



**SPECIAL MEETING AGENDA
ZONING COMMISSION
WEDNESDAY MAY 20, 2020 – 6:00 P.M.
* VIRTUAL MEETING TO BE HELD ONLINE *
Public Participation instructions below!
CITY OF NORWALK, CT**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #1-20R – Zoning Commission – Proposed amendments to establish a 12 month moratorium on certain uses in Industrial #1 zone including building material and storage yards, contractor's storage yards and single and two family dwellings - *Continue public hearing from May 11*

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on Item III. a.
- b. #1-18SPR – Stone Realty Associates - 15 Oakwood Av – 4 story 21,280 sf Innovation Center with 15,587 sf office, 3,768 sf R&D and 3 dwelling units (existing buildings to remain) & related site improvements – Request for 1 year extension of time – Report & recommended action
- c. #3-18SPR/#6-18CAM - Petro Home Services - 55 Concord Street – Request for release of surety – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #1-20CAM - 310 Wilson Avenue - WEB Construction, LLC. - New contractor's storage yard with outdoor material storage – Report & recommended action
- b. #1-20M - Merritt Station Norwalk, LLC et al - 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 & 201 Glover Avenue and 2 Oakwood Ave - Proposed change to the zoning map from AAA Residence and Business #2 zone to entirely Executive Office zone - ***For distribution only***
- c. #2-20R - Merritt Station Norwalk, LLC et al - Proposed amendments to add a new definition for Executive Office Development Park and to permit the new use in the Executive Office zone and related technical amendments - ***For distribution only***
- d. #2-20SPR - Merritt Station Norwalk, LLC et al - 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 & 201 Glover Avenue and 2 Oakwood Ave – Site plan review of propose Master Plan for Executive Office Development Park - ***For distribution only***

VI. OUTDOOR DINING: Discussion of outdoor dining

VII. EAST NORWALK TOD: Status report

VIII. INDUSTRIAL ZONES: Status report

IX. APPROVAL OF MINUTES: May 11, 2020 Special meeting

X. COMMENTS OF DIRECTOR

XI. COMMENTS OF COMMISSIONERS

XII. ADJOURNMENT

To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at: <https://www.norwalkct.org/1913/Meeting-Notices>

Telephone access (Listening only)

- Dial: (646) 558-8656
- Enter webinar ID: 991 8820 8512

The Public may access this meeting at:

- <https://us02web.zoom.us/j/99188208512>

For those that wish to view, but are not participating, the Live Stream can be seen on the City of Norwalk YouTube channel: norwalkct.org/youtube

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting to skleppin@norwalkct.org *For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time*

Due to the large size of files associated with the Merritt Station, LLC application, materials can be found at the following link:

<https://www.norwalkct.org/1746/Applications-Pending>

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NORWALK ZONING COMMISSION

125 East Avenue
Norwalk, Connecticut



MEMORANDUM

MAY 20, 2020

TO: Zoning Commission, Louis Schulman, Chairman

FROM: Staff (DW)

RE: #1-18SPR – Stone Realty Assoc, LLC – 15 Oakwood Av – New 4 story 21,260 sf Innovation center w/15,587 sf office, 3,768sf R&D & 3 units – Request for extension of approval time

OWNER/APPLICANT: Stone Realty Associates, LLC 15 Oakwood Ave Norwalk CT 06851

PROPERTY ADDRESS/DBL: 15 Oakwood Ave (District 5, Block 38A, Lot 12) 1.75 acres

ZONING DESIGNATION: Business #2 zone

PLAN OF CONSERVATION & DEVELOPMENT DESIGNATION: Mixed Use Center

EXISTING USES: 15,370 sf office building and 9,042 sf warehouse building with surface parking lot

APPROVED PLAN: The applicant received approval to construct a new 4 story Innovation center with associated parking deck and the Commission approved the related request for a waiver for 29 parking spaces in April 2018. The applicant will post a bond to provide funds in reserve in the event that the waived parking is needed; if the additional parking is NOT needed the bond would be returned to the applicant at the conclusion of the 2 year period.

APPLICATION STATUS: The property owner has been working to update the plans and obtain needed departmental approvals and plans to proceed with construction later this year.

The following draft resolution is offered:

*** DRAFT RESOLUTION TO APPROVE***

BE IT RESOLVED that the request for a one year extension of approval time for site plan application #1-18SPR – Stone Realty Associates LLC – 15 Oakwood Avenue – Proposed 4 story, ±21,260 sf Innovation Center with 15,517 sf office, 3,768 sf research & development space, three (3) residential dwelling units with 59 new parking spaces required (subject to approval of associated parking waiver for 29 spaces) and related recreation area and site improvements as shown on a set of plans by McLennan Design, LLC and McChord Engineering dated February 16, 2018 as revised to March 7, 2018 be approved, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be April 13, 2021; and

BE IT FURTHER RESOLVED that the effective date of this action be May 27, 2020.

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Memorandum

May 20, 2020

To: Louis Schulman, Chairman

From: Bryan Baker, Land Use Planner

Re: #3-18SPR/#6-18CAM - Petro Home Services - 55 Concord Street - Request for release of surety

The applicant has requested the release of their bond that was required as a condition of approval of their site plan review/CAM permit. All conditions of the approval were met and the permit has been issued a certificate of occupancy by the Building Department and certificate of zoning compliance by Planning and Zoning.

The following resolution is offered:

BE IT RESOLVED by the Norwalk Zoning Commission that the request to release the surety bond for permit #3-18SPR/#6-18CAM - Petro Home Services - 55 Concord Street be **APPROVED** as all improvements have been completed and properly maintained; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 29, 2020.



CERTIFICATION OF ZONING COMPLIANCE
THIS CERTIFICATE IS FOR ZONING ONLY

FINAL ZONING: ☒

CONDITIONAL:

OWNER'S NAME: ROBERT A & MAURID TRUSTEES SCHWARTZ

JOB LOCATION: 55 CONCORD ST

Zone: I1

D/B/L: 2-82-14-0

PROJECT: Off street parking facility for "Petro Home Services" - 17 oil trucks
(max). #3-18SPR/#6-18CAM *All Conditions Apply*

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

EFFECTIVE: 04/24/2020

ZONING INSPECTOR

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

BUILDING PERMIT NUMBER: B19-1081



PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

**ZONING COMMISSION
CERTIFICATION OF IMPROVEMENTS**

SUBJECT: #3- 18SPR/#6-18CAM
Petro Home Services
55 Concord Street

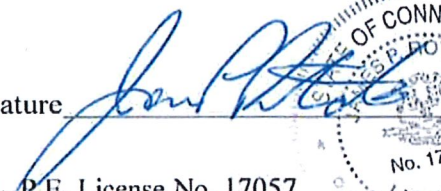
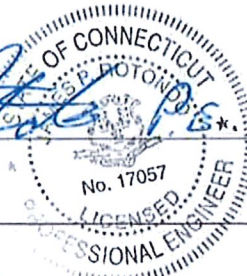
This is to certify that the above referenced project has been constructed in accordance with the plans approved by the Zoning Commission, entitled Proposed Parking Facility, 55 Concord Street, Norwalk, CT dated 4/12/2018 and revised to 5/16/2018, and in accordance with the City of Norwalk, Connecticut, Department of Public Works Roadway Standards, dated May 1982 and amended to January 2017; the State of Connecticut, Department of Transportation Standard Specifications for roads, Bridges, Facilities, and Incidental Construction - Form 816, dated 2004 and amended January 2016; and Department of Public Works Ordinances- Chapters 90 through 99, dated May 10, 1988; and the City of Norwalk, Connecticut, Department of Public Works Drainage Manual, dated May 1983 and revised to June 1, 2017; where applicable and as updated.

James P. Rotondo, PE
Godfrey Hoffman Hodge, LLC

Signature

Conn. P.E. License No. 17057

Date



4/24/2020

City of Norwalk, Conn.

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 JUNE 28, 2018 FEE \$360

Proposed Use OFF STREET PARKING FACILITY FOR "PETRO HOME SERVICES" - 17 OIL TRUCKS (MAX.)

Project Location 55 CONCORD ST. ZIP 06854

Owner/Lessee Petro Home Services Tel.

Address 55 Concord Street ZIP

Applicant Past Mungier Construction Tel. 203 483-3645

Address 750 East Main Street ZIP

Builder Mungier Construction Tel.

Address 750 East Main St ZIP

Architect Godfrey Hoffman Associates Tel.

Address ZIP

ZONING INFORMATION AND APPROVALS

Zone IND#1 Map Page 16NE District 2 Block 82 Lot 14

Coastal Area Yes Flood Zone AE (EL. 12); eff. 7/8/13

P&Z Comm. (CAM, SP, SPR, SUBD) #3-18 SPR / #6-18 CAM

* ALL CONDITIONS APPLY

Non-Conformities / ZBA Variances

Notes OK to Release
AUG 2, 2019

Conservation
Sign-off or Permit
REQUIRED

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 REQ'D
** BLDG. PERMIT REQ'D

Approved [Signature]

Applicant [Signature]
Date 8-5-19

NORWALK ZONING COMMISSION
125 East Avenue
Norwalk, Connecticut



MEMORANDUM

MAY 15, 2020

TO: Zoning Commission - Louis Schulman, Chairman
FROM: Bryan Baker, Land Use Planner
RE: **#3-20SP/01-20CAM** – WEB Construction, LLC – 310/314 Wilson Avenue – Proposed contractor's storage yard and asphalt processing facility

APPLICANT/OWNERS NAME/ADDRESS: WEB Construction, LLC/Crystal, LLC/310 and 314 Wilson Avenue

PROPERTY ADDRESS/DBL: 310/314 Wilson Avenue/5-84-200

ZONING: Industrial #1

PLAN OF CONSERVATION & DEVELOPMENT DESIGNATION: Industrial #1

LOT AREA: 2.3 acres

EXISTING CONDITIONS: The lot is currently vacant with no buildings or structures. The lot is within the 100-year flood zone and contains tidal wetlands

PROPOSED SPECIAL PERMIT USE: WEB Construction, LLC is proposing to use the property to store crushed rock and other material piles. The applicant is proposing to construct a 20' tall concrete block wall along the southern and eastern portion of the lot.

CONNECTICUT DEEP REVIEW: This application was forwarded to the Connecticut Department of Energy and Environmental Protection for their review of the proposal. It was determined that the 20' concrete wall is a "shoreline erosion and control structure" and therefore **inconsistent** with the Connecticut Coastal Management Act in accordance with CGS Sec. 22a-92(b)(2)(J). It was also noticed that the construction of the 20' wall could adversely impact coastal resources by degrading visual quality through significant alteration of the natural features of vistas and viewpoints. Please see attached memo from John Gaucher of the CT DEEP.

ADVERSE/BENEFICIAL IMPACTS: The Zoning Commission shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; and follow all applicable goals and policies stated in section 22a-92 [of the Connecticut General Statutes] and identify conflicts between the proposed activity and any goal or policy.

No adverse impacts were identified by the applicant.

Staff identified the application as conflicting with the following goals/policies of the Connecticut Coastal Management Act:

- To require that structures in tidal wetlands and coastal waters be designed, constructed and maintained to minimize adverse impacts on coastal resources, circulation and sedimentation patterns, water quality, and flooding and erosion, to reduce to the maximum extent practicable the use of fill, and to reduce conflicts with the riparian rights of adjacent landowners (**Sec. 22a-92(b)(1)(D)**)
- To manage coastal bluffs and escarpments so as to preserve their slope and toe; to discourage uses which do not permit continued natural rates of erosion and to disapprove uses that accelerate slope erosion and alter essential patterns and supply of sediments to the littoral transport system (**Sec. 22a-92(b)(2)(A)**)

- To manage intertidal flats so as to preserve their value as a nutrient source and reservoir, a healthy shellfish habitat and a valuable feeding area for invertebrates, fish and shorebirds; to encourage the restoration and enhancement of degraded intertidal flats; to allow coastal uses that minimize change in the natural current flows, depth, slope, sedimentation, and nutrient storage functions and to disallow uses that substantially accelerate erosion or lead to significant despoliation of tidal flats (Sec. 22a-92(b)(2)(D))
- To preserve tidal wetlands and to prevent the despoliation and destruction thereof in order to maintain their vital natural functions (Sec. 22a-92(b)(2)(E))
- To regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources (Sec. 22a-92(b)(2)(I))
- To maintain the natural relationship between eroding and depositional coastal landforms and to minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures. Structural solutions are permissible when necessary and unavoidable for the protection of infrastructural facilities, cemetery or burial grounds, water-dependent uses, or commercial and residential structures and substantial appurtenances that are attached or integral thereto, constructed as of January 1, 1995, and where there is no feasible, less environmentally damaging alternative and where all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts (Sec. 22a-92(b)(2)(J))

SITE PLAN: There are no setback issues according to the site plan, however, the flood zone line runs through the area where the piles are proposed to be stored. The piles would need to be elevated to be at least one foot above the base flood elevation in order to comply with the flood regulations.

SIGNAGE: No signage has been proposed by the applicant.

TRAFFIC REPORT: A traffic report has not been submitted by the applicant.

DRAINAGE REPORT: A drainage report has been submitted and is under review by the Department of Public Works.

LANDSCAPE PLAN: A landscape plan has been submitted and reviewed by staff. The proposal shows 68 arborvitaes (7'-8' tall) proposed to be planted along the concrete block wall and removing the paved driveway that makes up the southern portion of the lot and replacing the asphalt with plantings.

Email from John Gaucher of the Connecticut Department of Energy and Environmental Protection

The proposal is to develop the site as a contractors yard with material storage capabilities. The entire site lies within a FEMA-designated AE flood zone and lies adjacent to tidal wetlands. The proposal includes the construction of an approximately 20' high concrete block wall. I have reviewed the proposal for consistency with Connecticut Coastal Management Act (CCMA)[CGS Sections 22a-90 through 22a-112, inclusive] and offer the following preliminary comments. I have not yet evaluated the proposed stormwater management /drainage design.

The proposed concrete block wall constitutes a shoreline flood and erosion control structure as defined in CGS Sec. 22a-109(c) which states:

“For the purposes of this section, "shoreline flood and erosion control structure" means any structure the purpose or effect of which is to control flooding or erosion from tidal, coastal or navigable waters and includes breakwaters, bulkheads, groins, jetties, revetments, riprap, seawalls and the placement of concrete, rocks or other significant barriers to the flow of flood waters or the movement of sediments along the shoreline...”

The applicable CCMA policy is:

"to maintain the natural relationship between eroding and depositional coastal landforms and to minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures. **Structural solutions are permissible when necessary and unavoidable for the protection of infrastructural facilities, cemetery or burial grounds, water-dependent uses, or commercial and residential structures and substantial appurtenances that are attached or integral thereto, constructed as of January 1, 1995,** and where there is no feasible, less environmentally damaging alternative and where all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts.

[CGS Sec. 22a-92(b)(2)(J)](emphasis added)

The proposed concrete block wall is inconsistent with the above policy because the proposal does not meet any of the use criteria by which such walls are permissible.

The Commission should also evaluate the potential visual impacts of the proposed improvements in accordance with CGS Sec. 22a-93(15)(F) which lists as one of the “Adverse impacts on coastal resources” to include:

"... degrading visual quality through significant alteration of the natural features of vistas and view points."

The attached guidance letter regarding visual impacts was created in response to an inquiry by the Stamford City Planner seeking to advise the Planning & Zoning Commission on how to evaluate such impacts that were raised by area residents. Since the applicable policies have not changed since the letter was written, the guidance remains applicable. I recommend that the Commission members use the guidance, as necessary, to assist in evaluating the relevant aspects of the proposal.

It is unclear, given the nature of the proposed use, if the proposal could be modified to address the inconsistency regarding 22a-92(b)(2)(J) since the block walls appear to be critical components of the development. Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analyst III
Land & Water Resources Division

Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106
Phone 860.424.3660
fax 860.424.4054





STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



OFFICE OF LONG ISLAND SOUND PROGRAMS

January 31, 2000

Norman Cole, Principal Planner
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06904

Subject: Clarification of Connecticut Coastal Management Act (CCMA) policies regarding visual quality

Dear Mr. Cole:

This letter is in response to your verbal request for clarification of CCMA policies regarding visual quality and related adverse impacts.

There are three policies in the CCMA that address visual quality/access related issues. They are as follows:

1. To insure that the state and the coastal municipalities provided adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to insure that any restrictions or exclusions of such facilities or uses are reasonable. Reasonable grounds for the restriction or exclusion of a facility or use in the national interest shall include a finding that such a facility or use: (c) unreasonably restricts physical or visual access to coastal waters (CGS Sec. 22a-92(a)(10))emphasis added, and
2. To require that new or improved shoreline rail corridors be designed and constructed so as... (iii) to enhance or not unreasonably impair the visual quality of the shoreline (CGS Sec. 22a-92(c)(1)(F)), and
3. "Adverse impacts on coastal resources" include but are not limited to:... (F) degrading visual quality through the significant alteration of the natural features of vistas and view points (CGS Sec. 22a-93(15)).

