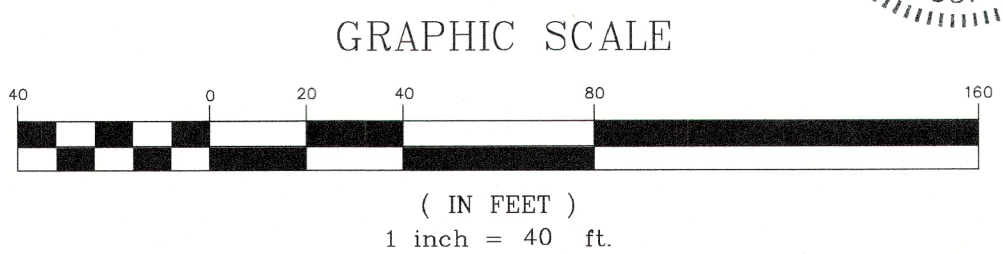
PROPERTY SURVEY
FOR
PEPPERIDGE FARM, INC.
595 WESTPORT AVE. "UNIT 2"
NORWALK, CONNECTICUT

Date: 06-17-2011 Drawn by: CAD Job no: 03154
Scale: 1" = 40' Checked by: TSH Sheet no: 1 OF 2

PS-1



- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE
INSURANCE COMMITMENT NUMBER: NCS-1232355-NJ COMMITMENT DATE:
NOVEMBER 1, 2024 AT 5:00 P.M.
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5. REAL ESTATE TAXES TO THE ON THE LIST OF OCTOBER 1, 2023 BEARING LIST NO. 2023-1-0120707, BEING TAX MAP 5, BLOCK 17, LOT 8-2, IN THE AMOUNT OF \$144,735.56, PAYABLE JULY 1, 2024 AND JANUARY 1, 2025, PAID IN FULL. (NOTE: TAX AMOUNT INCLUDES SEWER USE FEES OF \$7,513.00).
- REAL ESTATE TAXES ON THE LIST OF OCTOBER 1, 2024, NOT YET DUE AND PAYABLE.
- WATER AND SEWER USE CHARGES AS MAY BE DUE AND PAYABLE.
6. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THEREIN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDARIES OF ADJACENT STREETS, ROADS, AND WAYS.
7. THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO.
8. GRANT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED FEBRUARY 10, 1949 AND RECORDED IN VOLUME 340, PAGE 528.
9. EASEMENT DATED JUNE 17, 1966 AND RECORDED IN VOLUME 666 AT PAGE 273.
10. CERTIFICATE OF VARIANCE GRANTED BY THE CITY OF NORWALK, ZONING BOARD OF APPEALS DATED DECEMBER 10, 1981 AND RECORDED IN VOLUME 1388, PAGE 310.
11. TRAFFIC INVESTIGATION REPORT BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION DATED APRIL 13, 2006 AND RECORDED IN VOLUME 6181, PAGE 55.
12. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN A DEED DATED DECEMBER 18, 2006 AND RECORDED IN VOLUME 6406, PAGE 1.
13. TERMS, COVENANTS, RESTRICTIONS, EASEMENTS, GRANTS, BY-LAWS, RULES AND REGULATIONS ALL AS SET FORTH IN THE DECLARATION OF 595 WESTPORT BY FAIRFIELD NORWALK LIMITED PARTNERSHIP RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 23; AS AMENDED BY AN INSTRUMENT DATED MARCH 24, 2014 AND RECORDED AUGUST 14, 2014 IN VOLUME 8041, PAGE 262 OF THE NORWALK LAND RECORDS, AND IN THE SURVEYS, PLANS AND EXHIBITS REFERRED TO THEREIN, AS THE SAME MAY BE AMENDED, MODIFIED AND/OR SUPPLEMENTED FROM TIME TO TIME.
14. UTILITY CORRIDOR EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 72.
15. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN A DEED DATED DECEMBER 18, 2006 AND RECORDED IN VOLUME 6406, PAGE 80.
16. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 86.
17. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 97.
18. TEMPORARY ACCESS AND USE EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 109.
19. TERMS AND CONDITIONS OF STATE TRAFFIC COMMISSION CERTIFICATE NO. 360-A DATED MARCH 2, 2007 AND RECORDED OCTOBER 22, 2007 IN VOLUME 6668, PAGE 60; AS EXTENDED BY AN INSTRUMENT DATED APRIL 16, 2008 AND RECORDED JULY 8, 2008 IN VOLUME 6838, PAGE 5 AND RE-RECORDED JUNE 28, 2013 IN VOLUME 7854, PAGE 25.
20. TERMS AND CONDITIONS OF STATE TRAFFIC COMMISSION CERTIFICATE NO. 360, DATED JULY 1, 1982 AND RECORDED OCTOBER 22, 2007 IN VOLUME 6668, PAGE 68.
21. EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT RECORDED NOVEMBER 17, 2008 IN VOLUME 6896, PAGE 20.
22. EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT RECORDED NOVEMBER 17, 2008 IN VOLUME 6896, PAGE 24.
23. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED DECEMBER 4, 2008 AND RECORDED DECEMBER 15, 2008 IN VOLUME 6904, PAGE 137.
24. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED DECEMBER 4, 2008 AND RECORDED DECEMBER 15, 2008 IN VOLUME 6904, PAGE 140.
25. CERTIFICATE OF VARIANCE GRANTED BY THE CITY OF NORWALK, ZONING BOARD OF APPEALS DATED JANUARY 26, 2009 AND RECORDED JANUARY 29, 2009 IN VOLUME 6920, PAGE 48.
26. GAS DISTRIBUTION EASEMENT IN FAVOR OF YANKEE GAS SERVICES COMPANY DATED JULY 23, 2009 AND RECORDED JULY 27, 2009 IN VOLUME 7032, PAGE 49.
27. GAS DISTRIBUTION EASEMENT IN FAVOR OF YANKEE GAS SERVICES COMPANY DATED JULY 23, 2009 AND RECORDED JULY 27, 2009 IN VOLUME 7032, PAGE 52.
28. STIPULATION AND SETTLEMENT AGREEMENT DATED DECEMBER 4, 2006 AND RECORDED DECEMBER 29, 2009 IN VOLUME 7114, PAGE 167.
29. AGREEMENT RECORDED DECEMBER 29, 2009 IN VOLUME 7114, PAGE 181.
30. AGREEMENT RECORDED DECEMBER 29, 2009 IN VOLUME 7114, PAGE 190.
31. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED MAY 26, 2011 AND RECORDED JUNE 1, 2011 IN VOLUME 7401, PAGE 108.
32. ADMINISTRATIVE DECISION ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DATED MAY 17, 2011 AND RECORDED JUNE 9, 2011 IN VOLUME 7404, PAGE 75.
33. NOTES, NOTATIONS, CONDITIONS AND FACTS AS SHOWN ON MAP NOS. 12736, 12916, 12917, 12736, 13087A, 13087B, 13137, 13204 AND 13207.
- NSM = NOT A SURVEY MATTER
NL = NOT LOCATED ON THE SUBJECT PROPERTY
L = LOCATED ON THE SUBJECT PROPERTY
PL = PARTIALLY LOCATED ON THE SUBJECT PROPERTY
- SEE SHEET PS-1 FOR NOTES AND REFERENCES



Phone (860) 655-8000
Fax (860) 644-8000
e-mail mal@fah.com

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

PS-2

PROPERTY SURVEY
PROPERTY OF
PEPPERIDGE FARM, INC.
595 WESTPORT AVE. "UNIT 2"
NORWALK, CONNECTICUT

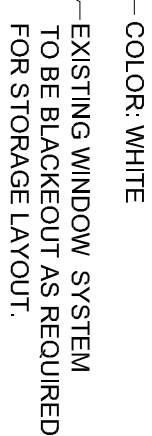
Date: 06-17-2011
Drawn by: CAD
Job no: 03154
Checked by: TSH
Sheet no: 2 OF 2
Scale: 1" = 40'

1. 01-02-2013 REVISED TOPO DEC. 2013
2. 11-01-2024 UPDATE TITLE/EXISTING CONDITIONS

Revisions:
No. Date Description
1. 01-02-2013 REVISED TOPO DEC. 2013
2. 11-01-2024 UPDATE TITLE/EXISTING CONDITIONS



1 EAST ELEVATION
A-200 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
A-200 SCALE: 3/32" = 1'-0"

NOTE:
BLACKOUT
EXISTING WINDOWS
AR REQ'D FOR NEW
STORAGE LAYOUT (TYP.)



3 WEST ELEVATION
A-200 SCALE: 1/16" = 1'-0"

[illegible]

ELEVATIONS

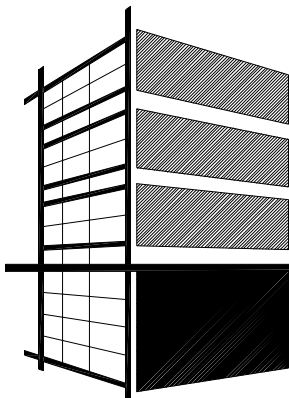
SECURE SELF
STORAGE

Project Number	24-45
Date	03/03/25
Drawn By	JWK
Checked By	
Scale	As Noted

SECURE SELF STORAGE

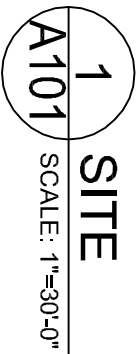
595 WESTPORT AVENUE
NORWALK, CONNECTICUT 06851

THIS DRAWING IS THE PROPERTY OF CLARIS DESIGN BUILD. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF CLARIS



CLARIS
DESIGN • BUILD

53 Church Hill Road Newtown, Connecticut 06470
Tel. 203 364 9460
www.clarisdesignbuild.com



1 SITE
A101 SCALE: 1"=30'-0"



2 FIRST FLOOR
A101 SCALE: 1/16"=1'-0"

[illegible]

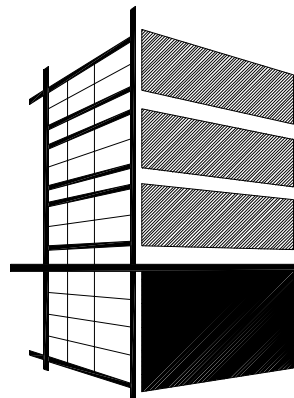
FIRST FLOOR -
PROPOSED LAYOUT
OPTION A

SECURE SELF STORAGE

Project Number	24-45
Date	03/03/25
Drawn By	MRK
Checked By	RM
Scale	As Noted

A-101

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Tel. 203 364 9460
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SECURE SELF STORAGE

595 WESTPORT AVENUE
NORWALK, CONNECTICUT 06851

MEMORANDUM

TO: Christopher Cocotas
TVG Partners

DATE: March 11, 2025

FROM: Brian Dempsey, P.E., PTOE, RSP1
Leanne Ortega

RE: Traffic & Parking Generation Study
Self-Storage Development
595 Westport Avenue
Norwalk, CT

INTRODUCTION

DTS Provident Design Engineering, LLP, a licensed professional engineering firm in the state of Connecticut, has prepared this Traffic & Parking Generation Study to summarize our findings for the proposed self-storage development located at 595 Westport Avenue in the City of Norwalk. The site currently consists of the former Pepperidge Farm manufacturing facility. The purpose of this Traffic & Parking Generation Study is to determine the effect of the project on the nearby roadways.



