





## REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA


APRIL 8, 2026, 6:00 PM

CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 125 EAST AVENUE,  
NORWALK, CONNECTICUT 06851 AND BY ZOOM VIRTUAL MEETING

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

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

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

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

I. **CALL TO ORDER**

II. **ROLL CALL AND SEATING OF ALTERNATES**

III. **REVIEW AND ACTION ON APPLICATIONS**

- A. **#2026-26 SA - City of Norwalk - Special appropriation request to authorize Mayor Barbara Smyth to execute a sole source purchase order on behalf of the Norwalk Police Department for the purchase of one (1) armored rescue vehicle for a total amount not to exceed \$361,000 Account #(092-63010-5777-C0858) - Report & recommended action**
- B. **#2026-28 SA - City of Norwalk - Authorize a special capital appropriation in the amount of \$361,000 to be transferred from the Communications Upgrade Project (account # 092-13610-5777-C0638) to the City's Police Department for the purchase of a new Police Rescue Vehicle (account # 092-63010-5777-C0858) - Report &**

recommended action

- C. #2026-27 R - City of Norwalk - Zoning regulation text amendment to Article 4 and the EVTZ Village District Design Guidelines to modify the crosswalk standards as recommended by the Transportation, Mobility & Parking Department - Preliminary review
- D. #2026-18 CSPR – LandTech – 20 Old Wharf Road – Expand an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action

**IV. PUBLIC HEARINGS**

- A. #2026-21 SP – Robert and Chunling Vance – 8 Timothy Road (District 5, Block 55, Lot 122) – Special permit application for after-the-fact soil disturbance and/or clear-cutting of approximately 2/3 of an acre - Public hearing, report & recommended action
- B. #2026-16 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit application for a historic preservation development for a property currently used as multifamily per Section 4.3.20 of the zoning regulations to renovate an existing historic structure, construct a 4-story addition, and demolish two separate existing structures for a total of 53 dwelling units - Public hearing, report & recommended action
- C. #2026-02 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4 and Article 9 regarding Accessory Dwelling Units - Public hearing, report & recommended action
- D. #2026-03 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4, 6, 7 and 9 regarding fee in-lieu of public realm requirements; workforce housing requirements; village district review standards and procedures; encroachment allowances for steps; creation of “landscape nursery” use; band sign locations; and revisions and/or new definitions of the following terms: “dormer,” “earth processing and contractor’s materials storage yard,” “landscape nursery,” “patio,” “porch,” “stoop,” and “wetbar” - Public hearing, report & recommended action

**V. DISCUSSION**

- A. Commercial Vacancy Tax Bill

**VI. ACCEPTANCE OF MINUTES**

- A. Regular Meeting: March 18, 2026

**VII. COMMENTS OF DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**

**UPCOMING MEETINGS**

April 22, 2026



# Transportation Mobility & Parking

CITY OF NORWALK  
Transportation Mobility & Parking  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

**To:** Steven Kleppin, Director – Norwalk Planning and Zoning  
Bryan Baker, Principal Planner – Norwalk Planning and Zoning

**From:** Benjamin Yeung, P.E., Senior Traffic Engineer – Norwalk TMP

**Cc:** Jay Habansky - Chief of Economic and Community Development  
Jim Travers, Director – Norwalk TMP  
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP  
Nathan Fankhanel, E.I.T., Junior Engineer – TMP  
Greg Pacelli, Transportation Planner – TMP  
Vanessa Valadares, P.E., Chief of Department of Public Works  
Wilber Giron, P.E., Permit Engineer – Department of Public Works  
Ron Toth, Public Works Coordinator – Department of Public Works  
Christine Cardascia, P.E., Assistant Engineer – Department of Public Works  
Michelle Andrzejewski, Land Use Planner – Planning and Zoning  
Amelia Williams, Land Use Planner – Planning and Zoning

**Subject:** East Norwalk TOD Design Guidelines – Proposed Crosswalk Design Revision

**Date:** April 2, 2026

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Dear Mr. Kleppin and Mr. Baker,

The City of Norwalk Transportation, Mobility, and Parking Department (TMP) respectfully requests revisions to the crosswalk design guidance given in the East Norwalk Village TOD Design Guidelines (Guidelines), last revised and posted online November 4, 2021. Page 22 of the current Guidelines indicates a standard “Crosswalk Pattern” to be used within the East Norwalk Village TOD Zone (EVTZ); the image and description are shown on the following page next to the proposed standard revision.

The reasons for the change are all meant to bring the crosswalk standard in conformance with Federal/State regulations and road safety best practices for crosswalks. The proposed standard is depicted on the following page, with the following reasons explained in this memorandum.

1. Legally Establish Crosswalk with White Transverse Line Crosswalk Markings
2. Improve Color Contrast of Crosswalk Against Roadway
3. Eliminate Risk of Differential Settlement

### Current Crosswalk Standard from East Norwalk TOD Design Guidelines

**Excerpt from *Current East Norwalk Village TOD Design Guidelines, 11.4.21; “Standards for Sidewalks, Crosswalks, Lighting and Bus Shelters” (page 22)***



**Crosswalk Pattern**

Figure 23: Flush set granite curb for edge restraint. 90-degree herringbone using the concrete brick pavers.

Source:  
<https://i.pinimg.com/236x/88/5a/38/885a386371a45cd69aa769e2c3d591f3--brick-pathway-front-walkway.jpg>

*Note: All streetscape improvements must comply with the Department of Public Works Streetscape Manual for East Norwalk.*

### Proposed Crosswalk Standard for East Norwalk TOD Design Guidelines

**Proposed Revision for East Norwalk Village TOD Design Guidelines “Standards for Sidewalks, Crosswalks, Lighting and Bus Shelters” (page 22)**



**Crosswalk Pattern**

Figure 23: Impressed Surface System Crosswalk with Preformed Thermoplastic

Source: Stuart Avenue and Stevens Street, Norwalk, CT; Norwalk TMP

*Note: All streetscape improvements must comply with the Department of Public Works Standard Details for East Norwalk.*

### Legally Establish Crosswalk with White Transverse Line Crosswalk Markings

TMP staff have identified the example crosswalk in the photo for the current standard as being non-compliant with the Manual on Uniform Traffic Control Devices (MUTCD), which are the Federal/State standards for traffic control devices, including crosswalk markings. Section 3C.03 of the MUTCD 11<sup>th</sup> Edition states, “Standard: Crosswalk markings shall be white...”.

Marked crosswalks are allowed to have “aesthetic treatments” such as the brick paver herringbone pattern, but the white transverse bars on the sides of the crosswalk must still be installed to legally establish the crosswalk and to enhance its visibility.

### Improve Color Contrast of Crosswalk Against Roadway

The current standard calls for a granite color for the pavers in the interior of the crosswalk. This conflicts with road safety best practices because the granite color does not provide enough visual contrast with the surrounding asphalt pavement. For the same reason, a granite or gray color is also not compliant with the MUTCD.

Typical asphalt is dark gray to black, but tends to lighten over time. Gray or granite tones for crosswalks tend to blend into the roadway surface, especially under low-light conditions, during wet weather, or as materials age and darken. Other colors such as brick red, by contrast, create a clear and immediate distinction between the crosswalk and the adjacent travel lanes, helping to visually reinforce the crossing area for both motorists and pedestrians. This increased contrast improves recognition of the crosswalk from a greater distance and supports quicker driver comprehension of pedestrian priority.

### Eliminate Risk of Differential Settlement

Due to settlement issues that are typically associated with a mix of granite, pavers, and roadway asphalt, the City no longer installs brick paver crosswalks. Precast concrete pavers and granite edge restraints introduce a greater risk of differential settlement relative to the surrounding asphalt pavement. Even minor variations in subgrade support or base material compaction can cause individual pavers to settle or shift at rates different from the adjacent roadway. This can result in uneven surfaces, bumps, or lips at the crosswalk, which reduce ride quality for vehicles, create discomfort and noise for drivers, and present tripping hazards for pedestrians, wheelchair users, and others with mobility devices.

By contrast, an impressed brick pattern applied using preformed thermoplastic adheres directly to the existing pavement surface. This approach maintains a smooth, flush surface across the crosswalk, improving safety, comfort, and long-term performance while still achieving the desired visual and aesthetic effect. The material is engineered with special elements to provide skid and slip resistance, as well as retroreflectivity to enhance visibility.

Moving forward, the City will be using preformed thermoplastic for decorative crosswalks citywide. This proposed update of the East Norwalk standard is necessary to be consistent with best practices.

### Conclusion

TMP is proposing this design revision and will coordinate with Planning and Zoning Department and the Department of Public Works to ensure that all applicable standards documentation is updated appropriately and that all known upcoming projects in the EVTZ are notified of the new standard.

Sincerely,



Benjamin Yeung, P.E., Senior Traffic Engineer – TMP



Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date: \_\_\_\_\_ Official Receipt Date: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

1. Property Address: 20 Old Wharf Road 2. D/B/L/U: 6/60/8/0

3. Proposed Work: Extend riprap revetment 4. Zone: B

### 5. Applicant Identification:

Applicant Name: LandTech  
Address: 518 Riverside Avenue, Westport, CT  
Phone Number: 203-454-2110 Email: tryder@landtechconsult.com  
Interest in Property:  fee simple  option  lessee  easement  other (specify): Consultant  
List primary contact for correspondence if other than applicant (Agent or Attorney):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### 6. Property Owner, if different than applicant:

Owner Name: Anthony and Jennifer Whitworth  
Address: 20 Old Wharf Road, Norwalk, CT  
Phone Number: \_\_\_\_\_ Email: jawhit62@gmail.com

### 7. Project Information:

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

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

## 8. Project Site Plans:

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

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

## 9. Site Information:

a) Street Address or Geographical Description:

20 Old Wharf Road, Norwalk

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

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

Long Island Sound

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

~~Subject and adjacent properties are single family residential. The subject property contains a seawall along its entire property line. Riprap is located along the seawall except for the northern approximate 30 feet. A dock is located in the middle of the shoreline.~~

e) Indicate the area of the project site: 0.41± acres or \_\_\_\_\_ square feet

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

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

g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)?

Yes  No

**10. Description of Proposed Project or Activity:**

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

The work consists of extending the riprap the last 30+ feet along the seawall within the same approximate width of the existing riprap and placing boulders on the tapered slope of the northern end of the existing riprap to create the same elevation as the rest of the riprap. The boulders will be placed using an excavator on a barge at high tide. The work will be done working southeasterly placing as many boulders along the wall as practical during a particular high tide. The work will continue during the following high tides until all the northwestern stones are placed. Next the remaining boulders will be placed working southeasterly matching the approximate elevation of the existing revetment. At the contractor's discretion the barge may be grounded and left in place for up to 3 days. The work is expected to take 3-4 weeks to complete. No clearing, grading or other disturbance is proposed within the upland portion of the property. This work has been permitted by the DEEP.

**11. Description of Proposed Stormwater Best Management Practices:**

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

Boulders will either be gently placed in the sand or on top of other boulders. No Stormwater Best Management Practices are needed.

## 12. Identification of Applicable Coastal Resources and Coastal Resource Policies:

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

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

\* General Coastal Resource policy is applicable to all proposed activities

### 13. Consistency with Applicable Coastal Resource Policies and Standards:

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

Beaches & Dunes - the project is consistent with applicable policies as the riprap provides a substrate for mollusks, a reservoir for sand and does not hinder pedestrian access to the beach below mean high water.

Coastal Hazard Area - the project is compliant with applicable policies as it minimizes hazards to life and property as it further protects an older seawall which is protecting geothermal wells and a house in close proximity to the wall.

Near Shore Waters and Shellfish Concentration Areas - the project enhances the habitat by providing additional substrate for filter feeding shellfish feeding in these highly productive waters while not impacting wildlife utilizing the water of the cove.

### 14. Identification of Applicable Coastal Use and Activity Policies and Standards:

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

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

\* General Development policies are applicable to all proposed activities

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

**15. Consistency With Applicable Coastal Use Policies and Standards:**

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

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Coastal Structures and Filling - the project is consistent with applicable policies as it is not located in the vicinity of tidal wetlands and does not impact water quality, flooding, and water circulation of the cove while not causing adverse impacts to the sediment and erosion relationship.

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The property is a single family residential and is not suitable for water dependant uses.

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

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

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

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

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

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

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

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

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

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The property is private with no public access, therefore the property is not suitable for water-dependent uses.

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

**18. Mitigation of Potential Adverse Impacts:**

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

No potential adverse impacts have been identified.

**19. Remaining Adverse Impacts:**

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

No adverse impacts remain.

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

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

Applicant's Signature: Jennifer Whitworth DATE: 2/19/26

Agent's Signature: [Signature] DATE: 2/20/26

# Instructions for Coastal Site Plan Review Application

## Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land within 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.

2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.

When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.

3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

## Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

**Sample Letter: APPLICATION SUBMITTAL NOTIFICATION**

Dear \_\_\_\_\_,

Be advised that \_\_\_\_\_ has applied for a Coastal Site Plan  
(Applicant)

application for property located at the following address: \_\_\_\_\_

\_\_\_\_\_  
(Street name and number and District, Block and Lot numbers)

The proposal is for \_\_\_\_\_  
(Description of Proposal)

\_\_\_\_\_  
You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

\_\_\_\_\_  
Signature of applicant

***Applicant must sign above and provide contact information below.  
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

**Sample Letter: PUBLIC HEARING NOTIFICATION**

Dear \_\_\_\_\_,

Be advised that [**Applicant Name**] has applied for a Coastal Site Plan Review application for property located at the following address: [**Project Address – street name and number**] and [**District/Block/Lot number**].

The proposal is for [**Description of Proposal**].

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on [**Day, Date, Time, and Location of Public Hearing**].

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

\_\_\_\_\_  
Signature of applicant

***Applicant must sign above and provide contact information below.  
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

## Application Form Instructions:

### 8. Project Site Plans

It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

### 9. Site Information

Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

**10. Description of Proposed Project or Activity** Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

### 11. Description of Proposed Stormwater Best Management Practices

Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

### 12. Identification of Applicable Coastal Resources and Coastal Resource Policies

Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the

identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas...."

### 13. Consistency with Applicable Coastal Resource Policies and Standards

Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

### 14. Identification of Applicable Coastal Use and Activity Policies and Standards

This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA. Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity. Please note that "*General Development*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

**15. Consistency with Applicable Coastal Use Policies and Standards**

Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "General Development" policies, consistency must be addressed in every case.

**16. Identification of Potential Adverse Impacts on Coastal Resources**

This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

**17. Identification of Potential Adverse Impacts on Future Water-dependent Uses:**

Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

**18. Mitigation of Potential Adverse Impacts**

Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

**19. Remaining Adverse Impacts**

Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

**N.B.**

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.

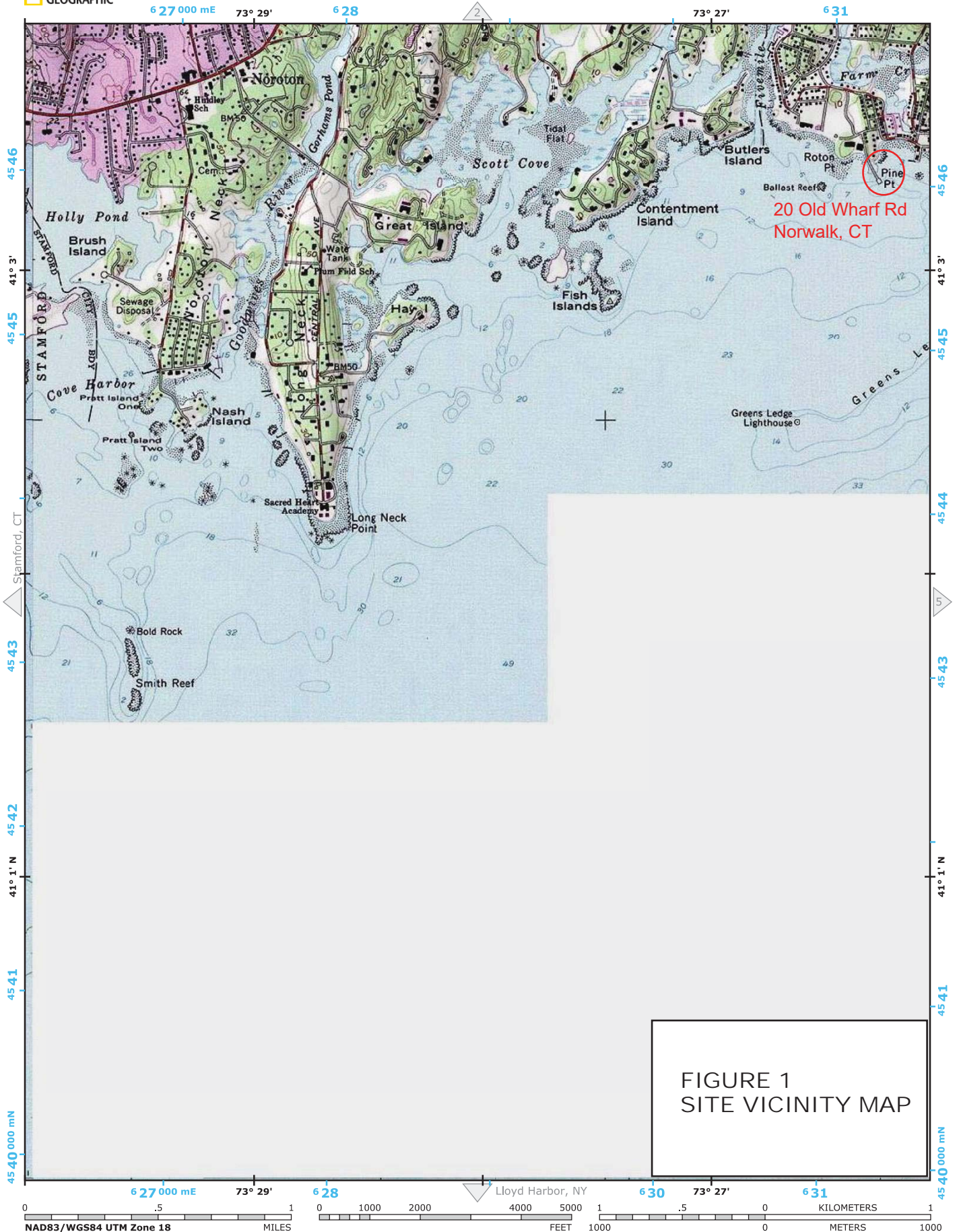



FIGURE 1  
SITE VICINITY MAP

### FIGURE 2 - TAX ASSESSORS MAP - 20 Old Wharf Road, Norwalk, CT



**Norwalk Information**

<b>ID</b>	103-6-60-8-0
<b>Site Address</b>	20 OLD WHARF RD
<b>Owner</b>	WHITWORTH ANTHONY R & JENNIFER A
<b>Co-Owner</b>	
<b>Owner Address</b>	20 OLD WHARF RD

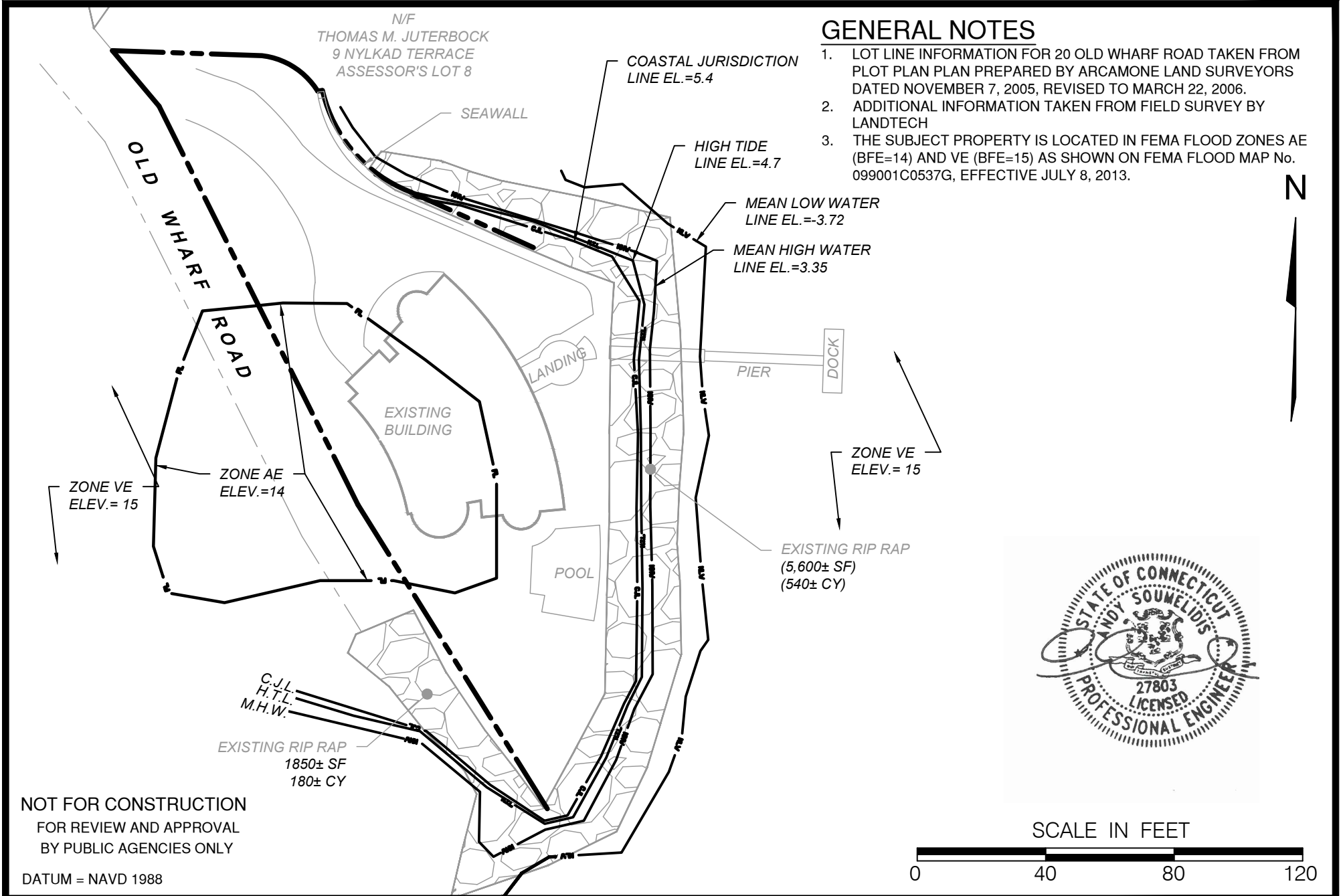


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

T:\1 ACTIVE PROJECTS\28141-01 WHITWORTH - 20 OLD WHARF RD., NORWALK\DRAWINGS\20 OLD WHARF - COP FIGURES.DWG



### GENERAL NOTES

1. LOT LINE INFORMATION FOR 20 OLD WHARF ROAD TAKEN FROM PLOT PLAN PREPARED BY ARCAMONE LAND SURVEYORS DATED NOVEMBER 7, 2005, REVISED TO MARCH 22, 2006.
2. ADDITIONAL INFORMATION TAKEN FROM FIELD SURVEY BY LANDTECH
3. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 099001C0537G, EFFECTIVE JULY 8, 2013.

**NOT FOR CONSTRUCTION**  
 FOR REVIEW AND APPROVAL  
 BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988



SCALE IN FEET



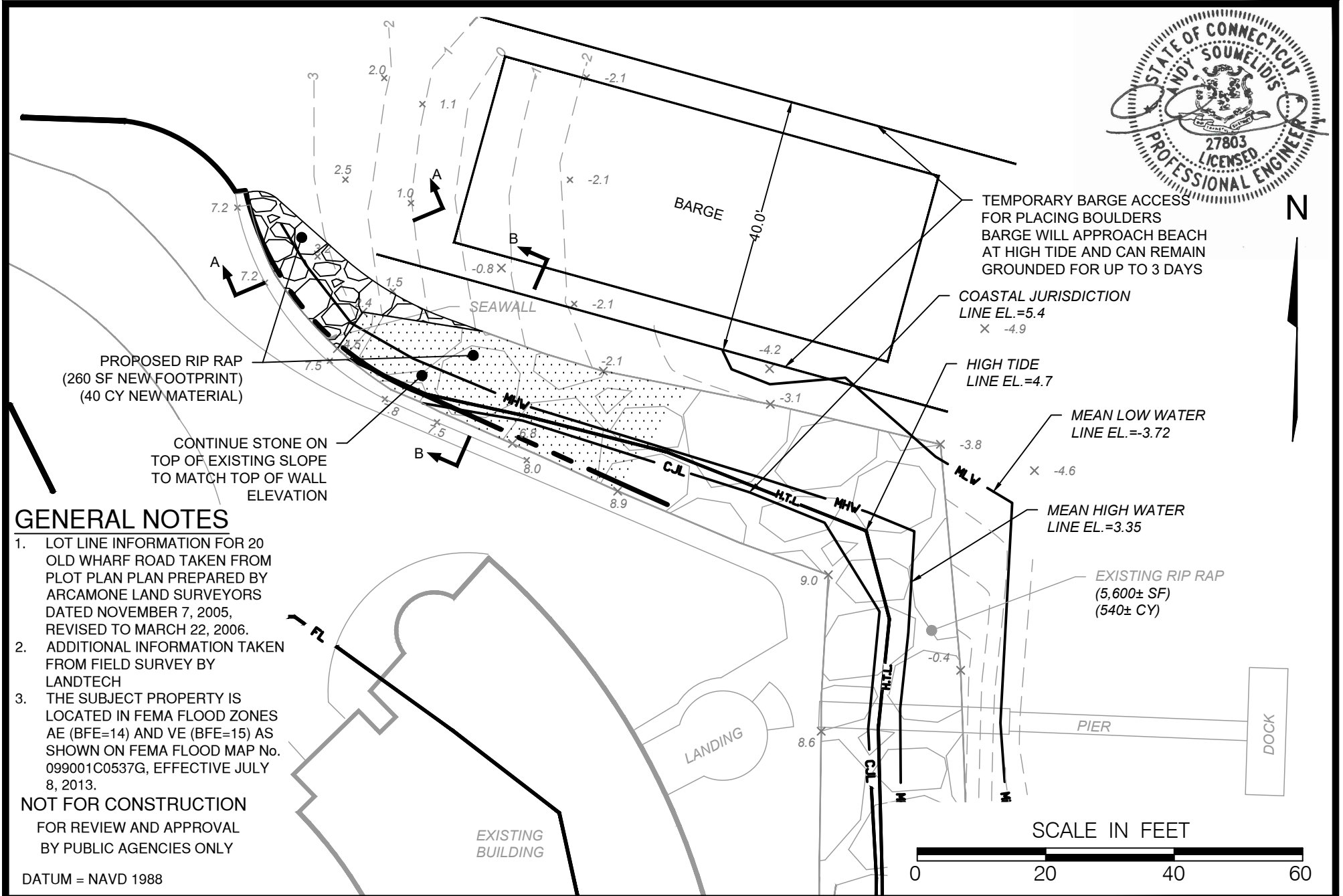
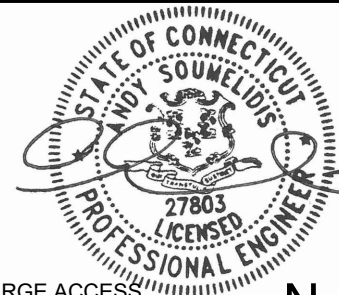
<b>FIG-3</b>	SCALE: 1" = 40'	DATE: 9/22/2025	PROJECT NO.: 25141-01
	DRAWN BY: SM	DESIGNED BY: TN	PREPARED FOR: TONY & JENNIFER WHITWORTH
	CHECKED BY:	REVISIONS:	PROJECT LOCATION: 20 OLD WHARF ROAD, NORWALK, CT
	TITLE: PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT EXISTING CONDITIONS		

**LANDTECH**

Civil Engineering • Site Planning  
 Environmental Science & Engineering  
 Structural Engineering • Land Surveying  
 Permit Coordinating & Management  
 Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

REVISION DATE	ISSUE



**GENERAL NOTES**

1. LOT LINE INFORMATION FOR 20 OLD WHARF ROAD TAKEN FROM PLOT PLAN PREPARED BY ARCAMONE LAND SURVEYORS DATED NOVEMBER 7, 2005, REVISED TO MARCH 22, 2006.
2. ADDITIONAL INFORMATION TAKEN FROM FIELD SURVEY BY LANDTECH
3. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 099001C0537G, EFFECTIVE JULY 8, 2013.