Taken in total, these policies and standards recognize the importance of the visual quality of the natural resources of the coastline and the visual access to them. We understand that these policies are general in nature and, therefore, difficult to implement without subjective interpretation. Vistas and view points have traditionally been interpreted by this Office to mean "public" views of the coastline and coastal resources. They have not been interpreted to mean "personal or private" views. As such, they have not been applied as a means of protecting "personal or private" views but public views. For example, the policies were not intended to prevent obstruction of private views or view corridors of coastal resources. As such, a private waterfront development should not be considered to be an obstruction of any other private view.

The second policy above sheds some light on the issue of impairment to the shoreline's visual quality resulting from improperly placed structures, namely rail corridor improvements. Applying the adverse impact standards (policy 3 above) can put the other policies into context. Adverse impacts include those

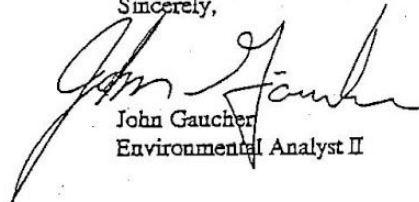
which significantly impact visual quality of the natural resources that make views of coastal resources desirable. The following could be considered by the Board to represent examples of potential adverse impacts to visual quality.

- significant obstruction of public views of coastal resources
- placing riprap on a coastal bluff – the natural bluff is a visual resource as well as a natural feature that provides flood protection, coastal habitat, and allows for littoral transport of sediments
- significant cutting/clearing of coastal forest – coastal forests are a unique and important coastal habitat. The Board could cite this policy, for example, as a means to insure that development impacts to coastal forests are minimized through proper siting of structures and minimization of site disturbance.
- placement of structures that are not in character with development of a particular section of coastline such as a tidal cove. For example a telecommunications tower in a prominent location on the waterfront might be considered an adverse impact to visual quality of some shoreline areas.
- placement of structures too close to coastal resources (physical buffers can mitigate potential visual impacts)

However, because the CCMA policies on visual quality are so general and non-specific, we strongly advise any municipality that is seriously interested in pursuing visual quality considerations in their coastal site plan review decisions not to rely solely on these standards. In order to more consistently and accurately apply these policies and provide much needed refinement and specificity, we recommend that the Board consider amending their zoning regulations to customize policies regarding views and vistas. As such, the Board may consider defining vistas and view points and standards regarding their implementation to further clarify adverse impacts to visual quality. We would be happy to offer our assistance in this regard should the Board wish to pursue this approach.

We hope that our comments are helpful to the Board. If you have any questions on this or any other coastal management concerns, please feel free to contact me at (860) 424-3034.

Sincerely,



John Gaucher
Environmental Analyst II

JG/g

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

SPECIAL PERMIT APPLICATION

A. APPLICATION INFORMATION (11 copies required)*

1. Owner of record and owner's address

Crystal, LLC
314 Wilson Avenue
South Norwalk, CT 06854

2. Applicant's Name and Address

WEB Construction, LLC
147 Woodway Road
Darien, CT 06820

3. Address of Property

310 Wilson Avenue
South Norwalk, CT 06854

4. Assessor's Map No.

17NW

5. District, Block, Lot

District 5, Block 84, Lot 200

6. Zoning District

Industrial No. 1 (I1)

7. Master Plan Designation

Industrial No. 1 (I1)

8. Land Record Map No.

5386, 9329, 11028, 11505, 11567 & 14059

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.

11. Proposed Use(s)

See Schedule B attached hereto and made a part hereof.

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

12. Written legal description of the subject property

To be provided.

13. Confirmation of Tax Status

See Schedule C attached hereto and made a part hereof.

14. Filing Fee - \$410.00

Submitted herewith.

B. SPECIAL PERMIT INFORMATION (4 copies required)

1. Aerial Photograph/Photogrammetry (1"=100' or 1"=200') one copy required.

One (1) aerial photograph submitted herewith.

2. Site Survey (1"=30' or 1"=20') four copies required.

Refer to "Zoning Location Survey of Tract III prepared for WEB Construction 310 Wilson Avenue Norwalk, Connecticut Scale:1"=80' August 22, 2019" by William W. Seymour & Associates, P.C. Four (4) copies submitted herewith.

3. Project Site and Utility Plans (1"=30' or 1"=20') four copies required.

Refer to "Contractor Yard Site Plan (Sheet 1 of 1) dated 11-25-19 revised to 2/3/20 prepared by Grumman Engineering, LLC; "Planting Plan (Drawing No. MP.1)" dated March 6, 2020 prepared by Environmental Land Solutions, LLC. Four (4) copies submitted herewith.

4. Building Plans, Elevations & Sections (1/8"=1'0" or larger) four copies required.

No building proposed so no building plans, elevations or sections required.

5. Additional Information

a. Lot coverage and parking space computations

Refer to "Zoning Data Chart 'Industrial No. 1' Zone set forth on "Zoning Location Survey of Tract III prepared for WEB Construction 310 Wilson Avenue Norwalk, Connecticut Scale:1"=80' August 22, 2019" by William W. Seymour & Associates, P.C. Four (4) copies are submitted herewith.

b. Detailed soil erosion and sediment control plan per Article 112

Refer to "Sedimentation & Erosion Control Notes" set forth on "Contractor Yard Site Plan (Sheet 1 of 1) dated 11-25-19 revised to 2-3-20 prepared by Grumman Engineering, LLC. Four (4) copies are submitted herewith.

c. Gross building area computations by floor (and unit if applicable)

No building is proposed so no gross building area computations are necessary.

- d. Three-dimensional, architectural block model of proposed building(s) and site, at same scale as site plans, if requested by Commission. For large scale developments, a digital media presentation is required for public hearings with one printed copy to be submitted for the file, if requested by Commission.**

The Applicant requests a waiver of this requirement, since no building or structure is proposed.

e. Storm drainage computations

Refer to “Drainage Report” dated March 6, 2020 prepared by Grumman Engineering, LLC. Eleven (11) copies are submitted herewith.

- f. Assessment of Environmental Impact**

Environmental Impact memorandum to be submitted.

6. Signs

No signage is proposed.

7. Traffic Report (11 copies required)

Refer to “Internal Circulation” letter dated 12/9/19 prepared by Frederick P. Clark Associates submitted herewith.

Respectfully submitted on this the 17th day of March 2020.

WEB Construction, LLC.

By _____
Carmody Torrance Sandak & Hennessey LLP
Its Attorneys
707 Summer Street
Stamford, CT 06901
Phone: (203) 425-4200
Fax: (203) 325-8608

**WEB CONSTRUCTION, LLC.
310 WILSON AVENUE, SOUTH NORWALK, CT
APPLICATION FOR SPECIAL PERMIT
NARRATIVE
SCHEDULE B**

I. OVERVIEW

WEB Construction, LLC (hereinafter “WEB” or “Applicant”) is a proposed tenant of a 2.348± acre parcel of vacant real property located at 310 Wilson Avenue in South Norwalk, CT (hereinafter the “Property”). Designated as Tax Lot 200 in Block 84 of the Fifth Taxing District, the Property is situated in the Industrial No. 1 zone. It is bounded by a 50’ right of way, a tidal wetland to the east and other industrially developed land to the north and south. The Property is situated within the boundary of the Coastal Area Management (CAM) zone.

II. PROPOSAL

WEB proposes to redevelop the Property as a contractor’s yard for the storage of materials. No outdoor sorting or processing of materials will be conducted. The Property will be improved with a new on-site drainage system (which currently does not exist), off-street at grade parking, utilities and landscaping. No structures are proposed.

Generally, the contractor’s yard will operate Monday through Friday from 7am to 6pm and on Saturdays from 8am to 2pm. The site will be closed on Sunday. A maximum of two (2) employees will be working at the site. The Applicant will maintain temporary, covered stockpiles of aggregate materials processed at 34 Meadow Street, and piles will be no higher than the 20’ allowed, will meet the 5-foot setback requirement, will be screened from neighboring properties and a dust suppression system will be installed.

Deliveries of materials to be stored on site will generally occur between regular business hours noted above. The site will only be used by WEB; it will not accept materials from nor sell materials to unrelated companies or businesses, other than those authorized to enter by the Applicant, which will maintain a daily sign-in procedure. The site will not be open to the general public.

The proposed drainage system will include the installation of a catch basin and oil separator to provide water quality volume treatment. More than 80 trees are proposed (none currently exist).

III. STANDARDS OF REVIEW

The Applicant submits this application for special permit in accordance with the provisions of Sec. 114-700 and Sec. 118-1450 of the City of Norwalk Building Zone Regulations (“zoning regulations”). The Applicant submits that this application complies with the standards of review for special permit applications as follows:

- (a) Density and bulk of buildings. No building or structure is proposed. (Refer to “Contractor Yard Site Plan (Sheet 1 of 1)” dated 11-25-19, revised to 2/3/20 prepared by Grumman Engineering, LLC submitted herewith.

- (b) Stable Traffic Flow. The Applicant submits that site generated traffic from the off-street, off-site parking facility will 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. (Refer to letter from Michael Galante of Frederick P. Clark Associates, dated 12/9/19, attached hereto and made a part hereof).
- (c) Availability of mass transit facilities. Norwalk Transit District Wheels bus routes 9 and 10 travel within walking distance of the site, on Woodward Avenue and South Main Street. No Wheels buses travel directly in front of the Property.
- (d) Availability and compatibility of utilities. The site is served by all utilities. A subsurface drainage system consisting of a catch basin and oil separator, has been designed for the 2, 10, 25- and 100-year storm events. In accordance with City of Norwalk Standards, post construction, the rate of peak stormwater runoff will be reduced for all storm events. This is a vast improvement to the Property since no drainage system currently exists thereon. (Refer to "Drainage Report" dated 3/6/20 prepared by Grumman Engineering, LLC submitted herewith).
- (e) Adverse impact from noise, odor, fumes, dust and artificial lighting. The contractor's yard with outdoor storage is not expected to result in adverse impacts from noise, odor, fumes, dust and artificial lighting. The proposed use is expected to comply with the City of Norwalk noise ordinance requirements.
- (f) Signs of size and design that are in harmony with the neighborhood. Any proposed signage shall comply with the City of Norwalk zoning regulations relating to signage. No signage is proposed by the Applicant.
- (g) Adequacy of yards and open space, screening and buffering. Yards and open space, screening and buffering shall comply with the zoning regulations. Landscaping is proposed along the north, east and southern property lines creating a natural vegetated buffer. (Refer to "Contractor Yard Site Plan (Sheet 1 of 1)" dated 11-25-19 revised to 2/3/20 prepared by Grumman Engineering, LLC and "Planting Plan (Drawing No. MP.1)" dated March 6, 2020 prepared by Environmental Land Solutions, LLC, submitted herewith).
- (h) Impact on neighborhood properties, as compared to uses and structured permitted as a matter of right. Various other industrial uses exist on Meadow Street including LaJoie's junkyard, City Carting and others.
- (i) Existing land use in the area. Among the uses in the area are industrial, commercial, residential, fire department, warehouse and package distribution, recycling facilities.
- (j) Proximity to community facilities. The retail district of SoNo is about two (2) miles to the north. SoNo Ice House is located within one mile of the site. Other industrial and commercial enterprises exist within close proximity of the site including City Carting, LaJoie's, DHL, Wusthof, LeBlanc's and other similar businesses. There are no houses of worship in the general vicinity of the Property.

- (k) Compliance with the Zoning Code and Plan of Development. The proposed use complies with the Building Zone Regulations of the City of Norwalk and most the advisory Plan of Conservation and Development.
- (l) Conservation of wetlands, watercourses and other ecologically viable lands. There are onsite inland wetland and upland review areas on the Property and offsite coastal resources including tidal wetlands. An application for intermediate activity has been submitted to the City of Norwalk Conservation Commission. Further, since the Property is within the Coastal Area Management zone and adjacent to tidal wetlands, a CAM Short Form application and report are submitted herewith. Finally, the Applicant shall file with the State of Connecticut Department of Energy & Environmental Protection (DEEP) an application for general permit for the discharge of stormwater associated with industrial activity.
- (m) No zoning violations exist on the property. There are no known zoning violations on the property.

Additional standards for the Industrial No. 1 zone:

Additionally, the proposal meets or exceeds the additional standards of review for the Industrial No. 1 zone set forth in Sec. 118-700B(5) of the zoning regulations as follows:

- (a) Environmental Impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any pollutant or waste. All industrial uses which may potentially emit such pollutants shall submit a written assessment of the environmental impacts of the proposed uses and a plan which demonstrates how the project will comply with local, state and federal environmental regulations.
- (b) Environmental impact statement for indoor contractor parking facilities. Environmental Impact memorandum not required since proposed use is not an indoor contractor parking facility.
- (c) Sanitary facilities. Public sewer facilities shall be utilized and adequate provision for storm drainage shall be made as determined by the Commission. The Property is to be served by city sewer.
- (d) Illumination and noise. Exterior illumination and noise shall be controlled by design or screening so as to not intrude upon adjacent streets and properties. The Applicant's operation of the site is obligated to and shall comply with the City of Norwalk Noise Ordinance.

WEB CONSTRUCTION, LLC
310 WILSON AVENUE, SOUTH NORWALK, CT
APPLICATION FOR COASTAL AREA MANAGEMENT (CAM) SHORT FORM
EXISTING AND PROPOSED USES
SCHEDULE A

WEB Construction, LLC (hereinafter “WEB” or “Applicant”) is a proposed tenant of a 2.348± acre parcel of vacant real property located at 310 Wilson Avenue in South Norwalk, CT (hereinafter the “Property”). Designated as Tax Lot 200 in Block 84 of the Fifth Taxing District, the Property is situated in the Industrial No. 1 zone. It is bounded by a 50’ right of way and other industrially developed land to the west, other industrially developed land to the east, north and south. The Property is situated within the boundary of the Coastal Area Management (CAM) zone (AE 11).

WEB proposes to redevelop the Property as a contractor’s yard for the outdoor storage of materials in approximately 22,785± sq.ft. No outdoor sorting or processing of materials will be conducted. The Property will be improved with a new on-site drainage system (which currently does not exist), utilities and landscaping. (Refer to “Contractor Yard Site Plan Sheet 1 of 1” dated 11-25-19, revised to 2/3/20 prepared by Grumman Engineering LLC (“Site Plan”) submitted herewith).

The site will operate Monday through Friday from 7am to 6pm and Saturdays from 8am to 2pm. It will be closed on Sunday. A maximum of two (2) employees will be located at the site. The Applicant will maintain stockpiles of aggregate materials. These piles will be no higher than the 20’ allowed, will meet the 5-foot setback requirement, will be covered and screened from neighboring properties, and a dust suppression system will be installed. (Refer to Site Plan).

Access to the Property from Meadow Street will be gained from the existing right of way which is located along the Property’s western boundary. The site will only be used by WEB; it will not accept materials from nor sell materials to unrelated companies or businesses, other than those authorized to enter by the Applicant, which will maintain a daily sign-in procedure. The site will not be open to the general public.

A subsurface drainage system consisting of a catch basin, hydrodynamic oil separator and retention galleries, is proposed to provide treatment of water quality volume. This is a vast improvement since no drainage system currently exists on the property and runoff currently sheet flows to the south and off the property untreated. (Refer to “CAM Report” and “Drainage Report” prepared by Grumman Engineering, LLC dated March 6, 2020 submitted herewith).

The plans depict the required five foot (5’) buffer on all sides of the Property, and the development includes the installation of more than 60 arborvitaes around the 20’ high block wall proposed around the north, east and southern perimeters of the contractor’s storage yard, along with the installation of more than 40 evergreen and deciduous trees.

The Property is located near a coastal resource, namely the Village Creek salt march.

Coastal resources for the Property consist of general resources, tidal wetlands, intertidal flats, shorelands and coastal hazard areas. Coastal policies affected by the project are general development. (Refer to CAM Report by Environmental Land Solutions, LLC dated March 6, 2020, attached hereto and made a part hereof). There are no natural, historic or other significant features on the property. “The proposed development is consistent with the Coastal Area Management (CAM) goals and policies and will not have any adverse impacts to coastal resources.” (CAM Report p. 5).

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning

8 Knight Street, Suite 203, Norwalk, CT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836

March 6, 2020

Zoning Commission
City of Norwalk
125 East Avenue
Norwalk, CT 06856-5125

Re: Application for CAM Short Form
314 Wilson Avenue-Tract III, Norwalk, CT

Dear Commission Members:

Web Construction, proposed tenant of the above referenced address, proposes a contractor's storage yard on the above referenced site which lies within the Coastal Area Management (CAM) zone due to its proximity to the reaches of the tidally-influenced of Long Island Sound. Accordingly, an application for a CAM Short Form (CAM) is being submitted to the City Zoning Commission for review and approval. The property includes area of tidal waters along the southeast property line and the southwest corner of the site. Environmental Land Solutions, LLC (ELS) has been authorized to prepare this CAM report for the project, and is based on a site inspection made on February 28 and March 4, 2020, and the following plans.