The existing building currently consists of approximately 25,362 square feet (sf) of office space and approximately 85,456 sf of manufacturing space. It is proposed to keep the office space the same and to convert the manufacturing space to self-storage space (which would amount to about 600 self-storage units).

TRAFFIC & PARKING GENERATION

To perform this Study, DTS Provident conducted a trip and parking generation analysis for the Site. This analysis calculated trip generations rates, utilizing the rates published by the Institute of Transportation Engineer (ITE) publication entitled “Trip Generation”, 11th Edition. DTS Provident also calculated parking generations rates, utilizing the rates published by the Institute of Transportation Engineer (ITE) publication entitled “Parking Generation Manual”, 6th Edition. The ITE manuals are the foremost authoritative source for estimating traffic and parking of proposed projects.

Traffic Generation Rates were calculated for the Peak AM Weekday Hour of Adjacent Street Traffic and Peak PM Weekday Hour of Adjacent Street Traffic and there will be a significant reduction in traffic volumes compared to the previous use. It is noted that the office space will remain similar to the previous use. Table 1 below summarizes the Trip Generation Volumes:

TABLE 1 TRIP GENERATION VOLUMES NORWALK STORAGE							
	Type of Development	Size	Unit	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Existing Land Use to Remain	LUC 710 – General Office Building	25.36	1,000 SF	45	6	9	44
Previous Land Use	LUC 140 – Manufacturing	85.46	1,000 SF	47	15	18	39
Proposed Land Use	LUC 151 – Mini Warehouse	85.46	1,000 SF	5	3	6	7
<i>REDUCTION FROM PREVIOUS USE</i>				<i>-42</i>	<i>-12</i>	<i>-12</i>	<i>-32</i>

Table 2 below summarizes the Parking Generation Volumes:

TABLE 2 PARKING GENERATION VOLUMES NORWALK STORAGE				
	Type of Development	Size	Unit	Weekday Peak Hour
Existing Land Use to Remain	LUC 710 – General Office Building	25.36	1,000 SF	49
Previous Land Use	LUC 140 – Manufacturing	85.46	1,000 SF	79
Proposed Land Use	LUC 151 – Mini Warehouse	85.46	1,000 SF	9
<i>REDUCTION FROM PREVIOUS USE</i>				<i>-70</i>

The office space is to remain. The manufacturing space is being converted to a self-storage facility and as illustrated in the above table, the self-storage facility requires significantly fewer parking spaces than the previous manufacturing use. Thus, there will be more than sufficient parking provided.

CONCLUSION

Based on the foregoing, it is the opinion of DTS Provident Design Engineering that the proposed redevelopment of the Pepperidge Farm manufacturing facility to a self-storage facility will result in significantly less traffic and parking when compared to the previous use.

ABUTTING PROPERTY OWNERS MAILING ADDRESSES
595 Westport Ave

5-17-111-0
DEBONE ANTHONY A * ANGELINA M
7 KITTREDGE RD
NORWALK, CT 06851-4403

5-17-20-0
MCCLINTOCK PARTNERS LLC
1 MCCLINTOCK ST
NORWALK, CT 06851

5-17-35A-0
86 SOUTH MAIN STREET LLC
24 WALTER AVE
NORWALK, CT 06851

5-17-37-0
MCCLINTOCK PARTNERS LLC
1 MCCLINTOCK ST
NORWALK, CT 06851

5-17-38-0
DEMARCO ASSOCIATES LLP
95 WILLIAM ST
NORWALK, CT 06851

5-17-39-0
DEMARCO ASSOCIATES LLP
95 WILLIAM ST
NORWALK, CT 06851

5-17-40-0
FORLANO THOMAS F & SANDRA
6 TILTON ST
NORWALK, CT 06851-4409

5-17-42-0
SIGUENZA-DELGADO IRENE M
4 KITTREDGE ST
NORWALK, CT 06851

5-17-43-0
ONE KITTREDGE STREET LLC
42 BLUEBERRY HILL RD
REDDING, CT 06896-3303

5-17-44-0
RODRIGUEZ BEATRICE E &
3 KITTREDGE RD
NORWALK, CT 06855-0000

5-17-79-0
MILLER JEAN
1 HILLS LN
WESTPORT, CT 06880-0000

5-17-50-0
FRIEDMAN DAVID &
1 TILTON ST
NORWALK, CT 06851-0000

5-17-53-0
NADENDLA SRIDHAR
76 HILLANDALE AVE
STAMFORD, CT 06902

5-17-54-0
JOYNER CHARLES R & MARIE A
3 TILTON ST
NORWALK, CT 06851-4409

5-17-79-0
FARRINGTON MARGARET M
10 HILLS LN
WESTPORT, CT 06880-2902

5-17-157-0
CONN LIGHT & PO
107 SELDEN ST
BERLIN, CT 06037

5-17-226-0
38 LOIS LLC
1 BISHOP ST
NORWALK, CT 06851

5-17-228-0
CHAGARIS PETER * DINA
57 FULLIN RD
NORWALK, CT 06851-3416

5-17-229-0
CINCOTTA THOMAS M & GLORIA T
55 FULLIN RD
NORWALK, CT 06851-3416

5-17-230-0
MAKUCH GHADA K
53 ALISON CT
KINGSTON, NY 12401-6154

5-17-231-0
GRAUER DONALD F & SMORADA JOELLE E
51 FULLIN RD
NORWALK, CT 06851-3416

5-17-232-0
PICON SYLVIA MARIA &
49 FULLIN RD
NORWALK, CT 06851-0000

5-17-233-0
PHILLIPS SONYA
47 FULLIN RD
NORWALK, CT 06851

5-17-234-0
SCHAER BERNARD
52 PURDY RD EAST
NORWALK, CT 06850

5-17-235-0
BROWN DOROTHY JEANNE
43 FULLIN RD
NORWALK, CT 06851-3416

5-17-236-0
KENNERLY CHARLES C & CHARLENE
41 FULLIN RD
NORWALK, CT 06851-0000

5-17-241-0
ELEVEN BROOKFIELD LLC
248 WILTON RD
WESTPORT, CT 06880

5-17-30-0
COMPLETE SOLUTIONS LLC
24 LOIS ST
NORWALK, CT 06851-0000

5-17-31-0
ONE BISHOP LLC
1 BISHOP ST
NORWALK, CT 06855

5-17-79-0
DROBLAS BEN & BEATRIZ
1919 VAN BUREN ST
HOLLYWOOD, FL 33020

5-17-79-0
GILL EDWARD A &
12 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
WICKENHAGEN BARBARA T
10 CHAPEL HILL RD
WESTPORT, CT 06880

5-17-79-0
RENZULLI ERIC
14 HILLS LN
WESTPORT, CT 06880-2902

5-17-79-0
OBRIEN JAMES S JR
15 HILLS LN UNIT 15
WESTPORT, CT 06880-0000

5-17-79-0
MEEHAN ANN MARIE
16 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
GEELAN RESABEL
17 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
FIORE NICHOLAS A
18 HILLS LN
NORWALK, CT 06880-0000

5-17-79-0
GITOW JULIE BOARDMAN
95 RICHARDS DR
MONROE, CT 06468-2321

5-17-79-0
SOMAL MARIA R
87 NORTH COMPO RD
WESTPORT, CT 06880

5-17-79-0
PONZO CIERRA &
20 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
KEHLE GRACE M
305 PARK SHORE DR APT 223
NAPLES, FL 34103-2609

5-17-79-0
BRIA SANDRA M
22 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BURROUGHS MARYANN
23 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
NAUERT JOSIAH
24 HILLS LN
WESTPORT, CT 06880-2903

5-17-79-0
MACLEAN GAIL L
25 HILLS LN
WESTPORT, CT 06880

5-17-79-0
MARTOCCI HOLLY
26 HILLS LN
WESTPORT, CT 06880-2903

5-17-79-0
SCHWARTEN JOHN W
27 HILLS LN UNIT 27
WESTPORT, CT 06880

5-17-79-0
BRONOV IGOR E & HELENA E
28 HILLS LN
WESTPORT, CT 06880

5-17-79-0
DAVIDSON KATHLEEN M TRUSTEE
29 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
VENTRICE-MATTHEWS LAURI ANN
3 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
AGUSPINA CRESENCIA
4 DASKAM LN #110
NORWALK, CT 06851-4845

5-17-79-0
PENDERGAST NORBERT R &
40 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BURNS KEVIN & KLAJMAN BURNS DENISE
41 HILLS LN UNIT 41
WESTPORT, CT 06880-2905

5-17-79-0
GAVIGAN JOHN J
42 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
COLE LINDA R TRUSTEE
43 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
KEISER TARA J
44 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
DROZD DIANE R
45 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
SADYAN JOAN
46 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
MATTSSON ULF &
47 HILL LN UNIT 47
WESTPORT, CT 06880-0000

5-17-79-0
CORBO GAYLE J
48 HILLS LN
WESTPORT, CT 06880

5-17-79-0
ONEILL BRIANA F
49 HILLS LN UNIT 49
WESTPORT, CT 06880-2906

5-17-79-0
TOMMEY-WILSON DAVID L & DIANA B
5 HILLS LN #5
NORWALK, CT 06880

5-17-79-0
ABOULKHEIR SARA K BAYHAN
50 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
GANIM LAURA
51 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BENTLEY LARRY L & GENEVA (CONSERV PERSON)
309 WASHINGTON AVENUE SUITE 1
BRIDGEPORT, CT 06604

5-17-79-0
PHARMA PROJECTS AV LLC
780 GAGE LANE
LAKE FOREST, IL 60045

5-17-79-0
NILSEN KRISTIN A 2017 REVOCABLE TRUST
54 HILLS LN
WESTPORT, CT 06880

5-17-79-0
EBLIGHATIAN ARAM B & KELLY A
55 HILLS LN
WESTPORT, CT 06880-2907

5-17-79-0
PATIL VIKAS ASHOK &
12430 METRIC BLVD UNIT 9207
AUSTIN, TX 78759

5-17-79-0
ZHANG EILEEN Y
57 HILLS LANE
WESTPORT, CT 06880

5-17-79-0
MCKEON DYLAN TRUSTEE
8 WEST 38TH ST SUITE 1001
NEW YORK, NY 10018-0000

5-17-79-0
BAUMAN AUDREY H
59 HILLS LN
WESTPORT, CT 06880-2907

5-17-79-0
TEDESCO WANDA L
6 HILLS LANE UNIT #6
WESTPORT, CT 06880

5-17-79-0
BADEN STUART & ARLENE POLANSKY
60 HILLS LANE
NORWALK, CT 06850

5-17-79-0
ASH DORIS M
61 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BEEBE CYNTHIA
62 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
LUBELL GARY
63 HILLS LN
WESTPORT, CT 06880