**NOT FOR CONSTRUCTION**  
 FOR REVIEW AND APPROVAL  
 BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988



T:\1 ACTIVE PROJECTS\28141-01 WHITWORTH - 20 OLD WHARF RD., NORWALK\DRAWINGS\20 OLD WHARF - COP-FIGURES.DWG

**FIG-4**

PREPARED FOR:	TONY & JENNIFER WHITWORTH
PROJECT NO.:	25141-01
PROJECT LOCATION:	20 OLD WHARF ROAD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT PROPOSED CONDITIONS

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REVISION DATE	ISSUE
2/3/26	ADDED BARGE
1/5/26	REDUCED PROPOSED FOOTPRINT PER DEEP COMMENTS



T:\1 ACTIVE PROJECTS\25141-01 WHITWORTH - 20 OLD WHARF RD., NORWALK\DRAWINGS\20 OLD WHARF - COP FIGURES.DWG



### GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR XXX TAKEN FROM XXX PLAN PREPARED BY XXX DATED XXX.
2. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 099001C0537G, EFFECTIVE JULY 8, 2013.



**NOT FOR CONSTRUCTION**  
 FOR REVIEW AND APPROVAL  
 BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988



FIG-6	SCALE	PROJECT NO.
	DATE	25141-01
DATE	9/22/2025	
DESIGNED BY	TR	
CHECKED BY		

PREPARED FOR:	TONY & JENNIFER WHITWORTH
PROJECT LOCATION:	20 OLD WHARF ROAD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT AERIAL VIEW

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 Construction Management & Financing

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REVISION DATE	ISSUE

# PLOT PLAN

OF PROPERTY PREPARED FOR

## ANTHONY WHITWORTH

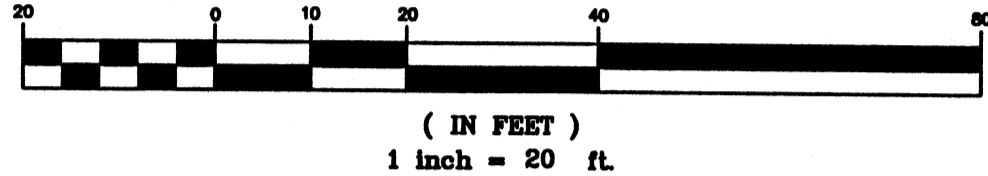
#20 OLD WHARF ROAD, ROWAYTON, CONNECTICUT

SCALE: 1" = 20'

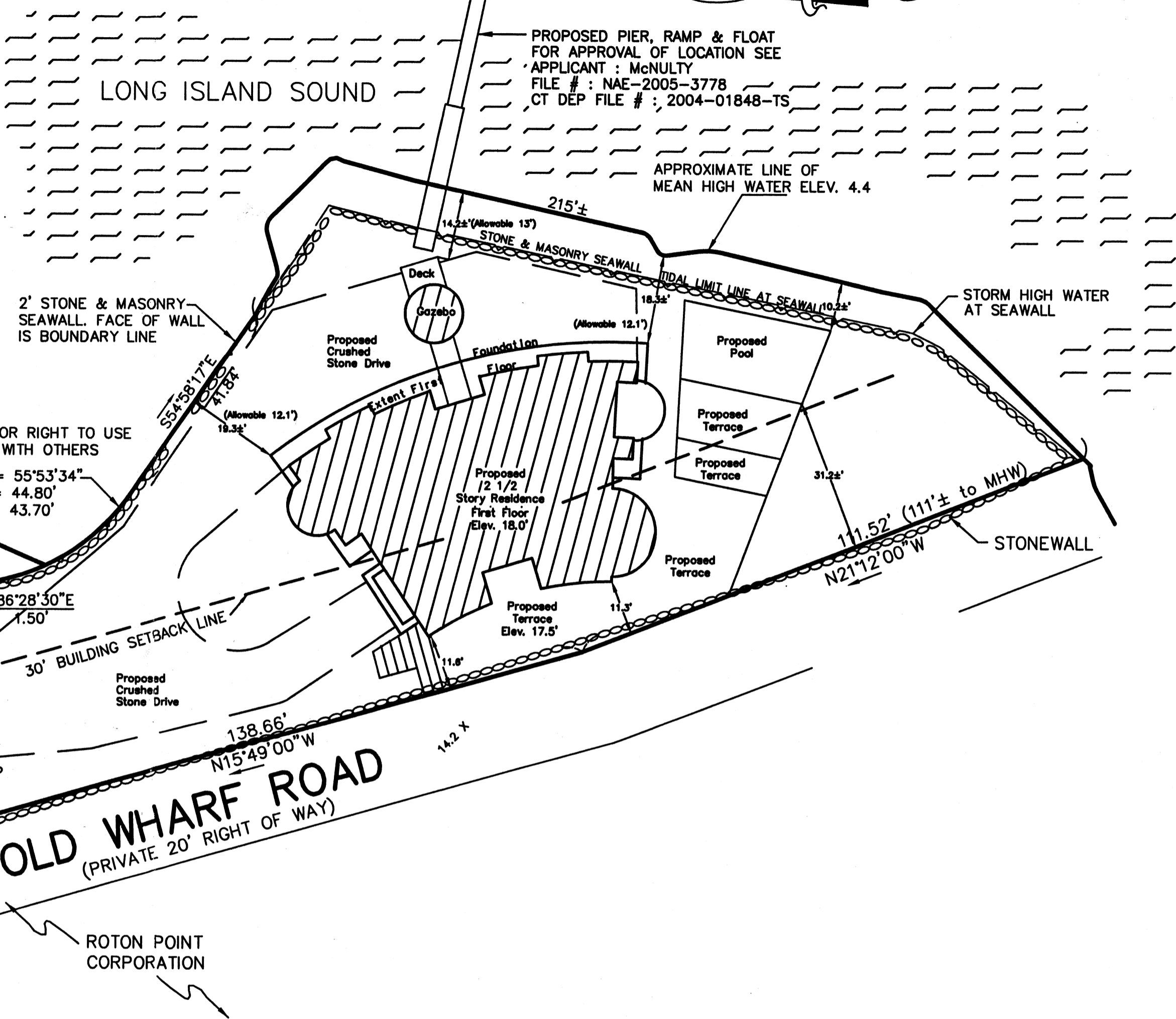
DATE: NOV. 17, 2005

BY "ARCAMONE LAND SURVEYORS"

GRAPHIC SCALE



**LOT 19 & 20**  
 AREA :  
 17,000± sq.ft.  
 0.3903± acres  
 (AREA TO M.H.W.)



THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY  
 BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. 2043, 9550, 7192 & 836 N.L.R.

TAX MAP 10SW BLOCK 60 TAX LOT(S) 8 DISTRICT 6

PROPERTY IS LOCATED IN ZONE : "B" RESIDENCE

F.I.R.M. ZONES: "C", "V6" (el. 17) & "V6" (el.15) PANEL NO. 090012 0006C REV. 8/19/86

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

*Wayne J. Arcamone*  
**WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.** CONNECTICUT REG # 15773

THIS DRAWING IS THE PROPERTY OF ARCAMONE LAND SURVEYORS. ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED

NOTE: EXISTING BUILDING OVER 20 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK	30' * MIN.	8.5'± (POOL)	11.3'
REAR	15% of lot depth MIN.	33'±	18.3'±
SIDE	6' MIN.	35.0'±	
ALL PLANS AGGREGATE SIDE	25% of lot width MIN.	N/A	N/A
LOT WIDTH	50' MIN.	VARIABLE	VARIABLE
LOT AREA	6,250sf MIN.	17,000±sf	17,000±sf
HEIGHT	35' MAX.	27'±	<35'
# OF STORIES	2 1/2 MAX.	2	2 1/2
LOT COVERAGE: STRUCTURE	35% MAX.	17.2%	20%

DATE	DESCRIPTION	BY
03/22/06	PROPOSED RESIDENCE	JAD
	REVISIONS	

Jennifer Whitworth  
20 Old Wharf Road  
Norwalk, CT 06853

SUBJECT: Certificate of Permission #202508423  
20 Old Wharf Road, Norwalk

Dear Mrs. Whitworth:

Please find attached a copy of your subject license and relevant enclosures which are being issued pursuant to your application of November 6, 2025. Your attention is directed to the conditions of the license. All work must conform to that which is specifically authorized. Please do not hesitate to contact me at [kevin.zawoy@ct.gov](mailto:kevin.zawoy@ct.gov) or 860-424-3626 should you have further questions.

Any work in regulated areas of the State which has not been authorized by a valid license is a violation of state law and subject to enforcement action by the Department of Energy & Environmental Protection and the Office of the Attorney General.

Your initiation of authorized activities will be relied upon as your agreement to comply with the terms and conditions of the license.

If you have not already done so, you should contact your local Planning and Zoning Office and the U. S. Army Corps of Engineers to determine local and federal permit requirements on your project, if any. Write the Corps' New England District, Regulatory Branch, 696 Virginia Road, Concord, MA 01742-2751; <http://www.nae.usace.army.mil/> or call 1-800-343-4789.

Sincerely,



Kevin Zawoy, Environmental Analyst III  
Land & Water Resources Division  
Bureau of Water Protection & Land Reuse

Attached: License, LWRD General Conditions, Site Plans

cc: File #202508423, Norwalk  
Tom Ryder, [TRYder@landtechconsult.com](mailto:TRyder@landtechconsult.com)  
Bruce Lovallo, Harbormaster, [HarborMaster@norwalkct.gov](mailto:HarborMaster@norwalkct.gov)  
Tammy Maldonado, Norwalk Zoning, [tmaldonado@norwalkct.gov](mailto:tmaldonado@norwalkct.gov)  
Harry Rilling, Mayor of Norwalk, [HRilling@norwalkct.gov](mailto:HRilling@norwalkct.gov)  
Karen Michaels, CT DEEP LWRD, [karen.michaels@ct.gov](mailto:karen.michaels@ct.gov)  
Kevin Kotelly USACOE, [Kevin.r.kotelly@usace.army.mil](mailto:Kevin.r.kotelly@usace.army.mil)



**Connecticut Department of Energy and Environmental Protection License\***

**Certificate of Permission**

**Licensee(s):** Jennifer Whitworth

**Licensee Address(s):** 20 Old Wharf Road  
Norwalk, CT 06853

**License Number(s):** 202508423-COP

**Municipality:** Norwalk

**Project Description:** Modify an existing authorized revetment and seawall for shoreline flood and erosion control.

**Project Address/Location:** 20 Old Wharf Road

**Waters:** Long Island Sound

**Authorizing CT Statute(s) and/or Federal Law:** CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112;

**Applicable Regulations of CT State Agencies:** 22a-426-1 to 9,

**Agency Contact:** Land & Water Resources Division,  
Bureau of Water Protection & Land Reuse, 860-424-3019

**License Expiration:** Five (5) years from the date of issuance of this license.

**Project Site Plan Set:** Six sheets of plans, Figures 1 through 6, Figure 1, entitled "Vicinity Map," Figure 2, entitled "Tax Assessors Map," and Figures 3 through 6, dated September 22, 2025, prepared by Landtech.

**License Enclosures:** LWRD Work Commencement Form; LWRD General Conditions; Site Plan Set; ; Land Record Filing

\*Connecticut's Uniform Administrative Procedure Act defines License to include, "the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . ."

**Authorized Activities:**

The Licensee is hereby authorized to conduct the following work as described in application # 202508423 and as depicted on any site plan sheets / sets cited herein:

1. utilize heavy equipment staged on the upland or a barge-mounted crane to place approximately 40 cubic yards of 1' to 3' diameter riprap over 260 square feet waterward of an existing seawall located along the northern property line.

*Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.*

**This license is subject to the following Terms and Conditions:**

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. **Other Approvals.** Prior to the commencement of the work authorized herein the Licensee shall obtain all appropriate state, local and federal authorizations as necessary.
3. **Tidal Restrictions.** All work authorized herein utilizing heavy equipment stage on the upland, landward of the Coastal Jurisdiction Line (CJL) shall take place during low water conditions.
4. **Barge Staging and Storage.** Any barge utilized in the execution of the work authorized herein shall be allowed to ground within the beach along the work site for a period of no more than three (3) days as shown on Figure 4 of the plans attached hereto unless otherwise authorized by the Commissioner.
5. **Stockpile Areas.** The Licensee shall not stockpile any work material or stage any heavy equipment waterward of the CJL.
6. **Waste Material.** All waste material generated by the performance of work authorized here must be removed from the site and taken to an upland disposal location suitable for the handling of such waste.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

February 9, 2026  
Date



\_\_\_\_\_  
Brian P. Thompson  
Division Director  
Land & Water Resources Division



## LWRD General Conditions

1. **Land Record Filing (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
2. **Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
3. **Work Commencement<sup>1</sup>.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov), on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
  - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
  - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
4. **For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
5. **Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not

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<sup>1</sup> The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.

6. **Management of Materials.** Any materials removed from the site shall be managed in accordance with all federal, state, and local requirements, including Chapter 446K Water Pollution Control, Chapter 445 Hazardous Waste, and Chapter 446d Solid Waste of the Connecticut General Statutes.
7. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
  - Unconfined instream work is limited to the period June 1 through September 30.
  - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
  - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
  - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
8. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee's Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee's responsibility to obtain such warnings when flooding is anticipated.
9. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation's ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.
10. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and

managed in a manner which prevents additional impacts to wetlands and watercourses.

- 11. Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, “pollution” means “pollution” as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation’s *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.
- 12. In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** For any barge, vessel, skiff or floating work platform (“work vessels”) utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:

  - do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
  - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.
- 13. Work Site Restoration.** Upon completion of any authorized work, the Licensee shall restore all areas temporarily impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.
- 14. Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.
- 15. Change of Use. (Applies only if a use is specified within the License “Project Description”)**

  - a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
  - b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.
- 16. De Minimis Alteration.** The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change

to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

**17. Extension Request.** The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

**18. Compliance Certification<sup>2</sup>.** Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov), the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

**19. Maintenance.** The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

**20. No Work After License Expiration.** Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

**21. License Transfer.** The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

**22. Document Submission.** Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

[DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) or

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<sup>2</sup> The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

Regulatory Section  
Land & Water Resources Division  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106-5127  
860-424-3019

- 23. Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word “day” as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.
- 24. Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: “I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.”
- 25. Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee’s representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
- 26. Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee’s application. Neither the Licensee’s representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
- 27. Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or

of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the agency contact, the Licensee shall provide, for the agency's review and written approval, a report including the following information:

- a. the provision(s) of the license that has been violated;
- b. the date and time the violation(s) was first observed and by whom;
- c. the cause of the violation(s), if known;
- d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
- e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
- f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
- g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

- 28. Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
- 29. Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.
- 30. Rights.** The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
- 31. Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.



**Land Record Filing\***

**To:** DO NOT FILE

**Signature and**

**NOTE: Due to the electronic delivery of this license and the legal requirement to have a live signature on this document, the “Land Record Filing” as detailed in General Condition #1 will be sent to the Licensee via U.S. Mail for the Licensee to file with the city/town clerk.**

**Date:**

**Subject:** \_\_\_\_\_  
License # \_\_\_\_\_

If you have any questions pertaining to this matter, please contact the Land & Water Resources Division at 860-424-3019.

**Return to:**

~~Land & Water Resources Division~~  
~~State of Connecticut~~  
~~Department of Energy & Environmental Protection~~  
~~79 Elm Street~~  
~~Hartford, CT 06106-5127~~

\*The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance.



### **LWRD Work Commencement Form**

**To:** [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) or  
Regulatory Section  
Department of Energy and Environmental Protection  
Land & Water Resources Division  
79 Elm Street  
Hartford, CT 06106-5127

**Licensee Name:** \_\_\_\_\_

**Municipality in which the project is occurring:** \_\_\_\_\_

**DEEP License No(s):** \_\_\_\_\_

**CONTRACTOR(s):**

# 1 Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# 2 Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# 3 Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Date Contractor(s) received a copy  
of the license and approved plans: \_\_\_\_\_

EXPECTED DATE OF COMMENCEMENT OF WORK: \_\_\_\_\_

EXPECTED DATE OF COMPLETION OF WORK: \_\_\_\_\_

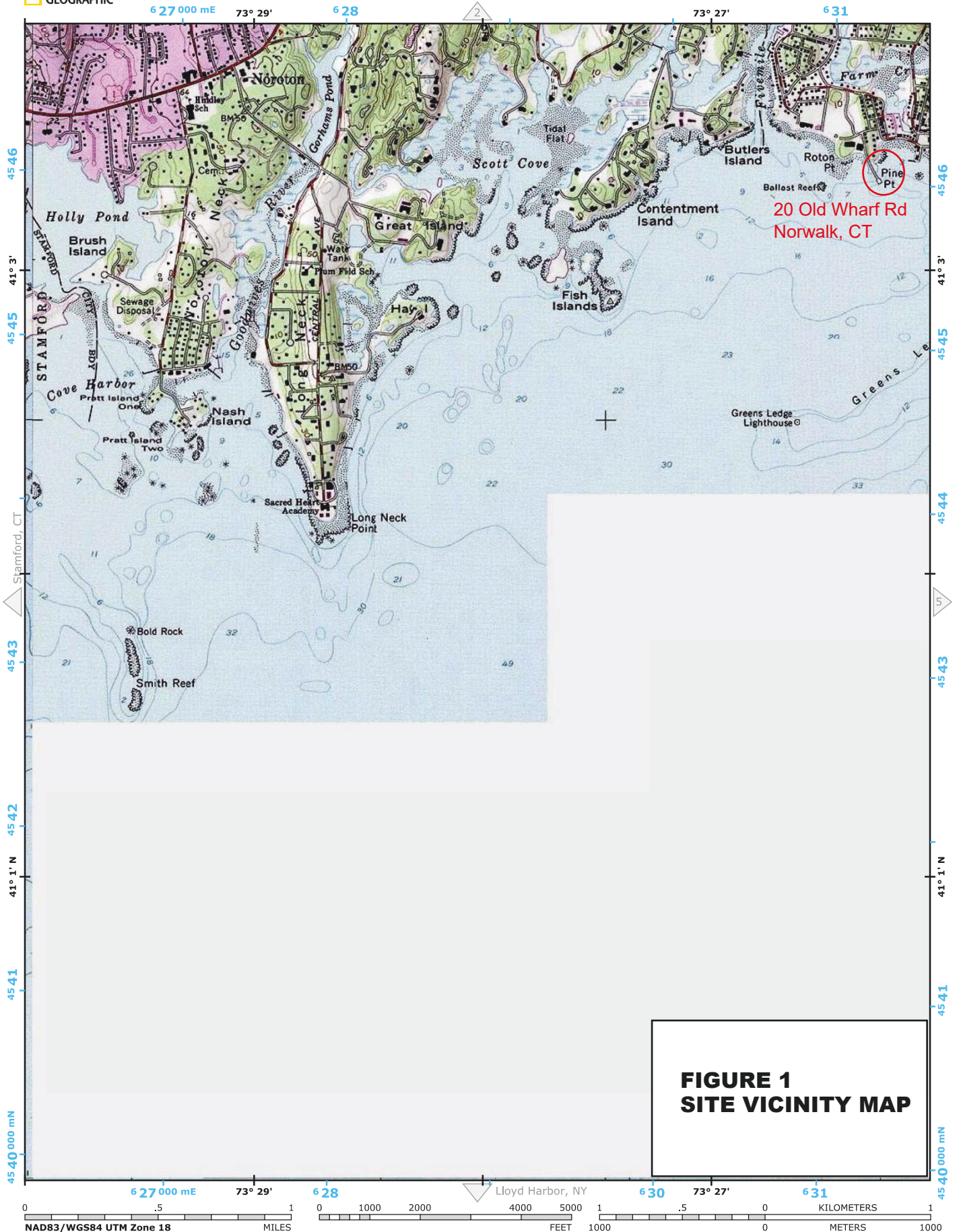
LICENSEE: \_\_\_\_\_  
(Signature) (Date)



## Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

1. Licensee Name: _____ DEEP License Number(s): _____ Municipality in which project is occurring: _____	
2. <b>Check one:</b> (a) <input type="checkbox"/> "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form. (b) <input type="checkbox"/> "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".	
3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."	
_____ Signature of Licensee	_____ Date
_____ Name of Licensee (print or type)	
_____ Signature of CT-Licensed Design Professional	_____ Date
_____ Name of CT-Licensed Design Professional (print or type)	
_____ Professional License Number (if applicable)	Affix Stamp Here
<ul style="list-style-type: none"> <li>• As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut.</li> <li>• The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance.</li> </ul> <p>Submit this completed form to :  <a href="mailto:DEEP.LWRDRegulatory@ct.gov">DEEP.LWRDRegulatory@ct.gov</a> or  <b>Regulatory Section</b>  <b>Department of Energy and Environmental Protection</b>  <b>Land &amp; Water Resources Division</b>  <b>79 Elm Street</b>  <b>Hartford, CT 06106-5127</b></p>	



**FIGURE 1  
SITE VICINITY MAP**

### FIGURE 2 - TAX ASSESSORS MAP - 20 Old Wharf Road, Norwalk, CT



Norwalk Information	
ID	103-6-60-8-0
Site Address	20 OLD WHARF RD
Owner	WHITWORTH ANTHONY R & JENNIFER A
Co-Owner	
Owner Address	20 OLD WHARF RD

**WESTCOG**

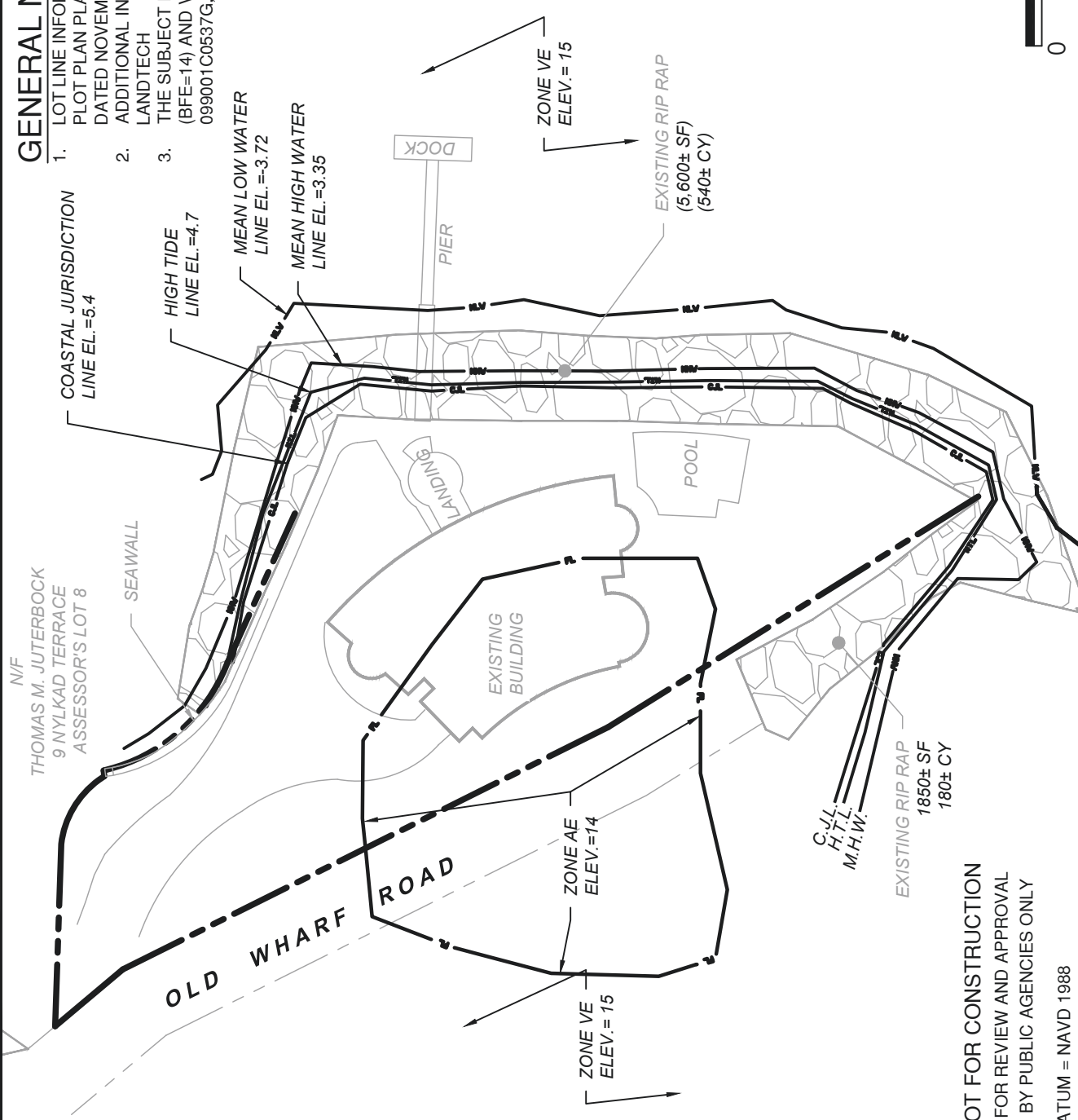
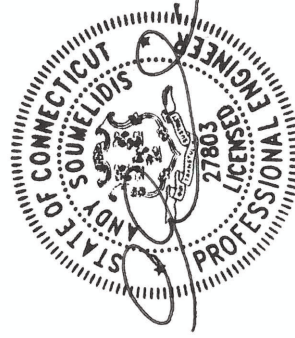
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# GENERAL NOTES

1. LOT LINE INFORMATION FOR 20 OLD WHARF ROAD TAKEN FROM PLOT PLAN PREPARED BY ARCAMONE LAND SURVEYORS DATED NOVEMBER 7, 2005, REVISED TO MARCH 22, 2006. ADDITIONAL INFORMATION TAKEN FROM FIELD SURVEY BY LANDTECH
2. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 099001C0537G, EFFECTIVE JULY 8, 2013.