1. "Property Survey" prepared for Crystal, LLC, prepared by Edward J. Frattaroli, Inc., dated September 16, 2019.
2. "Contractor Yard Site Plan," prepared by Grumman Engineering, LLC, last dated 2/3/20.
3. "Operation and Maintenance Report," prepared by Grumman Engineering, LLC, dated 11/21/10.
4. "Drainage Report," prepared by Grumman Engineering, LLC, dated 11/20/10.

Information referenced herein has been excerpted from the Department of Energy and Environmental Protection (DEEP) Office of Long Island Sound Programs (OLISP) publication Reference Guide to Coastal Policies and Definitions, revised 07/26/99, and the General Statutes of Connecticut (CGS), Volume 8, revised to January 1, 2001, and the City of Norwalk Zoning Regulations.

A. DESCRIPTION OF EXISTING CONDITIONS

The subject 2.34 ± acre parcel is a rear lot located on the eastern side of Wilson Avenue and

southeast of Meadow Street. The site's vehicular access is over an existing Right-of-Way from Meadow Street.

Vehicular access to the street of is over a paved asphalt access over the ROW at the north east corner of the property. The property is zoned "Industrial #1 Zone," the site is developed with a single-lane dirt vehicular access from the south, with a larger disturbed dirt area that is roughly 280' by 70' at the northeast end.

This disturbed surface is surrounded by scrub vegetation and Phragmites, with tidal wetland grasses to the southeast and northwest, associated with Village Creek. Woody vegetation found along the perimeter of the site includes Black Locust, Oak, Choke Cherry, Sumac, Red Cedar, and Alder. Herbaceous plants identified include Mugwort, Hightide Bush, Japanese Knotweed, Phragmites, and a mix of turf and meadow grasses with Cordgrass within the tidal wetlands. There are significant trees found on the property.

Topography for the site is nearly flat within the existing disturbed area, varying from elevation 11.0' to 12.0'(NAVD'88). However, both the west and east sections of the property slope down to flagged tidal wetlands along the northwest and southeast property lines. The site elevations ranges from 5.0' to the east side of the site to a high point of 12'. The site currently sheet flows to the west and east. The property lies within a Flood Zone (AE) with a projected base flood (100 year storm event) to be at elevation 11' (NAVD'88). There are no inland wetland on the site.

B. DESCRIPTION OF PROPOSED PROJECT

The proposed site improvements include the following:

1. The vehicular access entry area (4776 sf±) will be paved, with a permanent tracking pad to that provides vehicular access to the storage area.
2. Within the proposed paved portion of the storage yard the stormwater runoff will be collected through a catch basin, filtered through a hydrodynamic separator and directed to underground infiltrations galleries. These improvements will address the City of Norwalk drainage requirements for stormwater treatment and storage. See Grumman Engineering's Drainage Report, for additional information.
3. A layer of stone millings for proposed new surfaces in storage area. The area is proposed to be used for storage of aggregate, and the proposed surface will be stable and pervious.
4. Construction of a 20' tall block wall for screening the proposed the storage area, along the west, south and eastern perimeter of the yard. The block will be placed to allow water to flow in and out of the area during flood events, thereby not displacing flood waters.

5. Installation of a row of 68 Arborvitaes (7-8' tall) around the outside of the proposed block wall to add in the screening along the southeast property line.
6. A row of silt fence is proposed during construction to control loose soil from leaving the site.
7. Planting a mix of evergreen and deciduous trees (43) in the southern access road to reduce disturbed areas and abandon the current access drive from Wilson Avenue. This will eliminate approximately 8,500± sf of active earth surfaced accessway and convert it to a naturalized buffer area.
8. The storage piles are proposed to be covered to eliminate sources of runoff into the wetlands.

The proposed development will occur within the previously disturbed and developed area of the property. No work is proposed in tidal wetland, and the closest disturbance to the tidal wetland boundary will not change by the virtue of the proposal. Any soil generated from minor site work to complete the items on the proposed Site Plan will be removed from the site during construction.

C. DESCRIPTION OF COASTAL RESOURCES

The following coastal resource is located on site:

General Resource - the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated terrestrial and estuarine ecosystem.

Offsite, nearby coastal resources include the following:

Tidal Wetlands - means “wetlands” as defined by CGS Section 22a-29(2). This resource is located off the site to the southeast.

Intertidal Flats - means very gently sloping or flat areas located between high and low tides of muddy, silty and fine sandy sediments and generally devoid of vegetation. This resource is located to east and south of the site.

Shorelands - means those land areas within the coastal boundary exclusive of coastal hazard areas, which are not subject to dynamic coastal processes and which comprise typical upland features such as bedrock hills, till hills and drumlins.

Coastal Hazard Areas - means those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act, as amended (U.S.C. 42 #4101, P.L. 93-234) and all erosion hazard areas as determined by the (DEEP) commissioner.

D. SUITABILITY OF THE PROJECT FOR THE PROPOSED SITE

The coastal resources as described above will not be impacted by the proposed redevelopment of this property because the proposed activities will occur within the presently developed area of the site. There will be no encroachment into the coastal resources.

Consistency with Applicable Coastal Use Policies:

The following coastal use policies are applicable to the property:

General Resources - to preserve and enhance coastal resources in accordance with the coastal policies. The reuse of this lot will occur within the presently developed area and therefore is not expected to significantly disrupt either the natural environment or sound economic growth.

Consistency With Coastal Resources:

General Resource - the proposed development is consistent with the surrounding mixed commercially-developed neighborhood. There will be no change in the distance to tidal waters from developed areas.

General Development - the subject property lies within a developed commercial zone and was previously used and developed as a commercial property. The proposed development of this lot as planned will not adversely impact sound economic growth.

Coastal Hazard Areas - development in the coastal hazard area will be accomplished in a manner so as to minimize hazards to life and property. The proposed site improvements will allow flood waters to ebb and flow onto this site. The stockpile stone will not generate any floatable debris. No buildings are proposed for this site. The proposed site improvements will not exacerbate existing flooding conditions or cause the base flood elevations to increase.

Shorelands - the proposed activities will occur within existing maintained lands and have been designed in a manner which minimizes adverse impacts upon adjacent coastal systems and resources.

E. POTENTIAL BENEFITS AND ADVERSE IMPACTS OF THE PROJECT:

The proposed redevelopment and site improvements will occur within areas presently maintained and developed. During construction, the proper installation and maintenance of sediment and erosion controls will provide protection from transport of sediments to coastal waters (refer to plans prepared by Grumman Engineering). Best Management Practices (BMPs) for stormwater treatment are included to collect, treat and infiltrate new impervious surfaces. A hydrodynamic separator is included in the treatment train to remove sediment and oil to improve the stormwater quality, and the infiltrator will maintain infiltration for the site.

and compensate for new paved areas. No adverse impacts to the coastal resources or the near by Village Creek are anticipated with the proposed site development. Under this proposal there will be a significant (8,500± sf) contraction of active work area on this site, and this area will be landscaped with deciduous and evergreen trees. The project is consistent with the adjacent land uses and existing zoning.

When complete, and if constructed in compliance with the proposed plan these site improvements will not generate any significant increase of exterior noise, odor or dust. There are no new lights proposed with this redevelopment.

SUMMARY

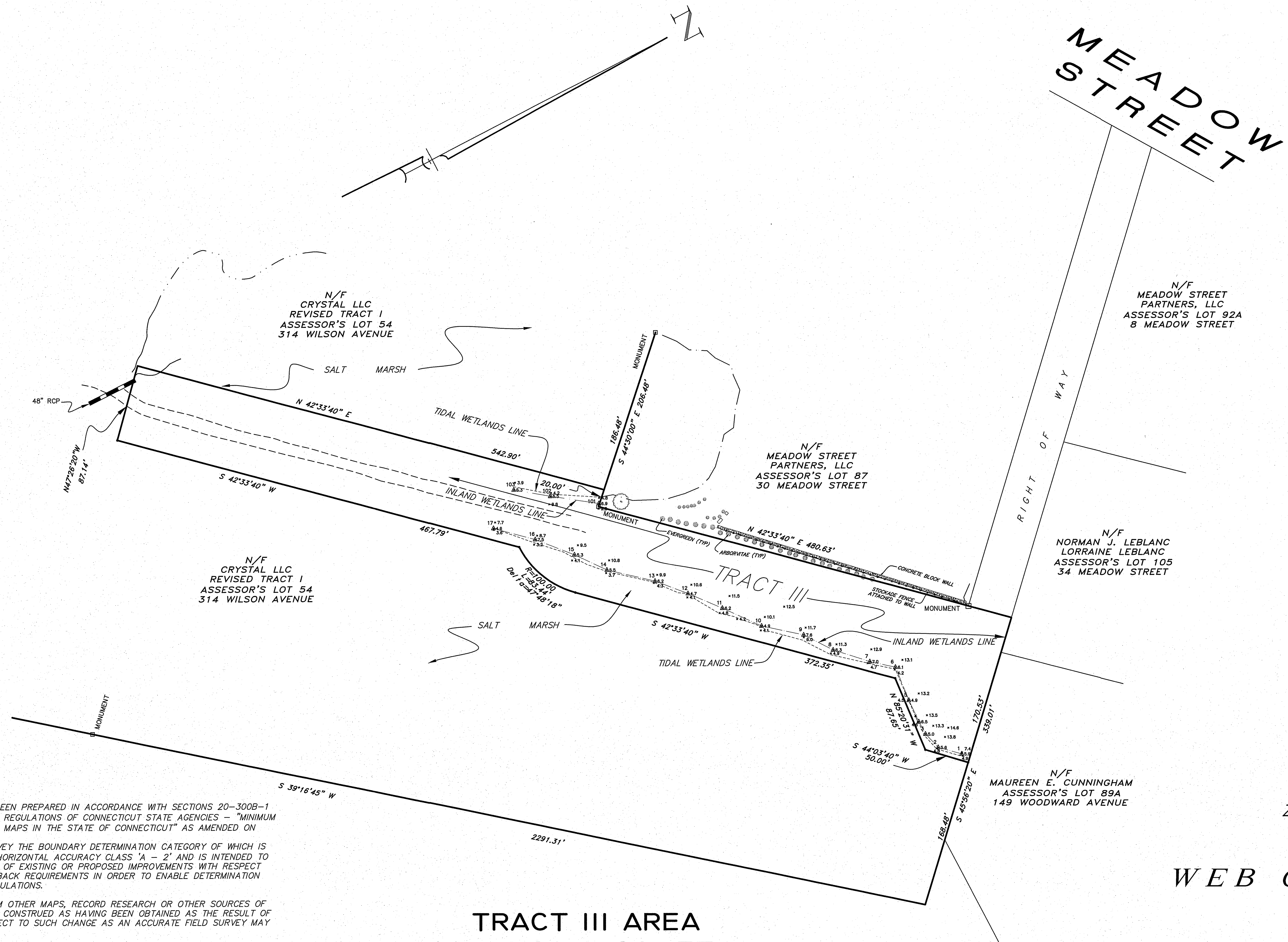
In summary, Web Construction proposes to repurpose an existing developed area for the purpose of storing rock materials. The land involved in this new development currently includes a dirt driving surface. The proposed improvements will occur within the disturbed site area, with provisions for containment of activities and protection of tidal resources.

Tidal wetland areas are found along the perimeter of the southeast and northwest areas. The proposed project will not significantly alter existing drainage patterns or increase the hazard of coastal flooding or degrade the visual quality of the surrounding natural resources. The proposed development is consistent with the Coastal Area Management (CAM) goals and policies and will not have any adverse impacts to coastal resources.

Sincerely,

Kate Throckmorton, ASLA
Landscape Architect

Wilson Avenue 310-norwalk-2020 cam.wpd



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2016.
IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

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.

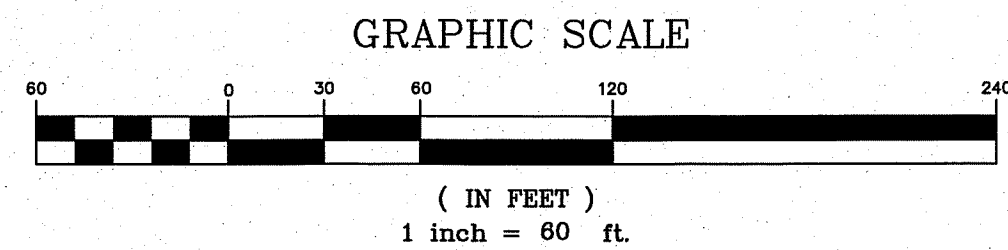
EASEMENTS AND BOUNDARY ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN INDUSTRIAL NO. 1 ZONE.

REFER TO MAP NO. 5386, 9329, 11028, 11505, 11567 AND 14059 NORWALK LAND RECORDS.

SPOT ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD 88 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS "V - 3".

TRACT III AREA
= 102,263± SQ. FT.
OR 2.348± ACRES



¹ Δ WETLANDS FLAG STAKED IN THE FIELD BY SOIL & WETLAND SCIENCE, LLC FEBRUARY 17, 2020
TIDAL & INLAND WETLANDS LINES DELINEATED BY SOIL & WETLAND SCIENCE, LLC FEBRUARY 17, 2020

ZONING DATA CHART 'INDUSTRIAL NO. 1' ZONE		
	REQUIRED / ALLOWED	EXISTING
LOT AREA	5,000 SQ. FT.	102,263 SQ. FT. 2.348 ACRES
LOT WIDTH	50 FT. MIN.	GREATER THAN 50 FT.
FRONT YARD	35 FT. MIN. FROM C.L. SUBJECT TO SECT. 118-1000B; EXCEPT FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS WHICH SHALL BE LOCATED NOT MORE THAN TEN (10) FEET FROM PROPERTY LINE, SUBJECT TO 118-700 C (6)	NONE
SIDE YARD	NONE EXCEPT WHERE RESIDENCE ZONE ABUTS 10 FT. PER STORY OR 20 FT. WHICHEVER IS GREATER, SUBJECT TO 118-1000F; NONE FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS	N/A
AGGREGATE SIDE YARD	NONE EXCEPT WHERE RESIDENCE ZONE OR COASTAL WATERS ABUT 10 FEET PER STORY OR 20 FT. WHICHEVER IS GREATER, SUBJECT TO 118-1000F; NONE FOR MULTIFAMILY AND MIXED USED DEVELOPMENTS	N/A
REAR YARD	10 FT. EXCEPT WHERE RESIDENCE ZONE OR COASTAL WATERS ABUT 10 FEET PER STORY OR 20 FEET WHICHEVER IS GREATER, SUBJECT TO 118-1000F; NONE FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS	NONE
BUILDING AREA	50% FOR BUILDINGS 90% FOR BUILDINGS AND PARKING; NONE FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS IN TRANSIT ORIENTED DEVELOPMENTS	NONE
FLOOR AREA RATIO	1.0; 2.0 FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS IN TRANSIT ORIENTED DEVELOPMENTS	NONE
BUILDING HEIGHT	4 STORIES & 50 FT. 6 STORIES & 72 FT. ON LOTS 30 ACRES OR LARGER, 5 STORIES & 60 FT. ABOVE BASE FLOOD LEVEL FOR MULTIFAMILY & MIXED USE DEVELOPMENTS WHICH PROVIDE A MINIMUM OF THIRTY (30%) AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 8-30g OF THE CT. GENERAL STATUTES, PROVIDED THAT A MINIMUM OF TEN PERCENT (10%) THE TOTAL NUMBER OF UNITS SHALL COMPLY WITH SECTION 118-1050 WORKFORCE HOUSING REGULATION	NONE