5-17-79-0
MARTIN DANA R
64 HILLS LANE
WESTPORT, CT 06880

5-17-79-0
SZETO MARJORIE
65 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BILLINGS CHANTAL M
66 HILLS LN
WESTPORT, CT 06880

5-17-79-0
MASTER DAVID B & LUCILLE TRUSTEES
7 HILLS LANE
WESTPORT, CT 06880

5-17-79-0
GRAF THOMAS A
8 HILLS LN
WESTPORT, CT 06880-2901

5-17-79-0
DANIEL GERARD MURALI &
9 HILLS LN UNIT 9
WESTPORT, CT 06880-0000

5-17-79-0
ALFANO ANGELA C
31 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
CONTRERAS JESUS &
32 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
CLARK LAUREN E
33 HILLS LN
WESTPORT, CT 06880-2904

5-17-79-0
TORTORELLI ANTHONY S TRUSTEE
34 HILLS LN
WESTPORT, CT 06880-2904

5-17-79-0
MORRISON JUDITH
35 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BOOKBINDER SUSANNE
36 HILLS LN
WESTPORT, CT 06880

5-17-79-0
BEMUS LEATRICE TRUSTEE
37 HILLS LN
WESTPORT, CT 06880

5-17-79-0
TALEGAONKAR AKSHAY &
38 HILLS LN
NORWALK, CT 06850-0000

5-17-79-0
RICHARDSON JUNE V
39 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
KRAVETS GENNADIY
4 HILLS LN UNIT 4
NORWALK, CT 06850-3008

5-17-79-0
BIRCHWOOD CONDO
HILLS LN
WETPORT, CT 06880-2902

5-8-16-0
WESTPORT AVE PARTNERS LLC
ATTN: GERALD S SELIGSOHN
NEW ROCHELLE, NY 10804

5-8-16B-0
REZZULLI ASSOCIATES SHOPPING -
505 WESTPORT AVE # 31
NORWALK, CT 06851-0000

5-8-17-0
WESTPORT 3.0 LLC
34 SOUTH BROADWAY SUITE 605
WHITE PLAINS, NY 10601

5-8-22-0
NSS BANK
PO BOX 32547
CHARLOTTE, NC 28232

5-17-289-0
FRAP LLC
23 PLATT ST
NORWALK, CT 06855-0000

AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on **HARD CORP LLC'S** behalf in any and all land use applications and approvals concerning property located at **595 Westport Ave, Norwalk, Connecticut**. This authorization includes but is not limited to the preparation and filing of a special permit application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

TVG PARTNERS



By: Christopher Cocotas

Dated: March 28, 2025

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

May 21st, 2025

To: Planning & Zoning Commission – Galen Wells, Chair
From: Michelle Andrzejewski, Senior Planner
Re: #2025-27 SP – Pepperidge Farm Incorporated - 595 Westport Avenue – Convert office/manufacturing to self-storage facility.

Zone: CD-3C

Existing use: Formerly Pepperidge Farm offices and innovation center that encompassed product research and development needs. No manufacturing for distribution into the consumer market. Shared driveway with existing condominium.

Proposed use: Convert existing space into a self-storage facility in the rear of the building with some of the offices to remain in the front of the building. The front of the building has no proposed use at this time and self-storage isn't allowed in that portion. Approximately 85,500 gross square feet of self-storage within three floors. Condominium complex is located to the east of the Pepperidge Farm building and to remain as is. Minimal site work is proposed, two new loading zones will be designated with changes to some walkways and patios which will be turned into landscaping. No change to building footprint or parking. The front of the building has no proposed use at this time and emphasize self-storage isn't allowed in that portion.

Neighborhood notification were sent out by the applicant to those property owners within one hundred (100) feet of the subject property. Legal notices published twice in newspaper in appropriate time frame and a total of six ground signs for public hearing notice have been posted adjacent to the site.

Zoning requirements: Self-Storage Facility is only allowed in the CD-3C zone with limitations.
cd. Self-Storage Facility shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The facility is located on a parcel a minimum of seven (7) acres in size;

The total lot including the condominium complex is 13.33 acres.

(2) Such facility is located more than two hundred and fifty (250) feet from the centerline of Westport Avenue, Connecticut Avenue, Main Avenue, or Main Street.

Self-Storage is not proposed within the front building on Westport Avenue. The Self-Storage portion of the building will be location more than 250' from the centerline of Westport Avenue.

(3) Any facility does not exceed 125,000 square feet.

Approximately 85,500 gross square feet of Self-Storage within three floors.

Special Permit Standards:

a) The Density of Use and the bulk of Buildings.

No change in building footprint or bulk of buildings.

b) All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to each applicable reviewing authority for review and recommendations.

There will be no changes of traffic circulation including ingress and egress from the site. The traffic study provided by the applicant indicates that there will be a significant reduction in traffic compared to the previous use.

- c) **The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.**

The traffic study provided by the applicant indicates that there will be a significant reduction in traffic compared to the previous use. TMP has reviewed and staff does not see any additional improvements required.

- d) **Availability of mass transit facilities of the appropriate street amenities for the street typology on which the Lot or Building Site is located as described in the City of Norwalk Complete Streets Design Guide, as amended.**

There are several bus stops on Westport Avenue.

- e) **Availability and compatibility of utilities.**

No change in utilities.

- f) **Adverse impact from noise, odor, fumes, dust and artificial lighting.**

The applicant does not anticipate any adverse impacts from noise, odor, fumes, and artificial lighting.

- g) **Signs of size and design that are in harmony with the neighborhood.**

No signage is proposed at this time. However, when signage is proposed it must comply with the sign regulation standards.

- h) **Adequacy of Yards, Open Space, Screening and Buffering.**

Existing conditions of yards, open space, screening and buffering will remain. The minimal site work proposed are two new loading zones and some walkways and patios that will be turned into landscaping.

- i) **Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right.**

The project site is located in a CD-3C zone and is the primary zone throughout the Westport Avenue corridor. A mix of commercial and residential uses are allowed as of right. However, Self-Storage use is a Special Permit.

- j) **Existing land Use in the area.**

Existing uses in the area are a mix of residential and commercial uses.

- k) **Proximity of community facilities.**

Applicant indicates no impact to community facilities. I believe there are very few located in this area.

- l) **Compliance with these Regulations and the Plan of Conservation and Development.**

Applicant plans to maintain the office portion within the building they describe this as in keeping with the POCD to maintain activity within the building.

- m) **Utilization of green infrastructure and other sustainability measures.**

N/A

- n) **Conservation of Wetlands, Watercourses and other ecologically valuable lands.**

Conservation referral issued.

- o) **No violation under these Regulations exists on the property.**

None.

- p) **Except for Buildings designated as historic under a Local, State or National inventory, any proposed Building containing a Footprint of 5,000 square feet or more or a Floor Area of 20,000 square feet or more.**

N/A

The following resolutions is offered:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-27 SP – Pepperidge Farm Inc. – 595 Westport Avenue (District 5, Block 17, Lot 8) – Convert portion of the existing building to self-storage with office to remain in the front building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:
 - a. Per site plans entitled “Proposed Self-Storage Development” prepared by Civil 1, dated revised to 11/01/24; and
 - b. Per design drawings entitled “Secure Self Storage,” prepared by Claris Design and Build, dated 3/3/25; and
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That the mylar includes both District 5, Block 17, Lot 8-2 and District 5, Block 17, Lot 8-1 with clear messaging that this is not a subdivision and the property to remain as one.
5. That all site lighting shall be dark sky compliant and if any site lighting become a nuisance for any residentially zoned property that exists at the time of the effective date of this approval, shall work with Staff to resolve such issue; and
6. That any changes to the approved plans shall be submitted to the Commission’s Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be May 30, 2025.

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

May 2, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-08 R – Planning & Zoning Commission – Zoning Regulation Text Amendment to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance; maximum building heights for the SD-LI and SD-HI zones; rear setbacks for the SD-MC zone; Frontage requirements for Watercourse Lots; requiring a site plan review application for changes in use that exceed a certain size; how Trade or Vocational Schools are permitted; changes to Indoor & outdoor storage of passenger motor vehicles, Motor Vehicle Storage, Warehouse and Warehousing uses; Workforce Housing incentives and income buffers; clarification on mailings required for public notice; amending the definitions of Story, Lowest Floor and Motor Vehicle Body Shop and adding definitions of Unfinished Area and Finished (Habitable) Area

Commissioners,

Staff has proposed the following text amendments for your consideration as part of ongoing discussions with other Staff members on issues that they have been running into with implementation of the new zoning regulations. Based on these discussions, Staff is requesting that items #1 and 11 be tabled at this time and that item #5 be slightly modified from what had been proposed (modification noted below). A draft resolution has been provided at the end of the document.

Sincerely,

Bryan Baker, AICP
Principal Planner
City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851
203-854-7705
bbaker@norwalkct.gov

1. ***NOTE: THIS PROPOSED CHANGE HAS BEEN REQUESTED TO BE TABLED BY STAFF*** Modify Section 6.9.5.C.1 which applies to construction within the Special Flood Hazard Zone to include the following amendments:

- a. Residential Construction.

All new Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage which are Residential Structures shall have the bottom of the **Lowest Floor** lowest floor, including ~~Basement~~, elevated two (2) feet above the Base Flood Elevation (BFE). Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated two (2.0) feet above the BFE. **Any level below the Lowest Floor shall be Unfinished Area.**

- c. Fully Enclosed Areas Below the Base Flood Elevation **Plus Two (2) Feet** of Elevated Buildings.

All new Construction, Substantial Improvements, or repair to Structures that have sustained Substantial Damage that include fully enclosed areas formed by a foundation and other exterior Walls shall have the ~~lowest floor~~ **Lowest Floor** elevated to two (2) feet above the Base Flood Elevation (BFE). The elevated Building shall be designed to preclude finished living space **as Unfinished Area** below the ~~lowest floor~~ **Lowest Floor** and be designed to allow for the entry and exit of Flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing), **except where dry flood-proofing is allowed per Section 6.9.5.C.1.b.** Designs for complying with this requirement must either be certified by a registered professional engineer or architect, **within the State of Connecticut**, as meeting the requirements of ASCE 24 Section 2.6.2.2., or meet the following minimum criteria listed in Sections (1)-(8) below:

- (5) The area ~~cannot~~ **shall not** be used as finished living space **Finished (Habitable) Area and shall be an Unfinished Area.** Use of the enclosed area shall be the minimum necessary and shall only be used for the parking of vehicles, Building access or limited storage. Access to the enclosed area shall **not exceed** be the minimum necessary to allow for the parking of vehicles (Garage door) or limited storage of maintenance equipment used in the connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation;
- (6) All interior Walls, floor, and ceiling materials located below two (2) feet above the BFE shall be **in accordance with the definition of Unfinished Area** unfinished and flood damage-resistant in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Requirements.