**NOT FOR CONSTRUCTION**  
**FOR REVIEW AND APPROVAL**  
**BY PUBLIC AGENCIES ONLY**

DATUM = NAVD 1988

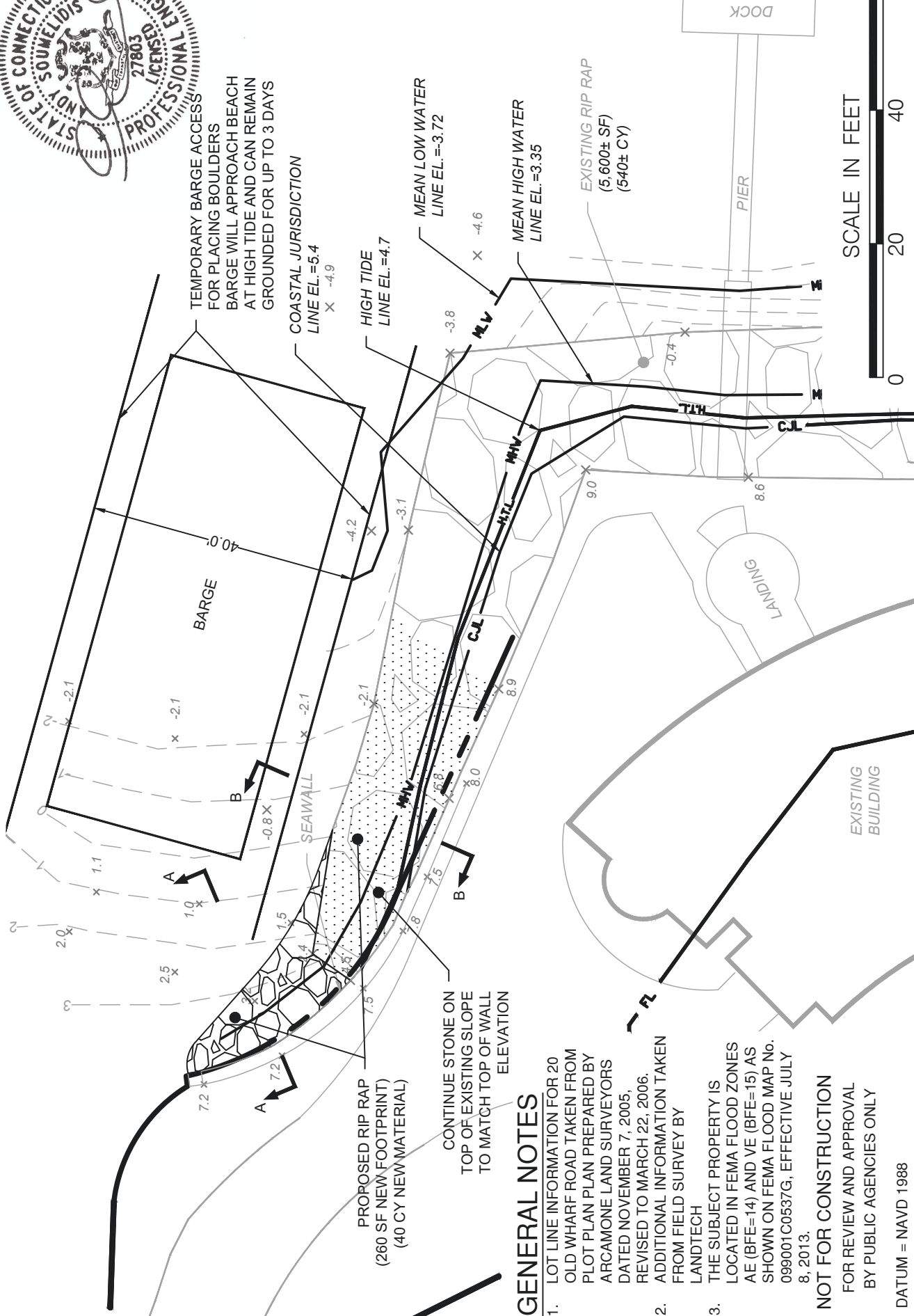
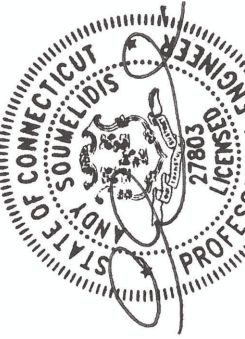
PROJECT No.	25141-01
SCALE	1" = 40'
DATE	9/22/2025
DRAWN BY:	SM
CHECKED BY:	TR
PREPARED FOR:	TONY & JENNIFER WHITWORTH
PROJECT LOCATION:	20 OLD WHARF ROAD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT EXISTING CONDITIONS

**LANDTECH**

Civil Engineering Site Planning  
 Surveying & Mapping  
 Structural Engineering Land Surveying  
 Permit Coordinating & Management  
 Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

REVISION DATE	ISSUE

### GENERAL NOTES

- LOT LINE INFORMATION FOR 20 OLD WHARF ROAD TAKEN FROM PLOT PLAN PREPARED BY ARCAMONE LAND SURVEYORS DATED NOVEMBER 7, 2005.
- ADDITIONAL INFORMATION TAKEN FROM FIELD SURVEY BY LANDTECH
- THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 099001C0537G, EFFECTIVE JULY 8, 2013.

**NOT FOR CONSTRUCTION**  
FOR REVIEW AND APPROVAL  
BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

REPREPARED FOR: TONY & JENNIFER WHITWORTH	
PROJECT LOCATION: 20 OLD WHARF ROAD NORWALK, CT	
TITLE: PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT PROPOSED CONDITIONS	
PROJECT No. 25141-01	DATE 9/22/2025
SCALE 1" = 20'	CREATED BY: TR
DRAWN BY: SM	

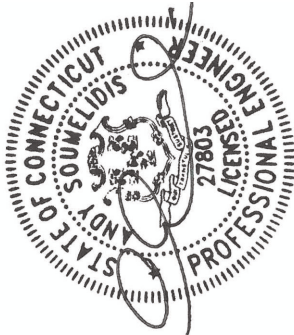
**LANDTECH**

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Structural Engineering Land Surveying  
Permit Coordinating & Management  
Construction Management & Financing

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REVISION DATE	ISSUE
10/17/26	ADDED BARGE
2/2/26	REDUCED PROPOSED FOOTPRINT PER DEEP COMMENTS

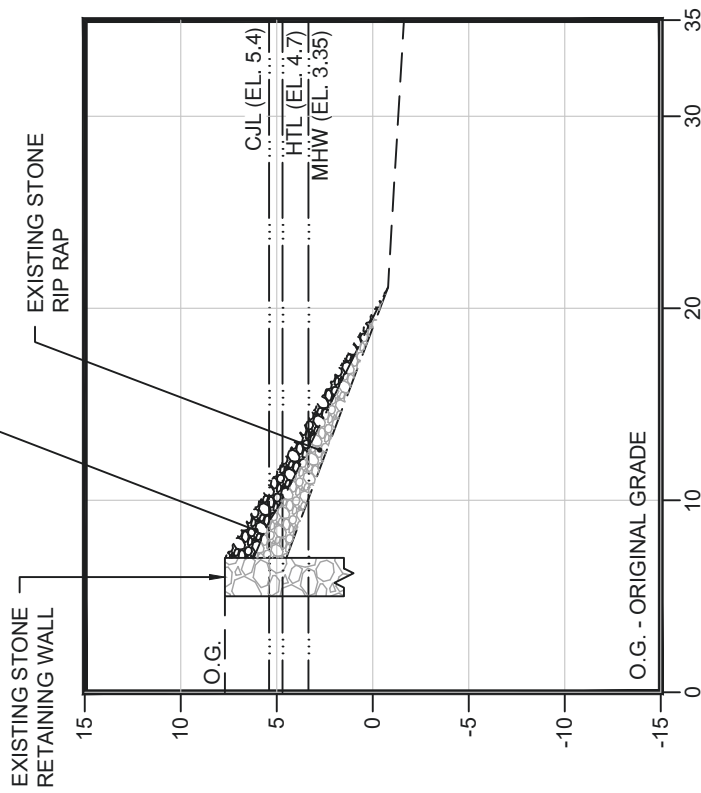
DOCK	
PIER	
LANDING	
EXISTING BUILDING	



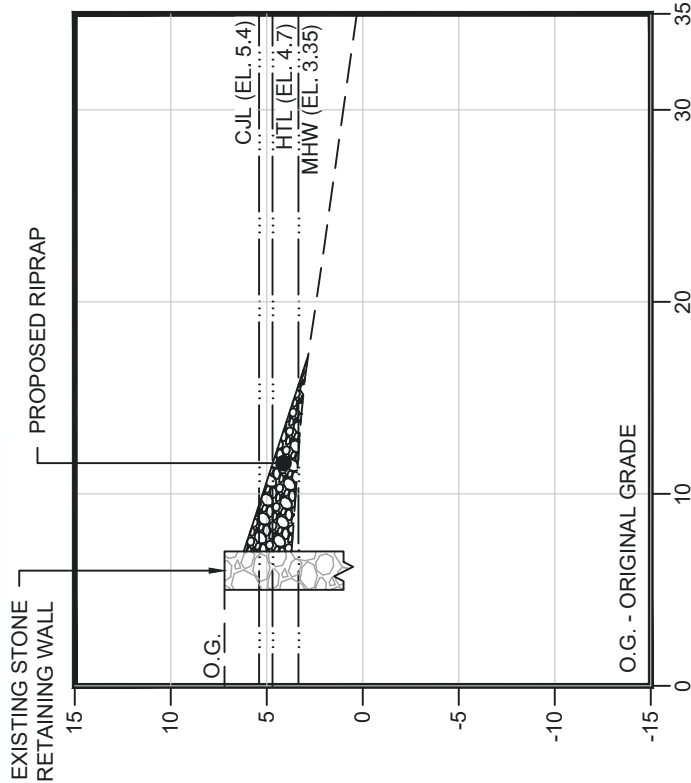
### GENERAL NOTES

1. LOT LINE INFORMATION FOR 20 OLD WHARF ROAD TAKEN FROM PLOT PLAN PREPARED BY ARCAMONE LAND SURVEYORS DATED NOVEMBER 7, 2005, REVISED TO MARCH 22, 2006.
2. ADDITIONAL INFORMATION TAKEN FROM FIELD SURVEY BY LANDTECH
3. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 099001C0537G, EFFECTIVE JULY 8, 2013.

CONTINUE STONE ON TOP OF EXISTING SLOPE TO MATCH TOP OF WALL ELEVATION



SECTION B-B  
SCALE: 1" = 10'



SECTION A-A  
SCALE: 1" = 10'

**NOT FOR CONSTRUCTION**  
FOR REVIEW AND APPROVAL  
BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

<b>FIG-5</b>	
PROJECT NO.	25141-01
SCALE	1" = 10'
DRAWN BY:	SM
DATE	9/22/2025
CHECKED BY:	TR
PREPARED FOR:	TONY & JENNIFER WHITWORTH
PROJECT LOCATION:	20 OLD WHARF ROAD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT SECTION VIEWS

**LANDTECH**

Civil Engineering, Site Planning  
Surveying, Land Use Planning,  
Structural Engineering, Land Surveying,  
Permit Coordinating & Management  
Construction Management & Financing

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REVISION DATE	ISSUE
09/26	REDUCED PROPOSED FOOTPRINT PER DEEP COMMENTS

# GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR XXX TAKEN FROM XXX PLAN PREPARED BY XXX DATED XXX.
2. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONES AE (BFE=14) AND VE (BFE=15) AS SHOWN ON FEMA FLOOD MAP No. 0990001C0537G, EFFECTIVE JULY 8, 2013.



TEMPORARY BARGE ACCESS FOR PLACING BOULDERS TO BE INSTALLED AT HIGH TIDE AND CAN REMAIN GROUNDLED FOR UP TO 3 DAYS

BARGE

PROPOSED RIP RAP (200' NEW FOOTPRINT) (400' NEW MATERIAL)

CONTINUE STONE ON TOP OF EXISTING SLOPE TO MATCH TOP OF WALL ELEVATION

**OLD WHARF ROAD**

**NOT FOR CONSTRUCTION  
FOR REVIEW AND APPROVAL  
BY PUBLIC AGENCIES ONLY**

DATUM = NAVD 1988

PREPARED FOR: <b>TONY &amp; JENNIFER WHITWORTH</b>	
PROJECT LOCATION: <b>20 OLD WHARF ROAD NORWALK, CT</b>	
TITLE: <b>PROPOSED IMPROVEMENTS FOR SHORELINE ENHANCEMENT AERIAL VIEW</b>	
PROJECT No.:	25141-01
SCALE:	1" = 40'
DRAWN BY:	SM
DATE:	9/22/2025
CHECKED BY:	TR

**FIG-6**

**LANDTECH**

Civil Engineering, Site Planning  
Surveying, Land Surveying  
Structural Engineering, Land Surveying  
Permit Coordinating & Management  
Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • [info@landtechconsult.com](mailto:info@landtechconsult.com)

REVISION DATE	ISSUE



**MEMORANDUM**

March 26<sup>th</sup>, 2026

**TO:** Planning and Zoning Commission – Chapin Bryce, Chair

**FROM:** Amelia Williams, Land Use Planner

**SUBJECT:** #2026-18 C SPR – LandTech – 20 Old Whard Road – Expand an existing Shoreline Flood and Erosion Control Structure (SFECS).

**District:** 6    **Block:** 60    **Lot:** 8

**Zone:** CD-1S

**Flood Zone:** VE-15

**ZONING HISTORY:**

This .4 acre property contains a single family residence and directly abuts the Long Island Sound. There is an existing seawall and riprap on the property, and any activities involving SFECS are not exempt from Coastal Site Plan Review and require approval from the P&Z Commission with a referral to DEEP.

**PROPOSED STRUCTURE:**

The applicant proposes to extend the rip rap +/- 30 feet along the seawall. The extension will match the width and elevation of the existing riprap. There will be no change in impervious surface coverage or use. Staff does not anticipate the project to have adverse impacts on coastal resources. The application appears consistent with Connecticut Coastal Management Act (CCMA) goals and policies.

**SIGN-OFFS:**

The Harbor Management Commission found the proposal consistent with the Harbor Management Plan and DEEP issued a Certificate of Permission (#202508423) for the project .

**VIOLATIONS:**

There are no zoning violations currently on the property.

The following resolutions are offered:

**\*DRAFT RESOLUTION TO APPROVE\***

**BE IT RESOLVED** that application #2026-18 C SPR – LandTech – 20 Old Whard Road – Expand an existing Shoreline Flood and Erosion Control Structure (SFECS) be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:

- a. Per plan set dated 9/22/2025 and revised 1/5/2026 prepared by LandTech, Westport, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

**BE IT FURTHER RESOLVED** that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be April 17<sup>th</sup>, 2026.

You must obtain a zoning approval prior to any work on the site.



paid  
3/3/26  
ck # 223  
\$810.00

# Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

[www.norwalkct.gov](http://www.norwalkct.gov)

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

Date Received:  
**RECEIVED**  
**MAR 03 2026**  
CITY OF NORWALK  
PLANNING & ZONING

**1. Address of Subject Property(s):**

8 Timothy Rd, Norwalk, CT

2. District: 5 Block: 55 Lot(s): 122 3. Zone: CD-1L Overlay/Village District: \_\_\_\_\_

4. Historic Structure(s):  No  Yes 5. Flood Hazard Zone  No  Yes, Flood Zone(s) \_\_\_\_\_

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

**7. Existing Use of Property:**

Residential

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

Cutting ~2/3 of an acre of trees from backyard

**Applicant Information**

Applicant Name: Robert Vance

Billing Address: 8 Timothy Rd, Norwalk, CT 06850

Phone Number: 203 912 4396 Email: BobVance@gmail.com

Signature: [Signature]

**Property Owner Information and Authorization**

Owner of Record: Robert Vance + Chunling Vance

Billing Address: 8 Timothy Rd, Norwalk, CT 06850

Phone Number: 203-912-4396 Email: BobVance@gmail.com

Signature: [Signature]

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

## Application Information and Requirements

Sections 8.4.5 and 8.4.8 of the Norwalk Zoning Regulations detail items that are required for a Special Permit Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Special Permit Application submission:

1. Three (3) copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
  - a) Each Site Plan shall include, show, or demonstrate, as applicable, the following:
    - i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
    - ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
    - iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
    - iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
    - v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
    - vi. Show and include the following:
      - a. Lot or Building Site Width and Lot or Building Site Yards.
      - b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
      - c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
      - d. Setbacks or Setback Areas.
      - e. Encroachments.
      - f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.

- g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.
  - h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
    - i. Driveway(s) and widths.
    - j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
    - k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
    - l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
    - m. Ground Floor Elevation above grade for each Building.
    - n. Existing Tree and Vegetation Plan and Survey:
      - i. Showing all groupings of trees and how they will be incorporated into the proposed project.
      - ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
      - iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
      - iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
    - o. Erosion and Sedimentation Control measures for the Development.
    - p. Topographic excavation and grading plans.
    - q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
    - r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
    - s. Detailed Parking plan.
  - vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.
4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.1.7.g.
5. Architectural Plans/Drawings:
- a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
  - b) Building Type(s).

- c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
  - d) Private Frontage(s) and Façade Elements.
  - e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
    - a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
  7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
    - a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
  8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
  9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

## Fees

The Applicant shall pay to the City the fees established in the [Fee Schedule Document](#) available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to pay the application fee at the time of submission of the Special Permit Application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, [www.norwalkct.gov](http://www.norwalkct.gov).

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

## Public Notification

Per the Connecticut General Statutes, a public hearing is mandatory for all Special Permit Applications. Notice shall be provided per Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
  - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
  - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
  - c. The letter shall contain the proposed action and street address for the property in question, including:
    - i. The current zoning of the subject property.
    - ii. A summary indicating the nature of the application.

- iii. Notification that once a public hearing date has been established, another letter will be sent via certified U.S. Mail, with certificate of mailing, to the property owner alerting them of when and where the public hearing will be held.
  - iv. Notification that once a public hearing date has been established, that a physical sign will be posted on the subject property(s) detailing when and where the public hearing will be held.
2. After a public hearing date has been established, the Applicant shall post a physical sign on the subject property(s) which:
- a. Shall be constructed of a rigid waterproof material, such as plastic board or metal.
  - b. Shall have a minimum dimension of thirty-six inches (36") tall by forty-eight inches (48") wide and legs of sufficient length to raise the top of the sign thirty-six inches (36") above the Adjacent grade.
  - c. Shall be set back no more than ten feet (10') from the Front Lot Line or on the front face of any building or structure that is closer to the Front Lot Line.
  - d. Shall be placed at the mid-point of along the Frontage Line from which the site is addressed. If signs are not clearly visible at such mid-points, then they shall be placed at the clearest point of visibility as determined by the Planning & Zoning Director.
  - e. Shall be visible to the public and composed of letters with a minimum height of four inches (4").
  - f. Shall be supplied, installed, and maintained by the Applicant, securely fastened or staked.
  - g. Shall be posted at least fifteen (15) days prior to the hearing and may be removed the following day after the close and decision on the public hearing.
  - h. Shall state the following:

**NOTICE OF PUBLIC HEARING**

A Public Hearing for a Special Permit Application for this Site is pending before the City of Norwalk's Planning & Zoning Commission on:

[INSERT MEETING DATE AND MEETING TIME]

Hearing information can be found at:

<https://apps.norwalkct.org/meetingboard/meetinglist>

For further information contact the Norwalk Planning & Zoning Office: (203) 854-7780

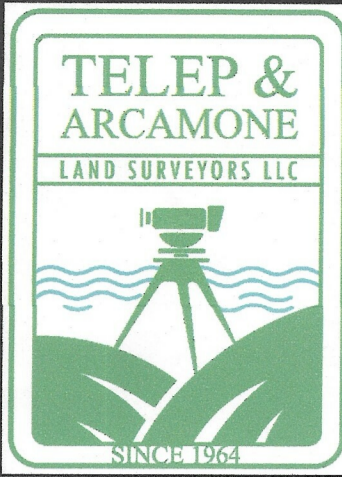
- i. The Applicant shall notify and submit a photograph to the Planning & Zoning Department when the sign has been installed.
- j. Failure of an Applicant to comply with this requirement may be grounds for denial of the Special Permit Application.
- k. Properties fronting on more than one (1) Street must have one (1) single-faced sign placed parallel to the property line fronting on each Street.

3. After a public hearing date has been established, the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
  - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
  - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
  - c. The letter shall contain the proposed action and street address for the property in question, including:
    - i. The current zoning of the subject property.
    - ii. A summary indicating the nature of the application.
  - d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
  - e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

*Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.*

*In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.*

end



# IMPROVEMENT LOCATION SURVEY

OF PROPERTY PREPARED FOR

## BOB VANCE

#8 TIMOTHY ROAD, NORWALK, CONNECTICUT

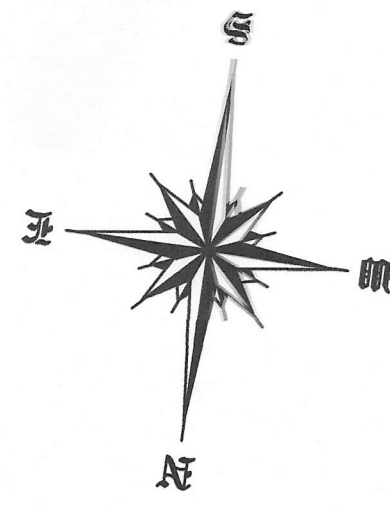
SCALE: 1" = 20'

DATE: DEC. 29, 2025

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B  
S. NORWALK, CT. 06854  
PHONE : 203-866-2058  
www.ArcamoneSurveyors.com

MAP NORTH #5068 N.L.R.



NOTE: EXISTING BUILDING OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK (OPEN PORCH 30')	40' MIN.	42.2'±	
REAR	30' MIN.	227.4'±	
SIDE	30' MIN.	50.0'±/37.8'±	
LOT WIDTH	150' MIN.	150'	
LOT AREA	43,560sf MIN.	45,000sf	
HEIGHT	MID ROOF	35' MAX.	17.5'±*
	PEAK ROOF	40' MAX.	23.8'±*
# OF STORIES	2 1/2 MAX.	1 1/2**	
BUILDING SITE AREA :	25%/11,250sf MAX.	4.1%/1861sf	
IMPERVIOUS SURFACE COVERAGE :	35%/15,750sf MAX.	8.1%/3653sf	
ACCESSORY BUILDINGS :			
FRONT SETBACK	60' MIN.		
REAR	5' MIN.		
SIDE	30' MIN.		
HEIGHT	MID ROOF	15' MAX.	
	PEAK ROOF	20' MAX.	
# OF STORIES	1 1/2 MAX.		

\* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.  
(101.9) = SAMPLE ELEVATION USED  
AVERAGE EXISTING GRADE AROUND HOUSE = 100.7'

\*\* AVERAGE GRADE AT FRONT HOUSE = 101.6'  
BASEMENT CEILING ELEVATION = 103.5'±  
103.5'± - 101.6' = 1.9'± (DIFFERENCE)

X 100.0 DENOTES EXISTING SPOT ELEVATION - DATUM IS ASSUMED.

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, CLASS "V-2" VERTICAL ACCURACY.

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY  
BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE CONNECTICUT". SEC. 20-300b-1 TO 20-300b-20. EFFECTIVE; JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996. REVISED OCTOBER 26, 2018 & ADOPTED AUGUST 29, 2019.

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 4985 & 5068 N.L.R.

TAX MAP 5SW DISTRICT 5 BLOCK 55 TAX LOT 122

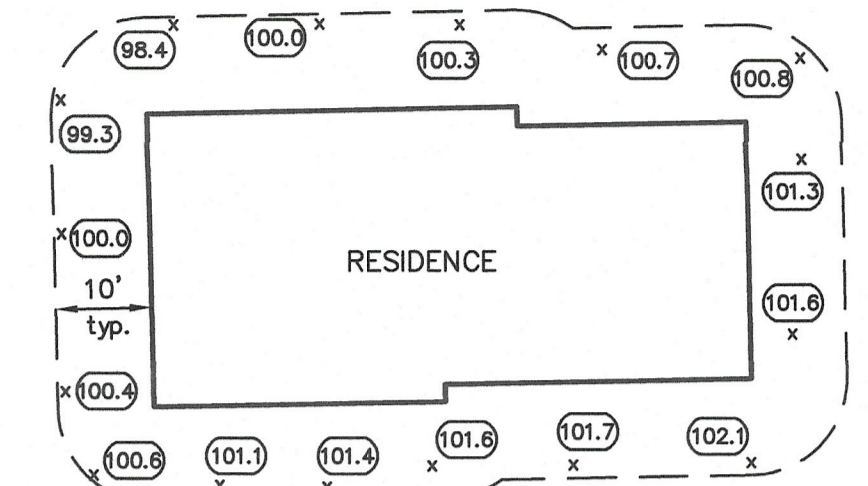
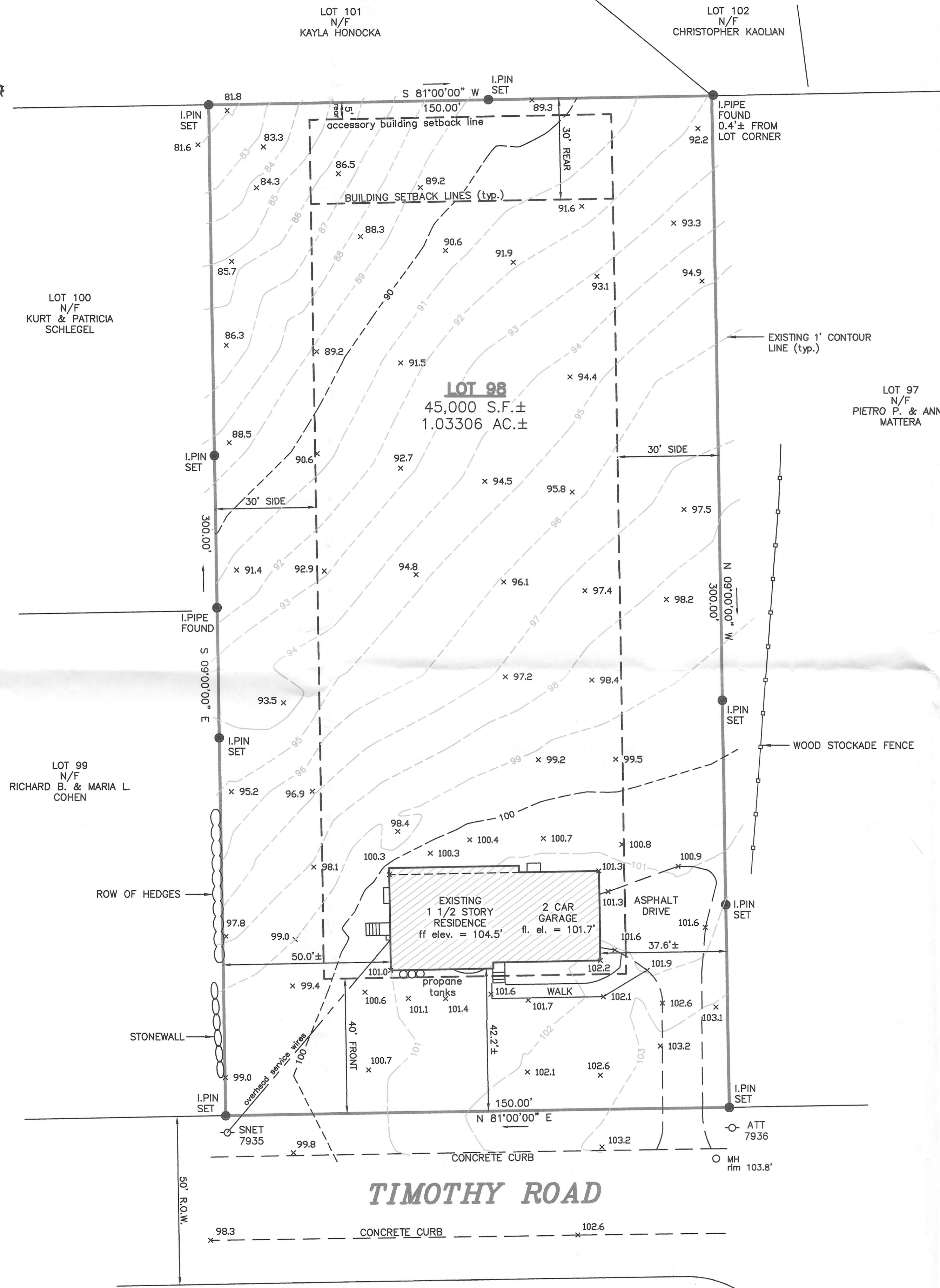
PROPERTY IS LOCATED IN ZONE : "CD-1L" SUB-URBAN LARGE LOT COMMUNITY DISTRICT