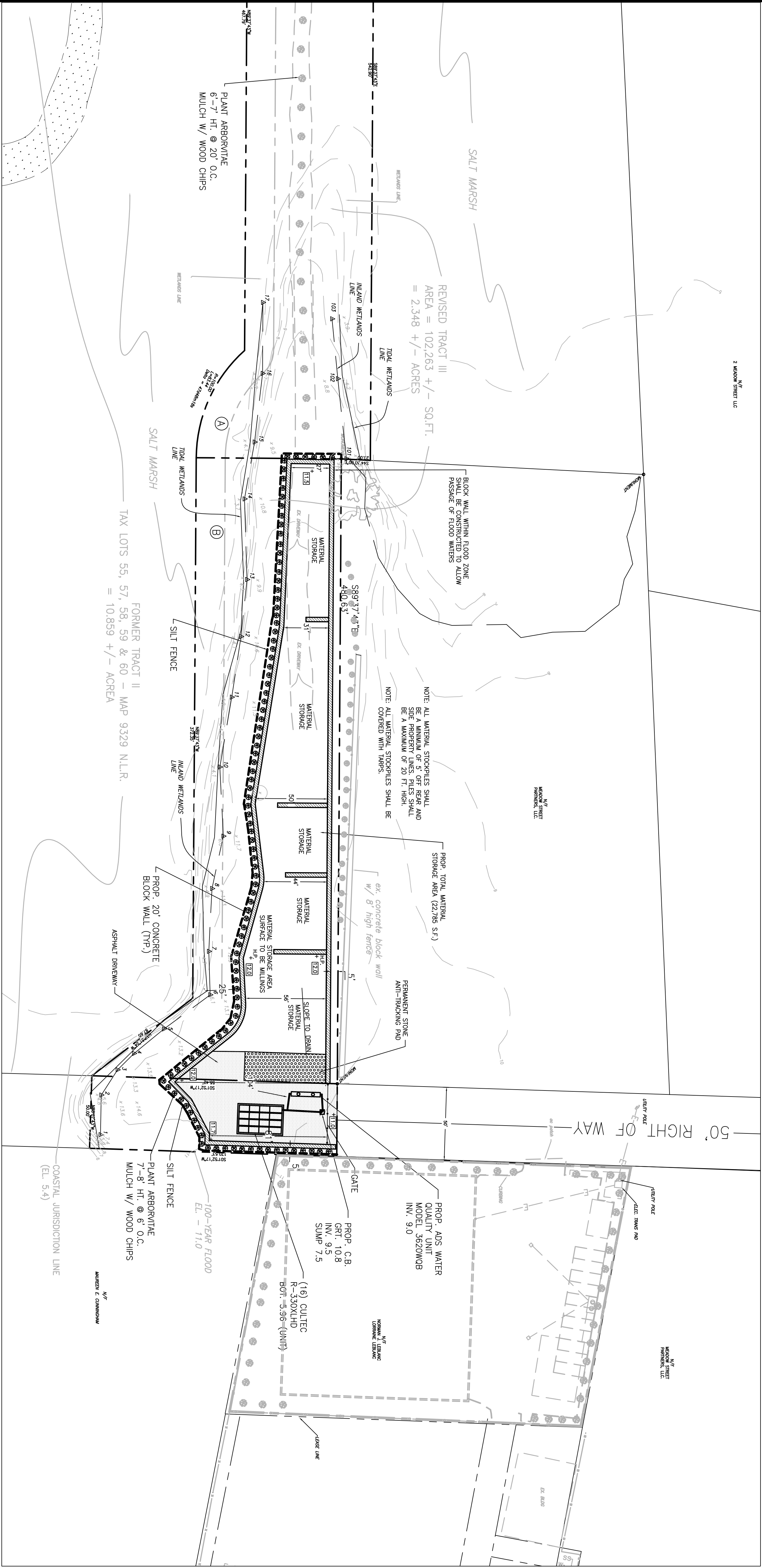
ZONING LOCATION SURVEY
OF TRACT III
PREPARED FOR
WEB CONSTRUCTION
310 WILSON AVENUE
NORWALK, CONNECTICUT

SCALE: 1" = 80' AUGUST 22, 2019

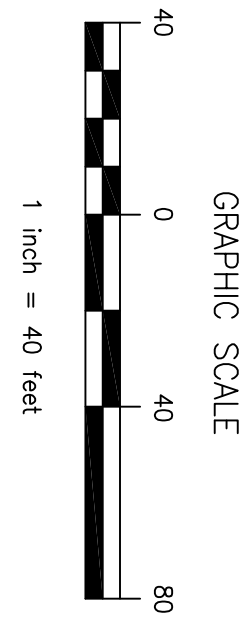
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

THAT TO MY KNOWLEDGE AND BELIEF,
THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

Jeffrey W. McDougal CT PLS No. 70090



NOTES: - NO SIGHT LIGHTING IS PROPOSED
- NO MATERIAL CRUSHING OR PROCESSING IS PROPOSED.

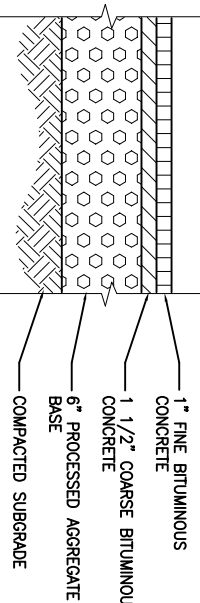


ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROPOSED
ZONE: INDUSTRIAL #1	35' TO C.L. STREET	MIN. 46'
FRONT SETBACK:	20' (cosolid waters)	MIN. NONE
REAR:	20' (cosolid waters)	MIN. NONE
SIDE:	20' (cosolid waters)	MIN. N.A.
AGGREGATE SIDE:	20' (cosolid waters)	MIN. N.A.
LOT WIDTH:	50'	MIN. > 50'
LOT AREA:	5,000 S.F.	MIN. 102,283 S.F.
BUILDING HEIGHT:	50'	MAX. N.A.
# STORES:	4	MAX. N.A.
COVERAGE- STRUCTURE:	50%	MAX. N.A.
COVERAGE- BUILDING & PARKING:	90%	MAX. 4.6%
FLOOR AREA RATIO:	1.0	MIN. N.A.
RECREATION AREA:	150 S.F./ UNIT	MAX. N.A.
RESIDENTIAL DENSITY:	2500 S.F./ UNIT	MIN. N.A.
PARKING SPACES:	N.A.	MIN. ---
100 YR. FLOOD ELEV.:	11.0 ft	MIN. ---

DRIVEWAY PAVEMENT

NOT TO SCALE



GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY THE 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 OF RECORD 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.
- SURFACE 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 A ZONING LOCATION SURVEY OF TRACT III PREPARED FOR WEB CONSTRUCTION, 310 WILSON AVENUE, NORWALK, CT BY WILLIAM W. SEWOUR & ASSOCIATES P.C., DATED AUGUST 22, 2019.
- ALL HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE SHALL BE SMOOTH INTERIOR TYPE AND MEET THE REQUIREMENTS OF ASTM F405 & F667 AND ASHTO M252 & M294.
- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, PRIOR TO START OF CONSTRUCTION.
- TOTAL SITE AREA REVISED TRACT III = 102,263 SQ. FT. ~ 2.348 AC.
- PROPERTY IS SHOWN ON ASSESSORS' MAP 17NW, LOT 54, BLOCK 84.
- LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION. VERTICAL DATUM= NAVD 88. (CITY OF NORWALK G.I.S.) (CONTOURS SHOWN AT 1 FOOT INTERVALS)

SEDIMENTATION AND EROSION CONTROL NOTES

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDBED AREAS WITH MULCH HAY OR SALT HAY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SPECIFIC TO THE PROJECT AND SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENT CONTROL. HANDBOOK.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
- SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR STREAM BEDS THEREAFTER. AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE OBLIGATION TO MAINTAIN AND MONITOR 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 CONVERTING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN TO THE LAND IS TRANSFERRED TO A NEW OWNER.

REVISED: 2-3-20- SCALE.

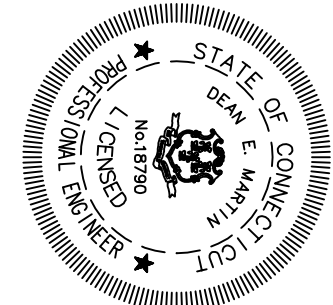
19-5202	1 OF 1
11-25-19	sheet

CONTRACTOR YARD SITE PLAN

WEB CONSTRUCTION

NORWALK, CONNECTICUT

310 WILSON AVENUE



GRUMANMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3535 FAX: (203) 286-5057



FGB CONSTRUCTION CO.

158 Bouton Street
Norwalk, CT 06854

MEMORANDUM

Phone: (203) 857-0332
Fax: (203) 853-1358

PROJECT: Contractors Yard
310 Wilson Avenue

DATE: April 7, 2020

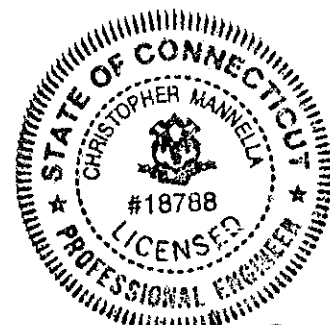
TO: WEB Construction
34 Meadow Street
Norwalk, CT 06854

PROJECT No.:

ATTN: James Brenia

SUBJECT: Modular Block Retaining Wall
Flood Damage Mitigation

I have reviewed the plans dated 2/3/20 as prepared by Grumman Engineering as it pertains to the modular block wall, more specifically mitigating flood damage to the wall during a storm event. In my professional opinion the opening created for vehicles to enter the site on the west side of the property will also allow for flood waters to enter unimpeded in a storm event. Flood waters entering through the opening will allow for the hydrostatic pressure to equalize itself on both sides of the wall. Buoyancy of the wall will be mitigated by the gross weight of the blocks stacked above flood elevation. Detailed calculations will be provided during the building permit process.



Page 1 of 1
Attachments:
CC:

Signed: _____

Chris Mannella
Chris Mannella, PE

CITY OF NORWALK
ZONING COMMISSION – SPECIAL MEETING
May 11, 2020

PRESENT: Louis Schulman, Chair; Galen Wells; Richard Roina; Michael Witherspoon; Joshua Goldstein; Stephanie Thomas; Frank Mancini; Nathan Sumpter; Rod Johnson
STAFF: Steve Kleppin; Bryan Baker
OTHERS: Diane Lauricella; Larry Katz; Ernie Dumas; Ron Weiss; Luigi DiMeglio; Sonya Oliver; State Representative Travis Simms; Darlene Young

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 5:33 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll. Mr. Schulman explained how the public meeting participants would be allowed to speak on Zoom.

III. PUBLIC HEARINGS

a. #1-20R – Zoning Commission – Proposed amendments to establish a 12 month moratorium on certain uses in Industrial #1 zone including building material and storage yards, contractor’s storage yards and single and two family dwellings

Mr. Schulman opened the public hearing and explained that it would be held open until at least May 18, 2020 for written comments. He also noted that the meeting would have to end at 6:50 p.m. for another Zoom presentation by the Mayor and State Senator Duff.

Mr. Kleppin began the presentation with a description of the application. The city would be starting a study next month about the Industrial Zones in the city. They thought it would be wise to place a moratorium on applications for contractor’s storage yards for 1 year until the study is completed. It is an amendment to the Zoning Regulations.

Mr. Schulman asked the commissioners for questions. There was a discussion about whether the pandemic affected any of the areas. Mr. Kleppin said that it would not have any relevance to this amendment. There was also a discussion about new applications which could affect the City financially. Mr. Kleppin said that there had been a couple of applications pending but they had not seen an influx of new ones. There was a discussion about a possible shortage of contractor yards because of the moratorium. There was also a discussion about surrounding towns not allowing contractor’s yards. They would only be allowed in South Norwalk. There had not been a cessation of use of the contractor’s yards, because of the Governor’s Executive Orders during the pandemic, as far as Mr. Kleppin knew. There was also a discussion about the length of time of the moratorium.

Mr. Schulman asked members of the public to raise their hands through Zoom to make themselves known before making their comments.

Diane Lauricella thanked the commissioners for allowing the public to speak. She believed that Industrial Zones were necessary for the city. She thanked the Zoning Department staff for lists of legal and illegal contractor's yards. She appreciated the extension of time and would submit written comments.

Larry Katz, 71 East Main Street (office), spoke in support of contractor's yards. He noted that some contractors needed yards in Norwalk so that they didn't have to drive from further away. He thought it was a mistake to constantly take away contractor's yards.

Ernie Dumas spoke in favor of the contractor's yards. It would be a help for people in the area. However, he also thought that the people who live in the area should be respected. Some areas are contaminated.

Ron Weiss, 75 Place Street, said that he grew up in South Norwalk and that they must take into consideration the needs of the people that live in the area. He was grateful to those working on the Zoning Commission on this matter.

Luigi DiMeglio, 20 Lebrown Place, said that he thought this would be a great study for Norwalk. He had lived with a contractor's yard in his backyard for 7 years. He noted that many of the legal yards later became illegal yards. He appreciated the commissioners allowing them to speak.

Sonya Oliver, 15 Madison Street, spoke in favor of the moratorium. She said that the neighborhood looked like an eyesore with all of the contractor's yards. It would only bring down property values.

State Representative Travis Simms spoke in support of the moratorium. He looked forward to working with the Zoning Commissioners and his colleagues on the local and state levels and all those who had a vested interest.

Darlene Young thanked them for allowing everyone to speak. She noted that many people were affected by the dust from the many yards in South Norwalk. She was hopeful that they could figure out how this could be worked out through the study. She thanked prior speakers who had been involved for a long time on this issue. She appreciated the openness of the Zoning Department and the Zoning Commission.

At this time, Mr. Schulman asked that the public hearing be held open until May 18, 2020 for residents to respond in writing. They would be able to take action at their next Zoning Commission meeting on May 20, 2020.

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on Item III.

Mr. Roina said that the public hearing should be held open without conditions and that all parties should be able to speak at the next meeting. Mr. Mancini agreed. Mr. Schulman explained that the moratorium would not stop any business from operating. Ms. Thomas said that this had been on the Zoning Commission agenda since January. Mr. Roina said that he thought that there were other parties that had not been heard from. Ms. Thomas thought that holding the public hearing through Zoom, it was a more equitable forum for residents. Mr. Kleppin clarified uses of contractor's yards for the commissioners. Mr. Johnson said that he believed the public hearing should be left open for further oral comments from the public at the next Zoning Commission meeting.

**** MR. ROINA MOVED: BE IT RESOLVED** that the public hearing be held open for both written and oral comments until the next Zoning Commission meeting on May 20, 2020.

Mr. Johnson seconded.

There was a roll call vote as follows:

Mr. Roina – Yes

Mr. Witherspoon – Yes

Ms. Thomas - No

Ms. Wells - No

Mr. Goldstein - Yes

Mr. Mancini - Yes

Mr. Johnson - Yes

Mr. Schulman - Yes

Mr. Sumpter - Yes

No one opposed.

No one abstained.

V. EAST NORWALK TOD: East Norwalk TOD Presentation

Mr. Kleppin noted that it was getting late and that he could make the presentation on May 20, 2020 to which Mr. Schulman agreed. After completion of several other items, the commissioners decided to listen to the presentation since there would be many applications on May 20, 2020.

Mr. Kleppin began with a Power Point presentation of the study. He noted that Ms. Thomas was a part of the committee which had been working on it for 14 months. He showed them a map of the study area. Area #1 was currently zoned as Neighborhood Business but would be re-named as a village district. This would allow the Zoning Commission to have design control. He then discussed Area #2 which the committee would like to keep because of the affordable housing in that part of town. He also said that the Department of Public Works had their garage there but they would like to move it. They would like to create a new village district

in Liberty Square. He also discussed adding a promenade to Cove Avenue to connect it to South Norwalk. He discussed Winfield Avenue as well. Some of the recommendations of the study were to provide outdoor spaces, different heights and amenities. He discussed a point system to certain types of things for developers. He noted that green infrastructure was being used as part of the landscape. He showed them a before and after of one site in the study area of what could be built under the revised regulations. He discussed the design guidelines and noted that they had looked at other cities that had nautical, beachy aesthetics.

There was a discussion about the point system. Ms. Thomas noted that the committee was still reviewing it, although they were in favor of it. There was a discussion about the goals of the committee. There was a question about construction on 230 East Avenue and then there was a discussion about next steps for the study. It would go out to the Planning Commission which would have to hold a public hearing on it. The study would become a part of the POCD.

VI. APPROVAL OF MINUTES: April 7, 2020 Special meeting

**** MR. GOLDSTEIN MOVED to approve the April 7, 2020 Zoning Commission - Special Meeting minutes.**

Mr. Witherspoon seconded.

Louis Schulman; Galen Wells; Richard Roina; Michael Witherspoon; Joshua Goldstein; Nathan Sumpter; Rod Johnson

No one opposed.

Frank Mancini and Stephanie Thomas abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that there would be a meeting on May 20, 2020. He explained that one of the applicants was from a previously approved application in 2019. He also said that there was a new application on Glover Avenue. Mr. Schulman suggested that since this was a big application, they should have a separate meeting for it. It would have significant public input. There was also an application on Wilson Avenue for a proposed contractor's yard. There would also be a discussion on May 20 about guidelines for outdoor dining based upon the Governor's Re-Open plan.

There was a discussion about the time of the next meeting. Most said 5:30 was fine, however, it was decided to hold it at 6 p.m.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

IX. ADJOURNMENT

Ms. Thomas made a Motion to Adjourn.

Mr. Roina seconded.