2. Modify Section 6.9.5.D.1 which applies to construction within the Special Flood Hazard Zone to include the following amendments:

- 1) All new Construction, Substantial Improvement and repair to Structures that have sustained Substantial Damage shall be located at least **fifteen (15)** ~~twenty-five (25)~~ feet landward of the **Coastal Jurisdiction Line** reach of the mean high tide, **except for the following:**
- a. Existing Residences being raised to comply with Section 6.9.5.C.1 **provided that there is no increase in Massing.**
 - b. Interior renovations to a Principal Building.
 - c. Pools, provided that they are at least ten (10) feet landward of the Coastal Jurisdiction Line.
 - d. Docks.
 - e. Public access requirements as required within these Regulations.
 - f. Civic Districts.
 - g. Water-dependent Uses and Marine & Vessel Uses within Table 4.3.9.A

3. Modify a portion of Table 4.3.1-L and M (SD-LI and SD-HI) to the following:

(SD-LI)

Ceiling Height	
Principal Building	1) Shall May not exceed 15 ft. from finished floor to finished floor, except that the first floor must be a minimum of 20 ft., not to exceed 30 ft. 2) When Abutting a residential Zoning District, each Story beginning with the third floor shall be setback at least ten (10) feet from the Story below. 3) A Special Permit shall be required for Structure(s) with a Total Height exceeding 65 ft.

(SD-HI)

Ceiling Height	
Principal Building	1) Shall not exceed 15 ft. from finished floor to finished floor, except that the first floor must be a minimum of 20 ft. min. ground floor, not to exceed 40 ft. 2) When Abutting a residential Zoning District, each Story beginning with the third floor shall be setback at least ten (10) feet from the Story below. 3) A Special Permit shall be required for Structure(s) with a Total Height exceeding 65 ft. and/or for a Structure(s) with a first floor height exceeding 30 ft.

4. Modify a portion of Table 4.3.1-N (SD-MC) to the following:

Setbacks	
Principal Building	
Front Setback, Principal Frontage	5 ft. min
Front Setback, Secondary Frontage	5 ft. min
Side Setback, per Side	5 ft. min
Rear Setback	25 ft. from the coastal jurisdiction line mean high water, which area must be dedicated for public Use and water quality Improvements; except that the Rear Setback may be reduced by the Planning and Zoning Commission where the proposed Use preserves and enhances water-dependent uses or where the reuse of existing Building and Structures is considered to be consistent with the purposes of the District.

Setbacks	
Accessory Building	
Front Setback, Principal Frontage	25 ft. min
Front Setback, Secondary Frontage	25 ft. min
Side Setback, per Side	5 ft. min
Rear Setback	25 ft. from the coastal jurisdiction line mean high water, which area must be dedicated for public Use and water quality Improvements; except that the Rear Setback may be reduced by the Planning and Zoning Commission where the proposed Use preserves and enhances water-dependent uses or where the reuse of existing Building and Structures is considered to be consistent with the purposes of the District.

5. *Modify Section 4.3.3.D Watercourse Lots/Building Sites to the following:*

Within all Districts **the CD-3, CD-3W, CD-4, and CD-4W, and SD-MG** and the Civic District, each Lot or Building Site that abuts both a Street or Internal Drive, and a Watercourse **and are a Residential (except for Single-Family Detached Dwelling, Two-Family Detached Dwelling, or Townhouse), Lodging, Office, Commercial, Civic, and/or Institutional Use(s) as listed within Table 4.3.9.A must provide a Private Frontage Type along each Frontage in accordance with Section 4.3.7.** ~~have Frontage along both, and the Frontage regulations shall apply to both Frontages.~~ **Maximum Setbacks from the Frontage along the Watercourse shall not apply. The minimum Frontage buildout shall not be required to exceed 40% along the Frontage adjacent to the Watercourse.**

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6. *Modify Section 4.3.9.C. Uses to the following:*

1. In addition to the Use standards in Table 4.3.9.A (Building & Lot Principal Uses) and Table 4.3.9.D (Building, Lot & Building Site Accessory Uses):
 - a. Any proposed Building with a Footprint of five thousand (5,000) square feet or more or a gross Floor Area of twenty thousand (20,000) square feet or more shall be subject to Section 8.4.5, Site Plan Review, unless a Special Permit is required in which case the Building is subject to Section 8.4.8, Special Permits.
 - b. **Any change in Use with a gross Floor Area of twenty thousand (20,000) square feet or more shall be subject to Section 8.4.5, Site Plan Review, unless a Special Permit is required in which case the Use is subject to Section 8.4.8, Special Permits.**

7. Modify Table 4.3.9.A Building, Lot & Building Site Principal Uses to include the following:

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD -H	SD -IC	SD-LI	SD-HI	SD -MC	C V
Trade or Vocational School	NP	NP	NP	NP	SPU ± PL	SPU ± PL	SPU ± PL	SPU ± PL	SPU ± PL	SP U PL	NP	SPU ± PL	SPU ± PL	NP SP U	N P P L

cl. Trade or Vocational Schools shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Training or educational programs shall be certified by the State of Connecticut, ~~subject to the following requirements:~~
 - a. ~~Shall have a minimum lot size of fifteen thousand (15,000) square feet;~~
- (2) Use of a ~~technical school~~ **Trade or Vocational School** shall be limited to members of trade or profession enrolled in apprenticeship and upgrading programs as defined in **Chapter 557, Part Ia, Section 31-22m to 31-22q of** the Connecticut General Statutes ~~Annotated Title 31, Section 31-51a to 31-51e, as amended.~~
- (3) ~~Shall require approval of a Special Permit pursuant to Section 8.4.8.~~

8. *Modify Table 4.3.9.A Building, Lot & Building Site Principal Uses and Table 4.3.9.D Building, Lot & Building Site Accessory Uses to include the following:*

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES															
Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD -3	CD -3W	CD -3C	CD -4	CD -4W	SD -H	SD -IC	SD-LI	SD-HI	SD -M C	C V
Indoor & outdoor storage of passenger motor vehicles	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU ±	NP	NP	NP
Motor Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SP	NP	NP
Warehouse	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP

TABLE 4.3.9.D BUILDING, LOT & BUILDING SITE ACCESSORY USES															
Accessory Use	CD -1L	CD -1M	CD -1S	CD -2	CD -3	CD -3W	CD -3C	CD -4	CD -4W	SD -H	SD -IC	SD-LI	SD-HI	SD -M C	C V
Warehousing	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	PL	PL	PL

cn. Warehouse shall be permitted in accordance with the applicable Use Table, subject to the following:

1. A Site Plan Review, pursuant to Section 8.4.5, shall be required in accordance with Section 4.3.9.C and/or when on a Lot or Building Site that abuts a residential Zoning District.
2. A Special Permit, pursuant to Section 8.4.8, shall be required for a Warehouse Use and/or Structure that exceeds twenty thousand (20,000) square feet in gross Floor Area.
3. Motor Vehicle Storage is Permitted within a Warehouse, provided that:
 - a. There is no on-site motor vehicle repair which requires a K-7 license from the Connecticut Department of Motor Vehicles.
 - b. There is no retail or wholesale sales of motor vehicles or motor vehicle parts.

co. Warehousing shall be permitted in accordance with the applicable Use Table, subject to the following:

2. Warehousing shall only be Accessory to the following Use(s):

- a. Cannabis Delivery Service; Cannabis Food & Beverage Mfg.; Cannabis Transporter; Manufacturing & Processing, Boutique; Manufacturing & Processing, Light; Brew Pub/Distillery; Boat-Building facility; Boat repair and service facility; Commercial fishing facility; Finfish and shellfish processing plant; Harbor/Port Facility; Marina; Ship Chandlery; Shipyard; Research and Development Facility; Municipal Utility Plant or Storage Yard; Warehouse
3. A Site Plan Review, pursuant to Section 8.4.5, shall be required **in accordance with Section 4.3.9.C** and/or when on a Lot or Building Site that abuts a residential Zoning District.

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9. *Modify Section 6.12.4 Regulations for Workforce Housing to include the following:*

14. If a Workforce Household within a designated Workforce Housing Unit realizes an increase in income, such that they exceed 80% state median income based on family size, the occupant of the Workforce Housing Unit may remain within that Dwelling Unit upon annual recertification, so long as their income does not equal or exceed 90% state median income; provided that at least 12% of the City's total Dwelling Units are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to 80% state median income.
15. In addition to the requirements in Articles 6.12.4.1 and 6.12.4.2, any Zoning Permit for the Construction of multifamily or mixed-use Developments containing ten (10) or more Dwelling Units may increase the maximum allowed Density by five (5%) percent, rounded up to the nearest whole number, provided that:
 - a. the annual income for the Families in the additional units is between 80 – 90% of state median income, and
 - b. the additional units are deed-restricted in perpetuity and occupied by Families whose annual income is between 80 – 90% of state median income, and
 - c. the additional units are subject to the same annual reporting requirements as Workforce Units as required within the Affordability Plan.
 - d. provided that at least 12% of the City's total Dwelling Units are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as
 - e. housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to 80% state median income.
 - f. provided that at least 12% of City's total Dwelling Units meet or exceed the criteria in Connecticut General Statute, 8-30g(k), as amended.

10. *Modify Section 8.4.4.D.6 to include the following:*

6. For mailed notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:
 - a. All letters shall be sent by the Applicant using ~~certified~~ U.S.**P.S.** Mail, with a Certificate of Mailing-**Firm**.

DRAFT

11. *NOTE: THIS PROPOSED CHANGE HAS BEEN REQUESTED TO BE TABLED BY STAFF* Modify

Section 9.3 Defined Terms, to include the following:

Unfinished Area: An enclosed area that is used only for the parking of vehicles, building access or storage purposes and that does not meet the definition of a Finished (Habitable) Area. Drywall used for fire protection is permitted in Unfinished Areas.

Finished (Habitable) Area: An enclosed area having more than ~~twenty (20)~~ linear feet two hundred (200) square feet of finished interior walls (paneling, etc.) or used for any purpose other than solely for parking of vehicles, building access or storage.

Story: a level within a Building, being that portion between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and ceiling next above it; unless that space is a Half Story. The number of Stories shall be measured from the Finished Grade along the Principal Frontage of a Structure and/or Building.

- (1) A Basement is a Story when the ceiling height is more than three (3) feet above the Finished grade measured along the Principal Frontage of the Structure and/or Building; except that, within the Special Flood Hazard Area, the lowest level is not a Story provided that:
 - a. It is ~~uninhabitable space~~ **Unfinished Area** and can only be used for Parking or storage; and
 - b. More than 50% of the floor ~~-to-ceiling~~ height is below the Base Flood Elevation.
- (2) For Structures on pilings within the Special Flood Hazard Area, the area between the ground and the floor next above it shall not count as a Story, provided that more than 50% of the Existing Grade is below the Base Flood Elevation.