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

JACOB P. TELEP, LAND SURVEYOR

CONNECTICUT REG # 70571



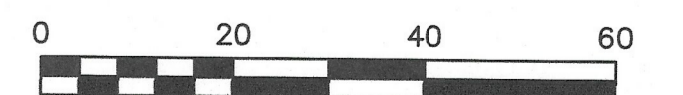
AVERAGE GRADE CALCULATION  
= sum of elevations / number of points  
= 1.611.3 / 16 points  
= 100.7'

\*AVERAGE FINISHED GRADE AROUND HOUSE DETAIL  
SEE NOTES BELOW ZONING CHART

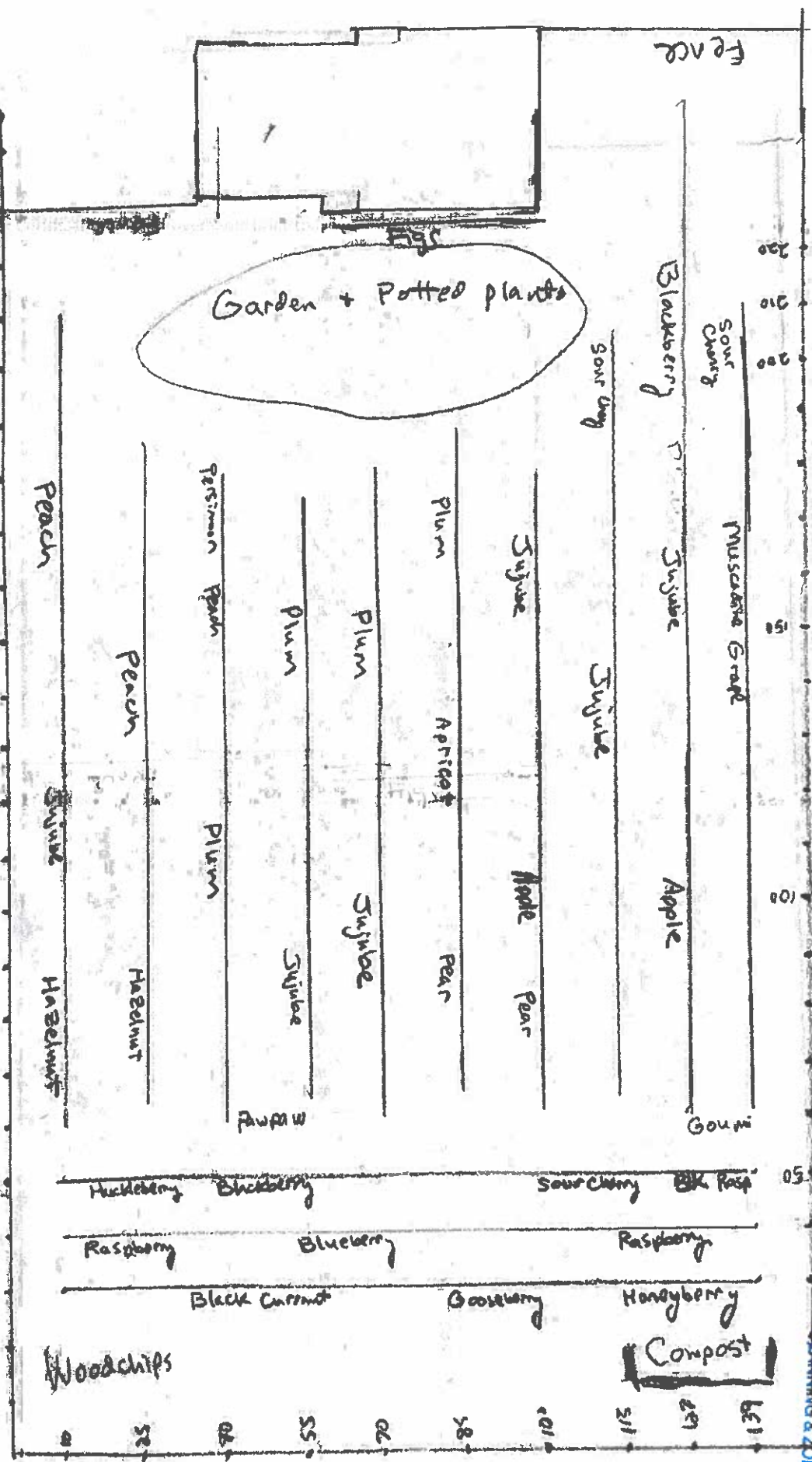
RECEIVED

MAR 03 2026

CITY OF NORWALK  
PLANNING & ZONING



GRAPHIC SCALE



Total:  
 13 Apple  
 2 Apricot  
 36 Sauge

6 Hazelnut  
 7 Muscadine Grape  
 19 Plums  
 12 Peach

6 Peas  
 2 Goumi  
 2 Pawpaw  
 1 Persimmon

3 Blackberry  
 40 Rasp  
 5 Blueberry  
 6 Sour Cherry

15 Black Currant  
 2 Huckleberry  
 8 Honeyberry  
 4 Gooseberry

MAR 03 2026

CITY OF NORWALK  
PLANNING & ZONING

# **John Mallozzi, PE**

60 Spring Hill Lane North, Stamford, CT 06903 [John351@email.com](mailto:John351@email.com) 203-943-5277

## **FULL NORWALK DRAINAGE REPORT**

**8 Timothy Road, Norwalk, CT**

**Proposed Second-Floor Addition & Orchard Re-Vegetation**

---

### **1. Project Overview**

The subject property at **8 Timothy Road, Norwalk, CT** is an approximately **1.03-acre** single-family residential lot in West Norwalk. The owner proposes to construct a **second-floor addition directly over the existing footprint** of the house. No new impervious surfaces will be added, and the driveway and walks remain unchanged.

Prior to enforcement action, the rear of the property was heavily wooded. The owner removed a significant number of trees without a permit. The City has requested stormwater documentation regarding both:

1. Potential changes in runoff quantity; and
2. Potential changes in runoff quality.

The owner proposes to re-vegetate the cleared area as a **fruit tree orchard** with grass/low vegetation beneath.

This drainage report was prepared following the **City of Norwalk Drainage Manual** and the **CT Stormwater Quality Manual**, both of which rely on **NRCS TR-55 hydrology**.

---

### **2. Existing Site Conditions**

#### **2.1 Topography & Drainage**

The lot gently slopes toward the rear and lateral property lines. Drainage patterns are **unchanged** by the proposed work. No new discharge points or diversions are created.

## 2.2 Soils

NRCS Web Soil Survey classifies soils on and around the property as **Chatfield-Hollis** or similar **glacial till** soils, typically assigned to **Hydrologic Soil Group C** (moderately high runoff potential).

This soil assignment is consistent with nearby documented sites in West Norwalk.

## 2.3 Cover Types

Before tree removal, the rear yard was **Woods – Good Condition**.

After tree removal, the area is classified hydrologically as **Disturbed / Pasture–Fair**, which has a substantially higher CN and produces more runoff.

The proposed condition is **Orchard (Woods–Grass Combination) – Good Condition**, which hydrologically performs much better than the disturbed condition.

---

## 3. Proposed Improvements

### 3.1 Vertical Building Expansion

The second-floor addition is entirely within the existing building footprint; therefore **impervious area does not increase**.

### 3.2 Orchard Re-Vegetation

The owner will plant fruit trees with groundcover. This reduces CN relative to the *current disturbed* condition and substantially improves infiltration.

---

## 4. Hydrologic Analysis Using TR-55 Curve Numbers

### 4.1 Curve Numbers Used (HSG C)

NRCS TR-55 Tables (Woods, Pasture, Orchard categories):

Surface Cover Condition	CN (HSG C)
Woods – Good	70
Orchard / Woods-Grass – Good	72
Pasture / Disturbed – Fair	79

## 4.2 Composite CN Comparison

Assume (example — adjust your areas):

- Rear yard disturbed area: 35,000 sf
- House + Driveway (unchanged impervious): 3,500 sf
- Remaining lawn: 6,300 sf +/-  
Total = 1.03 acres = 44,800 sf

Because impervious area is unchanged, the only hydrologic difference is:

### Existing Disturbed → Proposed Orchard

Condition	CN
Existing (Post-Clearing Disturbed)	79
Proposed (Orchard)	72

This is a **7-point CN reduction**, which is meaningful on a 1-acre site.

---

## 5. TR-55 Runoff Depth Comparison

Using the TR-55 runoff equation for a 2-year storm ( $P = 3.3$  in typical for SW CT):

### Existing Disturbed Condition

$$CN = 79 \rightarrow S = (1000/79 - 10) \times 1 = 2.66 \text{ in}$$

$$\text{Initial abstraction: } I_a = 0.2S = 0.53 \text{ in}$$

$$\text{existing} = ((3.3 - 0.53)^2) / (3.3 - 0.53 + 2.66)$$

$$\text{existing} \approx \mathbf{1.36 \text{ inches}}$$

---

### Proposed Orchard Condition

$$CN = 72 \rightarrow S = (1000/72 - 10) \times 1 = 3.89 \text{ in}$$

$$I_a = 0.2S = 0.78 \text{ in}$$

$$\text{proposed} = ((3.3 - 0.78)^2) / (3.3 - 0.78 + 3.89)$$

$$\text{proposed} \approx \mathbf{0.89 \text{ inches}}$$

---

## Runoff Change

Condition	Runoff Depth (in.)	Difference
Existing Disturbed	1.36"	—
Proposed Orchard	0.89"	-35% reduction

**Result: Runoff depth decreases by ~35%. Peak discharge also decreases proportionally.**

This satisfies Norwalk's standard of **no increase in post-development runoff**.

---

## 6. Water Quality Assessment

The CT Stormwater Quality Manual identifies **vegetated systems** (trees, grass, litter layer, root zones) as highly effective at:

- Increasing infiltration
- Filtering sediments & nutrients
- Reducing nitrogen/phosphorus transport
- Stabilizing soil
- Increasing evapotranspiration

Replacing a disturbed and partially bare surface with an orchard provides:

- **More filtration**
- **More organic litter** (improving soil structure)
- **Better pollutant removal**
- **Lower erosive potential**

Stormwater quality is **significantly improved** versus the disturbed condition.

---

## 7. Drainage Impact to Adjacent Properties

- No new impervious area
- No significant re-grading or runoff redirection
- No new discharge points
- Lower CN and lower runoff volume
- Reduced erosive energy
- Improved infiltration

Therefore, the project **does not create any adverse impact** to neighbors and actually *reduces* runoff relative to the present condition.

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## 8. Conclusion

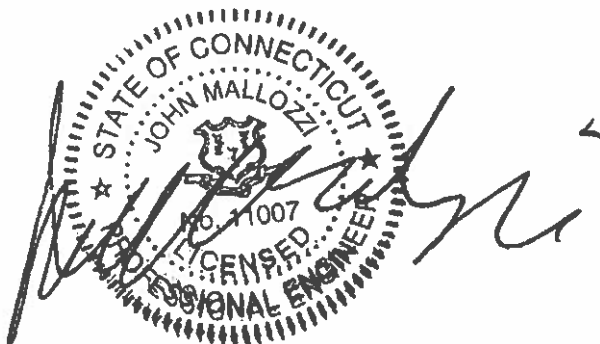
Based on TR-55 hydrology, site observations, and the standards of the **City of Norwalk Drainage Manual** and the **Connecticut Stormwater Quality Manual**, the following findings are made:

1. **There is no increase in impervious area.**
  2. **Runoff volume and peak rate decrease** relative to existing-disturbed conditions.
  3. **Runoff water quality improves** substantially due to re-vegetation.
  4. **No adverse impact** will occur to adjoining properties.
  5. The proposed orchard is a hydrologically beneficial restoration of the site.
- 

## 9. Engineer's Certification

I hereby certify, as a Professional Engineer licensed in the State of Connecticut, that the drainage evaluation for the project at **8 Timothy Road** has been prepared in accordance with standard engineering practice and complies with the applicable portions of the **City of Norwalk Drainage Manual**.

**John Mallozzi, P.E.**  
CT License No. 11007  
Date: January 9, 2026



APR 06 2026

CITY OF NORWALK  
PLANNING & ZONING

Kayla Hanocka  
17 Douglas Dr.  
Norwalk, CT 06850  
[khanocka@yahoo.com](mailto:khanocka@yahoo.com)  
203-246-8778

March 27, 2026

Ian Hall MPA | Deputy Zoning Inspector  
City of Norwalk  
Norwalk Planning and Zoning Room 129  
125 East Ave  
Norwalk CT 06851  
[ihall@norwalkct.gov](mailto:ihall@norwalkct.gov)

RE: 8 Timothy Rd., Norwalk

Dear Mr. Hall,

I reviewed the four plan documents filed with City Hall that will be discussed at the Planning and Zoning meeting on April 8, 2026, regarding the above-referenced property. The planting plan indicates the **installation of 209 fruit trees**, and I have serious concerns about the scale of this proposal.

This appears to go well beyond a small, personal orchard. A planting of this size represents a substantial agricultural operation, requiring regular harvesting and ongoing maintenance. If the fruit is not properly managed, fallen produce could attract insects and wildlife. Even with proper upkeep, the operation would likely involve the use of pesticides, as well as increased activity from farm equipment, workers, and delivery vehicles.

By comparison, I have personal experience with maintaining approximately 25 fruit trees on a two-acre property, which required significant effort. Expanding to over 200 trees raises legitimate concerns about intensity of use and its impact on neighboring properties. I also noted the presence of three large fuel tanks on the property and would appreciate clarification regarding their intended use. Additionally, as the property owner resides in New Canaan, it is unclear how the operation will be managed long-term, particularly if it is no longer actively maintained.

I would be more comfortable with a significantly reduced number of fruit trees—perhaps in the range of 15 to 25—consistent with a typical personal orchard. The remainder of the

property could be landscaped with woodland or decorative plantings, particularly along the perimeter. I also recommend that the compost and wood chip area be relocated further away from the property line to minimize potential impacts.

Thank you for your attention to these concerns.

Sincerely,

  
Kayla Hanocka

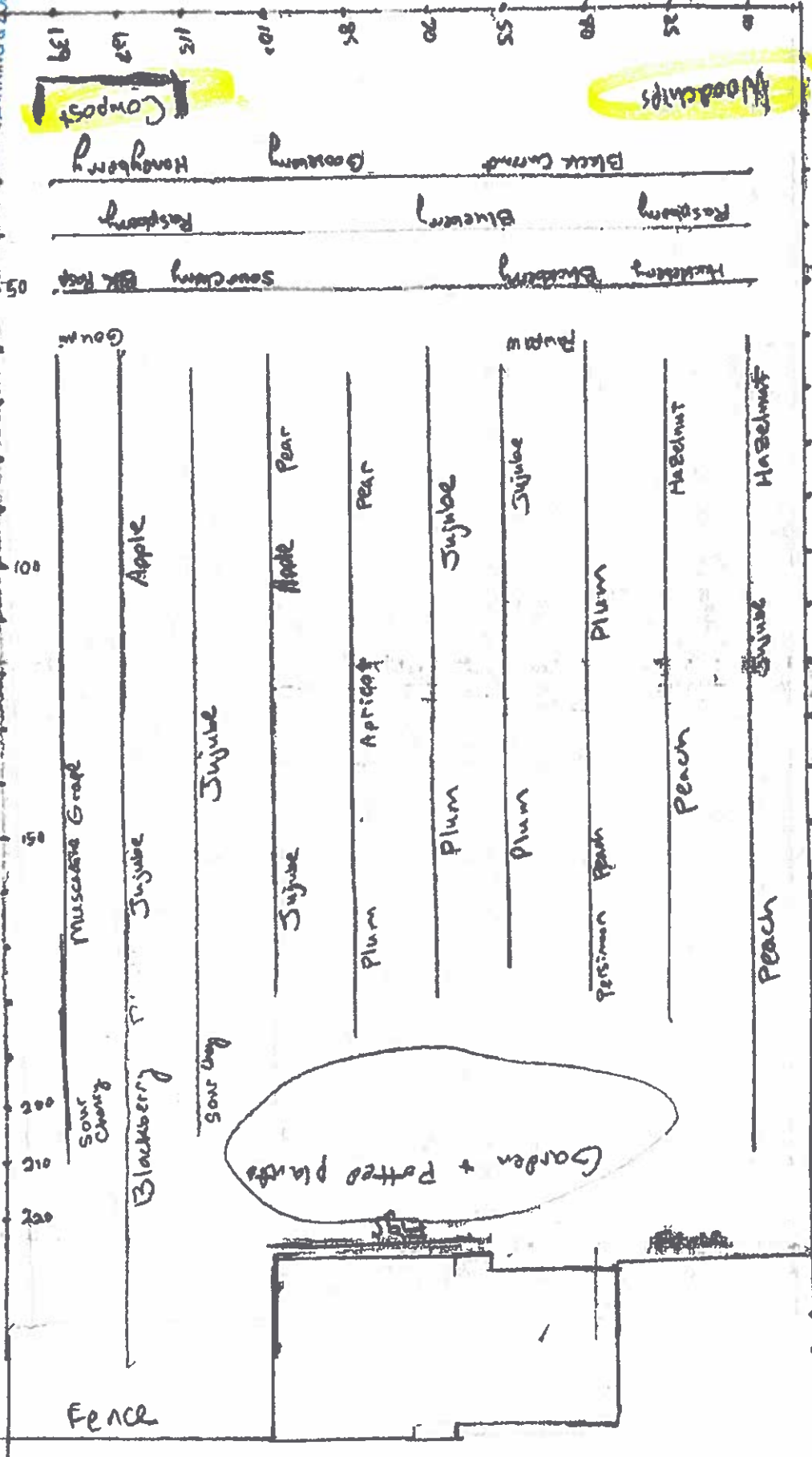
*Enclosure: planting plan*

8 Timothy Rd

RECEIVED

MAR 03 2026

CITY OF NORWALK  
PLANNING & ZONING



Total:  
 13 Apple  
 2 Apricot  
 36 Jujube

6 Hazelnut  
 7 Muscadine Grape  
 19 Plums  
 12 Peach

6 Peats  
 2 Goumi  
 2 Pawpaw  
 1 Persimmon

3 Blackberry  
 40 Raspberry  
 5 Blueberry  
 6 Sour Cherry

15 Black Currant  
 2 Huckleberry  
 8 Honeyberry  
 4 Gooseberry

adds up to 209 trees

April 2, 2026

**Memorandum**

**To:** Planning & Zoning Commission – Chapin Bryce, Chair

**From:** Bryan Baker, AICP, Principal Planner

**Re:** #2026-21 SP – Robert and Chunling Vance – 8 Timothy Road (District 5, Block 55, Lot 122) – Special permit application for after-the-fact soil disturbance and/or clear-cutting of approximately 2/3 of an acre

Commissioners,

The applicant has submitted an after-the-fact special permit application for soil disturbance and clear-cutting (including removal of vegetative ground cover) of a total area exceeding 10,000 square feet. The requirement for permits to be obtained prior to soil disturbance and clear-cutting was added to the zoning regulations as part of the 2024 zoning regulations re-write. A special permit is required per Section 6.2.2.D for such activity and Section 6.2.2.F details the standards and conditions required for the permitting of the activity. Most of the standards and conditions required per 6.2.2.F would ideally be in place prior to the work having been completed, however, in this case the work has already been completed. Therefore, the Commission must consider which standards and conditions can be reasonably applied, given the circumstances, and whether the proposed landscaping plan is sufficient. Additionally, the Commission can consider the usual special permit requirements per Section 8.4.8.G, of which, the following appear to be the most relevant in this case:

- Adverse impact from noise, odor, fumes, dust and artificial lighting.
- Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as of right.
- Compliance with these Regulations and the Plan of Conservation and Development (POCD).
- Conservation of Wetlands, Watercourses and other ecologically valuable lands.
- No violation under these Regulations exists on the property.

For context, staff became aware of the clear-cutting in November of 2025 and issued a notice of violation to the property owner. To remedy the violation per the enforcement staff, the applicant has submitted the special permit application and associated landscaping plan for the property. Of note, in discussions with the applicant, the intent for the removal of the existing trees on the property was for to plant a variety of fruit trees, as noted on the applicant’s planting plan. While the removal of the existing vegetation was at a scale large enough to require a special permit application, the planting of the fruit trees is not regulated.

As it relates to the special permit criteria mentioned above, the after-the-fact nature of the application does make it more difficult to analyze, but Staff offers the following comments:

- Staff would assume that all noise, odor, fumes, dust and artificial lighting impacts would have occurred during the clear-cutting process, which has seemingly concluded. Staff would not suspect that there would be ongoing or long-term noise, odor, fumes, dust or artificial lighting impacts because of the work having been done.
- There is additional impact on neighborhood properties because of the special permit-level of clear-cutting that occurred when compared to a lesser amount that would have either been permitted as of right or not regulated. Again, having been able to consider what those impacts were/are before any work was done would be the ideal time to do so. Nonetheless, the planting of the fruit trees and what seems to be an agricultural repurposing of the land may alleviate some of the negative impacts of the loss of existing tree canopy. Additionally, the applicant submitted a drainage report that concludes that the

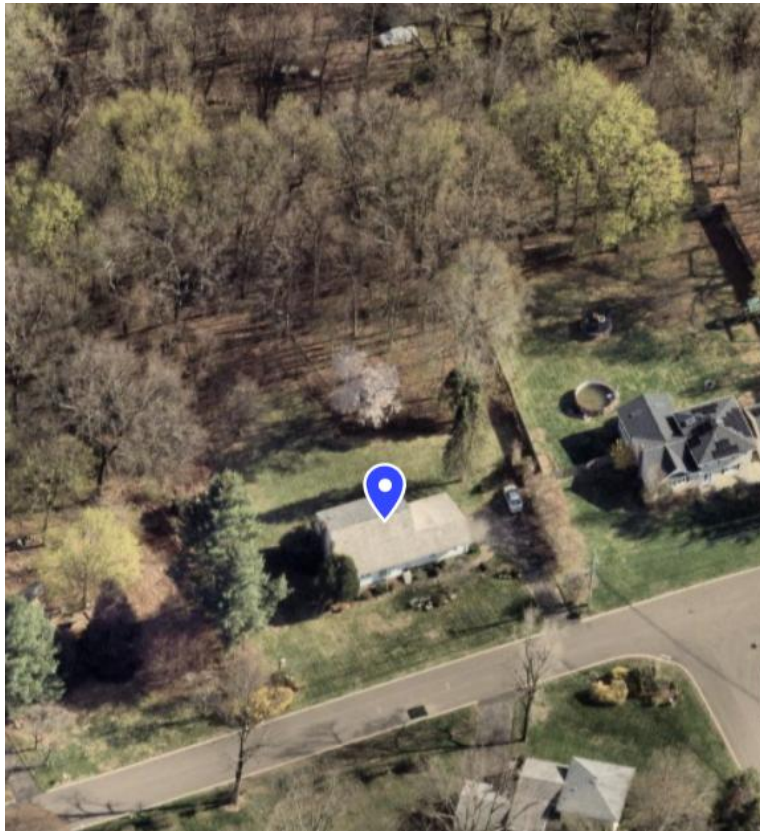
water quality because of the “orchard,” will be improved and that the amount of runoff will decrease compared to the former conditions.

- The application is being made to remedy an existing violation on the property and to bring the property into compliance with the zoning regulations. The POCD is relatively quiet on agriculture as part of the city’s master plan, with most of the references on the topic related to the urban indoor agriculture industry and how to adapt agriculture based on the impacts from climate change. In comparison, the mention of topics such as “tree canopy,” and “urban forestry,” are more prevalent throughout the document. This includes the stated goal to “continue to maintain and increase the shade tree canopy in Norwalk.” Given such context, the existing tree canopy would be considered ecologically valuable, and the removal of such would be discouraged. The plan to replace the now removed tree canopy from the property with the fruit trees may offer some relief in that the land will still provide some ecological value in comparison to what was removed.

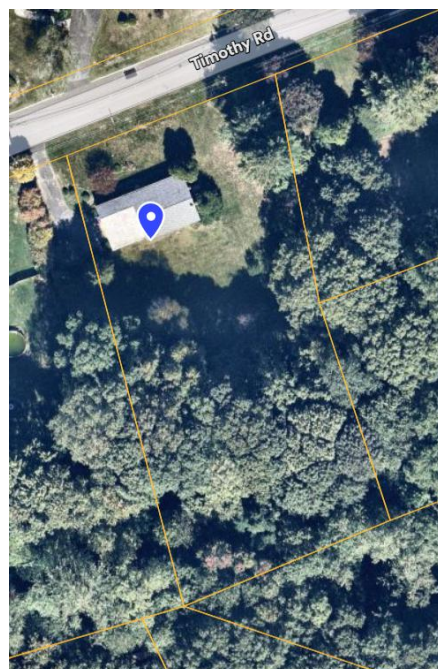
Below are images from an inspection of the property on November 19, 2025:



Below are images of the property prior to the clearcutting:

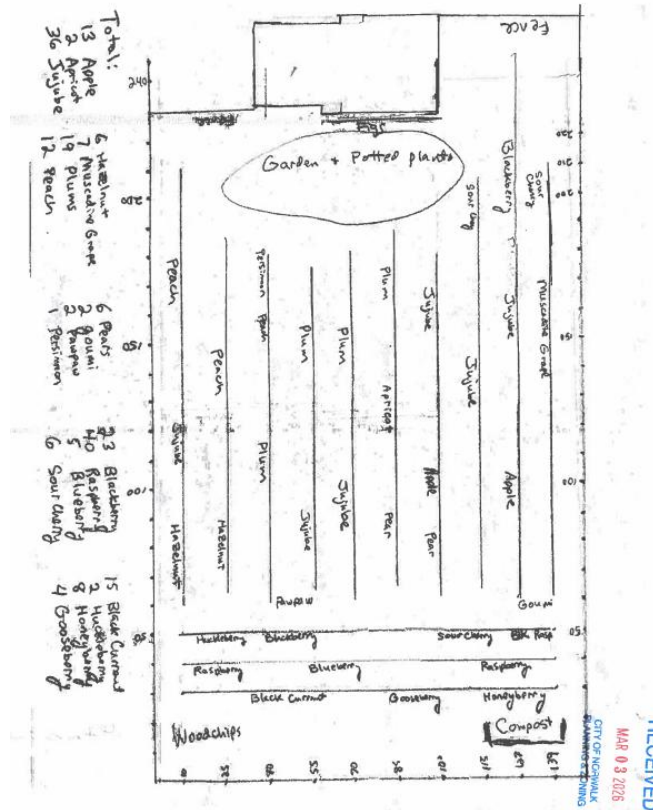


*Aerial image dated April 17, 2025*



*Aerial image dated October 2, 2025*

The applicant has proposed the following landscaping plan:



The applicant is responsible for providing erosion control measures and showing where on the property earth materials will be stored and that they are within a sediment control barrier. Providing erosion control measures such as silt fences and haybales would still be recommended by staff until all the landscaping proposed by the applicant has been completed. In addition, staff would recommend requiring an erosion and sedimentation control bond to be held by the city until all work has been completed and plantings have been established for a period of at least one year from the issuance of a certificate of zoning compliance.