Louis Schulman; Galen Wells; Richard Roina; Michael Witherspoon; Joshua Goldstein; Stephanie Thomas; Frank Mancini; Nathan Sumpter; Rod Johnson approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Diana Palmentiero



**SPECIAL MEETING AGENDA
ZONING COMMISSION
WEDNESDAY MAY 20, 2020 – 6:00 P.M.
* VIRTUAL MEETING TO BE HELD ONLINE *
Public Participation instructions below!
CITY OF NORWALK, CT**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #1-20R – Zoning Commission – Proposed amendments to establish a 12 month moratorium on certain uses in Industrial #1 zone including building material and storage yards, contractor’s storage yards and single and two family dwellings - *Continue public hearing from May 11*

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on Item III. a.
- b. #1-18SPR – Stone Realty Associates - 15 Oakwood Av – 4 story 21,280 sf Innovation Center with 15,587 sf office, 3,768 sf R&D and 3 dwelling units (existing buildings to remain) & related site improvements – Request for 1 year extension of time – Report & recommended action
- c. #3-18SPR/#6-18CAM - Petro Home Services - 55 Concord Street – Request for release of surety – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #1-20CAM - 310 Wilson Avenue - WEB Construction, LLC. - New contractor’s storage yard with outdoor material storage – Report & recommended action
- b. #1-20M - Merritt Station Norwalk, LLC et al - 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 & 201 Glover Avenue and 2 Oakwood Ave - Proposed change to the zoning map from AAA Residence and Business #2 zone to entirely Executive Office zone - ***For distribution only***
- c. #2-20R - Merritt Station Norwalk, LLC et al - Proposed amendments to add a new definition for Executive Office Development Park and to permit the new use in the Executive Office zone and related technical amendments - ***For distribution only***
- d. #2-20SPR - Merritt Station Norwalk, LLC et al - 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 & 201 Glover Avenue and 2 Oakwood Ave – Site plan review of propose Master Plan for Executive Office Development Park - ***For distribution only***

VI. OUTDOOR DINING: Discussion of outdoor dining

VII. EAST NORWALK TOD: Status report

VIII. INDUSTRIAL ZONES: Status report

IX. APPROVAL OF MINUTES: May 11, 2020 Special meeting

X. COMMENTS OF DIRECTOR

XI. COMMENTS OF COMMISSIONERS

XII. ADJOURNMENT

To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at: <https://www.norwalkct.org/1913/Meeting-Notices>

Telephone access (Listening only)

- Dial: (646) 558-8656
- Enter webinar ID: 991 8820 8512

The Public may access this meeting at:

- <https://us02web.zoom.us/j/99188208512>

For those that wish to view, but are not participating, the Live Stream can be seen on the City of Norwalk YouTube channel: norwalkct.org/youtube

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting to skleppin@norwalkct.org *For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time*

Due to the large size of files associated with the Merritt Station, LLC application, materials can be found at the following link:
<https://www.norwalkct.org/1746/Applications-Pending>

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NORWALK ZONING COMMISSION

125 East Avenue
Norwalk, Connecticut



MEMORANDUM

MAY 20, 2020

TO: Zoning Commission, Louis Schulman, Chairman

FROM: Staff (DW)

RE: #1-18SPR – Stone Realty Assoc, LLC – 15 Oakwood Av – New 4 story 21,260 sf Innovation center w/15,587 sf office, 3,768sf R&D & 3 units – Request for extension of approval time

OWNER/APPLICANT: Stone Realty Associates, LLC 15 Oakwood Ave Norwalk CT 06851

PROPERTY ADDRESS/DBL: 15 Oakwood Ave (District 5, Block 38A, Lot 12) 1.75 acres

ZONING DESIGNATION: Business #2 zone

PLAN OF CONSERVATION & DEVELOPMENT DESIGNATION: Mixed Use Center

EXISTING USES: 15,370 sf office building and 9,042 sf warehouse building with surface parking lot

APPROVED PLAN: The applicant received approval to construct a new 4 story Innovation center with associated parking deck and the Commission approved the related request for a waiver for 29 parking spaces in April 2018. The applicant will post a bond to provide funds in reserve in the event that the waived parking is needed; if the additional parking is NOT needed the bond would be returned to the applicant at the conclusion of the 2 year period.

APPLICATION STATUS: The property owner has been working to update the plans and obtain needed departmental approvals and plans to proceed with construction later this year.

The following draft resolution is offered:

*** DRAFT RESOLUTION TO APPROVE***

BE IT RESOLVED that the request for a one year extension of approval time for site plan application #1-18SPR – Stone Realty Associates LLC – 15 Oakwood Avenue – Proposed 4 story, ±21,260 sf Innovation Center with 15,517 sf office, 3,768 sf research & development space, three (3) residential dwelling units with 59 new parking spaces required (subject to approval of associated parking waiver for 29 spaces) and related recreation area and site improvements as shown on a set of plans by McLennan Design, LLC and McChord Engineering dated February 16, 2018 as revised to March 7, 2018 be approved, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be April 13, 2021; and

BE IT FURTHER RESOLVED that the effective date of this action be May 27, 2020.

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Memorandum

May 20, 2020

To: Louis Schulman, Chairman

From: Bryan Baker, Land Use Planner

Re: #3-18SPR/#6-18CAM - Petro Home Services - 55 Concord Street - Request for release of surety

The applicant has requested the release of their bond that was required as a condition of approval of their site plan review/CAM permit. All conditions of the approval were met and the permit has been issued a certificate of occupancy by the Building Department and certificate of zoning compliance by Planning and Zoning.

The following resolution is offered:

BE IT RESOLVED by the Norwalk Zoning Commission that the request to release the surety bond for permit #3-18SPR/#6-18CAM - Petro Home Services - 55 Concord Street be **APPROVED** as all improvements have been completed and properly maintained; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 29, 2020.



CERTIFICATION OF ZONING COMPLIANCE
THIS CERTIFICATE IS FOR ZONING ONLY

FINAL ZONING: ☒

CONDITIONAL:

OWNER'S NAME: ROBERT A & MAURID TRUSTEES SCHWARTZ

JOB LOCATION: 55 CONCORD ST

Zone: I1

D/B/L: 2-82-14-0

PROJECT: Off street parking facility for "Petro Home Services" - 17 oil trucks (max). #3-18SPR/#6-18CAM *All Conditions Apply*

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

EFFECTIVE: 04/24/2020

ZONING INSPECTOR

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

BUILDING PERMIT NUMBER: B19-1081



PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

**ZONING COMMISSION
CERTIFICATION OF IMPROVEMENTS**

SUBJECT: #3- 18SPR/#6-18CAM
Petro Home Services
55 Concord Street

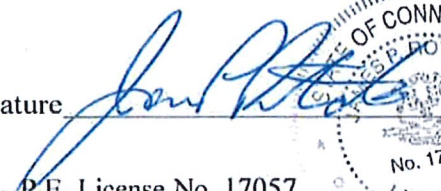
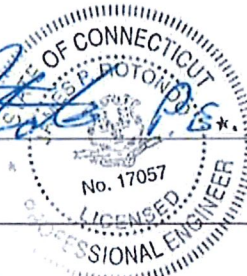
This is to certify that the above referenced project has been constructed in accordance with the plans approved by the Zoning Commission, entitled Proposed Parking Facility, 55 Concord Street, Norwalk, CT dated 4/12/2018 and revised to 5/16/2018, and in accordance with the City of Norwalk, Connecticut, Department of Public Works Roadway Standards, dated May 1982 and amended to January 2017; the State of Connecticut, Department of Transportation Standard Specifications for roads, Bridges, Facilities, and Incidental Construction - Form 816, dated 2004 and amended January 2016; and Department of Public Works Ordinances- Chapters 90 through 99, dated May 10, 1988; and the City of Norwalk, Connecticut, Department of Public Works Drainage Manual, dated May 1983 and revised to June 1, 2017; where applicable and as updated.

James P. Rotondo, PE
Godfrey Hoffman Hodge, LLC

Signature

Conn. P.E. License No. 17057

Date



4/24/2020

City of Norwalk, Conn.

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 JUNE 28, 2018 FEE \$360

Proposed Use OFF STREET PARKING FACILITY FOR "PETRO HOME SERVICES" - 17 OIL TRUCKS (MAX.)

Project Location 55 CONCORD ST. ZIP 06854

Owner/Lessee Petro Home Services Tel.

Address 55 Concord Street ZIP

Applicant Past Mungler Construction Tel. 203 483-3645

Address 750 East Main Street ZIP

Builder Mungler Construction Tel.

Address 750 East Main St ZIP

Architect Godfrey Hoffman Associates Tel.

Address ZIP

ZONING INFORMATION AND APPROVALS

Zone IND#1 Map Page 16NE District 2 Block 82 Lot 14

Coastal Area Yes Flood Zone AE (EL. 12); eff. 7/8/13

P&Z Comm. (CAM, SP, SPR, SUBD) #3-18 SPR / #6-18 CAM

* ALL CONDITIONS APPLY

Non-Conformities / ZBA Variances

Notes OK to Release
AUG 2, 2019

Conservation
Sign-off or Permit
REQUIRED

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 REQ'D
** BLDG. PERMIT REQ'D

Approved [Signature]

Applicant [Signature]

Date 8-5-19

NORWALK ZONING COMMISSION
125 East Avenue
Norwalk, Connecticut



MEMORANDUM

MAY 15, 2020

TO: Zoning Commission - Louis Schulman, Chairman
FROM: Bryan Baker, Land Use Planner
RE: **#3-20SP/01-20CAM** – WEB Construction, LLC – 310/314 Wilson Avenue – Proposed contractor's storage yard and asphalt processing facility

APPLICANT/OWNERS NAME/ADDRESS: WEB Construction, LLC/Crystal, LLC/310 and 314 Wilson Avenue

PROPERTY ADDRESS/DBL: 310/314 Wilson Avenue/5-84-200

ZONING: Industrial #1

PLAN OF CONSERVATION & DEVELOPMENT DESIGNATION: Industrial #1

LOT AREA: 2.3 acres

EXISTING CONDITIONS: The lot is currently vacant with no buildings or structures. The lot is within the 100-year flood zone and contains tidal wetlands

PROPOSED SPECIAL PERMIT USE: WEB Construction, LLC is proposing to use the property to store crushed rock and other material piles. The applicant is proposing to construct a 20' tall concrete block wall along the southern and eastern portion of the lot.

CONNECTICUT DEEP REVIEW: This application was forwarded to the Connecticut Department of Energy and Environmental Protection for their review of the proposal. It was determined that the 20' concrete wall is a "shoreline erosion and control structure" and therefore **inconsistent** with the Connecticut Coastal Management Act in accordance with CGS Sec. 22a-92(b)(2)(J). It was also noticed that the construction of the 20' wall could adversely impact coastal resources by degrading visual quality through significant alteration of the natural features of vistas and viewpoints. Please see attached memo from John Gaucher of the CT DEEP.

ADVERSE/BENEFICIAL IMPACTS: The Zoning Commission shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; and follow all applicable goals and policies stated in section 22a-92 [of the Connecticut General Statutes] and identify conflicts between the proposed activity and any goal or policy.

No adverse impacts were identified by the applicant.

Staff identified the application as conflicting with the following goals/policies of the Connecticut Coastal Management Act:

- To require that structures in tidal wetlands and coastal waters be designed, constructed and maintained to minimize adverse impacts on coastal resources, circulation and sedimentation patterns, water quality, and flooding and erosion, to reduce to the maximum extent practicable the use of fill, and to reduce conflicts with the riparian rights of adjacent landowners (**Sec. 22a-92(b)(1)(D)**)
- To manage coastal bluffs and escarpments so as to preserve their slope and toe; to discourage uses which do not permit continued natural rates of erosion and to disapprove uses that accelerate slope erosion and alter essential patterns and supply of sediments to the littoral transport system (**Sec. 22a-92(b)(2)(A)**)

- To manage intertidal flats so as to preserve their value as a nutrient source and reservoir, a healthy shellfish habitat and a valuable feeding area for invertebrates, fish and shorebirds; to encourage the restoration and enhancement of degraded intertidal flats; to allow coastal uses that minimize change in the natural current flows, depth, slope, sedimentation, and nutrient storage functions and to disallow uses that substantially accelerate erosion or lead to significant despoliation of tidal flats (Sec. 22a-92(b)(2)(D))
- To preserve tidal wetlands and to prevent the despoliation and destruction thereof in order to maintain their vital natural functions (Sec. 22a-92(b)(2)(E))
- To regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources (Sec. 22a-92(b)(2)(I))
- To maintain the natural relationship between eroding and depositional coastal landforms and to minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures. Structural solutions are permissible when necessary and unavoidable for the protection of infrastructural facilities, cemetery or burial grounds, water-dependent uses, or commercial and residential structures and substantial appurtenances that are attached or integral thereto, constructed as of January 1, 1995, and where there is no feasible, less environmentally damaging alternative and where all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts (Sec. 22a-92(b)(2)(J))

SITE PLAN: There are no setback issues according to the site plan, however, the flood zone line runs through the area where the piles are proposed to be stored. The piles would need to be elevated to be at least one foot above the base flood elevation in order to comply with the flood regulations.

SIGNAGE: No signage has been proposed by the applicant.

TRAFFIC REPORT: A traffic report has not been submitted by the applicant.

DRAINAGE REPORT: A drainage report has been submitted and is under review by the Department of Public Works.

LANDSCAPE PLAN: A landscape plan has been submitted and reviewed by staff. The proposal shows 68 arborvitaes (7'-8' tall) proposed to be planted along the concrete block wall and removing the paved driveway that makes up the southern portion of the lot and replacing the asphalt with plantings.

Email from John Gaucher of the Connecticut Department of Energy and Environmental Protection

The proposal is to develop the site as a contractors yard with material storage capabilities. The entire site lies within a FEMA-designated AE flood zone and lies adjacent to tidal wetlands. The proposal includes the construction of an approximately 20' high concrete block wall. I have reviewed the proposal for consistency with Connecticut Coastal Management Act (CCMA)[CGS Sections 22a-90 through 22a-112, inclusive] and offer the following preliminary comments. I have not yet evaluated the proposed stormwater management /drainage design.

The proposed concrete block wall constitutes a shoreline flood and erosion control structure as defined in CGS Sec. 22a-109(c) which states:

“For the purposes of this section, "shoreline flood and erosion control structure" means any structure the purpose or effect of which is to control flooding or erosion from tidal, coastal or navigable waters and includes breakwaters, bulkheads, groins, jetties, revetments, riprap, seawalls and the placement of concrete, rocks or other significant barriers to the flow of flood waters or the movement of sediments along the shoreline...”

The applicable CCMA policy is:

"to maintain the natural relationship between eroding and depositional coastal landforms and to minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures. **Structural solutions are permissible when necessary and unavoidable for the protection of infrastructural facilities, cemetery or burial grounds, water-dependent uses, or commercial and residential structures and substantial appurtenances that are attached or integral thereto, constructed as of January 1, 1995,** and where there is no feasible, less environmentally damaging alternative and where all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts.

[CGS Sec. 22a-92(b)(2)(J)](emphasis added)

The proposed concrete block wall is inconsistent with the above policy because the proposal does not meet any of the use criteria by which such walls are permissible.

The Commission should also evaluate the potential visual impacts of the proposed improvements in accordance with CGS Sec. 22a-93(15)(F) which lists as one of the “Adverse impacts on coastal resources” to include:

"... degrading visual quality through significant alteration of the natural features of vistas and view points."

The attached guidance letter regarding visual impacts was created in response to an inquiry by the Stamford City Planner seeking to advise the Planning & Zoning Commission on how to evaluate such impacts that were raised by area residents. Since the applicable policies have not changed since the letter was written, the guidance remains applicable. I recommend that the Commission members use the guidance, as necessary, to assist in evaluating the relevant aspects of the proposal.

It is unclear, given the nature of the proposed use, if the proposal could be modified to address the inconsistency regarding 22a-92(b)(2)(J) since the block walls appear to be critical components of the development. Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analyst III
Land & Water Resources Division

Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106
Phone 860.424.3660
fax 860.424.4054





STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



OFFICE OF LONG ISLAND SOUND PROGRAMS

January 31, 2000

Norman Cole, Principal Planner
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06904

Subject: Clarification of Connecticut Coastal Management Act (CCMA) policies regarding visual quality

Dear Mr. Cole:

This letter is in response to your verbal request for clarification of CCMA policies regarding visual quality and related adverse impacts.

There are three policies in the CCMA that address visual quality/access related issues. They are as follows:

1. To insure that the state and the coastal municipalities provided adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to insure that any restrictions or exclusions of such facilities or uses are reasonable. Reasonable grounds for the restriction or exclusion of a facility or use in the national interest shall include a finding that such a facility or use: (c) unreasonably restricts physical or visual access to coastal waters (CGS Sec. 22a-92(a)(10))emphasis added, and
2. To require that new or improved shoreline rail corridors be designed and constructed so as... (iii) to enhance or not unreasonably impair the visual quality of the shoreline (CGS Sec. 22a-92(c)(1)(F)), and
3. "Adverse impacts on coastal resources" include but are not limited to: (F) degrading visual quality through the significant alteration of the natural features of vistas and view points (CGS Sec. 22a-93(15)).