Lowest Floor: the lowest floor of the lowest enclosed area (including Basement); except **within a Special Flood Hazard Area**, an unfinished **Unfinished Area** or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a Building's lowest floor.

12. *Modify Article 9, Definitions, to include the following:*

Motor Vehicle Body Shop: premises or a portion of a premises used for the adjustment, painting, replacement of parts, or body repair of Motor Vehicles, **including incidental storage for fewer than sixty (60) days of Motor Vehicles that are being adjusted, painted, parts replaced, or body repaired.**

DRAFT

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-08 R – Planning & Zoning Commission – Zoning Regulation Text Amendment to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance; maximum building heights for the SD-LI and SD-HI zones; rear setbacks for the SD-MC zone; Frontage requirements for Watercourse Lots; requiring a site plan review application for changes in use that exceed a certain size; how Trade or Vocational Schools are permitted; changes to Indoor & outdoor storage of passenger motor vehicles, Motor Vehicle Storage, Warehouse and Warehousing uses; Workforce Housing incentives and income buffers; clarification on mailings required for public notice; amending the definitions of Story, Lowest Floor and Motor Vehicle Body Shop and adding definitions of Unfinished Area and Finished (Habitable) Area be **APPROVED** with the following amendments:

1. That items #1 and #11 within the memo provided by Planning & Zoning Staff dated May 2, 2025, are not included in this approval; and
2. That item #5 has been revised to the following:

Within all Districts **the CD-3, CD-3W, CD-4, and CD-4W, and SD-MC** and the Civic District, each Lot or Building Site that abuts both a Street or Internal Drive, and a Watercourse **and are a Residential (except for Single-Family Detached Dwelling, Two-Family Detached Dwelling, or Townhouse), Lodging, Office, Commercial, Civic, and/or Institutional Use(s) as listed within Table 4.3.9.A must provide a Private Frontage Type along each Frontage in accordance with Section 4.3.7.** ~~have Frontage along both, and the Frontage regulations shall apply to both Frontages.~~ **Maximum Setbacks from the Frontage along the Watercourse shall not apply. The minimum Frontage buildout shall not be required to exceed 40% along the Frontage adjacent to the Watercourse.**

BE IT FURTHER RESOLVED that the reason for these actions is to implement the following goals, policies, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 10, Goal 1: “Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”
 - a. Policy: “Support Complete Streets policies and multimodal level of service analysis to improve streets for all users and varying abilities.”
 - i. Strategy B: “Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”
 1. Action i: “Make land use decisions that support walking, bicycling, and public transit use.”
2. Chapter 11, Goal 1: “Norwalk’s infrastructure and public facilities are resource-efficient, well-maintained, cost-effective, sustainable, and resilient.”
 - a. Policy: “City government actions are guided by sustainability principles.”

- i. Action xii: “Use green infrastructure and Best Management Practices to manage stormwater on City property.”
 - b. Policy: “Promote green infrastructure strategies to improve environmental quality and sustainability.”
- 3. Chapter 12, Goal 1: “General guidelines guide land use decision making.”
 - a. Policy: “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”
 - b. Policy: “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).”
- 4. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
- 5. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”
 - b. Policy: “Support permit streamlining for projects with desired characteristics.”
 - i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”
 - 1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the effective date of this action shall be May 16, 2025.

May 7, 2025

Norwalk Planning and Zoning Commission
c/o Bryan Baker, Principal Planner
125 East Avenue
Norwalk, CT 06851

Subject: #2025-08 R – Zoning Regulation Text Amendment to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance; and others

Dear Commissioners:

Thank you for notifying this office of the proposed zoning text amendments application noted above. Acting as the Commissioner's staff, our office has reviewed the amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we offer the following comments for the Commission.

The proposed modifications to section 6.9.5.C.1 which applies to construction within the Special Flood Hazard Zone have been reviewed by Connecticut's FEMA National Flood Insurance Program coordinator and appear compliant with FEMA regulations. The proposed changes clarify that any space below the lowest floor, which must be at Base Flood Elevation (BFE) plus two feet, cannot be finished space.

Regarding the proposed modifications to section 6.9.5.D.1, we support the addition of language that allows existing residences to be raised to comply with FEMA standards provided that there is no increase in massing. We also commend the language changing the setback for new construction, substantial improvements, or substantial damage repair to be from the Coastal Jurisdiction Line (CJL) rather than the mean high water (MHW) line. However, we would recommend that the Commission consider maintaining the 25-foot setback measured from the CJL, as the distance between the CJL and MHW is usually only a few feet. Reducing the setback by ten feet may allow for new development to be located closer to the CJL and to sensitive coastal resources than is currently allowed. We support the proposed use of CJL instead of MHW for setbacks in table 4.3.1-N as well.

Finally, regarding the proposed modifications to Section 6.12.4 for Workforce Housing, Section 22a-92(b)(2)(F) of the CCMA requires the Planning and Zoning Commission to manage coastal hazard areas so as to ensure that development proceeds in a manner

that hazards to life and property are minimized. Allowing an increase in residential density to developments in a flood zone would increase, rather than minimize, hazards to life and property. Accordingly, we recommend a stipulation be added to disallow any increase in residential density for any development proposed within the Special Flood Hazard Zone unless it can be adequately demonstrated that dry egress can be provide during storm events.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Braden Lynn', with a long horizontal flourish extending to the right.

Braden Lynn
Environmental Analyst
Land and Water Resources Division

BL

Good morning,

Thank you for providing the attached referral. Regional staff finds that the proposal is primarily of local interest and has minimal intermunicipal impact. No comment is provided.

Apologies for the last minute response.

Best,

Tucker

(WestCOG)



CITY OF NORWALK
Harbor Management Commission

www.norwalkct.gov

Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06851

VIA EMAIL

April 24th, 2025

Ms. Amelia Williams
Land Use Planner
City of Norwalk Conservation and Planning & Zoning
125 East Ave, Norwalk CT 06851

Subject: Zoning Regulation Text Amendments from the Norwalk Planning & Zoning Commission. Zoning Regulation Text Amendment to Articles 4, 6, 8 and 9

Dear Ms. Williams:

The Norwalk Harbor Management Commission (NHMC) has reviewed the #2025-08 R – Planning & Zoning Commission – Zoning Regulation Text Amendment to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance, which was prepared by Bryan Baker, Principal Planner. At its April 23rd, 2025, meeting, the NHMC reviewed the aforementioned amendments from P&Z and approved transmittal of the following additions and modifications for items listed on pages 3, 5, 6 and 10.

Regarding Items listed on page 3, P&Z wording is indicated in Black Font; NHMC changes and wording are in Red Font:

All new construction, substantial improvements, and repairs to structures that have sustained substantial damage shall be located at least fifteen (15) feet landward of the Coastal Jurisdiction Line, except for the following **which are subject to environmental review and public trust considerations:**

- a. Existing residences being raised to comply with Section 6.9.5.C.1, provided there is no increase in massing **or impervious surface that could affect stormwater management or environmental integrity.**
- b. Interior renovations to a principal building, **provided no exterior alterations increase the impact on water quality or coastal access.**

- c. Pools, ~~provided that~~ if they are at least ten (10) feet landward of the Coastal Jurisdiction Line and designed to prevent runoff or erosion that would affect Norwalk Harbor.
- d. Docks, subject to environmental review and permitting to minimize impact on water quality, shellfish habitat and resources, and navigation.
- e. Public access requirements as defined within these regulations, ensuring that private development does not obstruct public waterfront access.
- f. Civic Districts, provided developments within these districts align with sustainable practices and harbor management goals.
- g. Water-dependent uses and Marine & Vessel uses within Table 4.3.9.A, with environmental protection measures to safeguard the harbor ecosystem and public trust.

Regarding items listed on page 5, P&Z wording is indicated in Black Font; NHMC changes and wording are in Red Font:

A minimum setback of 25 feet from the Coastal Jurisdiction Line must be maintained, with this area dedicated to public use, including waterfront access and water quality improvements. Exceptions to this setback may be granted by the Planning and Zoning Commission only when the proposed use enhances or preserves water-dependent uses or when the reuse of existing buildings and structures is consistent with the overall purposes of the district, including maintaining public access and protecting water quality. Any such exception must prioritize the long-term health of the harbor, public trust principles, and environmental sustainability.

Regarding item 5 listed on page 6, P&Z wording is indicated in Black Font; NHMC changes and wording are in Red Font:

~~Within all Districts the CD-3, CD-3W, CD-4, CD-4W, and SD-MC and the Civic District, each Lot or Building Site that abuts both a Street or Internal Drive, and a Watercourse and are a Residential (except for Single-Family Detached Dwelling, Two-Family Detached Dwelling, or Townhouse), Lodging, Office, Commercial, Civic, and/or Institutional Use(s) as listed within Table 4.3.9.A must provide a Private Frontage Type along each Frontage in accordance with Section 4.3.7. have Frontage along both, and the Frontage regulations shall apply to both Frontages. Maximum Setbacks from the Frontage along the Watercourse shall not apply. The minimum Frontage buildout shall not be required to exceed 40% along the Frontage adjacent to the Watercourse.~~

The NHMC's additional statement after the above statement:

A development in the CD-3, CD-3W, CD-4, CD-4W, and SD-MC zones that abuts a Watercourse shall incorporate principles of sound harbor management in alignment with the Norwalk Harbor Management Plan (NHMP), ensuring that:

- a. Developments shall provide public access to the waterfront and include features such as pedestrian walkways, view corridors, or recreational spaces, where feasible, to promote public enjoyment of the coastal area.
- b. Projects must demonstrate minimal adverse impacts on water quality, habitat, and marine life, in accordance with sustainable design practices and environmental safeguards specified

by the NHMP, including but not limited to stormwater management, shoreline stabilization, and erosion control measures.

c. Prioritize water-dependent uses and allow compatible commercial, recreational, and cultural activities that support the working waterfront and public access to the harbor, while balancing development needs with ecological preservation.

d. All structures and activities shall be designed to avoid obstructions to navigation or public safety hazards on the waterway, in compliance with state and federal regulations.

e. Development must align with the broader goals of the NHMP which include promoting sustainable and equitable development of the harbor; maintaining or enhancing the health of the harbor ecosystem; and supporting the economic viability of the harbor for future generations.

f. The minimum Frontage buildout shall not exceed 40% along the Frontage adjacent to the Watercourse, and any setbacks shall be consistent with the environmental and public interest standards set forth by the NHMP.

Regarding item 8 listed on page 10, P&Z wording is indicated in Black Font; NHMC changes and wording are in Red Font:

3. A Site Plan Review, pursuant to Section 8.4.5, shall be required **in accordance with Section 4.3.9.C** and/or when on a Lot or Building Site that abuts a residential Zoning District.