Since this is the second after-the-fact clear cutting application that we have received recently, Staff will work on public outreach and notification regarding the regulation that requires permits for clear cutting and/or soil disturbance over a certain amount.

Staff has prepared the following draft resolution for consideration by the Commission:

*Draft resolution to approve:*

**THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-21 SP – Robert and Chunling Vance – 8 Timothy Road (District 5, Block 55, Lot 122) – Special permit application for after-the-fact soil disturbance and/or clear-cutting of approximately 2/3 of an acre be **APPROVED** with the following conditions:

1. That the site shall be developed in accordance with the following plans:

- a. Per landscaping site plan submitted as part of this application and that was received by the Planning & Zoning Department on March 3, 2026; and
2. That any changes to the approved plans shall be submitted to the Planning & Zoning Staff for review and approval prior to implementation, and if any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That the applicant shall provide an erosion and sedimentation control plan to Staff prior to the issuance of a zoning permit; and
4. That prior to the issuance of a zoning permit, the applicant shall submit an erosion and sedimentation control surety bond in an amount to be determined by Staff; and

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

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be April 17, 2026.

*Draft resolution to deny:*

**THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-21 SP – Robert and Chunling Vance – 8 Timothy Road (District 5, Block 55, Lot 122) – Special permit application for after-the-fact soil disturbance and/or clear-cutting of approximately 2/3 of an acre be **DENIED** for the following reasons:

- 1.

**APPLICATION TO THE NORWALK PLANNING & ZONING COMMISSION  
OF 204 FLAX HILL LLC, C/O EDWARD GORMBLEY  
FOR SPECIAL PERMIT MODIFICATION APPLICATION  
FOR A MULTIFAMILY RENTAL DEVELOPMENT  
AT 204 FLAX HILL ROAD**

**LIST OF APPLICATION MATERIALS**

1. Special Permit Application Form;
2. Authorization dated 2/19/26;
3. Project Description Narrative;
4. Affordability Plan;
5. Site Development Plans prepared by LandTech dated 2/19/26, including Site Development Plan, Site Grading & Drainage Plan, Site Utility Plan, Soil Erosion & Sediment Control Plan, Notes and Details, and Landscape Plan;
6. Zoning Location Survey and Topographic Survey of Existing Conditions prepared by LandTech dated 8/14/24;
7. Stormwater Management Report prepared by LandTech dated 2/17/26;
8. Operations and Maintenance Plan prepared by LandTech dated 2/26/25;
9. Architectural Plans prepared by Beinfield Architecture dated 2/12/26;
10. Legal Description;
11. Historic Report by Heritage Resources dated 4/7/25; and
12. Traffic Study by DTS Provident Design Engineering, LLP dated 10/8/24.



# Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

[www.norwalkct.gov](http://www.norwalkct.gov)

Date Received:

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

**1. Address of Subject Property(s):**

\_\_\_\_\_, Norwalk, CT

**2. District:** \_\_\_\_ **Block:** \_\_\_\_ **Lot(s):** \_\_\_\_\_ **3. Zone:** \_\_\_\_\_, **Overlay/Village District:** \_\_\_\_\_

**4. Historic Structure(s):** No Yes **5. Flood Hazard Zone:** No Yes, **Flood Zone(s)** \_\_\_\_\_

**6. Coastal Area Management Zone:** No Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: \_\_\_\_\_

**7. Existing Use of Property:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Applicant Information**

Applicant Name: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: *Adam J. Blank*

**Property Owner Information and Authorization**

Owner of Record: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_

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

## Application Information and Requirements

Sections 8.4.5 and 8.4.8 of the Norwalk Zoning Regulations detail items that are required for a Special Permit Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Special Permit Application submission:

1. Three (3) copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
  - a) Each Site Plan shall include, show, or demonstrate, as applicable, the following:
    - i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
    - ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
    - iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
    - iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
    - v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
    - vi. Show and include the following:
      - a. Lot or Building Site Width and Lot or Building Site Yards.
      - b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
      - c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
      - d. Setbacks or Setback Areas.
      - e. Encroachments.
      - f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.

- g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.
  - h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
  - i. Driveway(s) and widths.
  - j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
  - k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
  - l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
  - m. Ground Floor Elevation above grade for each Building.
  - n. Existing Tree and Vegetation Plan and Survey:
    - i. Showing all groupings of trees and how they will be incorporated into the proposed project.
    - ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
    - iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
    - iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
  - o. Erosion and Sedimentation Control measures for the Development.
  - p. Topographic excavation and grading plans.
  - q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
  - r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
  - s. Detailed Parking plan.
  - vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.
4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.1.7.g.
5. Architectural Plans/Drawings:
- a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
  - b) Building Type(s).

- c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
  - d) Private Frontage(s) and Façade Elements.
  - e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
    - a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
  7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
    - a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
  8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
  9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

## Fees

The Applicant shall pay to the City the fees established in the [Fee Schedule Document](#) available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to pay the application fee at the time of submission of the Special Permit Application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, [www.norwalkct.gov](http://www.norwalkct.gov).

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

## Public Notification

Per the Connecticut General Statutes, a public hearing is mandatory for all Special Permit Applications. Notice shall be provided per Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
  - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
  - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
  - c. The letter shall contain the proposed action and street address for the property in question, including:
    - i. The current zoning of the subject property.
    - ii. A summary indicating the nature of the application.

- iii. Notification that once a public hearing date has been established, another letter will be sent via certified U.S. Mail, with certificate of mailing, to the property owner alerting them of when and where the public hearing will be held.
  - iv. Notification that once a public hearing date has been established, that a physical sign will be posted on the subject property(s) detailing when and where the public hearing will be held.
2. After a public hearing date has been established, the Applicant shall post a physical sign on the subject property(s) which:
- a. Shall be constructed of a rigid waterproof material, such as plastic board or metal.
  - b. Shall have a minimum dimension of thirty-six inches (36”) tall by forty-eight inches (48”) wide and legs of sufficient length to raise the top of the sign thirty-six inches (36”) above the Adjacent grade.
  - c. Shall be set back no more than ten feet (10’) from the Front Lot Line or on the front face of any building or structure that is closer to the Front Lot Line.
  - d. Shall be placed at the mid-point of along the Frontage Line from which the site is addressed. If signs are not clearly visible at such mid-points, then they shall be placed at the clearest point of visibility as determined by the Planning & Zoning Director.
  - e. Shall be visible to the public and composed of letters with a minimum height of four inches (4”).
  - f. Shall be supplied, installed, and maintained by the Applicant, securely fastened or staked.
  - g. Shall be posted at least fifteen (15) days prior to the hearing and may be removed the following day after the close and decision on the public hearing.
  - h. Shall state the following:

**NOTICE OF PUBLIC HEARING**

A Public Hearing for a Special Permit Application for this Site is pending before the City of Norwalk’s Planning & Zoning Commission on:

[INSERT MEETING DATE AND MEETING TIME]

Hearing information can be found at:

<https://apps.norwalkct.org/meetingboard/meetinglist>

For further information contact the Norwalk Planning & Zoning Office: (203) 854-7780

- i. The Applicant shall notify and submit a photograph to the Planning & Zoning Department when the sign has been installed.
- j. Failure of an Applicant to comply with this requirement may be grounds for denial of the Special Permit Application.
- k. Properties fronting on more than one (1) Street must have one (1) single-faced sign placed parallel to the property line fronting on each Street.



## Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

[www.norwalkct.gov](http://www.norwalkct.gov)

3. After a public hearing date has been established, the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
  - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
  - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
  - c. The letter shall contain the proposed action and street address for the property in question, including:
    - i. The current zoning of the subject property.
    - ii. A summary indicating the nature of the application.
  - d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
  - e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

*Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.*

*In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.*

end

**AUTHORIZATION**

To Whom It May Concern:

Please be advised that Adam Blank, Esq., and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on its behalf in any and all land use applications and approvals concerning property located at 204 Flax Hill in Norwalk, Connecticut. This authorization includes but is not limited to the preparation, filing and presentation of a Special Permit Modification Application for a multifamily residential rental development at the above-referenced property. A fax or copy of this Authorization shall be valid as an original.



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204 Flax Hill, LLC

By: Edward Gormbley

Dated: February 19, 2026

**204 Flax Hill –**  
**Narrative Description of Special Permit Modification Application**

**I. Background**

Workforce Partners, LLC, through one of its entities, 204 Flax Hill, LLC (“Workforce Partners”), is the owner of 1.4 acres of property located at 204 Flax Hill (the “Property”). The Property is located in the CD-3 Zone and the main structure on the property, a historic home called the “Mansion,” is currently listed on the Norwalk Historic Resources Inventory.

The Norwalk Planning & Zoning Commission granted Workforce Partners a Special Permit (SP#2025-33) for 204 Flax Hill to perform a historic preservation development at the site, including the rehabilitation of an existing building and the demolition and re-construction of another building on site with additional housing units. That work has not commenced.

Since the prior approval, Workforce Partners has retained a new architect, Beinfield Architecture, to redesign the proposed new structure for the Property. As a result, Workforce Partners has revised its plans for the 204 Flax Hill development. Workforce Partners now files this Special Permit Modification Application to re-design the previously approved development while also continuing to rehabilitate, renovate and preserve the existing Mansion historic structure on the site.

This proposal does not increase the number of proposed units at the property. The prior approval, SP#2025-33, was also for a 53-unit development. The development at 204 Flax Hill currently has four (4) buildings and thirty-six (36) units of housing, but is now proposed to include an additional seventeen (17) units, for a total of fifty-three (53) housing units at the finished Property, including thirty-two (32) one-bedroom units (eight (8) of which will have lofts) and twenty-one (21) two-bedroom apartments (four (4) of which will have lofts). Of the existing thirty-

six (36) units, four (4) are currently deeded as workforce housing. As a result of the increase in unit count by seventeen (17), the Applicant is proposing to add one (1) more workforce housing unit, for a total of five (5) workforce housing units in the fifty-three (53) unit development.<sup>1</sup> Within the CD-3 Zone, certain of the zoning requirements may be waived or modified to encourage preservation of historic structures—such as the Mansion located on the Property.

The Mansion was constructed around 1890 is constructed in the Queen Anne style and originally had an asymmetrical, cross-gable plan with a domed tower, full-width one-story wraparound porch and a porte-cochère. A 1956 fire destroyed the original roof and dome, and the porch was removed at a later date (although the applicant proposes to refurbish that porch as part of this application). However, a substantial amount of the interior architectural detail remains. The Mansion was the home of a local coal, lumber and mason’s supply merchant, John J. Ferris. Ferris also served as the director of the City National Bank, was the manager of the South Norwalk Savings Bank, and served in the Connecticut House of Representatives in 1886 and 1887 and then in the State Senate for the 13<sup>th</sup> District from 1893 through 1896. The Mansion is the gem of the Property although three (3) other structures currently exist on the property. Of those three, one (1) is proposed to be replaced in this development, and the other is proposed to be demolished as it was during the approval of SP#2025-33. The other one (1) existing structure on the Property will remain, although the current development proposes the addition of several porches to this remaining building.

Through this revised development, Workforce Partners looks forward to

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<sup>1</sup> The Applicant also proposes to pay an inclusionary zoning fee equal to 1% of the residential construction cost for the fractional remaining 3 units of the total 53-unit development, pursuant to Section 6.12.4.2.c of the Norwalk Zoning Regulations.

preserving the Mansion, one of Norwalk's treasured historic resources, ensuring that it is located within a cohesive, aesthetically-pleasing and culturally-significant development and continuing to provide housing to those who need it most.

## **II. Workforce Partners Promotes Housing in Norwalk for Regular Workers**

Workforce Partners is an owner-operator of workforce housing units. It purchases dilapidated properties in need of capital improvements, updating and modernization and then leases the revitalized units back at modest rents to the working class of Norwalk. It specializes in filling the housing gap for those that can't afford luxury market rate units but also don't qualify for affordable/deed-restricted housing. Typical units owned by Workforce Partners are provided to those earning 60 to 100 percent of the average area median income. Rents are always discounted for everyday heroes including teachers, firefighters, police, EMTs, municipal employees and others.

Workforce Partners concentrates its operations in Norwalk where it owns numerous multifamily properties including 132 Flax Hill, 138 Flax Hill, 50 Connecticut Avenue, 30 West Avenue, 35 Clay Street, 104 South Main Street, 143½ South Main Street, 8 Union Avenue, 19½ Clinton Ave, 21 Clinton Avenue, 14 Bedford Avenue and 29 Ferris Avenue.

## **III. The Proposed Improvements to 204 Flax Hill**

The existing 7,500 square foot Mansion contains six (6) housing units (six (6) one-bedrooms). The 5,700 square foot Building 2 contains eight (8) dwelling units (two (2) studios and six (6) one-bedrooms). The 17,200 square foot Building 3 contains eighteen (18) apartments (six (6) one-bedrooms and twelve (12) two-bedrooms). And, the 2,700 square foot Building 4 offers four (4) housing units (two (2) one-bedrooms, one (1) two-bedroom and one (1) three-bedroom).

The applicant proposes to renovate and rehabilitate the Mansion, although the Mansion will still offer six (6) housing units after renovation. These renovations will include a new simulated cross gable on the façade and west elevation, re-creation of the wraparound porch and replacement of the dome at the top floor to accentuate the structure's architecture and prominence. These refurbishments are consistent with the terms of the prior approval. Building 3 will continue to provide eighteen (18) housing units, respectively, although it will be improved by the addition of exterior porches. Building 4 will be demolished, as was previously proposed and approved.<sup>2</sup> Building 2 will also be demolished and replaced with a new structure designed to match the historic architecture of the Mansion containing twenty-nine (29) units (twenty (20) one-bedroom units, eight (8) of which will have lofts, and nine (9) two-bedroom units, four (4) of which will have lofts).

The applicant also proposes to remove the unsightly parking spots at the front of the Property, which was a condition of the prior approval and will improve the aesthetic appeal and historic significance of the development. The renovations will incorporate many of the lost elements that are the hallmarks of the Queen Anne style, so as to recreate the feeling of the era when the Mansion was among a row of other, similar residences owned by some of Norwalk's most prominent citizens. See attached Civil Plans and Architecturals from LandTech and Beinfield Architecture.

New parking and drive aisles will be installed allowing for a total of fifty-four (54) parking spaces onsite (including three (3) handicap vehicle spaces). The

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<sup>2</sup> Please note that in connection with SP#2025-33, the building proposed to be demolished was labeled Building 3. That is the same building as the building labeled Building 4 in connection with this Application; the labels have been changed for simplicity, since with this development, there will only be a total of three buildings remaining on the Property post-construction. Also, please note that in connection with SP#2025-33, then-labeled Building 3 was proposed to be replaced with a new building. That is not proposed in this project, as the current proposal seeks to replace Building 2 with a larger and more aesthetically-pleasing, cohesive and culturally-significant building, instead.

just under one-and-a-half-acre site will be landscaped with trees, shrubs, perennials, grasses and groundcovers of various types. Low-lying shrubs, an evergreen hedge and trees will adequately screen parking. See attached Landscaping Plan.

The project will also include numerous drainage improvements. Under existing conditions, runoff currently discharges via sheet flow to the south towards the adjacent property line. The proposed conditions include discharge via a system of roof leaders, catch basins, yard drains and collection piping to a proposed underground detention system, which will overflow to a proposed level spreader on the eastern portion of the property. See attached Stormwater Management Report.

A traffic impact study was performed by DTS Provident Design Engineering, LLP (“DTS Provident”) based on a prior iteration of this development, analyzing the impact of eight (8) additional units compared to what was previously approved in SP#5-20. DTS Provident concluded, unsurprisingly, that the proposal will not generate a significant amount of traffic, nor will it have a significant impact upon the current roadway operating conditions. Specifically, DTS Provident calculated that the additional units over what was previously approved in SP#5-20 would generate only approximately one (1) or two (2) additional vehicle trips in and out during peak hours. Even as compared to current conditions, an additional nineteen (19) units would be proposed to generate two (2) to five (5) additional vehicle trips in and out during peak hours.<sup>3</sup> See Traffic Impact Study.

The Norwalk Zoning Regulations initially require 1.3 parking spaces per unit, which would correspond to 69 required spaces for this development. However, because the Property is located within 1/8 mile of the train station, only 52 parking

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<sup>3</sup> This proposal seeks to add seventeen (17) units beyond the existing thirty-six (36). SP#5-20 approved a forty-six (46) unit development.

spaces are required. With a 30% downward adjustment under the historic preservation regulations, only 37 parking spaces would be required. The Applicant nevertheless proposes to offer 54 parking spaces.

#### **IV. Historic Preservation**

The Property is zoned CD-3, and in the CD-3 Zone, large multifamily buildings are permitted by right with limitations. Section 4.3.20 of the Norwalk Zoning Regulations allows this Commission to increase or reduce a minimum or maximum lot standard and/or bulk/height standard by up to thirty percent (30%) from the originating standard in connection with the preservation of a historic structure. The Applicant proposes the following modification to the originating standard:

- Residential density (minimum 1,650 square feet per dwelling unit required vs. 1,170 square feet per dwelling unit proposed);
- Height (maximum 3.5 stories allowed vs. 4 stories proposed for Building 2);<sup>4</sup> and
- Location and height of retaining walls (5 feet minimum from Lot/Building Site Line and 4-foot maximum Height required vs. 3.5 feet from Lot/Building Site Line and 5.2-foot Height proposed).

In connection with this request, the applicant submits that:

- (a) *The historic structure contributes positively to the community or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness, or cultural value).* The Mansion contributes

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<sup>4</sup> The Mansion and Building 3 will only be 3 stories, each. Building 2 will actually only be 3.5 stories tall, but that additional half story does not meet the definition of a “half story” under the Norwalk Zoning Regulations. So, Building 3 is officially 4 stories and a historic relief adjustment is necessary to bring this element of the development into compliance with the Zoning Regulations, too.

positively to the community and possesses a degree of historic significance, as is evidenced by its age, architectural uniqueness and cultural value. The Mansion was constructed around 1890 and is listed on the current Norwalk Historic Resource Inventory. See Historic Report;

- (b) *If preserved, the historic structure would represent a cultural benefit to the community.* If preserved, the Mansion will represent a cultural benefit to the community. Based upon the age of the Mansion, its architectural uniqueness and cultural value, and its history as the residence of a 19<sup>th</sup> century state legislator who was a member of one of the City's founding families, John J. Ferris, preservation of the Mansion offers a substantial benefit to the community and the Flax Hill neighborhood and will continue to add to the rich fabric of the City of Norwalk;
- (c) *The extent of the requirement to be reduced or increased shall be clearly identified on the application presented to the Commission.* The extent of the residential density, building height, and retaining wall location and height requirements to be increased is clearly identified in this Narrative and throughout the other Materials [see Site Development Plan Sheet C-1.0 and Architectural Plans] presented to the Commission throughout this Special Permit Application;
- (d) *The Commission may increase or reduce a minimum or maximum lot standard and/or bulk/Height standard under this section by no more than thirty percent (30%) from the originating standard.* The residential density, building height, and retaining wall height requirements are proposed to be increased, and the retaining wall location requirement is proposed to be decreased, by less than or equal to 30%;

- (e) *Potential increases in residential density are only applicable to zoning districts that allow Multi-Family Developments.* Although residential density is proposed to be increased, the CD-3 Zone already permits multifamily developments;
- (f) *Any Special Permit granted by the Commission shall only remain effective so long as the historic Structure is preserved and maintained.* Any Special Permit granted by the Commission will only remain effective so long as the Mansion is preserved and maintained as the principal structure on the Property. The Applicant intends to continue to use the Mansion as a multifamily dwelling and plans to restore the structure to its prior grandeur as outlined above. See Historic Report; and
- (g) *The historic Structure shall be located on the same property.* The Mansion is located on the Property.

## **V. The POCD**

The 2019–2029 Norwalk Citywide Plan of Conservation and Development (“Norwalk POCD”) supports the proposed project. Specifically, Chapter 6 of the Norwalk POCD sets forth the following goal: Norwalk protects its most important historic resources and encourages adaptive reuse of historic sites to maintain and enrich the City’s character. Norwalk POCD, p. 106. To achieve that goal, the Norwalk POCD sets forth the following strategies:

- Preserve the integrity and character of historic structures, historic landscapes and cultural resource sites within the City of Norwalk.
- Develop a Historic Preservation Plan to establish policies, practices and criteria for preservation of buildings and sites important to the history of Norwalk.

- Revise zoning and development regulations to promote preservation and adaptive reuse of historic structures.

Norwalk POCD, pp. 106–07. The proposed project fulfills the goals of the Norwalk POCD by preserving historic structures located within the City.

## **VI. The Project Meets all of Norwalk’s Special Permit Criteria**

In addition, this Application complies with the standards for issuance of a special permit, as set forth in Section 8.4.8.G.2 of the Norwalk Zoning Regulations:

- (a) *Density of use and bulk of buildings.* The density of use of the proposed buildings, as well as the bulk of buildings, comply with Norwalk’s Zoning Regulations. The density requires relief from the Norwalk Zoning Regulations as noted above;
- (b) *Stable traffic flow.* As demonstrated by the enclosed traffic report of DTS Provident, site-generated traffic will have an insignificant impact on pedestrian safety, as well as on traffic operations along adjacent roadways and signalized intersections and will not require any off-site modifications;
- (c) *Availability of mass transit facilities.* Wheels Bus Route 11 travels directly in front of the property, while the 9 Route operates in close proximity to the site. The South Norwalk Train Station is within a ten (10)-minute walk of the Property;
- (d) *Availability and compatibility of utilities.* The Project is currently served by city sewer and city water and will continue to be. See Site Grading and Drainage Plan and Site Utility Plan;
- (e) *Adverse impact from noise, odor, fumes, dust and artificial lighting.* The proposed use is residential, which is consistent with other uses in the general vicinity of the Property. Except for noise, dust and other distractions

- occasioned by the site construction, post-construction use will not have an adverse impact from noise, odor, fumes, dust or artificial lighting;
- (f) *Size of signs and design that are in harmony with the neighborhood.* No new signage is proposed;
- (g) *Adequacy of yards, open space, screening and buffering.* The Zoning Regulations require a maximum 80% coverage for this site, but the Applicant is proposing only 66.8% coverage, so the yards and open space of this development will be more than adequate. The Property will also be compliant with all screening and buffering requirements of the Zoning Regulations. See Zoning Data Table on Site Plan and see Landscape Plan;
- (h) *Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right.* The proposed new residential structure, in connection with the other two multifamily buildings that will remain on the Property, complement other permitted uses in the CD-3 Zone, such as multifamily residential, religious facilities, offices of charitable organizations, artist studios and other uses;
- (i) *Existing land use in the area.* The area surrounding the site includes a cross-section of uses, such as multifamily and single-family residential, houses of worship, schools and other uses;
- (j) *Proximity of community facilities.* A variety of restaurants, retail shops, movie theaters and other venues exist within walking distance of the Property, such as the Maritime Aquarium at Norwalk, the South Norwalk Train Station, the Ben Franklin School and others;
- (k) *Compliance with the Norwalk Zoning Regulations and Norwalk POCD.* The proposed use complies with the Norwalk Zoning Regulations and with the

Norwalk POCD;

(l) *Utilization of green infrastructure and other sustainability measures.* The proposed use will utilize green infrastructure and other sustainability measures in compliance with the Norwalk Zoning Regulations;

(m) *Conservation of wetlands, watercourses and other ecologically-viable lands.*

There are no wetlands, watercourses or other ecologically-viable lands on the Property; and

(n) *No zoning violation exists on the Property.* There are no known zoning violations on the Property.

## **VII. Conclusion**

The application complies fully with Norwalk's Zoning Regulations, including all the Historic Preservation and Special Permit criteria. For all the reasons set forth herein, we respectfully request the Commission grant this Special Permit Application.

THE APPLICANT,  
NORWALK HOUSING VENTURES II, LLC

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# **204 Flax Hill LLC**

## **AFFORDABILITY PLAN**

204 Flax Hill LLC (“204 Flax”) submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for development of the 204 Flax Hill Rd project in Norwalk, Connecticut, in accordance with the Zoning Regulations of the City of Norwalk.

This plan describes how affordability will be determined, administered and maintained pursuant to Article 6: Section 6.12 of the Zoning Regulations.

### **Definitions.**

"Commission." The Norwalk Planning and Zoning Commission, and its successors and assigns.

“Statewide Median Income (“SMI”).” The annual income for the State of Connecticut determined using the statistics published and annually revised by the U.S. Department of Housing and Urban Development ("HUD").

"Workforce Household." A household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) of one hundred percent (100%) of the State of Connecticut median income, as adjusted for family size, as published by the United States Census Bureau and annually updated by the U.S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in §8-30g-8 of the regulations of Connecticut State Agencies.

"Workforce Housing Unit." A dwelling unit occupied by a workforce household where the maximum sales price or rent shall be restricted in perpetuity for the life of the unit in accordance with the maximum housing payment calculations as described in §8-30g-8 of the regulations of Connecticut State Agencies.

### **1. Project Description.**

204 Flax proposes to create a total of seventeen (17) additional units and associated site improvements, at 204 Flax Hill Rd in Norwalk, Connecticut, to create a total of fifty-three (53) units on site. 204 Flax proposes to designate a total of ten percent (10%) of the rental units as Workforce Housing Units which meet the criteria under the Zoning Regulations for households whose annual income does not exceed eighty (80%) percent of the SMI in accordance with Article 6 Section 6.12 "Workforce Housing" of the City of Norwalk Zoning Regulations. In total, one (1) additional unit will be designated as a Workforce Housing Unit, beyond the four (4) units

on site that are already so-designated, for a total of five (5) Workforce Housing Units on site.<sup>1</sup> The units will be located on site.

204 Flax has designated the specific additional unit that will be a Workforce Housing Unit on Appendix A. Designation of particular units may change over time, and updated schedules will be provided to the Commission, or its designee, should that occur. Those units so designated shall be subject to the terms set out in this Plan and in Section 6.12 of the Norwalk Zoning Regulations.

**2. Unit Standards.**

The Workforce Housing Units shall be comparable in size, fit and finish to market-rate units and will be consistent with construction standards for new housing. The bedroom mix has been provided in comparable percentages to those in the market rate units.

**3. Duration of Restrictions.**

The Workforce Housing Units shall be so designated in perpetuity, upon the issuance of a certificate of occupancy for the rental units on the Property and continuing for the life of each unit in accordance with the maximum housing payment calculations set out in Sec. 8-30g-8 of the regulations of Connecticut State Agencies. A deed restriction in substantially the form set forth in Appendix D attached or in such other form acceptable to the Commission, shall be recorded on the Norwalk Land Records contemporaneously with the issuance of the certificate of occupancy or at the time of the unit's designation as set forth above, whichever is earlier to ensure affordability. The deed restriction will outline the rental restrictions, including the maximum rental price per unit, the affirmative marketing procedures, residency requirements, reporting requirements, as well as remedies for breach.

**4. Pro Rata Construction.**

The Workforce Housing Units shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that the workforce housing units shall be developed simultaneously with or prior to the development of the market rate units.

**5. Affirmative Fair Marketing.**

204 Flax will market the Workforce Housing Units through the Housing Development Fund, Mutual Housing or another similar agency ("HDF or other"), which will maintain a list of income/credit-qualified persons in accordance with Section 6.12.4.8 of the Norwalk Zoning Regulations. HDF or other will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants. HDF or other will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is incorporated into this document outlining selection systems and marketing strategy.