Taken in total, these policies and standards recognize the importance of the visual quality of the natural resources of the coastline and the visual access to them. We understand that these policies are general in nature and, therefore, difficult to implement without subjective interpretation. Vistas and view points have traditionally been interpreted by this Office to mean "public" views of the coastline and coastal resources. They have not been interpreted to mean "personal or private" views. As such, they have not been applied as a means of protecting "personal or private" views but public views. For example, the policies were not intended to prevent obstruction of private views or view corridors of coastal resources. As such, a private waterfront development should not be considered to be an obstruction of any other private view.

The second policy above sheds some light on the issue of impairment to the shoreline's visual quality resulting from improperly placed structures, namely rail corridor improvements. Applying the adverse impact standards (policy 3 above) can put the other policies into context. Adverse impacts include those

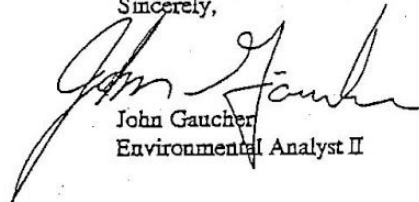
which significantly impact visual quality of the natural resources that make views of coastal resources desirable. The following could be considered by the Board to represent examples of potential adverse impacts to visual quality.

- significant obstruction of public views of coastal resources
- placing riprap on a coastal bluff – the natural bluff is a visual resource as well as a natural feature that provides flood protection, coastal habitat, and allows for littoral transport of sediments
- significant cutting/clearing of coastal forest – coastal forests are a unique and important coastal habitat. The Board could cite this policy, for example, as a means to insure that development impacts to coastal forests are minimized through proper siting of structures and minimization of site disturbance.
- placement of structures that are not in character with development of a particular section of coastline such as a tidal cove. For example a telecommunications tower in a prominent location on the waterfront might be considered an adverse impact to visual quality of some shoreline areas.
- placement of structures too close to coastal resources (physical buffers can mitigate potential visual impacts)

However, because the CCMA policies on visual quality are so general and non-specific, we strongly advise any municipality that is seriously interested in pursuing visual quality considerations in their coastal site plan review decisions not to rely solely on these standards. In order to more consistently and accurately apply these policies and provide much needed refinement and specificity, we recommend that the Board consider amending their zoning regulations to customize policies regarding views and vistas. As such, the Board may consider defining vistas and view points and standards regarding their implementation to further clarify adverse impacts to visual quality. We would be happy to offer our assistance in this regard should the Board wish to pursue this approach.

We hope that our comments are helpful to the Board. If you have any questions on this or any other coastal management concerns, please feel free to contact me at (860) 424-3034.

Sincerely,



John Gaucher
Environmental Analyst II

JG/g

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

SPECIAL PERMIT APPLICATION

A. APPLICATION INFORMATION (11 copies required)*

1. Owner of record and owner's address

Crystal, LLC
314 Wilson Avenue
South Norwalk, CT 06854

2. Applicant's Name and Address

WEB Construction, LLC
147 Woodway Road
Darien, CT 06820

3. Address of Property

310 Wilson Avenue
South Norwalk, CT 06854

4. Assessor's Map No.

17NW

5. District, Block, Lot

District 5, Block 84, Lot 200

6. Zoning District

Industrial No. 1 (I1)

7. Master Plan Designation

Industrial No. 1 (I1)

8. Land Record Map No.

5386, 9329, 11028, 11505, 11567 & 14059

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.

11. Proposed Use(s)

See Schedule B attached hereto and made a part hereof.

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

12. Written legal description of the subject property

To be provided.

13. Confirmation of Tax Status

See Schedule C attached hereto and made a part hereof.

14. Filing Fee - \$410.00

Submitted herewith.

B. SPECIAL PERMIT INFORMATION (4 copies required)

1. Aerial Photograph/Photogrammetry (1"=100' or 1"=200') one copy required.

One (1) aerial photograph submitted herewith.

2. Site Survey (1"=30' or 1"=20') four copies required.

Refer to "Zoning Location Survey of Tract III prepared for WEB Construction 310 Wilson Avenue Norwalk, Connecticut Scale:1"=80' August 22, 2019" by William W. Seymour & Associates, P.C. Four (4) copies submitted herewith.

3. Project Site and Utility Plans (1"=30' or 1"=20') four copies required.

Refer to "Contractor Yard Site Plan (Sheet 1 of 1) dated 11-25-19 revised to 2/3/20 prepared by Grumman Engineering, LLC; "Planting Plan (Drawing No. MP.1)" dated March 6, 2020 prepared by Environmental Land Solutions, LLC. Four (4) copies submitted herewith.

4. Building Plans, Elevations & Sections (1/8"=1'0" or larger) four copies required.

No building proposed so no building plans, elevations or sections required.

5. Additional Information

a. Lot coverage and parking space computations

Refer to "Zoning Data Chart 'Industrial No. 1' Zone set forth on "Zoning Location Survey of Tract III prepared for WEB Construction 310 Wilson Avenue Norwalk, Connecticut Scale:1"=80' August 22, 2019" by William W. Seymour & Associates, P.C. Four (4) copies are submitted herewith.

b. Detailed soil erosion and sediment control plan per Article 112

Refer to "Sedimentation & Erosion Control Notes" set forth on "Contractor Yard Site Plan (Sheet 1 of 1) dated 11-25-19 revised to 2-3-20 prepared by Grumman Engineering, LLC. Four (4) copies are submitted herewith.

c. Gross building area computations by floor (and unit if applicable)

No building is proposed so no gross building area computations are necessary.

- d. Three-dimensional, architectural block model of proposed building(s) and site, at same scale as site plans, if requested by Commission. For large scale developments, a digital media presentation is required for public hearings with one printed copy to be submitted for the file, if requested by Commission.**

The Applicant requests a waiver of this requirement, since no building or structure is proposed.

e. Storm drainage computations

Refer to “Drainage Report” dated March 6, 2020 prepared by Grumman Engineering, LLC. Eleven (11) copies are submitted herewith.

- f. Assessment of Environmental Impact**

Environmental Impact memorandum to be submitted.

6. Signs

No signage is proposed.

7. Traffic Report (11 copies required)

Refer to “Internal Circulation” letter dated 12/9/19 prepared by Frederick P. Clark Associates submitted herewith.

Respectfully submitted on this the 17th day of March 2020.

WEB Construction, LLC.

By _____
Carmody Torrance Sandak & Hennessey LLP
Its Attorneys
707 Summer Street
Stamford, CT 06901
Phone: (203) 425-4200
Fax: (203) 325-8608

**WEB CONSTRUCTION, LLC.
310 WILSON AVENUE, SOUTH NORWALK, CT
APPLICATION FOR SPECIAL PERMIT
NARRATIVE
SCHEDULE B**

I. OVERVIEW

WEB Construction, LLC (hereinafter “WEB” or “Applicant”) is a proposed tenant of a 2.348± acre parcel of vacant real property located at 310 Wilson Avenue in South Norwalk, CT (hereinafter the “Property”). Designated as Tax Lot 200 in Block 84 of the Fifth Taxing District, the Property is situated in the Industrial No. 1 zone. It is bounded by a 50’ right of way, a tidal wetland to the east and other industrially developed land to the north and south. The Property is situated within the boundary of the Coastal Area Management (CAM) zone.

II. PROPOSAL

WEB proposes to redevelop the Property as a contractor’s yard for the storage of materials. No outdoor sorting or processing of materials will be conducted. The Property will be improved with a new on-site drainage system (which currently does not exist), off-street at grade parking, utilities and landscaping. No structures are proposed.

Generally, the contractor’s yard will operate Monday through Friday from 7am to 6pm and on Saturdays from 8am to 2pm. The site will be closed on Sunday. A maximum of two (2) employees will be working at the site. The Applicant will maintain temporary, covered stockpiles of aggregate materials processed at 34 Meadow Street, and piles will be no higher than the 20’ allowed, will meet the 5-foot setback requirement, will be screened from neighboring properties and a dust suppression system will be installed.

Deliveries of materials to be stored on site will generally occur between regular business hours noted above. The site will only be used by WEB; it will not accept materials from nor sell materials to unrelated companies or businesses, other than those authorized to enter by the Applicant, which will maintain a daily sign-in procedure. The site will not be open to the general public.

The proposed drainage system will include the installation of a catch basin and oil separator to provide water quality volume treatment. More than 80 trees are proposed (none currently exist).

III. STANDARDS OF REVIEW

The Applicant submits this application for special permit in accordance with the provisions of Sec. 114-700 and Sec. 118-1450 of the City of Norwalk Building Zone Regulations (“zoning regulations”). The Applicant submits that this application complies with the standards of review for special permit applications as follows:

- (a) Density and bulk of buildings. No building or structure is proposed. (Refer to “Contractor Yard Site Plan (Sheet 1 of 1)” dated 11-25-19, revised to 2/3/20 prepared by Grumman Engineering, LLC submitted herewith.

- (b) Stable Traffic Flow. The Applicant submits that site generated traffic from the off-street, off-site parking facility will 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. (Refer to letter from Michael Galante of Frederick P. Clark Associates, dated 12/9/19, attached hereto and made a part hereof).
- (c) Availability of mass transit facilities. Norwalk Transit District Wheels bus routes 9 and 10 travel within walking distance of the site, on Woodward Avenue and South Main Street. No Wheels buses travel directly in front of the Property.
- (d) Availability and compatibility of utilities. The site is served by all utilities. A subsurface drainage system consisting of a catch basin and oil separator, has been designed for the 2, 10, 25- and 100-year storm events. In accordance with City of Norwalk Standards, post construction, the rate of peak stormwater runoff will be reduced for all storm events. This is a vast improvement to the Property since no drainage system currently exists thereon. (Refer to "Drainage Report" dated 3/6/20 prepared by Grumman Engineering, LLC submitted herewith).
- (e) Adverse impact from noise, odor, fumes, dust and artificial lighting. The contractor's yard with outdoor storage is not expected to result in adverse impacts from noise, odor, fumes, dust and artificial lighting. The proposed use is expected to comply with the City of Norwalk noise ordinance requirements.
- (f) Signs of size and design that are in harmony with the neighborhood. Any proposed signage shall comply with the City of Norwalk zoning regulations relating to signage. No signage is proposed by the Applicant.
- (g) Adequacy of yards and open space, screening and buffering. Yards and open space, screening and buffering shall comply with the zoning regulations. Landscaping is proposed along the north, east and southern property lines creating a natural vegetated buffer. (Refer to "Contractor Yard Site Plan (Sheet 1 of 1)" dated 11-25-19 revised to 2/3/20 prepared by Grumman Engineering, LLC and "Planting Plan (Drawing No. MP.1)" dated March 6, 2020 prepared by Environmental Land Solutions, LLC, submitted herewith).
- (h) Impact on neighborhood properties, as compared to uses and structured permitted as a matter of right. Various other industrial uses exist on Meadow Street including LaJoie's junkyard, City Carting and others.
- (i) Existing land use in the area. Among the uses in the area are industrial, commercial, residential, fire department, warehouse and package distribution, recycling facilities.
- (j) Proximity to community facilities. The retail district of SoNo is about two (2) miles to the north. SoNo Ice House is located within one mile of the site. Other industrial and commercial enterprises exist within close proximity of the site including City Carting, LaJoie's, DHL, Wusthof, LeBlanc's and other similar businesses. There are no houses of worship in the general vicinity of the Property.

- (k) Compliance with the Zoning Code and Plan of Development. The proposed use complies with the Building Zone Regulations of the City of Norwalk and most the advisory Plan of Conservation and Development.
- (l) Conservation of wetlands, watercourses and other ecologically viable lands. There are onsite inland wetland and upland review areas on the Property and offsite coastal resources including tidal wetlands. An application for intermediate activity has been submitted to the City of Norwalk Conservation Commission. Further, since the Property is within the Coastal Area Management zone and adjacent to tidal wetlands, a CAM Short Form application and report are submitted herewith. Finally, the Applicant shall file with the State of Connecticut Department of Energy & Environmental Protection (DEEP) an application for general permit for the discharge of stormwater associated with industrial activity.
- (m) No zoning violations exist on the property. There are no known zoning violations on the property.

Additional standards for the Industrial No. 1 zone:

Additionally, the proposal meets or exceeds the additional standards of review for the Industrial No. 1 zone set forth in Sec. 118-700B(5) of the zoning regulations as follows:

- (a) Environmental Impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any pollutant or waste. All industrial uses which may potentially emit such pollutants shall submit a written assessment of the environmental impacts of the proposed uses and a plan which demonstrates how the project will comply with local, state and federal environmental regulations.
- (b) Environmental impact statement for indoor contractor parking facilities. Environmental Impact memorandum not required since proposed use is not an indoor contractor parking facility.
- (c) Sanitary facilities. Public sewer facilities shall be utilized and adequate provision for storm drainage shall be made as determined by the Commission. The Property is to be served by city sewer.
- (d) Illumination and noise. Exterior illumination and noise shall be controlled by design or screening so as to not intrude upon adjacent streets and properties. The Applicant's operation of the site is obligated to and shall comply with the City of Norwalk Noise Ordinance.

WEB CONSTRUCTION, LLC
310 WILSON AVENUE, SOUTH NORWALK, CT
APPLICATION FOR COASTAL AREA MANAGEMENT (CAM) SHORT FORM
EXISTING AND PROPOSED USES
SCHEDULE A

WEB Construction, LLC (hereinafter “WEB” or “Applicant”) is a proposed tenant of a 2.348± acre parcel of vacant real property located at 310 Wilson Avenue in South Norwalk, CT (hereinafter the “Property”). Designated as Tax Lot 200 in Block 84 of the Fifth Taxing District, the Property is situated in the Industrial No. 1 zone. It is bounded by a 50’ right of way and other industrially developed land to the west, other industrially developed land to the east, north and south. The Property is situated within the boundary of the Coastal Area Management (CAM) zone (AE 11).

WEB proposes to redevelop the Property as a contractor’s yard for the outdoor storage of materials in approximately 22,785± sq.ft. No outdoor sorting or processing of materials will be conducted. The Property will be improved with a new on-site drainage system (which currently does not exist), utilities and landscaping. (Refer to “Contractor Yard Site Plan Sheet 1 of 1” dated 11-25-19, revised to 2/3/20 prepared by Grumman Engineering LLC (“Site Plan”) submitted herewith).

The site will operate Monday through Friday from 7am to 6pm and Saturdays from 8am to 2pm. It will be closed on Sunday. A maximum of two (2) employees will be located at the site. The Applicant will maintain stockpiles of aggregate materials. These piles will be no higher than the 20’ allowed, will meet the 5-foot setback requirement, will be covered and screened from neighboring properties, and a dust suppression system will be installed. (Refer to Site Plan).

Access to the Property from Meadow Street will be gained from the existing right of way which is located along the Property’s western boundary. The site will only be used by WEB; it will not accept materials from nor sell materials to unrelated companies or businesses, other than those authorized to enter by the Applicant, which will maintain a daily sign-in procedure. The site will not be open to the general public.

A subsurface drainage system consisting of a catch basin, hydrodynamic oil separator and retention galleries, is proposed to provide treatment of water quality volume. This is a vast improvement since no drainage system currently exists on the property and runoff currently sheet flows to the south and off the property untreated. (Refer to “CAM Report” and “Drainage Report” prepared by Grumman Engineering, LLC dated March 6, 2020 submitted herewith).

The plans depict the required five foot (5’) buffer on all sides of the Property, and the development includes the installation of more than 60 arborvitaes around the 20’ high block wall proposed around the north, east and southern perimeters of the contractor’s storage yard, along with the installation of more than 40 evergreen and deciduous trees.

The Property is located near a coastal resource, namely the Village Creek salt march.

Coastal resources for the Property consist of general resources, tidal wetlands, intertidal flats, shorelands and coastal hazard areas. Coastal policies affected by the project are general development. (Refer to CAM Report by Environmental Land Solutions, LLC dated March 6, 2020, attached hereto and made a part hereof). There are no natural, historic or other significant features on the property. “The proposed development is consistent with the Coastal Area Management (CAM) goals and policies and will not have any adverse impacts to coastal resources.” (CAM Report p. 5).

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning

8 Knight Street, Suite 203, Norwalk, CT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836

March 6, 2020

Zoning Commission
City of Norwalk
125 East Avenue
Norwalk, CT 06856-5125

Re: Application for CAM Short Form
314 Wilson Avenue-Tract III, Norwalk, CT

Dear Commission Members:

Web Construction, proposed tenant of the above referenced address, proposes a contractor's storage yard on the above referenced site which lies within the Coastal Area Management (CAM) zone due to its proximity to the reaches of the tidally-influenced of Long Island Sound. Accordingly, an application for a CAM Short Form (CAM) is being submitted to the City Zoning Commission for review and approval. The property includes area of tidal waters along the southeast property line and the southwest corner of the site. Environmental Land Solutions, LLC (ELS) has been authorized to prepare this CAM report for the project, and is based on a site inspection made on February 28 and March 4, 2020, and the following plans.