Commission's suggested addition:

4. A Coastal Site Plan Review shall be required ensuring that all development complies with the principles of coastal resource protection, environmental preservation, and public access to coastal waters in accordance with NHMP and outlined in Section 22a-113m through 22a-113s of the Connecticut General Statutes.

Please be advised that the NHMC reserves its right to continue to review and comment on the proposed changes at such time as they may be modified, additional information may be available, or the proposal is the subject of a public hearing.

If you have any questions, please contact me (203) 984-5339 or pintoj@optonline.net.

Sincerely,



John Thomas Pinto, Ph.D.
Chairman, NHMC Application Review Committee

cc:

Steve Bartush, Chair, Norwalk Shellfish Commission

Alan Kibbe, Chair, NHMC

125 East Avenue
Norwalk, Connecticut

May 9, 2025

Memorandum

To: Planning & Zoning Commission, Galen Wells Chair

From: Steve Kleppin, Planning & Zoning Director

Re: #2025-35 R Modifications to Museums, Open Space and Places of Assembly & Half Story Def.

As part of additional revisions to the regulations, Staff has prepared some additional amendments for your consideration:

1. Modify the definition of Museums
2. Adding Open Space to the Use table (term already defined).
3. Modify the first-floor height allowances for certain uses, such as museums, auditoriums, etc, that have different dimensional requirements.

Modify Definition of Museums

Modify the definition of Museum, to also allow museums that are not-for-profits:

Museum: ~~a non-profit~~ Use characterized by the display, preservation, collection, curation, and/or exhibit of objects of community and cultural interest in one or more of the arts and sciences.

Height Allowances for tall floors

Thinking about Museums, Churches and other places of Assembly and how they function and operate, Staff is recommending eliminating the maximum first floor heights for these cultural uses. It is important to note that the overall height standards still apply.

Modified Allowed Heights in CD-3C

May not exceed 13 ft. from finished floor to finished floor, except for:

1. a first floor Business/Commercial, Office, **Restaurants**, Retail/ Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.
2. **Auditoriums, Community Centers or Places of Assembly, Commercial Recreation Establishments, Event Venues, Museums, Performing Arts Theaters, and Places of Worship**

Modified Allowed Heights in CD-3W

May not exceed 13 ft. from finished floor to finished floor, except for:

1. a first floor Business/Commercial, Office, **Restaurants**, Retail/ Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.
2. **Auditoriums, Community Centers or Places of Assembly, Event Venues, Museums, Performing Arts Theaters, and Places of Worship**

Modified Allowed Heights in CD-4

May not exceed 13 ft. from finished floor to finished floor, except for:

1. a first floor Business/Commercial, Office, **Restaurants**, Retail/ Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.
2. **Auditoriums, Community Centers or Places of Assembly, Event Venues, Museums, Performing Arts Theaters, and Places of Worship**

Modified Allowed Heights in CD-4W

May not exceed 13 ft. from finished floor to finished floor, except for:

1. a first floor Business/Commercial, Office, **Restaurants**, Retail/ Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.
2. **Auditoriums, Community Centers or Places of Assembly, Event Venues, Museums, Performing Arts Theaters, and Places of Worship**

Open Space

There is an existing definition of Open Space:

Open Space: Use characterized by large and small undeveloped expanses of land.

However, it is not listed in the Use table; therefore, Staff is recommending adding the Use and not regulating it.

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
RECREATION															
Community Garden	P	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Green	P	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Park	P	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Playground	P	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Plaza	NP	NP	NP	NP	P	P	P	P	P	NR	NR	P	NR	NR	P
Pocket Park	P	P	P	P	P	P	P	P	P	NR	NR	P	NR	NR	P
Sport Field	P	P	NP	NP	P	NP	NP	NP	NP	NR	NR	NP	NR	NR	P
Square	NP	NP	NP	NP	P	P	P	P	P	NR	NR	P	NR	NR	P
OPEN SPACE	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

LEGEND The following notations are utilized in this table.

*Limitations also required

**Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

***Not Permitted in Silvermine Tavern Village District Overlay



Permitted by Right



Permitted by Right with Limitations



Special Permit Use



Not Permitted



Not Regulated

END

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

May 14, 2025

Memorandum

To: Mayor Harry Rilling; Planning & Zoning Commission – Galen Wells, Chairwoman;
Connecticut Department of Energy and Environmental Protection (DEEP), Norwalk Harbor
Management Commission, Five Mile River Commission, Town of Darien, Town of New
Canaan, Town of Westport, Town of Wilton, WestCOG

From: Bryan Baker, AICP, Principal Planner

Re: **#2025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area;**

Please accept this letter as the statutorily required referral for amendments to the City of Norwalk's Zoning Regulations. The Norwalk Planning & Zoning Commission will be holding a public hearing on the following zoning regulations amendments at a meeting that is tentatively scheduled for June 18, 2025.

The zoning map can be found here:

https://www.norwalkct.gov/DocumentCenter/View/32441/ApprovedZoningMap_Effective2_19_24

The existing Zoning Regulations can be found here:

https://www.norwalkct.gov/DocumentCenter/View/34823/Zoning-Regulations_Rev_3_28_25?bidId=

For clarity:

- Each proposed revision will be under a separate page
- New/Proposed text is indicated in **red text**
- Deleted text is indicated as ~~struck-through text~~

1. Modify Table 4.3.1-G which applies to the CD-3C to include the following amendments:

Ceiling Height
May not exceed 13 ft. from finished floor to finished floor, except for: 1. A first floor Business/Commercial, Office, Restaurant, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft. 2. Auditoriums, Community Centers or Places of Assembly, Commercial Recreation Establishments, Event Venues, Museums, Performing Arts Theaters, and Places of Worship

DRAFT

2. Modify Tables 4.3.1-G, H and I which applies to the CD-3W, CD-4 and CD-4W zones, respectively, to include the following amendments:

Ceiling Height
May not exceed 13 ft. from finished floor to finished floor, except for: 1. A first floor Business/Commercial, Office, Restaurant, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft. 2. Auditoriums, Community Centers or Places of Assembly, Commercial Recreation Establishments, Event Venues, Museums, Performing Arts Theaters, and Places of Worship

3. Modify Table 4.3.9.A which applies to the principal use table to include the following amendment:

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD -3	CD -3W	CD -3C	CD -4	CD -4W	SD -H	SD -IC	SD -LI	SD -HI	SD -MC	CV
Open Space	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

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4. Modify Tables 4.3.1-N, 4.3.8.A, 4.3.8.B, 4.3.9.A which applies to permitting Townhouses in the SD-MC zone to include the following amendments:

Table 4.3.1-N

Building Types			
Cottage	NP	Jewel Box	P
House	NP	Commercial	P
Estate House	NP	Mixed Use	P
Duplex	NP	Flex	P
Townhouse	NP P	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	P
Live/Work	P		

Table 4.3.8.A

Principal Building Type		Permitted Districts
	Townhouse A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a back yard (or yard along the side if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the street. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one party wall with another Building of the same type.	CD-3, -3W & -3C, CD-4 & -4W, SD-MC

Table 4.3.8.B

TOWNHOUSE **TABLE 4.3.8.B PRINCIPAL BUILDING TYPES**
SPECIFIC STANDARDS



Permitted Districts

CD-3, CD-3W, CD-3C, CD-4, CD-4W, **SD-MC**

Table 4.3.9.A

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD -3	CD -3W	CD -3C	CD -4	CD -4W	SD -H	SD -IC	SD -LI	SD -HI	SD-MC	C V
Townhouse	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP SPU -L	N P

5. Modify Section 4.3.9.G which applies to limitations on certain uses to include the following amendments:

c. Amphitheater (Civic)

(2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and

(3) Access to such facility shall be by a paved public major arterial or major collector street. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially zoned property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that Adjacent thereto; and

d. Amphitheater (Commercial)

(2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and

(3) Access to such facility shall be by a paved public major arterial or major collector street. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially zoned property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that Adjacent thereto; and

g. Auditorium, Community Center or other Place of Assembly

(2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and

(3) Access to such facility shall be by a paved public major arterial or major collector street. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially zoned property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that Adjacent thereto; and

o. Cannabis Dispensary Facility shall be permitted in accordance with the applicable Use Table, subject to the following:

(16) Said facilities shall be located and accessed from a collector or arterial street **Commercial Thoroughfare street typology per the City of Norwalk Complete Streets Design Guide, as amended.**

q. Cannabis Hybrid Retailer shall be permitted in accordance with the applicable Use Table, subject to the following:

(16) Said facilities shall be located and accessed from a ~~collector or arterial street~~ **Commercial Thoroughfare street typology per the City of Norwalk Complete Streets Design Guide, as amended.**

v. Cannabis Retailer shall be permitted in accordance with the applicable Use Table, subject to the following:

(16) Said facilities shall be located and accessed from a ~~collector or arterial street~~ **Commercial Thoroughfare street typology per the City of Norwalk Complete Streets Design Guide, as amended.**

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6. Modify Section 6.9.5.C.1 which applies to construction within the Special Flood Hazard Zone to include the following amendments:

- a. Residential Construction.

All new Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage which are Residential Structures shall have the bottom of the **Lowest Floor** ~~lowest floor, including Basement,~~ elevated two (2) feet above the Base Flood Elevation (BFE). Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated two (2.0) feet above the BFE. **Any level below the Lowest Floor shall be Unfinished Area.**

- c. Fully Enclosed Areas Below the Base Flood Elevation **Plus Two (2) Feet** of Elevated Buildings.

All new Construction, Substantial Improvements, or repair to Structures that have sustained Substantial Damage, **whether residential or non-residential**, that include fully enclosed areas formed by a foundation and other exterior Walls shall have the ~~lowest floor~~ **Lowest Floor** elevated to two (2) feet above the Base Flood Elevation (BFE). The elevated Building shall be designed ~~to preclude finished living space to~~ **preclude Finished (Habitable) Area** below the ~~lowest floor~~ **Lowest Floor** and be designed to allow for the entry and exit of Flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing), **except where dry flood-proofing is allowed per Section 6.9.5.C.1.b.** Designs for complying with this requirement must either be certified by a ~~registered~~ professional engineer or architect **registered within the State of Connecticut**, as meeting the requirements of ASCE 24 Section 2.6.2.2., or meet the following minimum criteria listed in Sections (1)-(8) below:

- (5) The area ~~cannot~~ **shall not** be used as ~~finished living space~~ **Finished (Habitable) Area and shall be an Unfinished Area.** Use of the enclosed area shall be the minimum necessary and shall only ~~be used for the parking of vehicles, Building access or limited storage.~~ Access to the enclosed area shall **not exceed** be the minimum necessary to allow for the parking of vehicles (Garage door) or limited storage of maintenance equipment used in the connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation;
- (6) All interior Walls, floor, and ceiling materials located below two (2) feet above the BFE shall be **Unfinished Area** ~~unfinished~~ **and be flood damage-resistant in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Requirements.**

7. Modify Section 6.9.5.D.12 which applies to construction within the Coastal High Hazard Zone to include the following amendments:
- (12) If Breakaway Walls, lattice work or insect screening are utilized, the resulting enclosed space shall not be designed to be used for human habitation **or Finished (Habitable) Area**, but shall be designed to be used only for parking of vehicles, Building access, or limited storage. **Utilization of non-supporting** enclosures of 300 square feet or more are subject to increased insurance premiums.