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<sup>1</sup> The Applicant will also be paying an inclusionary zoning fee equal to 1% of the residential construction cost for the fractional remaining 3 units of the total 53-unit development, pursuant to Section 6.12.4.2.c of the Norwalk Zoning Regulations.

**6. Affordability Calculation.**

The rental price of the Workforce Housing Units will be calculated based upon 80% of the SMI in accordance with the State of Connecticut's Affordable Housing Appeals Procedures as defined in Section 8-30g of the Connecticut General Statutes. The maximum rental amounts will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

**7. Administration and Compliance.**

This Plan will be administered by 204 Flax, or its successors and assigns ("Administrator"), who will be responsible for:

- Ensuring that households applying for Workforce Housing Units qualify within applicable maximum income limits;
- Assuring the accuracy of rental prices, and providing documentation where necessary to buyers, sellers and financing institutions;
- Reporting compliance to the municipality; and
- Executing the affirmative fair housing marketing plan.

The Administrator shall submit a written status report to the Commission or designee regarding compliance with this Plan and the above-referenced factors annually on or before January 31. The role of the Administrator may be transferred or assigned to another entity. In the event of any such transfer or assignment, 204 Flax will provide forty-five (45) days prior written notice to the Commission or designee. The Commission shall be given a reasonable opportunity to object, but will not do so unreasonably.

**8. Affirmative Fair Housing Marketing Plan and Notice of Initial Sale of Workforce Housing Units.**

The availability of Workforce Housing Units shall be publicized, using the provisions of Regulations of Connecticut State Agencies §8-37-ee-1 *et seq.* (particularly Sections 8-37-ee-301 and 302) for affirmative fair housing marketing programs as guidelines. The Administrator shall have the responsibility for compliance with this section. Notices of initial availability of the Workforce Housing Units shall be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in the City of Norwalk. The Administrator shall also provide such notices to the Commission, the Norwalk Town Clerk, City of Norwalk, and the Norwalk Board of Education. Such notices shall include a description of the available Workforce Housing Units, the eligibility criteria for potential tenants and owners, the Maximum Rental Price (as hereinafter defined), and the availability of application forms and additional information.

Using the above-referenced State regulations as guidelines, dissemination of information about available Workforce Housing Units shall include, at a minimum:

- Analyzing census and other data to identify racial and ethnic groups least represented in the population;
- Announcements/advertisements in publications and other media that will reach minority populations;
- Announcements to social service agencies and other community contacts serving low-income minority families in the region (including churches, civil rights organizations, housing authorities, and legal services organization);
- Assistance to minority applicants in processing applications;
- Marketing efforts in geographic areas of high minority concentrations within the housing market area;
- Beginning marketing efforts prior to general marketing of units, and repeating during initial marketing, at 50% completion, and thereafter at reasonable intervals; and
- Collection of basic racial and ethnic information for all residents and persons on the wait list for the development.

All notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§3601 et seq. and Connecticut General Statutes §§46a-64b and 64c.

**9. Tenant Eligibility.**

Eligibility of families or households to rent Workforce Housing Units shall be determined by the Administrator in accordance with this Plan and the Regulations, as amended.

**10. Application Process.**

A family or household seeking to rent a Workforce Housing Unit ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.

a) Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change in the Applicant's future income during the twelve (12) month period, the Administrator shall not

consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed in Appendix B, attached hereto.<sup>2</sup>

b) Applicant Interview.

The Administrator shall interview an Applicant upon submission of the completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.
2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.
3. Verify that all sources of family income and family assets have been listed in the application. Make clear that the term "family" includes all individuals who are to occupy the home, and that no relationship by blood or marriage is required.
4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.
5. Inform the Applicant that a decision as to eligibility cannot be made until all items on the application have been verified.

c) Verification of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income. In accordance with § 6.12.4.7, the annual income of workforce households shall be reviewed and certified by the Commission or its designee, in accordance with the procedure established in advance and approved by the Commission.

If applicable, the Applicant shall provide to the Administrator the documentation listed in Appendix C attached hereto. This list is not exclusive, and the Administrator may require any other verification or documentation as the Administrator deems necessary.

**11. Prioritization of Applicants for Rental.**

If, after publication of the Notice of Initial Rental, the number of qualified Applicants exceeds the number of Workforce Housing Units, the Administrator shall establish priority

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<sup>2</sup> See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

categories of applicants, subject to the applicant's income pre-certification eligibility and the preferences as established below.

A separate priority list shall be maintained for the rental units. Each priority list shall be divided based upon the following priority categories: (1) Existing tenants displaced by the proposed new development or the immediate past tenants that previously occupied any of the properties where existing housing units are to be removed (2) Employees of the City of Norwalk and the Norwalk Board of Education; (3) Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; (4) Persons employed in the City of Norwalk; and (5) all others. In the event that there are insufficient units available to satisfy the number of applicants in a particular priority category, the units shall be assigned by a lottery system approved in advance by the Commission. As specified in §6.12.4.8 & 9, all qualified applicants in a given category of priority shall be exhausted prior to proceeding to a lower category of priority.

These preference categories are set forth in the Zoning Regulations, but are subject to revision as may be required by the federal Office of Fair Housing and Equal Opportunity. Excluding initial priority given to those displaced tenants, the priority categories shall be in effect for all subsequent Workforce Housing rentals in perpetuity.

## **12. Maximum Monthly Rental Payment.**

Calculation of the Maximum Monthly Rental Payment shall be based upon the SMI. The Maximum Monthly Rental Payment shall be calculated using the following methodology, consistent with Zoning Regulations §6.12.4.12 (definition of Workforce Housing Unit) and Connecticut Agencies Regulations §8-30g-8.

Calculation steps for rental of units at maximum of 80 percent of SMI.

1. Determine the SMI.
2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of a Workforce Housing Unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:

- 1 Person in family: 70%
- 2 Persons in family: 80%
- 3 Persons in family: 90%
- 4 Persons in family: 100% (BASE)
- 5 Persons in family: 108%
- 6 Persons in family: 116%
- 7 Persons in family: 124%
- 8 Persons in family: 132%

The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5 person household is 104 percent.

3. Calculate eighty percent (80%) of Step 2.
4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.
5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.
6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.
7. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations on Steps 5 and 6.
8. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.
9. Deduct the estimate of tenant-paid utilities and fees determined in Step 8 from the maximum monthly housing payment in Step 7, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.

**13. Principal Residence.**

Workforce Housing Units shall be occupied only by the selected Workforce Household. Subleasing shall be prohibited.

**14. Requirement To Maintain Condition.**

All owners and tenants of the Workforce Housing Units are required to maintain their unit. The owners and tenants shall not destroy damage or impair the unit, allow the unit to deteriorate, or commit waste on the unit. When the Workforce Housing Unit is offered again for rental, the Administrator shall cause the unit to be inspected.

**15. Standard Lease Provision.**

Each lease for a Workforce Housing Unit will contain substantially the following provision:

"This apartment is being rented as a "workforce housing unit" as defined in the Norwalk Zoning Regulations. This development has been approved by the Planning and Zoning Commission of

the City of Norwalk based in part on the condition that a defined percentage of units will be rented as workforce housing units. The Property Manager is required by law to strictly enforce the Norwalk Zoning Regulations set out in Article 6 Section 6.12 concerning Workforce Housing.

**16. Change in Income or Qualifying Status.**

In the event that a Workforce Household's income changes so as to exceed the qualifying maximum, or if the Workforce Household otherwise becomes disqualified, such tenant must provide notice to the Administrator within seven (7) days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit within ninety (90) days, or to remain in the unit paying a market rate rent. Within fifteen (15) days of receiving notice of a Workforce Household's disqualification, the Administrator shall provide written notice to the tenant of the market rate rent for the unit. The tenant shall notify the Administrator within fifteen (15) days of receipt of such notice whether the tenant will accept the market rate rent or vacate. If the tenant elects to remain in the unit at the market rate, the Administrator shall offer the next available unit of the equivalent number of bedrooms as a Workforce Housing Unit, if necessary, in order for the development to comply with the minimum set aside for Workforce Housing Units. These procedures must be followed in order to ensure that the Project shall not be out of compliance with the ten percent (10%) minimum designated units.

**17. Enforcement.**

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Norwalk Planning and Zoning Commission, or its designated agent, shall otherwise retain all enforcement powers granted by the General Statutes, including Section 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the Administrator to determine compliance of Workforce Housing Units with the Regulations.

**18. Binding Effect.**

This Plan shall be binding on 204 Flax successors, heirs and assigns.

**APPENDIX A**  
**(REFER TO ARCHITECTURAL PLAN SET FOR NEW UNIT LOCATION)**

**APPENDIX B**  
**DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME**

1. Annual income shall be calculated with reference to 24 C.F.R. § 5.609, and includes, but is not limited to, the following:

a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;

b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;

c. Interest, dividends, and other net income of any kind from real or personal property;

d. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments;

e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;

f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(1) The amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

(2) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;

g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g. periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance);

h. All regular pay, special pay and allowances of a member of the armed forces;

i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

2. Excluded from the definition of family annual income are the following:

- a. Income from employment of children under the age of 18;
  - b. Payments received for the care of foster children;
  - c. Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;
  - d. Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;
  - e. Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran in connection with education costs;
  - f. Amounts received under training programs funded by HUD;
  - g. Food stamps; and
  - h. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).
3. Net family assets for purposes of imputing annual income include the following:
- a. Cash held in savings and checking accounts, safety deposit boxes, etc.;
  - b. The current market value of a trust for which any household member has an interest;
  - c. The current market value, less any outstanding loan balances of any rental property or other capital investment;
  - d. The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;
  - e. The current value of any individual retirement, 401K or Keogh account;
  - f. The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;
  - g. Any lump-sum receipts not otherwise included in income (i.e., inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);

h. The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

a. Necessary personal property (clothing, furniture, cars, etc.);

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

d. Assets which are part of an active business, not including rental properties;  
and

e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

**APPENDIX C**  
**REQUIRED DOCUMENTATION OF INCOME**

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. Employment Income. Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:
  - a. An employment verification form completed by the employer.
  - b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.
  - c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.
  - d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.
2. Social Security, Pensions, Supplementary Security Income, Disability Income.
  - a. Benefit verification form completed by agency providing the benefits.
  - b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)
  - c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

3. Unemployment Compensation.
  - a. Verification form completed by the unemployment compensation agency.
  - b. Records from unemployment office stating payment dates and amounts.
4. Government Assistance.
  - a. All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next twelve (12) months.
  - b. Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.
5. Alimony or Child Support Payments.
  - a. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.
  - b. A letter from the person paying the support.
  - c. Copy of latest check. The date, amount, and number of the check must be documented.
  - d. Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.
6. Net Income from a Business. The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.
  - a. IRS Tax Return, Form 1040, including any:
    - (1) Schedule C (Small Business)
    - (2) Schedule E (Rental Property Income)

(3) Schedule F (Farm Income)

b. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)

c. Audited or unaudited financial statement(s) of the business.

d. A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

e. Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

a. Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

b. Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

a. Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

b. Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

c. Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held. For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

a. Verification forms, letters, or documents from a financial institution, broker, etc.

b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stock broker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

d. Real estate tax statements if tax authority uses approximate market value.

e. Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

f. Appraisals of personal property held as an investment.

g. Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.

a. Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Application Date.

b. If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

(1) A list of all assets disposed of for less than FMV;

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

(4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

a. Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

b. Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

c. If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Affordable Housing Manager must adjust the information to project earnings expected for the next twelve (12) months.

12. Rental Income from Property Owned by Applicant. The following, adjusted for changes expected during the next twelve (12) months, may be used:

- a. IRS Form 1040 with Schedule E (Rental Income).
- b. Copies of latest rent checks, leases, or utility bills.
- c. Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).
- d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

- a. Written verification from the registrar's office or appropriate school official.
- b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

**DEED RESTRICTION**

**DECLARATION OF RESTRICTIONS**

DECLARATION MADE this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by **204 Flax Hill LLC**, a Connecticut limited liability company with an office located at 11 Day St 2<sup>nd</sup> Floor in Norwalk Connecticut 06854, (the “**Declarant**”).

**RECITALS:**

A. Declarant is the owner of a certain property known as 204 Flax Hill Rd Norwalk, Connecticut (District 2, Block 48, Lot 44) and more particularly described in Schedule A attached hereto (the “**Property**”).

B. Declarant obtained approval from the Norwalk Planning and Zoning Commission (the “**Commission**”) on \_\_\_\_\_, effective \_\_\_\_\_ in File # \_\_\_\_\_ SP (the “**Approval**”), which Approval permits, *inter alia*, construction and occupancy of seventeen (17) new residential units on the Property.

C. Pursuant to the Approvals and to the Norwalk Zoning Regulations Article 6 Section 6.12, one (1) unit of the seventeen (17) additional units are to be designated as “workforce housing units” as said term is defined in the Norwalk Zoning Regulations in effect on June 13, 2025. The one (1) unit will be located on-site. There will be one (1) one-bedroom unit within the structure.

D. Declarant executes this Declaration of Restrictions and a Workforce Housing Affordability Plan with the intent to satisfy Condition of the Approval and the Norwalk Zoning Regulations Article 6 Section 6.12.5.4.

**NOW, THEREFORE**, in consideration of \$1.00, the aforementioned Approval and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Declarant, Declarant hereby declares as follows:

1. This development contains “workforce housing units” as that term is defined in City of Norwalk Code Article 6 Section 6.12 in effect on June 13, 2025 and is therefore subject to limitations on the maximum annual income of the household that may rent the designated workforce housing units, and on the maximum rental that may be charged for such workforce housing units. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of the City of Norwalk against the record owner of the development or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than ten (10%) percent of the dwelling units in this development, and no less than one (1) one-bedroom dwelling units, shall be rented to persons and families whose annual income is less than or equal to eighty (80%)

percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

2. A violation of this Declaration of Restrictions or of the Workforce Housing Affordability Plan shall not result in a forfeiture of title, but the Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including §8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the workforce housing units and to examine the books and records of the Administrator to determine compliance of the workforce housing unit with the applicable affordable housing statutes and regulations.

3. A copy of the Workforce Housing Affordability Plan of this development is on file and available for inspection in the office of the Planning and Zoning Department of the City of Norwalk, 125 East Avenue, Norwalk, Connecticut.

4. This Declaration of Restrictions is perpetual for the life of the residential development on the Property, and shall run with the land and be binding upon Declarant and its successors and assigns.

5. This Declaration of Restrictions shall not be modified or terminated without the express written permission of the Norwalk Planning and Zoning Commission, which shall be set out in an amendment to this Declaration, signed by authorized representatives of the parties hereto and filed on the Land Records, all in the same manner as this document.

**IN WITNESS WHEREOF**, Declarant has set its hand and seal as of the date first above written.

**204 Flax Hill LLC**

\_\_\_\_\_  
\_\_\_\_\_

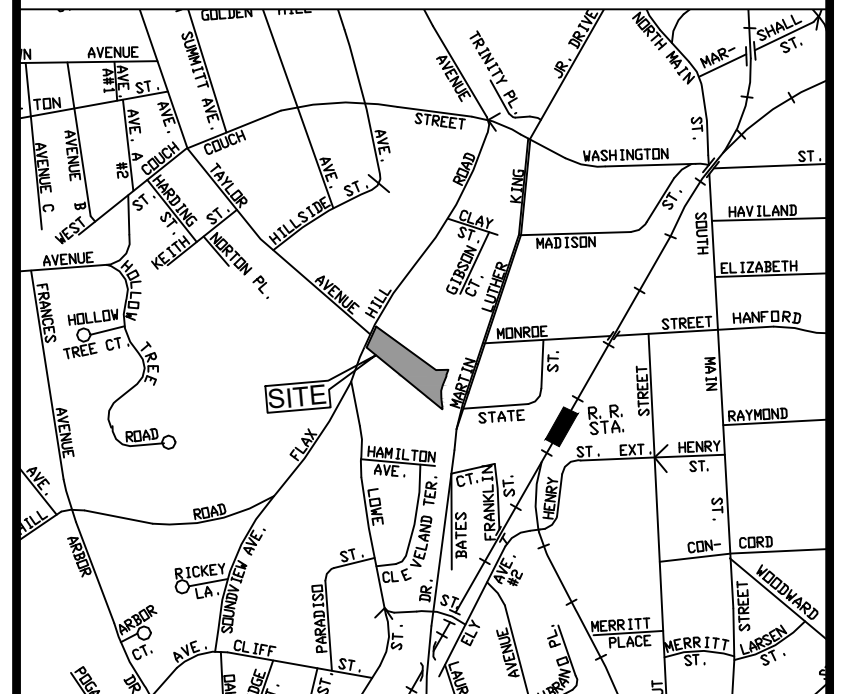
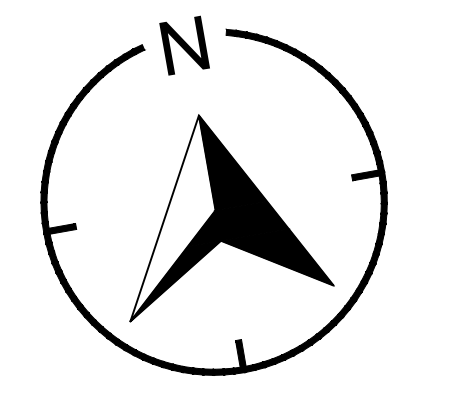
By: \_\_\_\_\_  
Name:  
Title: Manager



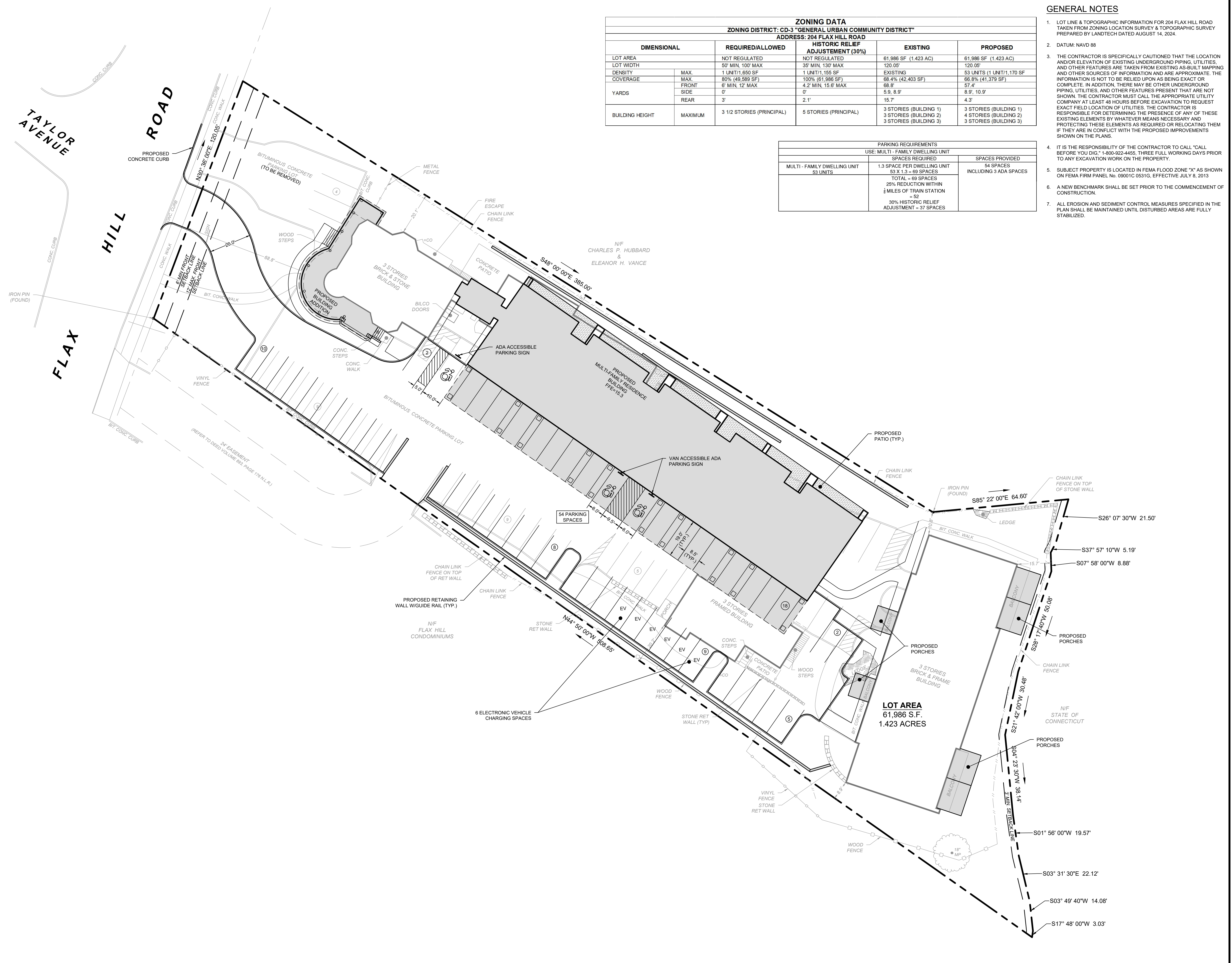
ZONING DATA					
ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"					
ADDRESS: 204 FLAX HILL ROAD					
DIMENSIONAL		REQUIRED/ALLOWED	HISTORIC RELIEF ADJUSTMENT (30%)	EXISTING	PROPOSED
LOT AREA		NOT REGULATED	NOT REGULATED	61,986 SF (1.423 AC)	61,986 SF (1.423 AC)
LOT WIDTH		50' MIN, 100' MAX	35' MIN, 130' MAX	120.05'	120.05'
DENSITY		1 UNIT/1,650 SF	1 UNIT/1,155 SF	EXISTING	53 UNITS (1 UNIT/1,170 SF)
COVERAGE		MAX. 80% (49,589 SF)	100% (61,986 SF)	68.4% (42,403 SF)	66.8% (41,379 SF)
FRONT YARDS		6' MIN, 12' MAX	4.2' MIN, 15.6' MAX	68.9'	57.4'
SIDE YARDS		0'	0'	5.9, 8.9'	8.9', 10.9'
REAR YARDS		3'	2.1'	15.7'	4.3'
BUILDING HEIGHT		MAXIMUM 3 1/2 STORIES (PRINCIPAL)	5 STORIES (PRINCIPAL)	3 STORIES (BUILDING 1) 3 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)	3 STORIES (BUILDING 1) 4 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)

PARKING REQUIREMENTS		
USE: MULTI-FAMILY DWELLING UNIT		
SPACES REQUIRED	SPACES PROVIDED	
MULTI-FAMILY DWELLING UNIT 53 UNITS	1.3 SPACE PER DWELLING UNIT 69.3 X 1.1 = 69 SPACES	54 SPACES INCLUDING 3 ADA SPACES
TOTAL = 69 SPACES	25% REDUCTION WITHIN 1/4 MILES OF TRAIN STATION = 52	
	30% HISTORIC RELIEF ADJUSTMENT = 37 SPACES	

- GENERAL NOTES**
- LOT LINE & TOPOGRAPHIC INFORMATION FOR 204 FLAX HILL ROAD TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED AUGUST 14, 2024.
  - DATUM: NAVD 88
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
  - SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE JULY 8, 2013
  - A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.



LOCATION MAP (NTS)



2/17/26	REVISED BASED ON NEW FOOTPRINT
12/16/25	REVISED BASED ON NEW FOOTPRINT
6/2/25	REVISED PER DP/WTMP COMMENTS
REVISION DATE	ISSUE

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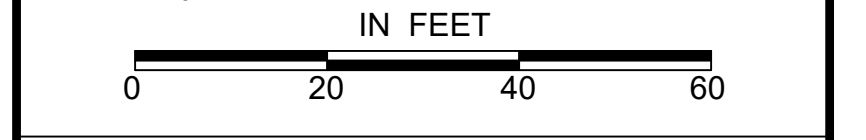
PREPARED FOR:  
**204 FLAX HILL, LLC**

PROJECT LOCATION:  
**204 FLAX HILL ROAD  
NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
PROPOSED MULTI-FAMILY  
RESIDENTIAL BUILDING**

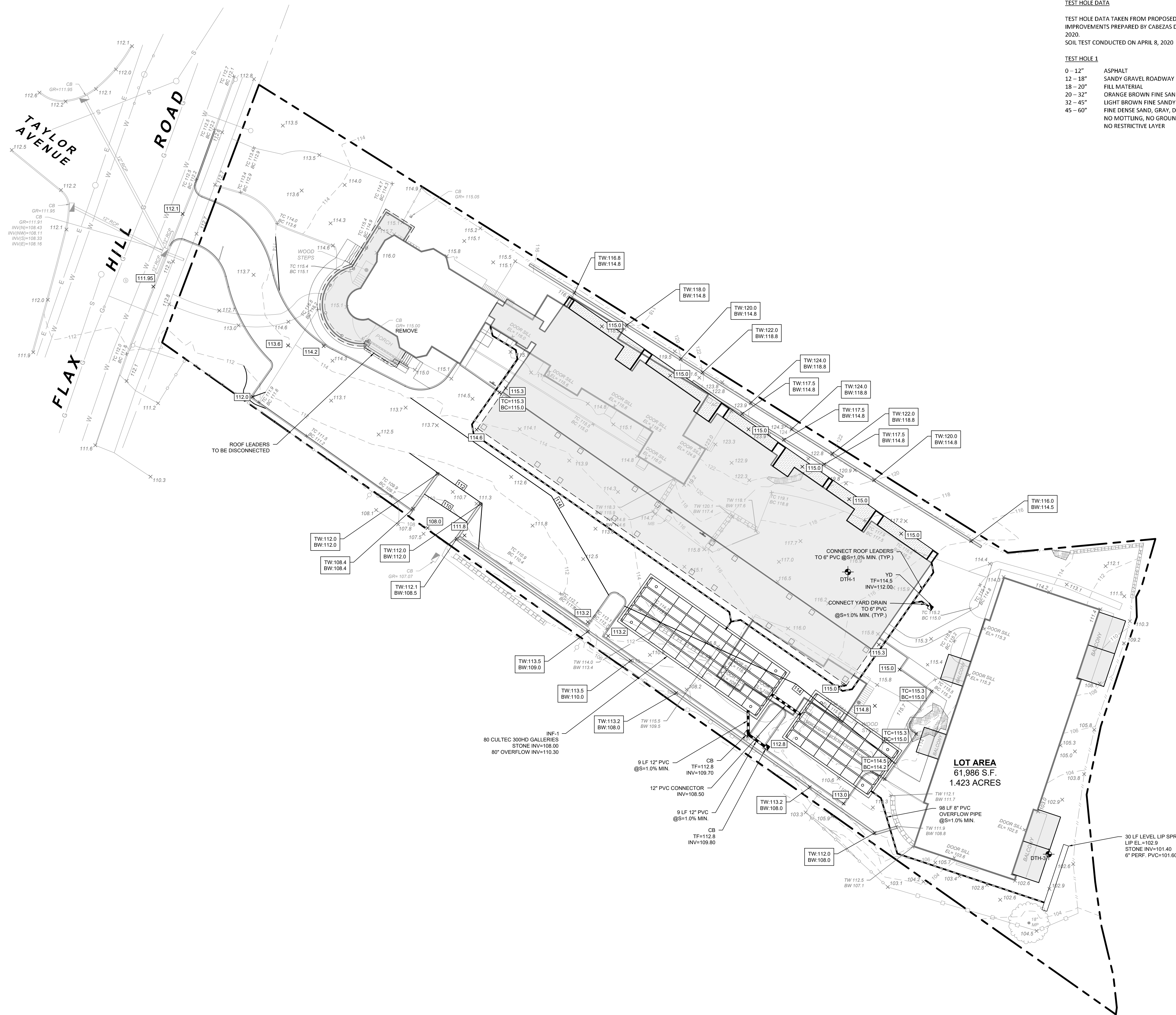
DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