1. "Property Survey" prepared for Crystal, LLC, prepared by Edward J. Frattaroli, Inc., dated September 16, 2019.
2. "Contractor Yard Site Plan," prepared by Grumman Engineering, LLC, last dated 2/3/20.
3. "Operation and Maintenance Report," prepared by Grumman Engineering, LLC, dated 11/21/10.
4. "Drainage Report," prepared by Grumman Engineering, LLC, dated 11/20/10.

Information referenced herein has been excerpted from the Department of Energy and Environmental Protection (DEEP) Office of Long Island Sound Programs (OLISP) publication Reference Guide to Coastal Policies and Definitions, revised 07/26/99, and the General Statutes of Connecticut (CGS), Volume 8, revised to January 1, 2001, and the City of Norwalk Zoning Regulations.

A. DESCRIPTION OF EXISTING CONDITIONS

The subject 2.34 ± acre parcel is a rear lot located on the eastern side of Wilson Avenue and

southeast of Meadow Street. The site's vehicular access is over an existing Right-of-Way from Meadow Street.

Vehicular access to the street of is over a paved asphalt access over the ROW at the north east corner of the property. The property is zoned "Industrial #1 Zone," the site is developed with a single-lane dirt vehicular access from the south, with a larger disturbed dirt area that is roughly 280' by 70' at the northeast end.

This disturbed surface is surrounded by scrub vegetation and Phragmites, with tidal wetland grasses to the southeast and northwest, associated with Village Creek. Woody vegetation found along the perimeter of the site includes Black Locust, Oak, Choke Cherry, Sumac, Red Cedar, and Alder. Herbaceous plants identified include Mugwort, Hightide Bush, Japanese Knotweed, Phragmites, and a mix of turf and meadow grasses with Cordgrass within the tidal wetlands. There are significant trees found on the property.

Topography for the site is nearly flat within the existing disturbed area, varying from elevation 11.0' to 12.0'(NAVD'88). However, both the west and east sections of the property slope down to flagged tidal wetlands along the northwest and southeast property lines. The site elevations ranges from 5.0' to the east side of the site to a high point of 12'. The site currently sheet flows to the west and east. The property lies within a Flood Zone (AE) with a projected base flood (100 year storm event) to be at elevation 11' (NAVD'88). There are no inland wetland on the site.

B. DESCRIPTION OF PROPOSED PROJECT

The proposed site improvements include the following:

1. The vehicular access entry area (4776 sf $\pm$) will be paved, with a permanent tracking pad to that provides vehicular access to the storage area.
2. Within the proposed paved portion of the storage yard the stormwater runoff will be collected through a catch basin, filtered through a hydrodynamic separator and directed to underground infiltrations galleries. These improvements will address the City of Norwalk drainage requirements for stormwater treatment and storage. See Grumman Engineering's Drainage Report, for additional information.
3. A layer of stone millings for proposed new surfaces in storage area. The area is proposed to be used for storage of aggregate, and the proposed surface will be stable and pervious.
4. Construction of a 20' tall block wall for screening the proposed the storage area, along the west, south and eastern perimeter of the yard. The block will be placed to allow water to flow in and out of the area during flood events, thereby not displacing flood waters.

5. Installation of a row of 68 Arborvitaes (7-8' tall) around the outside of the proposed block wall to add in the screening along the southeast property line.
6. A row of silt fence is proposed during construction to control loose soil from leaving the site.
7. Planting a mix of evergreen and deciduous trees (43) in the southern access road to reduce disturbed areas and abandon the current access drive from Wilson Avenue. This will eliminate approximately 8,500± sf of active earth surfaced accessway and convert it to a naturalized buffer area.
8. The storage piles are proposed to be covered to eliminate sources of runoff into the wetlands.

The proposed development will occur within the previously disturbed and developed area of the property. No work is proposed in tidal wetland, and the closest disturbance to the tidal wetland boundary will not change by the virtue of the proposal. Any soil generated from minor site work to complete the items on the proposed Site Plan will be removed from the site during construction.

C. DESCRIPTION OF COASTAL RESOURCES

The following coastal resource is located on site:

General Resource - the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated terrestrial and estuarine ecosystem.

Offsite, nearby coastal resources include the following:

Tidal Wetlands - means “wetlands” as defined by CGS Section 22a-29(2). This resource is located off the site to the southeast.

Intertidal Flats - means very gently sloping or flat areas located between high and low tides of muddy, silty and fine sandy sediments and generally devoid of vegetation. This resource is located to east and south of the site.

Shorelands - means those land areas within the coastal boundary exclusive of coastal hazard areas, which are not subject to dynamic coastal processes and which comprise typical upland features such as bedrock hills, till hills and drumlins.

Coastal Hazard Areas - means those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act, as amended (U.S.C. 42 #4101, P.L. 93-234) and all erosion hazard areas as determined by the (DEEP) commissioner.

D. SUITABILITY OF THE PROJECT FOR THE PROPOSED SITE

The coastal resources as described above will not be impacted by the proposed redevelopment of this property because the proposed activities will occur within the presently developed area of the site. There will be no encroachment into the coastal resources.

Consistency with Applicable Coastal Use Policies:

The following coastal use policies are applicable to the property:

General Resources - to preserve and enhance coastal resources in accordance with the coastal policies. The reuse of this lot will occur within the presently developed area and therefore is not expected to significantly disrupt either the natural environment or sound economic growth.

Consistency With Coastal Resources:

General Resource - the proposed development is consistent with the surrounding mixed commercially-developed neighborhood. There will be no change in the distance to tidal waters from developed areas.

General Development - the subject property lies within a developed commercial zone and was previously used and developed as a commercial property. The proposed development of this lot as planned will not adversely impact sound economic growth.

Coastal Hazard Areas - development in the coastal hazard area will be accomplished in a manner so as to minimize hazards to life and property. The proposed site improvements will allow flood waters to ebb and flow onto this site. The stockpile stone will not generate any floatable debris. No buildings are proposed for this site. The proposed site improvements will not exacerbate existing flooding conditions or cause the base flood elevations to increase.

Shorelands - the proposed activities will occur within existing maintained lands and have been designed in a manner which minimizes adverse impacts upon adjacent coastal systems and resources.

E. POTENTIAL BENEFITS AND ADVERSE IMPACTS OF THE PROJECT:

The proposed redevelopment and site improvements will occur within areas presently maintained and developed. During construction, the proper installation and maintenance of sediment and erosion controls will provide protection from transport of sediments to coastal waters (refer to plans prepared by Grumman Engineering). Best Management Practices (BMPs) for stormwater treatment are included to collect, treat and infiltrate new impervious surfaces. A hydrodynamic separator is included in the treatment train to remove sediment and oil to improve the stormwater quality, and the infiltrator will maintain infiltration for the site.

and compensate for new paved areas. No adverse impacts to the coastal resources or the near by Village Creek are anticipated with the proposed site development. Under this proposal there will be a significant (8,500± sf) contraction of active work area on this site, and this area will be landscaped with deciduous and evergreen trees. The project is consistent with the adjacent land uses and existing zoning.

When complete, and if constructed in compliance with the proposed plan these site improvements will not generate any significant increase of exterior noise, odor or dust. There are no new lights proposed with this redevelopment.

SUMMARY

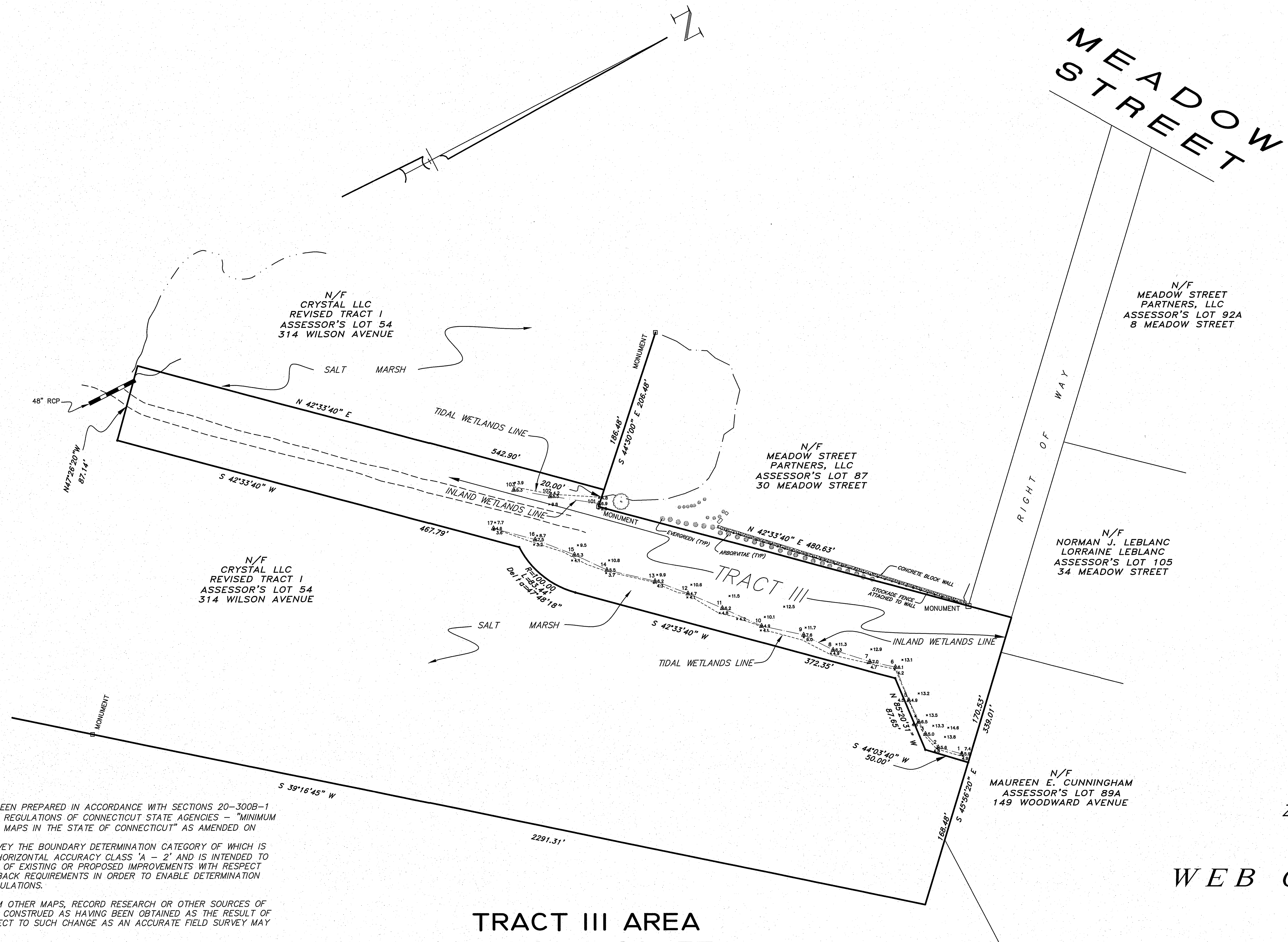
In summary, Web Construction proposes to repurpose an existing developed area for the purpose of storing rock materials. The land involved in this new development currently includes a dirt driving surface. The proposed improvements will occur within the disturbed site area, with provisions for containment of activities and protection of tidal resources.

Tidal wetland areas are found along the perimeter of the southeast and northwest areas. The proposed project will not significantly alter existing drainage patterns or increase the hazard of coastal flooding or degrade the visual quality of the surrounding natural resources. The proposed development is consistent with the Coastal Area Management (CAM) goals and policies and will not have any adverse impacts to coastal resources.

Sincerely,

Kate Throckmorton, ASLA
Landscape Architect

Wilson Avenue 310-norwalk-2020 cam.wpd



ZONING DATA CHART 'INDUSTRIAL NO. 1' ZONE		
	REQUIRED / ALLOWED	EXISTING
LOT AREA	5,000 SQ. FT.	102,263 SQ. FT. 2.348 ACRES
LOT WIDTH	50 FT. MIN.	GREATER THAN 50 FT.
FRONT YARD	35 FT. MIN. FROM C.L. SUBJECT TO SECT. 118-1000B; EXCEPT FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS WHICH SHALL BE LOCATED NOT MORE THAN TEN (10) FEET FROM PROPERTY LINE, SUBJECT TO 118-700 C (6)	NONE
SIDE YARD	NONE EXCEPT WHERE RESIDENCE ZONE ABUTS 10 FT. PER STORY OR 20 FT. WHICHEVER IS GREATER, SUBJECT TO 118-1000F; NONE FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS	N/A
AGGREGATE SIDE YARD	NONE EXCEPT WHERE RESIDENCE ZONE OR COASTAL WATERS ABUT 10 FEET PER STORY OR 20 FT. WHICHEVER IS GREATER, SUBJECT TO 118-1000F; NONE FOR MULTIFAMILY AND MIXED USED DEVELOPMENTS	N/A
REAR YARD	10 FT. EXCEPT WHERE RESIDENCE ZONE OR COASTAL WATERS ABUT 10 FEET PER STORY OR 20 FEET WHICHEVER IS GREATER, SUBJECT TO 118-1000F; NONE FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS	NONE
BUILDING AREA	50% FOR BUILDINGS 90% FOR BUILDINGS AND PARKING; NONE FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS IN TRANSIT ORIENTED DEVELOPMENTS	NONE
FLOOR AREA RATIO	1.0; 2.0 FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS IN TRANSIT ORIENTED DEVELOPMENTS	NONE
BUILDING HEIGHT	4 STORIES & 50 FT. 6 STORIES & 72 FT. ON LOTS 30 ACRES OR LARGER, 5 STORIES & 60 FT. ABOVE BASE FLOOD LEVEL FOR MULTIFAMILY & MIXED USE DEVELOPMENTS WHICH PROVIDE A MINIMUM OF THIRTY (30%) AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 8-30g OF THE CT. GENERAL STATUTES, PROVIDED THAT A MINIMUM OF TEN PERCENT (10%) THE TOTAL NUMBER OF UNITS SHALL COMPLY WITH SECTION 118-1050 WORKFORCE HOUSING REGULATION	NONE

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2016.
IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

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.

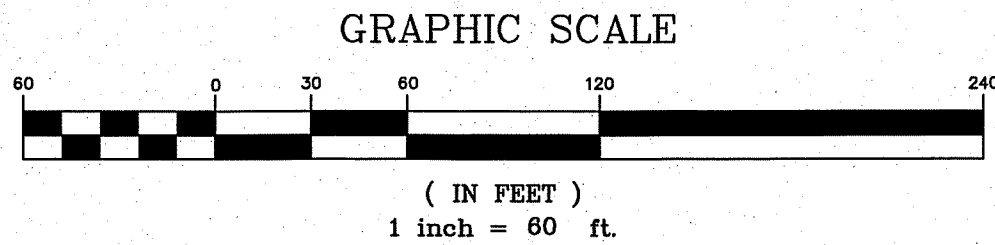
EASEMENTS AND BOUNDARY ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN INDUSTRIAL NO. 1 ZONE.

REFER TO MAP NO. 5386, 9329, 11028, 11505, 11567 AND 14059 NORWALK LAND RECORDS.

SPOT ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD 88 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS 'V - 3'.