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8. *Modify Section 9.3 Defined Terms, to include the following:*

~~Attic: the interior part of a Building contained within a pitched roof structure. See Illustration 9.3.A-3 (Attic)~~

~~Story, Half-: a level within a Building or other Structure that is an Attic in which the area with a ceiling height of seven feet six inches (7'6") or greater between the surface of the floor and the bottom of the rafters above it when excluding Dormers, is fifty percent (50%) or less of the Attic floor area under that roof, or, when including Dormers, is sixty percent (60%) or less of the Attic floor area under that roof.~~ **A level within a Building or Structure, which may include a ceiling, whose height, measured between the floor and the bottom of the roof rafters, does not exceed seven feet six inches (7'6") for more than fifty percent (50%) of that floor area, or, when including Dormers, sixty percent (60%); or a level within a Building or Structure, located under a flat roof, whose total floor area does not exceed fifty percent (50%) of the floor below and must be set back a minimum of five feet (5') from all building faces.**

Unfinished Area: As related to fully enclosed areas below two feet above the base flood elevation (BFE+2'), an enclosed area that is used only for the parking of vehicles, building access or storage purposes and that does not meet the definition of a Finished (Habitable) Area. Drywall required for fire protection is permitted in Unfinished Areas. Unfinished enclosed areas below the BFE+2' shall comply with FEMA Technical Bulletin 2, Flood-Damage Resistant Materials Requirements.

Finished (Habitable) Area – As related to fully enclosed areas below two feet above the base flood elevation (BFE+2'), a space that is, but is not limited to, heated and/or cooled, contains finished floors, has sheetrock walls that may or may not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwaters and expensive to clean, repair or replace.

~~Story: a level within a Building, being that portion between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and ceiling next above it; unless that space is a Half Story. The number of Stories shall be measured from the Finished Grade along the Principal Frontage of a Structure and/or Building.~~

- (1) A Basement is a Story when the ceiling height is more than three (3) feet above the Finished grade measured along the Principal Frontage of the Structure and/or Building; except that, within the Special Flood Hazard Areas the lowest level **Unfinished Area below the Lowest Floor** is not a Story provided that **more than 50% of the floor-to-ceiling height is below the Base Flood Elevation.**

- a. ~~It is uninhabitable space and can only be used for Parking or storage; and~~
- b. ~~More than 50% of the floor height is below the Base Flood Elevation.~~

- (2) For Structures on pilings within the Special Flood Hazard Area, the area between the ground and the floor next above it shall not count as a Story, provided that more than 50% of the Existing Grade is below the Base Flood Elevation.

Lowest Floor: The lowest floor of the lowest enclosed area (including Basement); except **Within a Special Flood Hazard Area**, an unfinished **Unfinished Area** or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a Building's lowest floor.

DRAFT

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
May 7, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams (after the roll call)

STAFF: Steve Kleppin; Bryan Baker; Amelia Williams

OTHERS: Alan Lo; Atty Liz Suchy; Eric Lindquist; Grant Wright; Ethan Schukoske; Andrew Pistor; Diane Cece; Christina Olson; Henry Chapman; Marcy Demby; Atty Lisa Feinberg; Kelli Cook; Marc Cornell; Joel Green; Roger Goodman; Peter Lane; Mike Charlton; Beverly Wright

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL

Mr. Baker called the roll.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2025-38 Special Appropriation - City of Norwalk - 98 South Main Street - Special Appropriation request for \$583,668 in Special Capital Appropriation funds to the Recreation and Parks Department for the development and construction of the Norwalk Community Recreation Center at 98 South Main Street - Report & recommended action

Alan Lo, Building and Facilities Manager for the city, said that this project is under construction but that there have been problems with an exterior wall. The city has received funding from the federal, state and city governments. There has been water damage to the exterior wall. He described the corrective measures including repointing the entire building. He explained that they had found an account from which there were leftover funds so that there would not be additional spending by the city.

Ms. Wells seated Ms. Tabachneck and Ms. Lenkowsky for this application and the remainder of the meeting.

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There was a discussion as to other problems that might be found at the site. Mr. Lo explained that there would be some monies remaining if there are additional problems that arise. There was a question about whether there were other projects with leftover funding that they could use if there were additional problems. Mr. Lo noted that prices are higher with mechanical equipment but they do try to bring the cost down.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** that application #2025-38 Special Appropriation - City of Norwalk - 98 South Main Street - Special Appropriation request for \$583,668 in Special Capital Appropriation funds to the Recreation and Parks Department for the development and construction of the Norwalk Community Recreation Center at 98 South Main Street be **APPROVED**.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

B. #2025-25 CAM - Robert E. Stephens - 36 Dock Road - Demolish an existing house and construct a new single-family residence with associated improvements adjacent to tidal waters and wetlands - Report & recommended action

Tom Nelson, the professional engineer for this application, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained the proposed project by showing them the site plan which included a new house in the same place as the existing house. There would be a new septic and storm water detention system. He described the coastal buffers as well.

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** that application #2025 - 25 CAM – Robert E. Stephens – 36 Dock Road – Demolish an existing house and construct a new single-family residence with associated site improvements adjacent to tidal waters and wetlands be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

a. Per site development plan dated 3/3/2025 and revised 4/17/2025 prepared by McChord Engineering Associates, Inc., Wilton, CT

b. Per architectural plans dated 2/28/2025 and revised 4/28/2025 prepared by Bridger AAD, Darien, CT

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c. Per zoning location survey dated 11/22/2024 and revised 3/6/2025 prepared by All Seasons Land Surveying, Millerton, NY

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and

4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

5. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

6. That any changes to the plans be reviewed by Staff prior to implementation; and

7. That any above ground utilities comply with setbacks; and

8. That all plantings be implemented prior to COZC; and

9. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

10. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 16th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

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Mr. Williams seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

IV. PUBLIC HEARINGS

A. #2025-15 R/SP - Norwalk Center, LLC & The Auto Collective - 10 Norden Place(District 3, Block 17, Lot 40) - Zoning regulation text amendment application to amend Article 4 and Article 9 to create a "Car Club" use within the SD-LI zoning district and special permit application for a +/- 137,000sf Car Club within an existing building - Public hearing, report & recommended action

Atty Liz Suchy began the presentation by orienting the commissioners as to the location of property on an aerial map and then showing them the current site plan. She explained the zoning as it is today. She explained the proposed project and gave them a general overview and background of the property. She said that staff had suggested the text amendment for the Car Club use. She explained the use which would include events on weekends and how many people could attend. There would also be educational uses in the STEM field. She described the hours and number of employees. She also noted which signoffs they had received from various city departments.

Eric Lindquist, the professional engineer on the project, continued the presentation. He said that the site was limited as far as the design was concerned. He described where the parking would be. He said site changes were limited. He also described the retention system. He said that there would be erosion control measures. He also addressed the parking spaces in the zoning table.

There would be parking spaces for the Car Club use. There was also a discussion about where the closest houses were. There was a discussion about traffic calming measures which Mr. Lindquist said it would be addressed later as well. There was a concern about the number of cars when there would be events at the club. There was a discussion about other parcels that could also become a car club. There was a discussion about whether this could turn into spot zoning but Mr. Kleppin did not think so. He said that there might be places in South Norwalk but they would not be the same size as this one. There was a discussion about how the cars would enter the building.

Grant Wright, the architect on the project, continued the presentation by showing them the current building. He showed them the event space and vehicle storage area, and main entrance and club space. He showed them renderings of what the space would look like when completed, both on the exterior and interior of the building.

There was a discussion about the definition of a member sponsored event.

Ethan Schukoske, the traffic engineer, continued the presentation with a description of the traffic study and how it was completed. He said that they had also studied a similar facility for data. They also projected data for when the venue had events and shared a table for a typical July schedule.

There was a discussion about the July schedule and whether it was a typical schedule.

Andrew Pistor, the owner of the car club, explained why they believed that this use was necessary. He said that in limited instances, there would be cars outside. He said that it would not be a general use venue for events. He described the types of vehicles that would be housed in storage. He also said that they had spoken with Norwalk High School about possible STEM based programs. There could be teams going to national competitions. It is a quiet, low density use and would have a family friendly area.

There was a discussion about events being open to the community or non-members. Mr. Pistor said that there would not but there would be events with Scouts. Membership would be open to everyone. There was a discussion about membership fees.

At this point, Ms. Wells explained how the public could make comments on this application. Mr. Baker noted which agencies and towns the application had been referred to. They had not received comments from these agencies that the applications were not compliant. He also noted additional staff changes.

Diane Cece, East Norwalk Neighborhood Association (ENNA), said that she would make a lengthy statement so it would be a part of the public record. She said that they had not met with the owners after submission of the application for several reasons. They had received an invitation for the board members to meet in the parking lot and would not be able to tour the facility. She said that they had offered to meet them indoors. There was also an invitation to meet in Westport. They choose to meet directly with P&Z staff. She said that they wanted to work collaboratively with applicants

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prior to an application filing. At this point, she read the entire, lengthy statement into the record.

Christina Olson, 3 Heron Court, said that her house was within 100 feet of the property. She said that it was a great use but was concerned about the added event space and was concerned about possible BBQs. She would like to see indoor events and would not like to see outside idling. She had concerns about the number of members. She had concerns about pollution and asked if there would be screening. She said that Formula 1 had many events during the year.

Henry Chapman, 2 Heron Court, said he thought this was probably the best project for the site and is in favor of it. He also said that he shared the concerns of previous speakers.

Marcy Demby, 11 Norden Place, said that this project would have traffic issues and suggest a signal to slow down the traffic. She has had difficulties getting out of her driveway.

There were no other speakers and Ms. Wells closed that portion of the meeting.

Atty Suchy said that there were letters of support which should be included as part of the record. Mr. Lindquist responded to questions about an increase in impervious areas which he said was minor but they had added a stormwater management plan. Mr. Schukoske addressed questions that were raised about traffic. Mr. Wright did not have information on solar panels, but that there would be upgrades on the rooftop mechanicals. Mr. Pistor said that there would not be an industrial kitchen or that there would not be any EV cars since they would be storing classic cars only. Vehicles would not be allowed to be maintained on the property but car owners would probably use local mechanics. He also explained the goal of the event space. There was a discussion about the size of the event space, as well as its use. Mr. Pistor said that it would be a multi-use space and not have a large amount of people in it. Ms. Tabachneck would not be opposed to a large event space since there is not one in Norwalk. There was then a discussion about the conditions of approval including the number of people, etc. If they wanted to change it, but would come back to the commission for review.