PROJECT No. **24218-01**  
 DATE: 9/24/2024 DESIGNED BY: SM CHECKED BY: AS  
 SCALE: 1" = 20'



PROJECT STATUS:  
**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

**C-1.0**

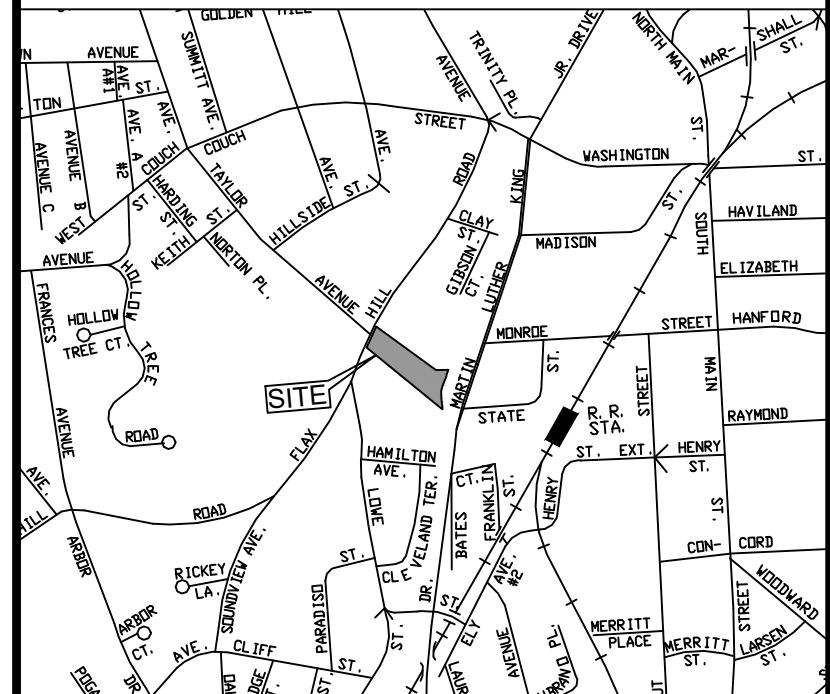
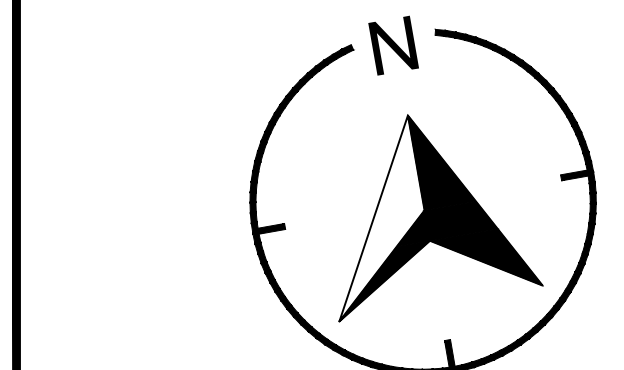


TEST HOLE DATA

TEST HOLE DATA TAKEN FROM PROPOSED 14-UNIT APARTMENT BUILDING & RELATED SITE IMPROVEMENTS PREPARED BY CABEZAS DEANGELIS ENGINEERS & SURVEYORS DATED JUNE 9, 2020.  
 SOIL TEST CONDUCTED ON APRIL 8, 2020

TEST HOLE 1

- 0 - 12" ASPHALT
- 12 - 18" SANDY GRAVEL ROADWAY BASE
- 18 - 20" FILL MATERIAL
- 20 - 32" ORANGE BROWN FINE SANDY LOAM, DRY, STONY, SOME COBBLES, DENSE
- 32 - 45" LIGHT BROWN FINE SANDY LOAM, DRY, VERY STONY, DENSE
- 45 - 60" FINE DENSE SAND, GRAY, DRY
- NO MOTTLING, NO GROUNDWATER, NO LEDGE
- NO RESTRICTIVE LAYER



LOCATION MAP (NTS)

2/17/26	REVISED BASED ON NEW FOOTPRINT
12/16/25	REVISED BASED ON NEW FOOTPRINT
6/2/25	REVISED PER DPW/TMP COMMENTS
REVISION DATE	ISSUE

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PREPARED FOR:  
**204 FLAX HILL, LLC**

PROJECT LOCATION:  
**204 FLAX HILL ROAD  
 NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
 PROPOSED MULTI-FAMILY  
 RESIDENTIAL BUILDING**

DRAWING TITLE:  
**SITE GRADING & DRAINAGE PLAN**

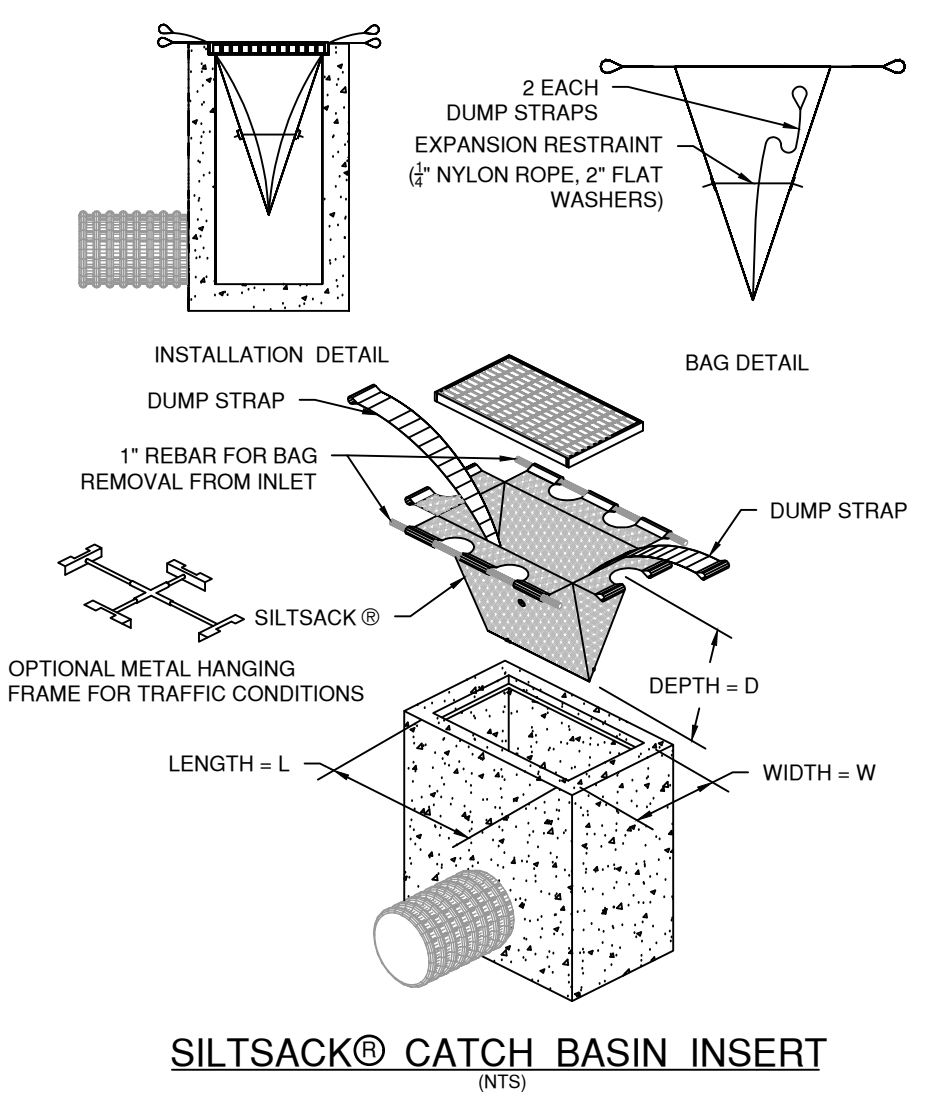
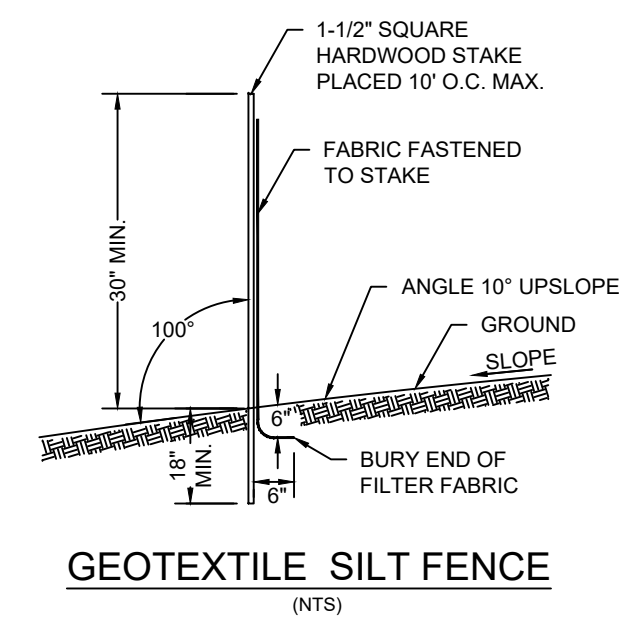
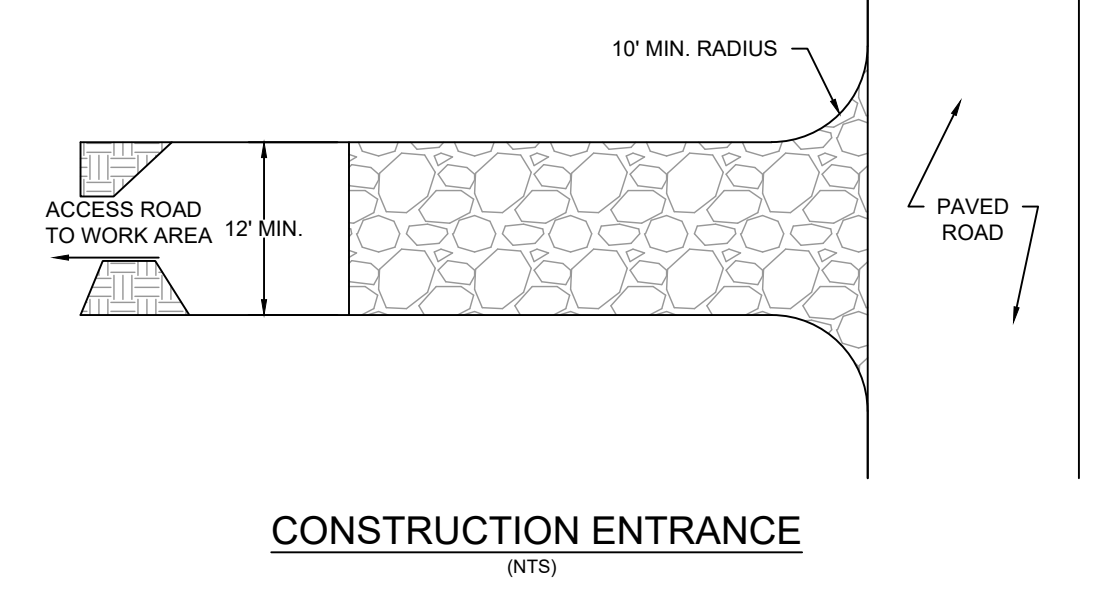
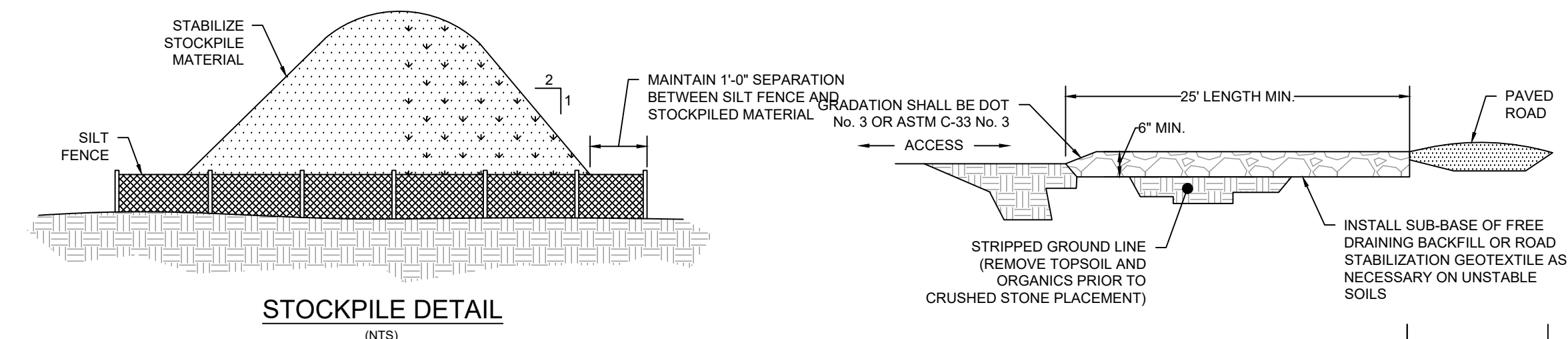
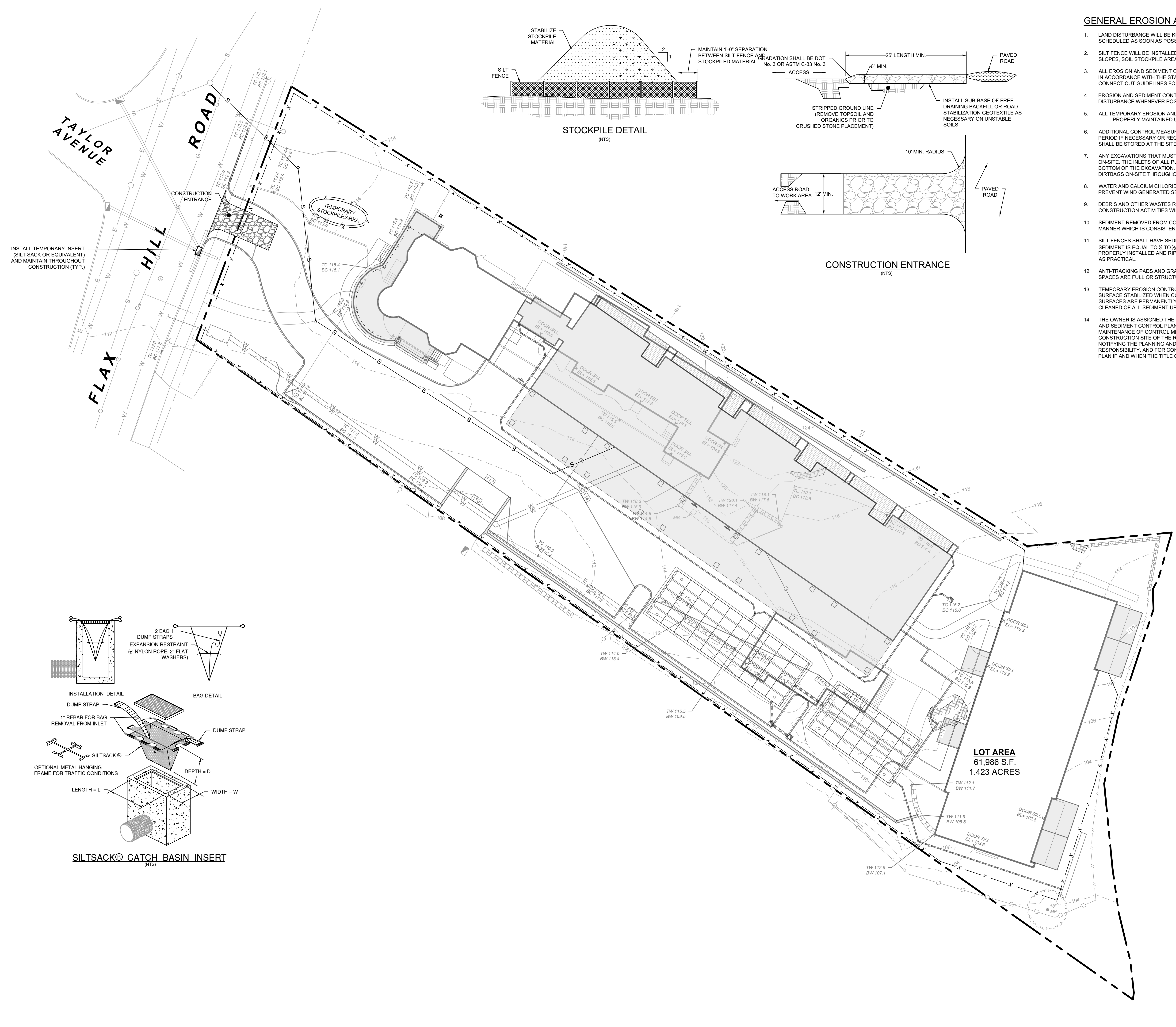
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DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS
SCALE: 1" = 20'	IN FEET	

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 NOT FOR CONSTRUCTION**

**C-2.0**

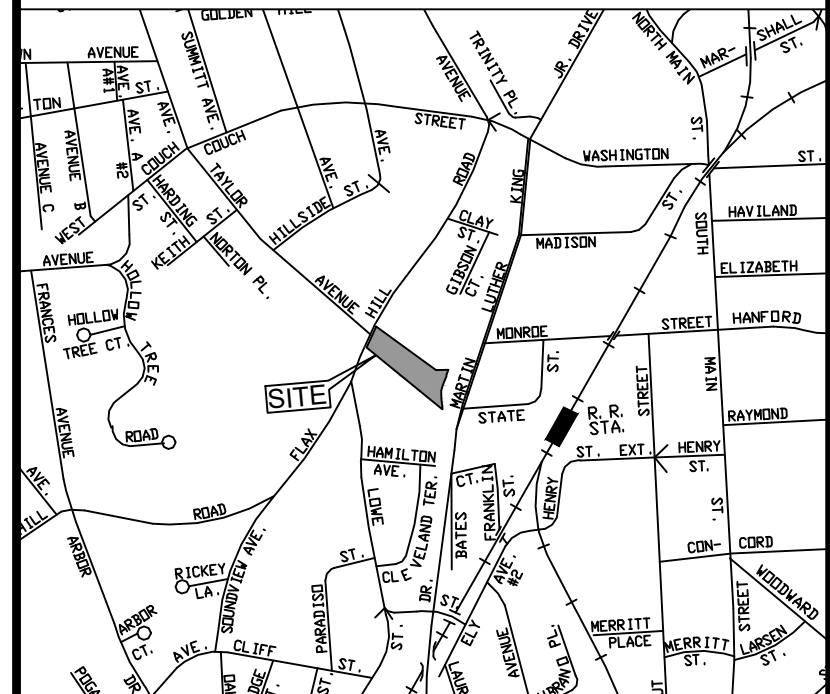
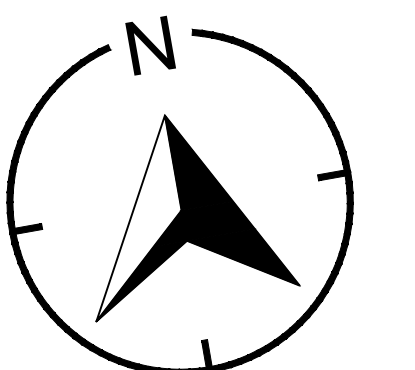
THIS ACTIVE PROJECT/DRAWING IS GORNBLEY © 2024 FLAX HILL, LLC. NORWALK, CONNECTICUT. FLAX HILL ROAD - SITE PLAN/2024





**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'X15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'X15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/2 TO 2/3 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.



**LOCATION MAP**  
(NTS)

2/17/26	REVISED BASED ON NEW FOOTPRINT
12/16/25	REVISED BASED ON NEW FOOTPRINT
6/2/25	REVISED PER DPW/TMP COMMENTS
REVISION DATE	ISSUE

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PREPARED FOR:  
**204 FLAX HILL, LLC**

PROJECT LOCATION:  
**204 FLAX HILL ROAD  
 NORWALK, CT**

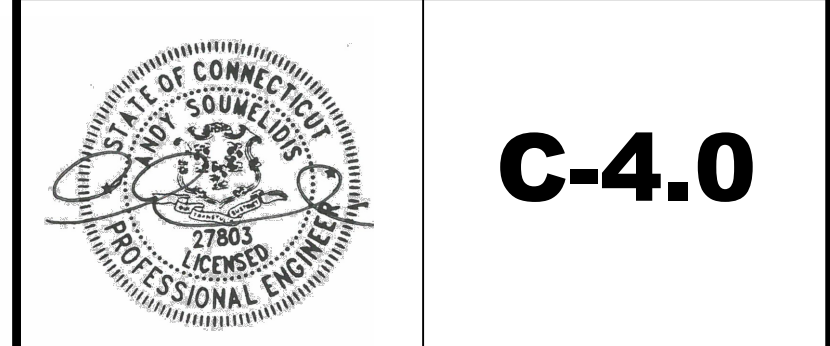
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**SITE IMPROVEMENTS FOR A  
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DRAWING TITLE:  
**SOIL EROSION & SEDIMENT  
 CONTROL PLAN**

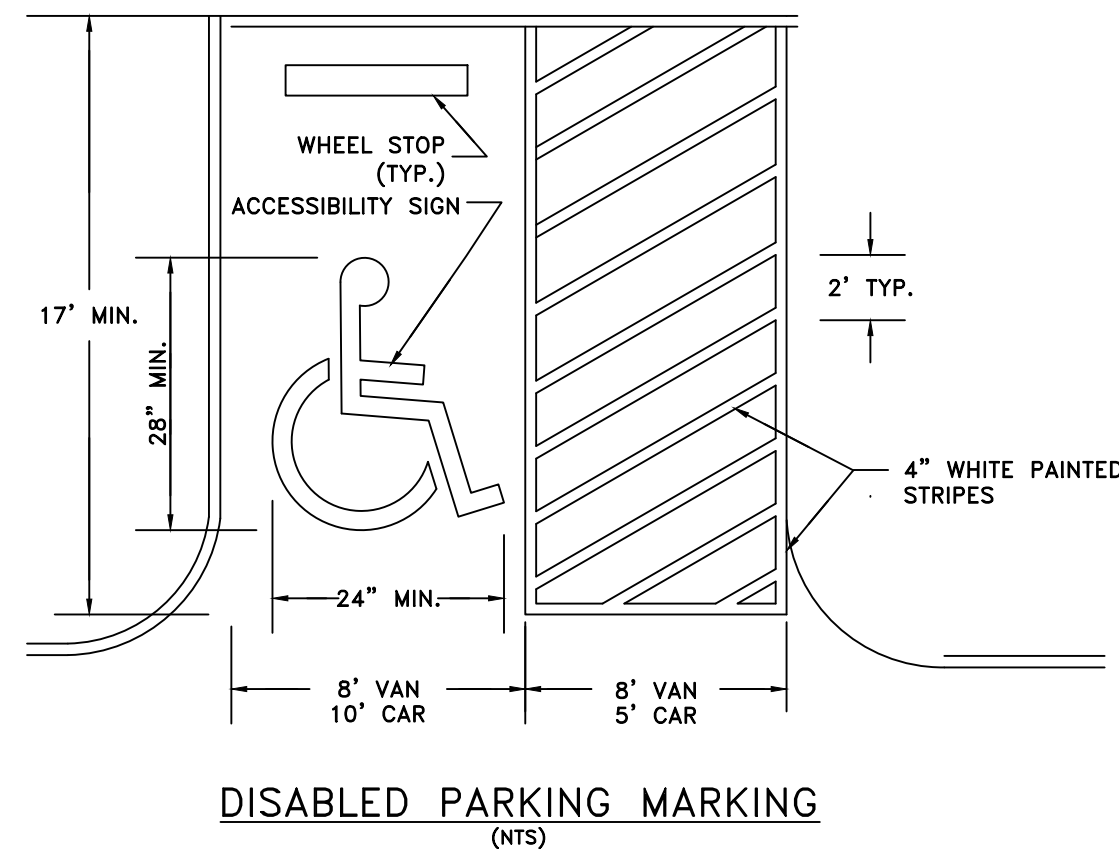
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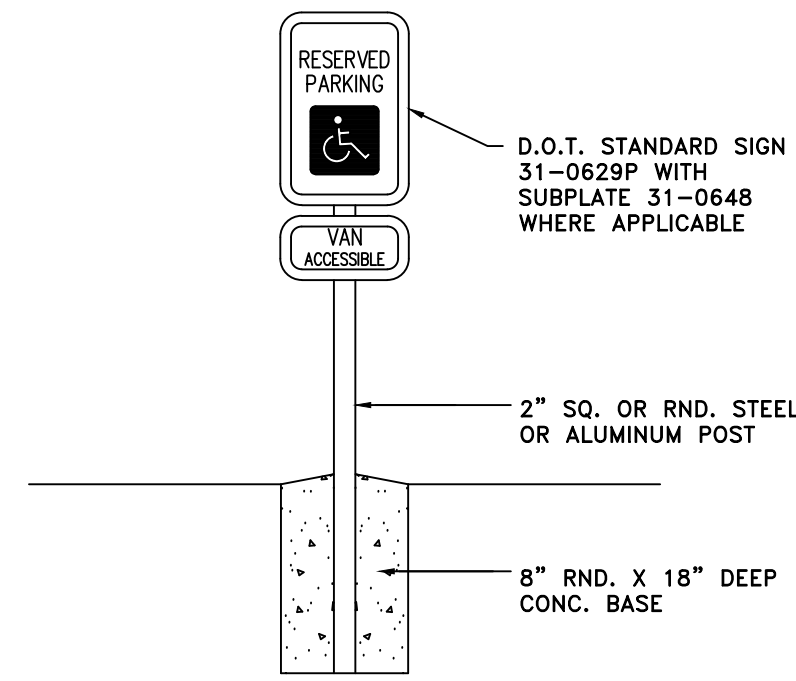
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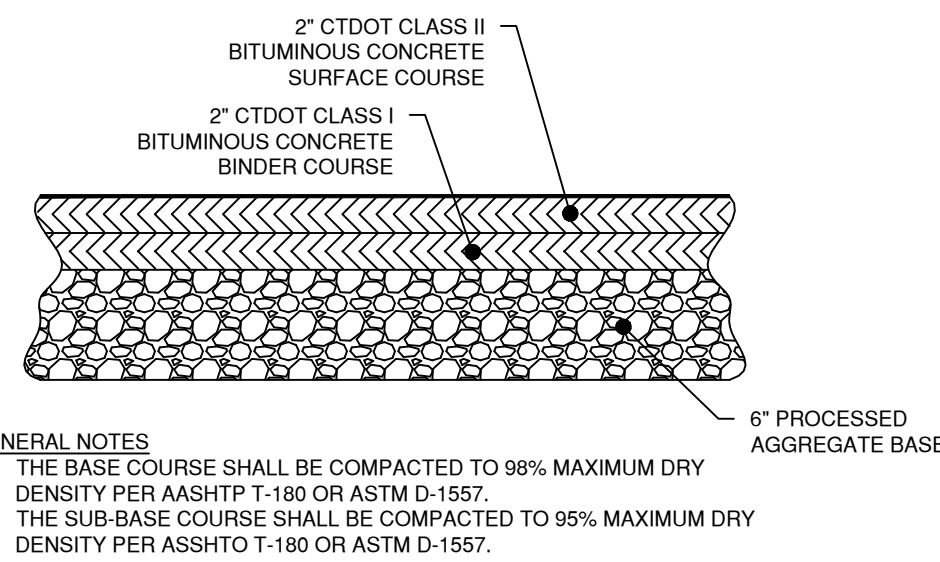
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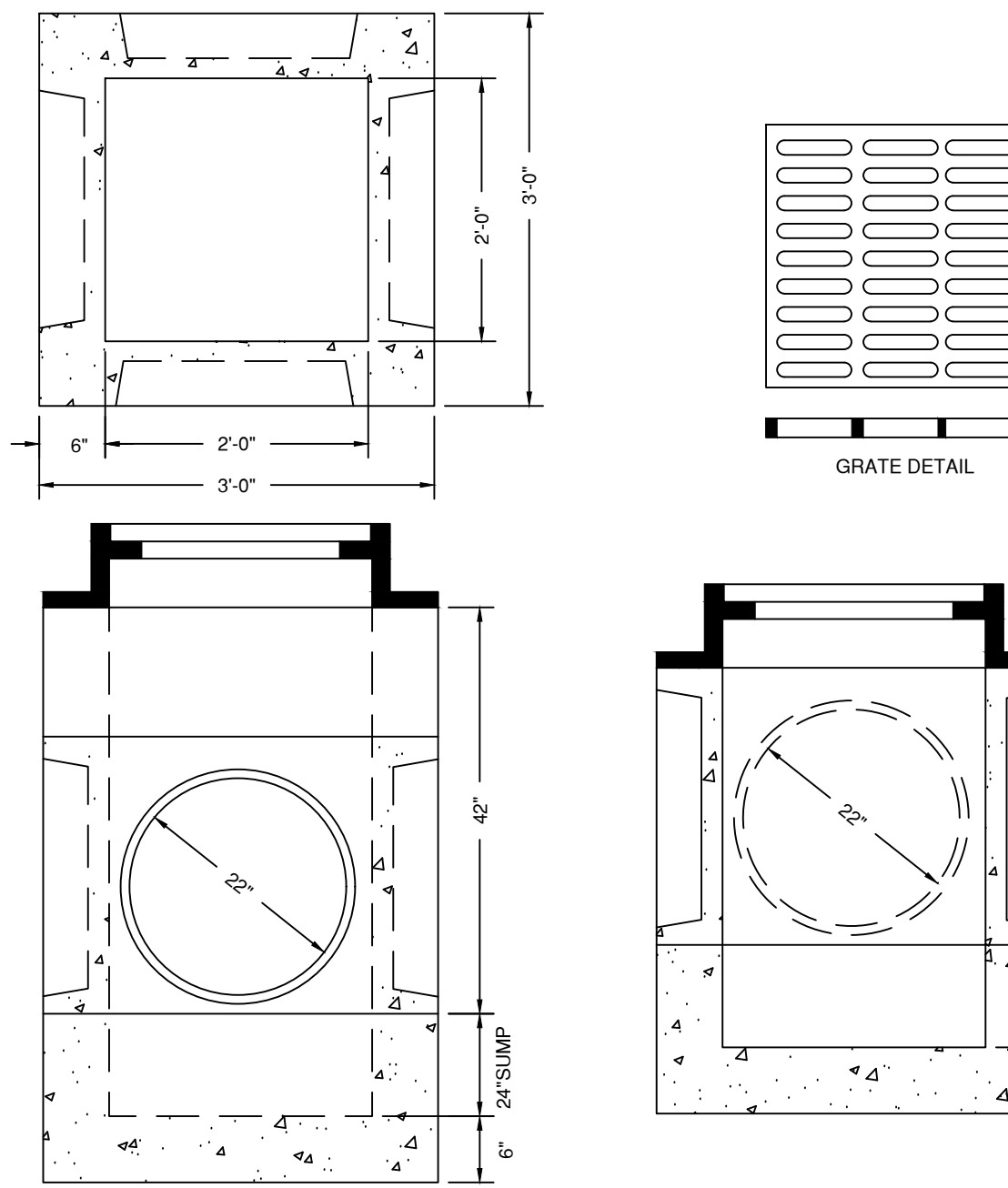
DISABLED PARKING MARKING (NTS)