TRACT III AREA
= 102,263± SQ. FT.
OR 2.348± ACRES



1. WETLANDS FLAG STAKED IN THE FIELD BY SOIL & WETLAND SCIENCE, LLC FEBRUARY 17, 2020
TIDAL & INLAND WETLANDS LINES DELINEATED BY SOIL & WETLAND SCIENCE, LLC FEBRUARY 17, 2020

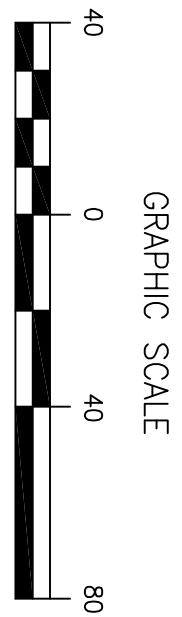
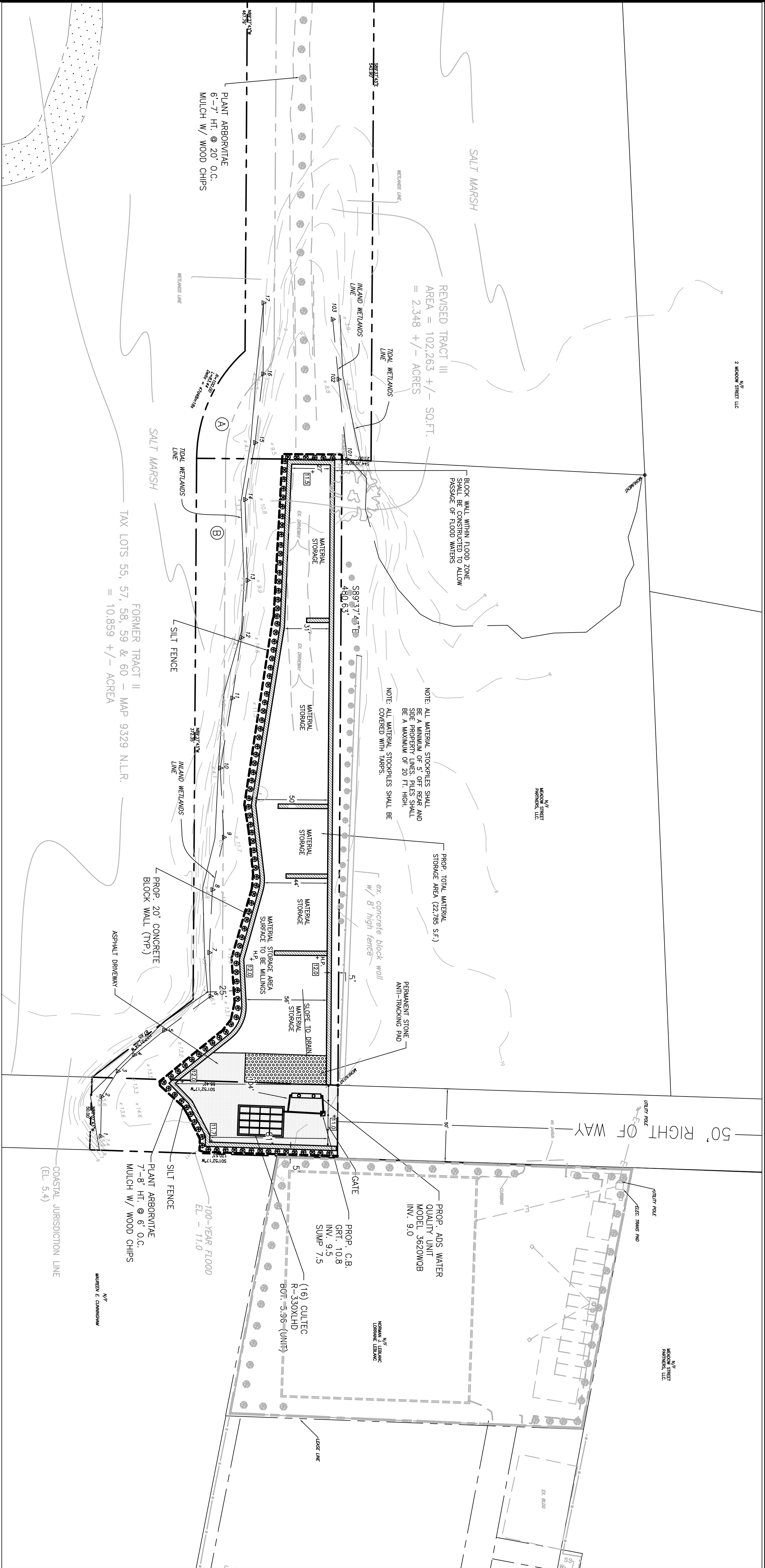
ZONING LOCATION SURVEY
OF TRACT III
PREPARED FOR
WEB CONSTRUCTION
310 WILSON AVENUE
NORWALK, CONNECTICUT

SCALE: 1" = 80' AUGUST 22, 2019

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

THAT TO MY KNOWLEDGE AND BELIEF,
THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

Jeffrey W. McDougal CT PLS No. 70090

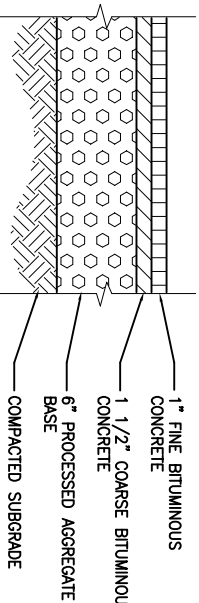


ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	PROPOSED
ZONE: INDUSTRIAL #1	35' TO C.L. STREET	MIN. 46'
FRONT SETBACK:	20' (cosolid waters)	MIN. NONE
REAR:	20' (cosolid waters)	MIN. NONE
SIDE:	20' (cosolid waters)	MIN. N.A.
AGGREGATE SIDE:	20' (cosolid waters)	MIN. N.A.
LOT WIDTH:	50'	MIN. > 50'
LOT AREA:	5,000 S.F.	MIN. 102,263 S.F.
BUILDING HEIGHT:	50'	MAX. N.A.
# STORES:	4	MAX. N.A.
COVERAGE- STRUCTURE:	50%	MAX. N.A.
COVERAGE- BUILDING & PARKING:	90%	MAX. 4.6%
FLOOR AREA RATIO:	1.0	MIN. N.A.
RECREATION AREA:	150 S.F./ UNIT	MAX. N.A.
RESIDENTIAL DENSITY:	2500 S.F./ UNIT	MIN. N.A.
PARKING SPACES:	N.A.	MIN. ---
100 YR. FLOOD ELEV.:	11.0 ft	MIN. ---

DRIVEWAY PAVEMENT

NOT TO SCALE



REVISED: 2-3-20- SCALE.

WEB CONSTRUCTION
NORWALK, CONNECTICUT

310 WILSON AVENUE

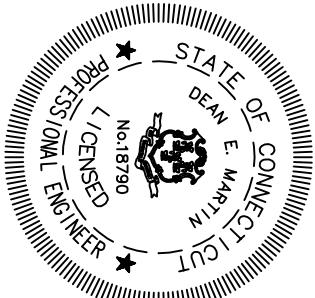
CONTRACTOR YARD SITE PLAN

GRUMANMAN ENGINEERING L.L.C.

CONSULTING CIVIL ENGINEERS

20 KNIGHT STREET, NORWALK, CONNECTICUT 06851

PH: (203) 853-3535 FAX: (203) 286-5057



GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY THE 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. SURFACE 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.
5. EXISTING SITE INFORMATION WAS TAKEN FROM A ZONING LOCATION SURVEY OF TRACT III PREPARED FOR WEB CONSTRUCTION, 310 WILSON AVENUE, NORWALK, CT BY WILLIAM W. SEYMOUR & ASSOCIATES P.C., DATED AUGUST 22, 2019.
6. ALL HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE SHALL BE "SMOOTH INTERIOR" TYPE AND MEET THE REQUIREMENTS OF ASTM F405 & F667 AND ASHTO M252 & M294.
7. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, PRIOR TO START OF CONSTRUCTION.
8. TOTAL SITE AREA REVISED TRACT III = 102,263 SQ. FT. ~ 2,348 AC.
9. PROPERTY IS SHOWN ON ASSESSORS' MAP 17NW, LOT 54, BLOCK 84.
10. LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION. VERTICAL DATUM= N.A.S.D. 88. (CITY OF NORWALK G.I.S.) (CONTOURS SHOWN AT 1 FOOT INTERVALS)
11. (16) CUT/EC R-350X14D BOT-536 (UNIT)

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 SEEDBED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SPECIFICALLY IDENTIFIED IN THE CONSTRUCTION OF "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 STREAM BEDS THEREAFTER. AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE OBLIGATION TO MAINTAIN AND MONITOR 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 CONVERTING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN TO THE LAND IS TRANSFERRED TO A NEW OWNER.



FGB CONSTRUCTION CO.

158 Bouton Street
Norwalk, CT 06854

MEMORANDUM

Phone: (203) 857-0332
Fax: (203) 853-1358

PROJECT: Contractors Yard
310 Wilson Avenue

DATE: April 7, 2020

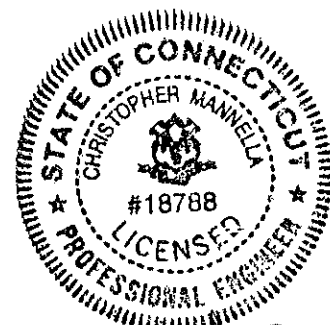
TO: WEB Construction
34 Meadow Street
Norwalk, CT 06854

PROJECT No.:

ATTN: James Brenia

SUBJECT: Modular Block Retaining Wall
Flood Damage Mitigation

I have reviewed the plans dated 2/3/20 as prepared by Grumman Engineering as it pertains to the modular block wall, more specifically mitigating flood damage to the wall during a storm event. In my professional opinion the opening created for vehicles to enter the site on the west side of the property will also allow for flood waters to enter unimpeded in a storm event. Flood waters entering through the opening will allow for the hydrostatic pressure to equalize itself on both sides of the wall. Buoyancy of the wall will be mitigated by the gross weight of the blocks stacked above flood elevation. Detailed calculations will be provided during the building permit process.



Page 1 of 1
Attachments:
CC:

Signed: _____

Chris Mannella
Chris Mannella, PE

CITY OF NORWALK
ZONING COMMISSION – SPECIAL MEETING
May 11, 2020

PRESENT: Louis Schulman, Chair; Galen Wells; Richard Roina; Michael Witherspoon; Joshua Goldstein; Stephanie Thomas; Frank Mancini; Nathan Sumpter; Rod Johnson
STAFF: Steve Kleppin; Bryan Baker
OTHERS: Diane Lauricella; Larry Katz; Ernie Dumas; Ron Weiss; Luigi DiMeglio; Sonya Oliver; State Representative Travis Simms; Darlene Young

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 5:33 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll. Mr. Schulman explained how the public meeting participants would be allowed to speak on Zoom.

III. PUBLIC HEARINGS

a. #1-20R – Zoning Commission – Proposed amendments to establish a 12 month moratorium on certain uses in Industrial #1 zone including building material and storage yards, contractor’s storage yards and single and two family dwellings

Mr. Schulman opened the public hearing and explained that it would be held open until at least May 18, 2020 for written comments. He also noted that the meeting would have to end at 6:50 p.m. for another Zoom presentation by the Mayor and State Senator Duff.

Mr. Kleppin began the presentation with a description of the application. The city would be starting a study next month about the Industrial Zones in the city. They thought it would be wise to place a moratorium on applications for contractor’s storage yards for 1 year until the study is completed. It is an amendment to the Zoning Regulations.

Mr. Schulman asked the commissioners for questions. There was a discussion about whether the pandemic affected any of the areas. Mr. Kleppin said that it would not have any relevance to this amendment. There was also a discussion about new applications which could affect the City financially. Mr. Kleppin said that there had been a couple of applications pending but they had not seen an influx of new ones. There was a discussion about a possible shortage of contractor yards because of the moratorium. There was also a discussion about surrounding towns not allowing contractor’s yards. They would only be allowed in South Norwalk. There had not been a cessation of use of the contractor’s yards, because of the Governor’s Executive Orders during the pandemic, as far as Mr. Kleppin knew. There was also a discussion about the length of time of the moratorium.

Mr. Schulman asked members of the public to raise their hands through Zoom to make themselves known before making their comments.

Diane Lauricella thanked the commissioners for allowing the public to speak. She believed that Industrial Zones were necessary for the city. She thanked the Zoning Department staff for lists of legal and illegal contractor's yards. She appreciated the extension of time and would submit written comments.

Larry Katz, 71 East Main Street (office), spoke in support of contractor's yards. He noted that some contractors needed yards in Norwalk so that they didn't have to drive from further away. He thought it was a mistake to constantly take away contractor's yards.

Ernie Dumas spoke in favor of the contractor's yards. It would be a help for people in the area. However, he also thought that the people who live in the area should be respected. Some areas are contaminated.

Ron Weiss, 75 Place Street, said that he grew up in South Norwalk and that they must take into consideration the needs of the people that live in the area. He was grateful to those working on the Zoning Commission on this matter.

Luigi DiMeglio, 20 Lebrown Place, said that he thought this would be a great study for Norwalk. He had lived with a contractor's yard in his backyard for 7 years. He noted that many of the legal yards later became illegal yards. He appreciated the commissioners allowing them to speak.

Sonya Oliver, 15 Madison Street, spoke in favor of the moratorium. She said that the neighborhood looked like an eyesore with all of the contractor's yards. It would only bring down property values.

State Representative Travis Simms spoke in support of the moratorium. He looked forward to working with the Zoning Commissioners and his colleagues on the local and state levels and all those who had a vested interest.

Darlene Young thanked them for allowing everyone to speak. She noted that many people were affected by the dust from the many yards in South Norwalk. She was hopeful that they could figure out how this could be worked out through the study. She thanked prior speakers who had been involved for a long time on this issue. She appreciated the openness of the Zoning Department and the Zoning Commission.

At this time, Mr. Schulman asked that the public hearing be held open until May 18, 2020 for residents to respond in writing. They would be able to take action at their next Zoning Commission meeting on May 20, 2020.

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on Item III.

Mr. Roina said that the public hearing should be held open without conditions and that all parties should be able to speak at the next meeting. Mr. Mancini agreed. Mr. Schulman explained that the moratorium would not stop any business from operating. Ms. Thomas said that this had been on the Zoning Commission agenda since January. Mr. Roina said that he thought that there were other parties that had not been heard from. Ms. Thomas thought that holding the public hearing through Zoom, it was a more equitable forum for residents. Mr. Kleppin clarified uses of contractor's yards for the commissioners. Mr. Johnson said that he believed the public hearing should be left open for further oral comments from the public at the next Zoning Commission meeting.

**** MR. ROINA MOVED: BE IT RESOLVED** that the public hearing be held open for both written and oral comments until the next Zoning Commission meeting on May 20, 2020.

Mr. Johnson seconded.

There was a roll call vote as follows:

Mr. Roina – Yes

Mr. Witherspoon – Yes

Ms. Thomas - No

Ms. Wells - No

Mr. Goldstein - Yes

Mr. Mancini - Yes

Mr. Johnson - Yes

Mr. Schulman - Yes

Mr. Sumpter - Yes

No one opposed.

No one abstained.

V. EAST NORWALK TOD: East Norwalk TOD Presentation

Mr. Kleppin noted that it was getting late and that he could make the presentation on May 20, 2020 to which Mr. Schulman agreed. After completion of several other items, the commissioners decided to listen to the presentation since there would be many applications on May 20, 2020.

Mr. Kleppin began with a Power Point presentation of the study. He noted that Ms. Thomas was a part of the committee which had been working on it for 14 months. He showed them a map of the study area. Area #1 was currently zoned as Neighborhood Business but would be re-named as a village district. This would allow the Zoning Commission to have design control. He then discussed Area #2 which the committee would like to keep because of the affordable housing in that part of town. He also said that the Department of Public Works had their garage there but they would like to move it. They would like to create a new village district

in Liberty Square. He also discussed adding a promenade to Cove Avenue to connect it to South Norwalk. He discussed Winfield Avenue as well. Some of the recommendations of the study were to provide outdoor spaces, different heights and amenities. He discussed a point system to certain types of things for developers. He noted that green infrastructure was being used as part of the landscape. He showed them a before and after of one site in the study area of what could be built under the revised regulations. He discussed the design guidelines and noted that they had looked at other cities that had nautical, beachy aesthetics.

There was a discussion about the point system. Ms. Thomas noted that the committee was still reviewing it, although they were in favor of it. There was a discussion about the goals of the committee. There was a question about construction on 230 East Avenue and then there was a discussion about next steps for the study. It would go out to the Planning Commission which would have to hold a public hearing on it. The study would become a part of the POCD.

VI. APPROVAL OF MINUTES: April 7, 2020 Special meeting

**** MR. GOLDSTEIN MOVED to approve the April 7, 2020 Zoning Commission - Special Meeting minutes.**

Mr. Witherspoon seconded.

Louis Schulman; Galen Wells; Richard Roina; Michael Witherspoon; Joshua Goldstein; Nathan Sumpter; Rod Johnson

No one opposed.

Frank Mancini and Stephanie Thomas abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that there would be a meeting on May 20, 2020. He explained that one of the applicants was from a previously approved application in 2019. He also said that there was a new application on Glover Avenue. Mr. Schulman suggested that since this was a big application, they should have a separate meeting for it. It would have significant public input. There was also an application on Wilson Avenue for a proposed contractor's yard. There would also be a discussion on May 20 about guidelines for outdoor dining based upon the Governor's Re-Open plan.

There was a discussion about the time of the next meeting. Most said 5:30 was fine, however, it was decided to hold it at 6 p.m.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

IX. ADJOURNMENT

Ms. Thomas made a Motion to Adjourn.

Mr. Roina seconded.

Louis Schulman; Galen Wells; Richard Roina; Michael Witherspoon; Joshua Goldstein; Stephanie Thomas; Frank Mancini; Nathan Sumpter; Rod Johnson approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Diana Palmentiero