Atty Suchy spoke about the times when they could meet and where with ENNA after the application had been filed. She then addressed Ms. Cece's statement. At this point, Ms. Wells closed the public hearing and noted that there are 2 resolutions for this application.

Mr. Baker reviewed the staff changes to the text amendment. The commissioners also reviewed the language. Ms. Jordan-Byron said that she had missed part of the presentation about a comment for car taxes. Mr. Baker said that they could speak with the Tax Assessor.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** that **THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-15 R – Norwalk Center, LLC & The Auto Collective – 10 Norden Place (District 3, Block 17, Lot 40) – Zoning regulation text amendment application to amend Article 4 and Article 9 to create a “Car Club” use within the SD-LI zoning district be **APPROVED** with the following modifications:

1. That the definition of Car Club shall be revised as follows:

Car Club: a membership-based organization where classic, vintage, and other passenger motor vehicles are stored and displayed inside a building including on racks, along with accessory space for members and member-sponsored events along with members’ lounge and club space that which may include the service of food and alcohol. Outdoor storage of and repairs to vehicles shall be prohibited.

2. That the proposed revision to Table 4.3.12.B-1 shall be revised to the following:

Storage of motor vehicles Car Club	1 space per 5,000sf of usable floor area plus 1 space per employee; accessory event, lounge and club space – 1 space per 500sf of usable floor area
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3. That Section 4.3.9.G Uses Permitted with Limitations shall be revised to include the following:

bc. Live Music shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Live Music is permitted as an Accessory Use to Restaurant, Brew Pub/Distillery, Retail (except in Residential zones), Car Club and Waterfront Club Uses, subject to documentation verifying that the Live Music will comply with the City of Norwalk Noise Control Ordinance, as amended.

BE IT FURTHER RESOLVED that the Planning & Zoning Commission has found that the proposed text amendment is consistent with the following portions of the Plan of Conservation and Development:

1. That “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents,” through the strategy to “create a multi-faceted strategy to support entrepreneurs, startups, and tourism, as well as regional target industries, to grow new and existing businesses,” and the strategy to, “study industrial zoning and update zoning and land use regulations to allow and encourage a wider set of uses in targeted industrial zones, focused on market opportunities in warehouse/logistics, brewing/distilling, artist/artisan uses, and other light industrial uses that do not have detrimental externalities on nearby areas;” and

2. That “the user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD,” through the strategy to, “modernize the zoning ordinance and the development approval process to achieve the goals of the POCD,” and the action to, “implement the recommendations of the Industrial Zones Study and the Norwalk Industrial Waterfront Land Use Plan;” and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 16, 2025.

Ms. Tabachneck seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

There was a discussion about changes about live music which including only allowing live music indoors. There was a review of other conditions as well, including 2, 4 and 5.

**** MR. BRYCE MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-15 SP – Norwalk Center, LLC & The Auto Collective – 10 Norden Place (District 3, Block 17, Lot 40) – Special Permit application for a +/- 137,000sf Car Club within an existing building be **APPROVED** with the following conditions:

1. That the site shall be developed in accordance with the following plans:

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- a. Per site plans entitled "The Auto Collective," dated February 19, 2025, prepared by Tighe & Bond; and
- b. Per architectural plans entitled "The Auto Collective," dated February 19, 2025, and revised to March 24, 2025, prepared by Kenneth Boroson Architects; and
2. That the portion of the building designated for member-sponsored events shall have a maximum attendance capacity of 300 people per event; and
3. That there shall be no revving of engines or racing of motor vehicles on the property by the tenant, members, guests, or attendees of any events held on the property that are associated with the Car Club; and
4. That a follow-up traffic study shall be conducted by the applicant during a peak month of events and submitted to the Commission six-months after issuance of a Certificate of Zoning Compliance, or when the membership has reached 300 members, whichever happens later; and
5. That Live Music shall only occur indoors; and
6. That any events held out-of-doors shall be subject to Chapter 88 Public Gatherings and Special Events of the City of Norwalk's Ordinances; and
7. That the applicant shall submit an updated site plan that delineates the parking areas associated with each tenant of the building prior to the issuance of a zoning permit; and
8. That any changes to the approved plans shall be submitted to the Planning & Zoning Staff for review and approval prior to implementation, and if any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
9. That any and all conditions required by the Norwalk Health Department are applicable to this approval; and
10. That any and all conditions required by the Norwalk Water Pollution Control Authority are applicable to this approval; and
11. That any and all conditions required by the Norwalk Public Works Department are applicable to this approval; and
12. That any and all conditions required by the Norwalk Transportation, Mobility, and Parking Department are applicable to this approval; and

13. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 17, 2025.

Ms. Tabachneck seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

At 9:03 pm, the commissioners decided to take a break and return to the meeting at 9:15 pm. The meeting resumed at 9:17 pm

B. #2025-23 R/SP - Glazer Group, LLC - 1E River Road (5-44-18-BARN) - Proposed zoning regulation text amendment to Article 4 regarding the CD-1L zone and the Silvermine Tavern District Overlay zone to permit specific commercial uses in conjunction with a special permit application to allow for meetings, recreational activities, community gatherings/events, and special events within an existing historic structure - Public hearing, report & recommended action

Atty Lisa Feinberg began the presentation by noting that all notices had been made timely and submitted to the P&Z staff. She gave a brief background of the applications that were being proposed, one of which was a text amendment. She shared a drawing of the Grey Barns campus and explained the overlay zone that the property is in. She also shared an aerial view of the property which consisted of a barn, the village that included four homes and the tavern. She gave a history of the property which started in 1929. She explained how Mr. Glazer had acquired the property. The question was whether the Barn was approved for use for events. The application was to eliminate any ambiguity of the uses. She showed them the revised language for the uses in the overlay definition. Some uses can be combined with some or all of the structures on the campus. She also discussed the number of parking spaces. She discussed sound levels and aligning with the noise ordinance. She also discussed the applicant's proposed conditions of approval. She discussed hours for live events.

There was a discussion about a definition for event space, which Atty Feinberg said that staff was working on it. There was a discussion about the number of people that would be at the live events. There was also a discussion about having live music in both the tavern and barn. There was a discussion about heating and air conditioning in the barn.

At this point, Ms. Wells opened the hearing to the public and assured them that their letters had been read. Mr. Kleppin said that he had received letters from the public late in the day and would be included in the record the following day.

Kelli Cook, 176 Perry Avenue, said she had restored another home at 184 Perry Avenue. She was in favor of the project for several reasons.

Marc Cornell, 295 Silvermine Avenue, said that he agreed with the prior speaker's support for the tavern. He had questions about the number of guests that could be hosted at the barn and how that would affect the tavern, etc.

Joel Green, an attorney for Beverly Wright and Peter Lane, said that his clients would like to see Grey Barns thrive. However, they had concerns with the application which he believed had to be addressed, including parking, traffic, septic and the peaceful enjoyment of their property. He said that there were some documents that the applicant had produced but were not posted. He also had not seen the document on parking. He did not think the application met the zoning regulations which included a compliant site plan, survey that was not more than 6 months old. He asked if the hearing could be held open. He said that his clients remained open to meeting with the applicant which could include the P&Z staff.

Mr. Kleppin suggested that they continue to hear from the public and then make a decision about continuing the hearing.

Roger Goodman, 1 River Road, Unit 1, spoke in support of the barn and tavern. He has held events there and has listened to music there for years. He has not had an issue with sound from this property. He hoped that the commission would accept the application.

Peter Lane, 3 River Road, said that he believed his attorney, Joel Green, would like to continue speaking. He then noted his history since he lived at his property for 20 years. He discussed the approvals in 2008 which included what the septic could handle. He then discussed the seating at the tavern because of the septic capacity. He said that they support limited use of the barn. He did not want to see port-a-potties. He also said

that there were issues with the parking and traffic. He also said that the live music was loud and should not be in the barn.

Mike Charlton, said he was supportive of the barn and tavern. He said his house was closest to the barn. He is not bothered by the noise or the parking. He thought the septic was brought up to code. He asked them to work together so that Grey Barns could continue.

Beverly Wright, 1 River Road, Unit 1C, said she would like to turn over her time to Atty Green. Atty Green spoke about the increase in property values and that the chart provided lacked details. He addressed the upgrade of the septic which he claimed that this permit was a nullity. He again discussed the parking and how for different uses there would be different numbers of required spaces. He also addressed the valet parking which he did not think was zoning compliant. Atty Green also discussed the noise ordinance and that the sound study only discussed live music. He said that they would like to resolve many of the issues with the applicant. He asked that the applicant provide information that the commission would need to make an informed decision.

Ms. Wright said that she supported the tavern but could not support the Grey Barns application. She believed it would be a party barn and would allow three structures simultaneously. She was concerned about the noise levels as well as the parking which could cause back-ups.

Ms. Wells said that she would like to continue the hearing until their next meeting. Mr. Glazer was asked to speak during the rebuttal at the next meeting. There was then a discussion about the site plan which included the approved barn. The issue seemed to be the use allowed in the barn.

**** MR. SCHULMAN MOVED:** that the public hearing would be continued at the Planning and Zoning Commission's next meeting on May 21, 2025.

Mr. Bryce seconded.

There was a discussion about next steps for the next public hearing which would begin with the rebuttal. Atty Feinberg said that she would submit the slides that she had used at this meeting. They were not hearing the rebuttal because of the late hour.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

C. #2025-08 R - Planning & Zoning Commission - Zoning Regulation Text Amendment(s) to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance; maximum building heights for the SD-LI and SD-HI zones, rear setbacks for the SD-MC zone; Frontage requirements for Watercourse Lots; requiring a site plan review application for changes in use that exceed a certain size; how Trade or Vocational Schools are permitted; changes to Indoor & outdoor storage of passenger motor vehicles, Motor Vehicle Storage, Warehouse and Warehousing uses; Workforce Housing incentives and income buffers; clarification on mailings required for public notice; amending the definitions of Story, Lowest Floor and Motor Vehicle Body Shop and adding definitions of Unfinished Area and Finished (Habitable) Area - Public hearing, report & recommended action

Ms. Wells opened the public hearing and then continued it to the May 21, 2025.

**** MR. SCHULMAN MOVED: to continue the public hearing until May 21, 2025.**

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

V. ACCEPTANCE OF MINUTES

A. April 9, 2025, and April 16, 2025

These items were held until the next meeting.

VI. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

VIII. ADJOURNMENT

Ms. Jordan-Byron made a Motion to Adjourn.

Mr. Williams seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

No one abstained.

The meeting was adjourned at 11:06 p.m.

Respectfully submitted,

Diana Palmentiero