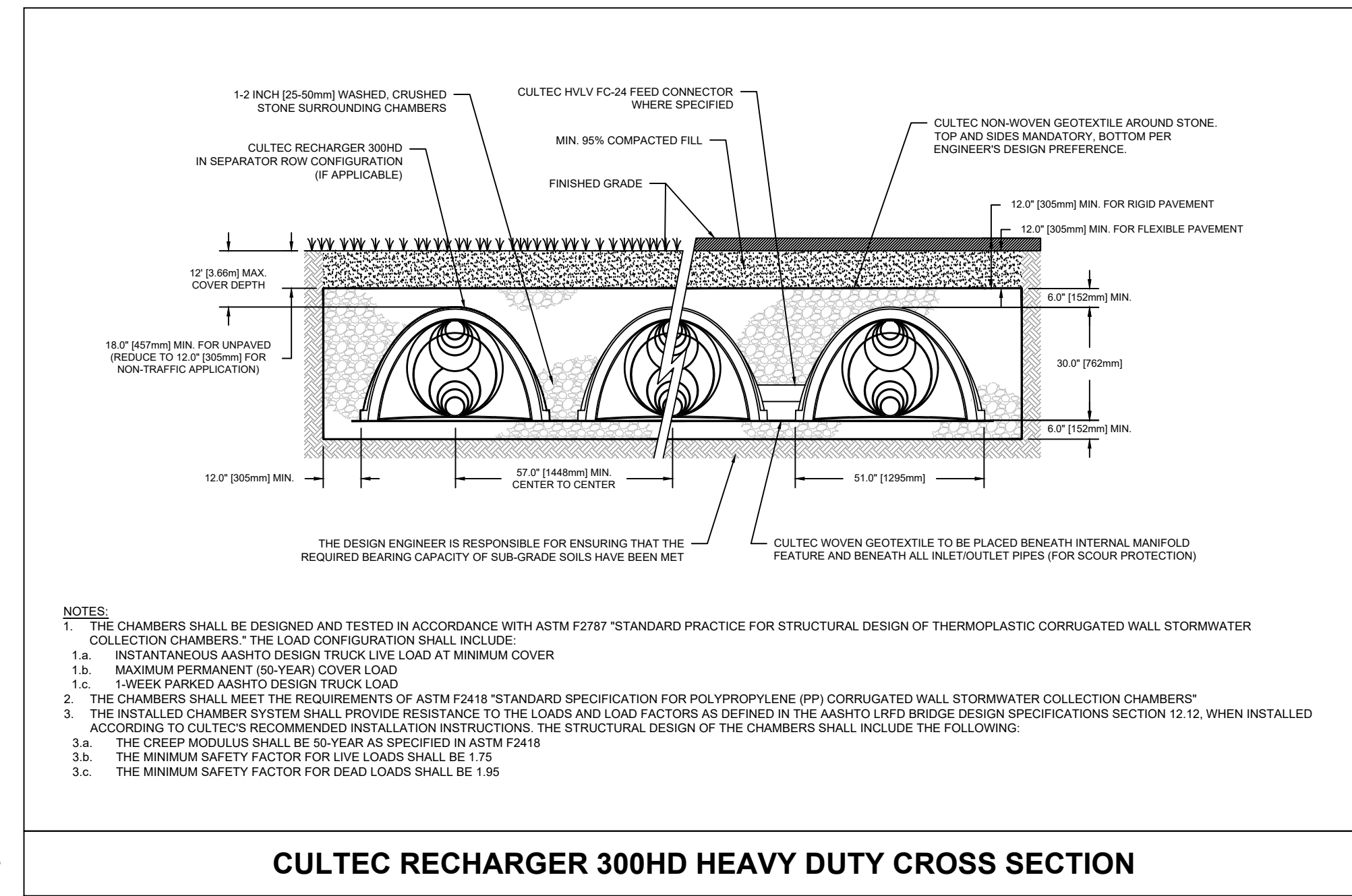
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DRIVEWAY PAVEMENT TYPICAL CROSS SECTION (NTS)

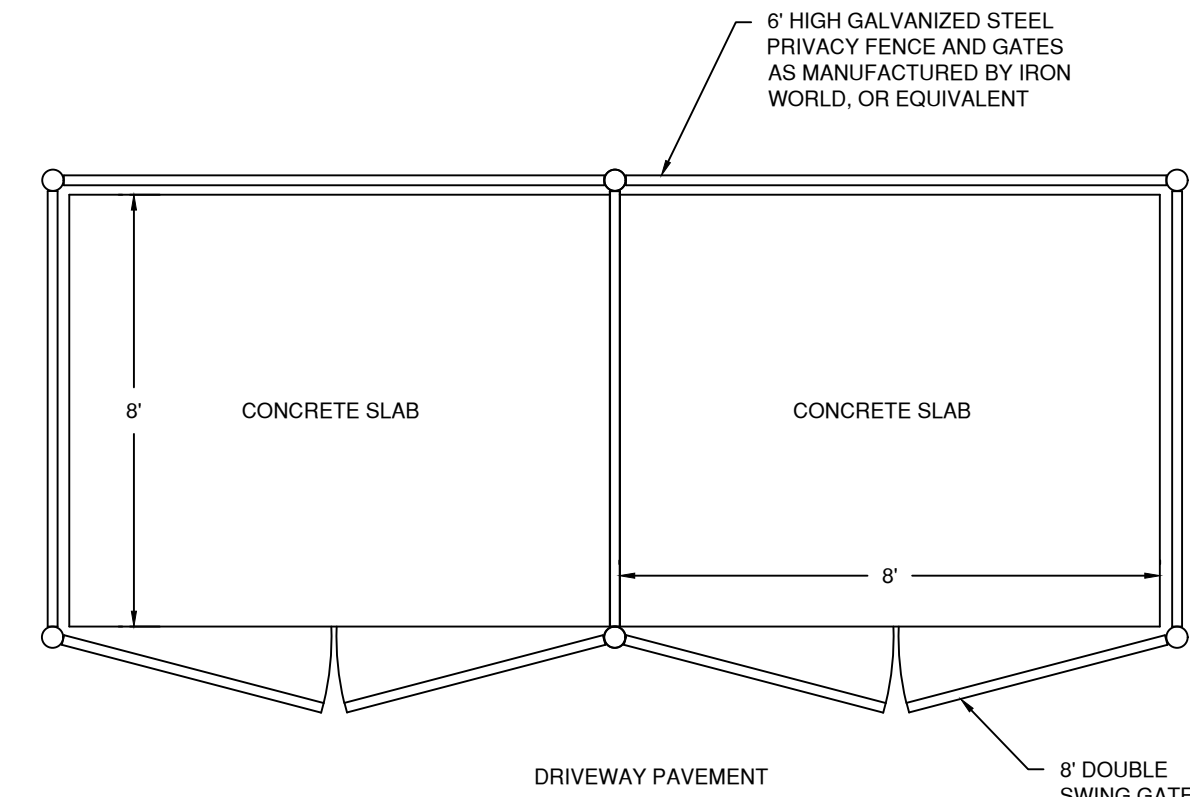


2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)

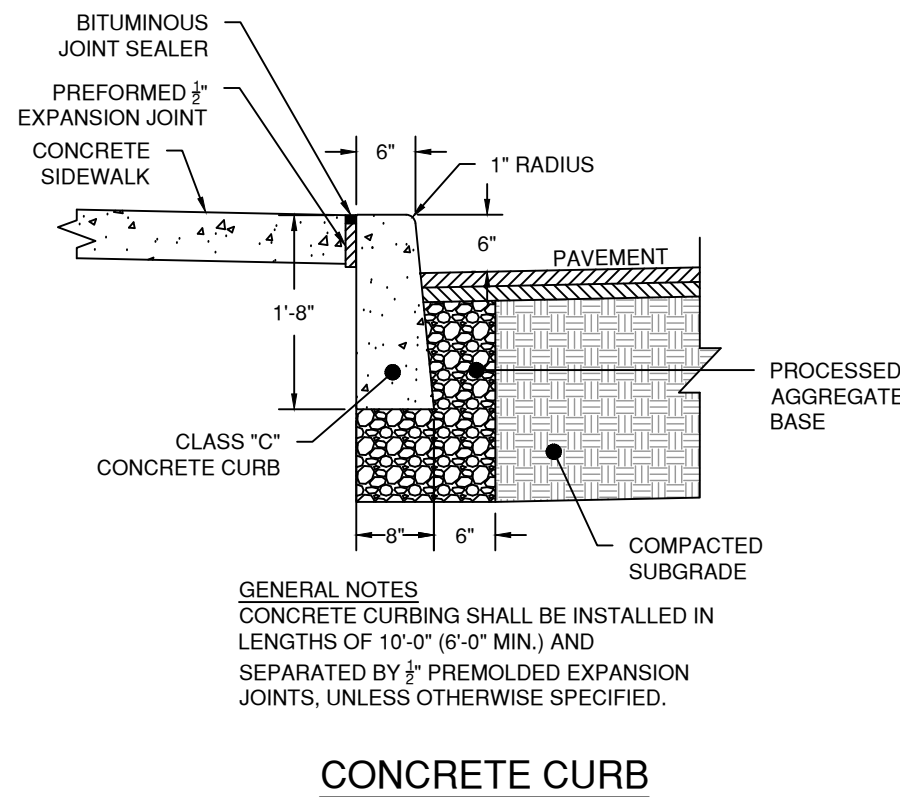


CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION

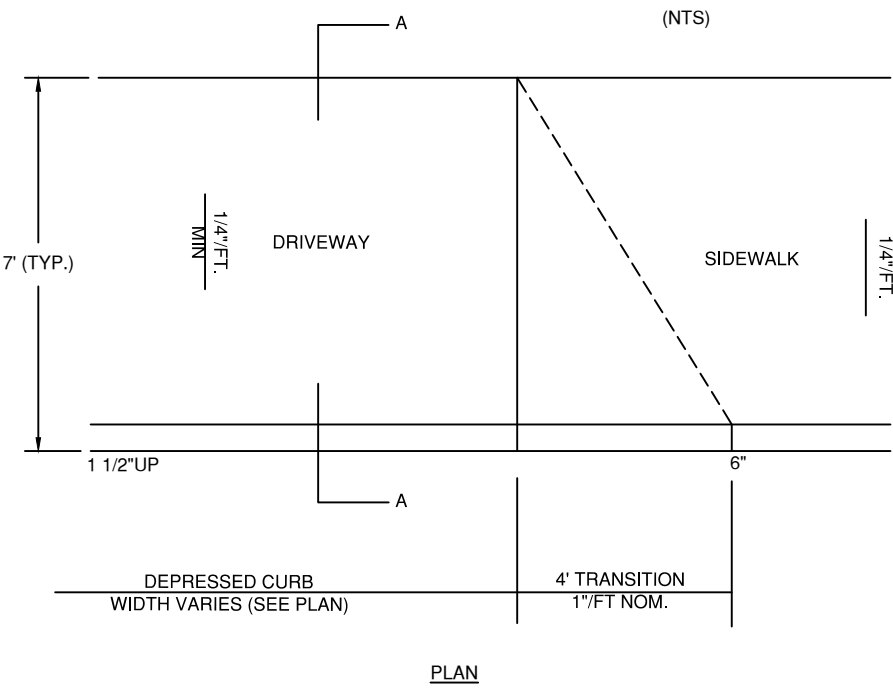
- NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
3.a. THE CREEP MODULUS SHALL BE 40 YEARS AS SPECIFIED IN ASTM F2418
3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95



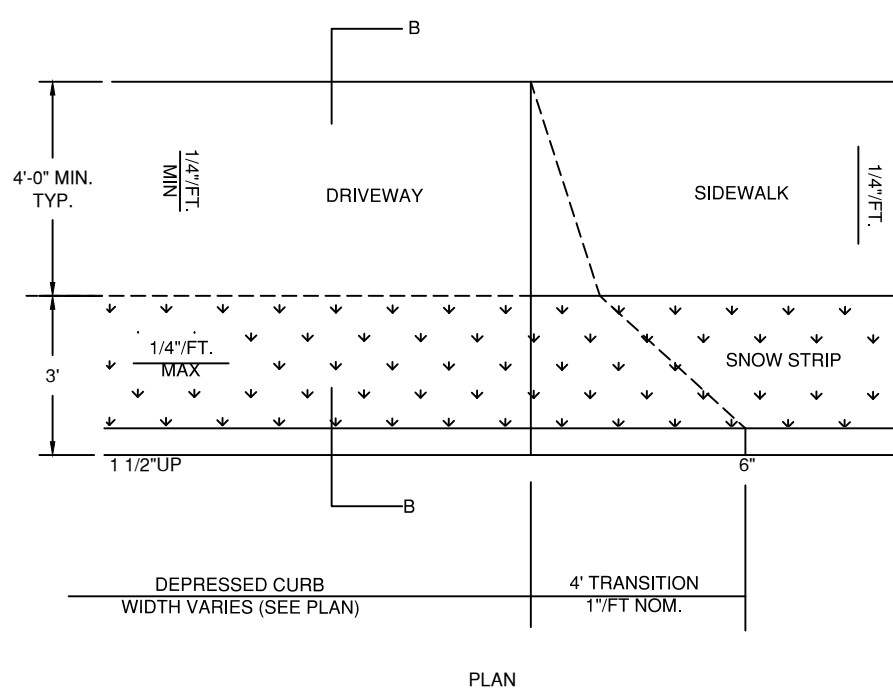
DUMPSTER ENCLOSURE (NTS)



CONCRETE CURB (NTS)



CONCRETE APRON W/ CONCRETE CURBING (NTS)



CONCRETE APRON W/ CONCRETE CURBING (NTS)

Grid of technical details including: TYPICAL METAL SIGN POSTS, TYPICAL SIGN PANEL ATTACHMENT, METAL DELINEATOR POST, GENERAL NOTES, BREAKAWAY INSTALLATION, TYPICAL SIGN POST INSTALLATION IN LEDGE, TYPICAL SLEEVE FOR PAVED AREAS, 45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS, and CONCRETE CURB. Includes various dimensions, material specifications, and assembly drawings.

NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

Table with 2 columns: Date and Description. Rows include 2/17/26 (REVISED BASED ON NEW FOOTPRINT), 12/16/25 (REVISED BASED ON NEW FOOTPRINT), 6/2/25 (REVISED PER DPW/TMP COMMENTS), and 6/2/25 (ISSUE).

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204 FLAX HILL, LLC

204 FLAX HILL ROAD NORWALK, CT

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

NOTES AND DETAILS

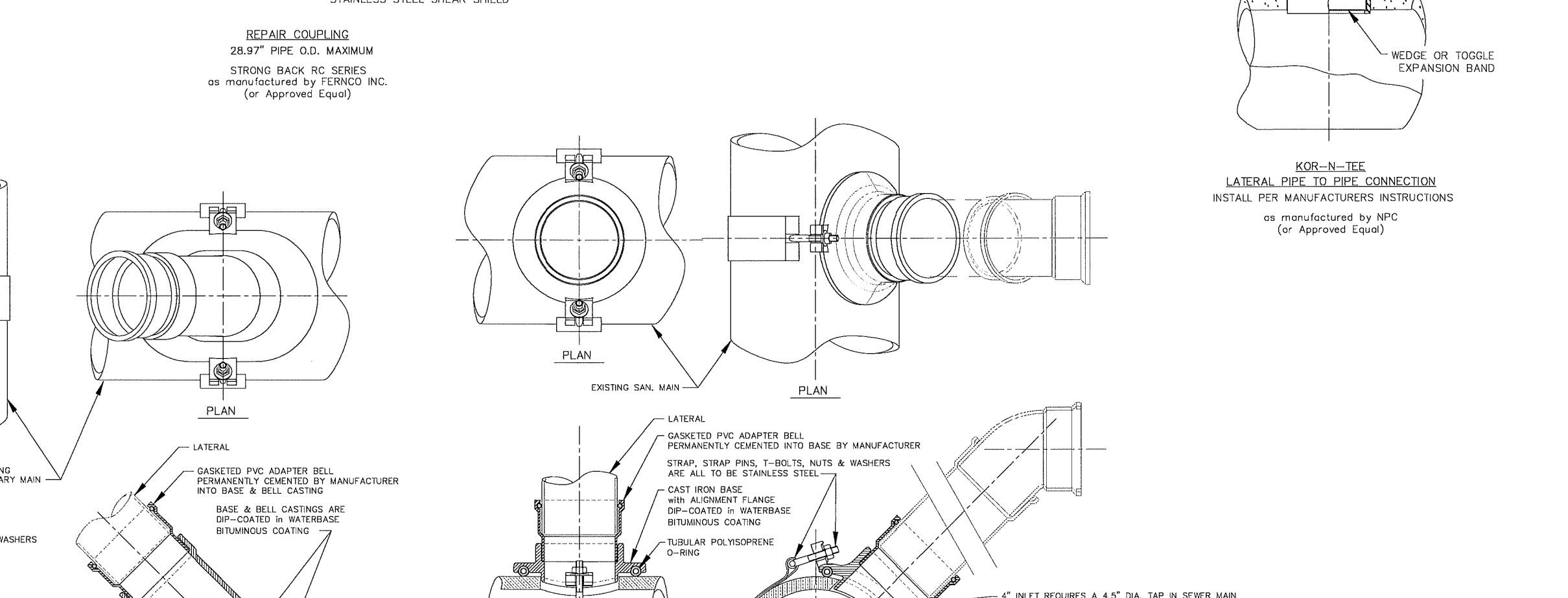
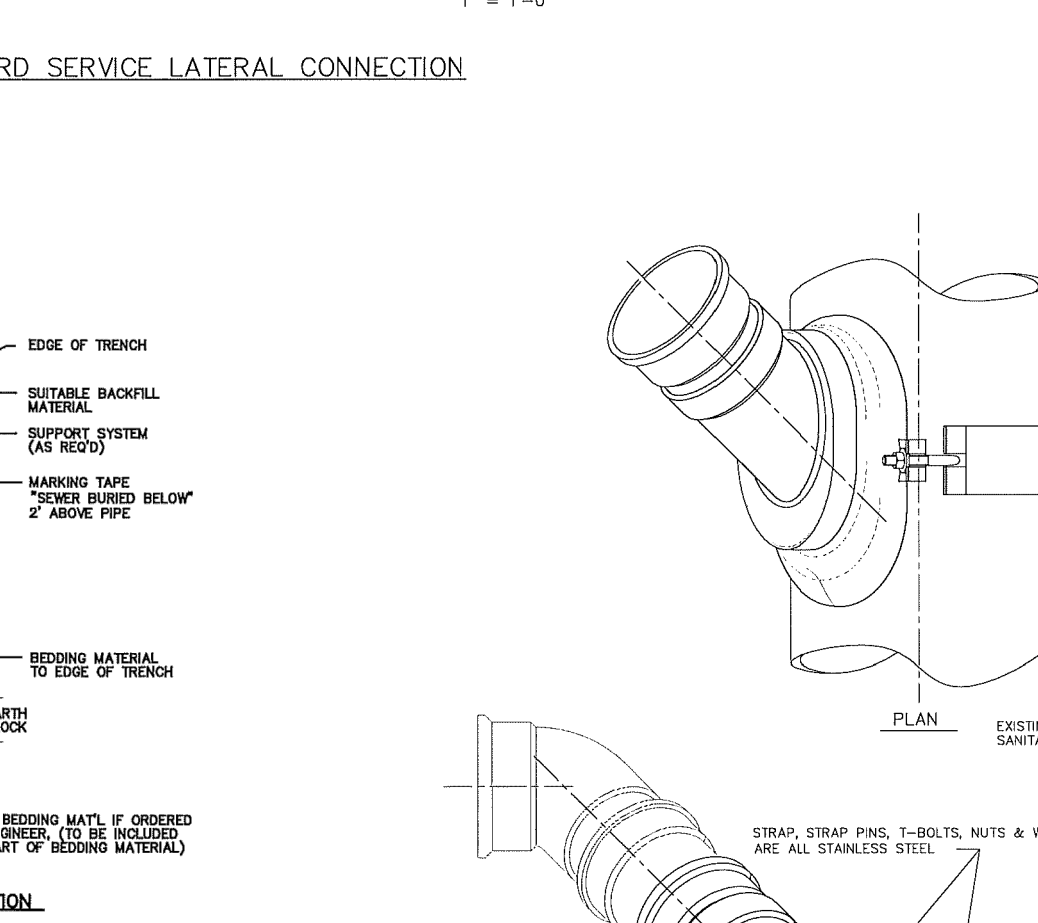
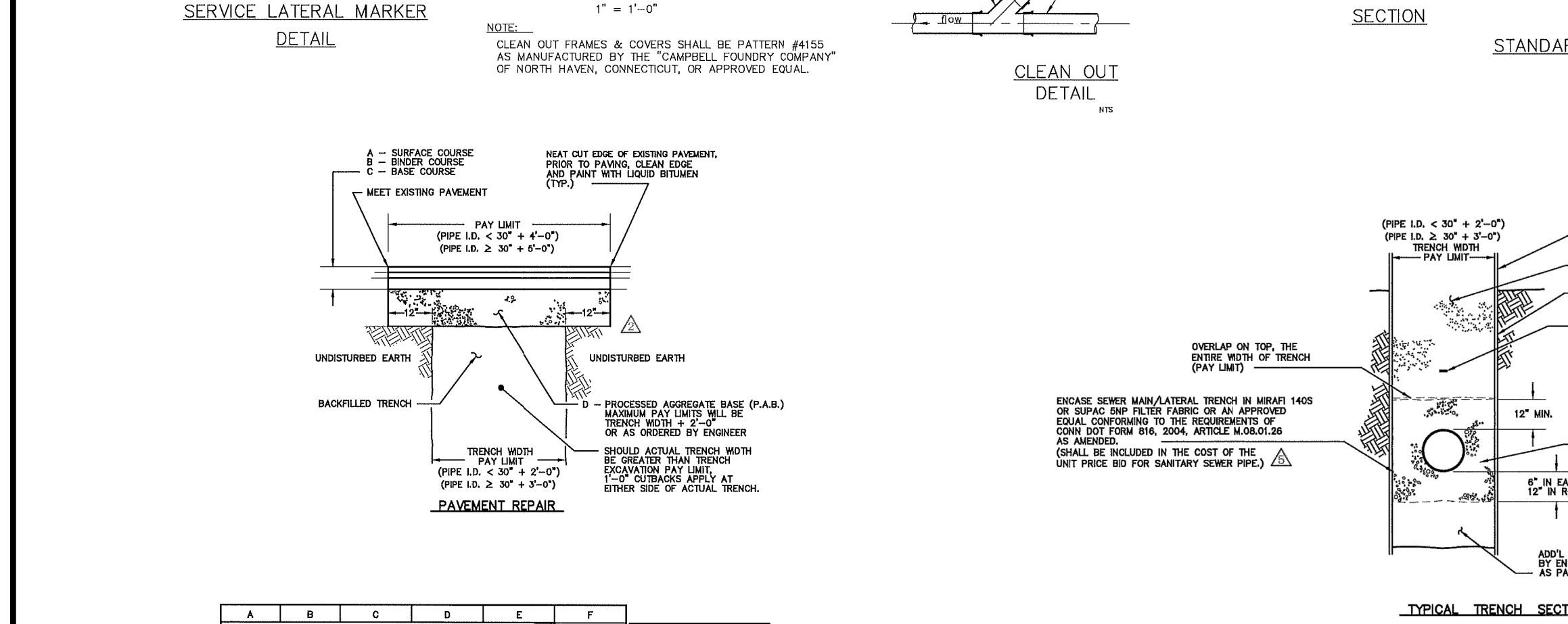
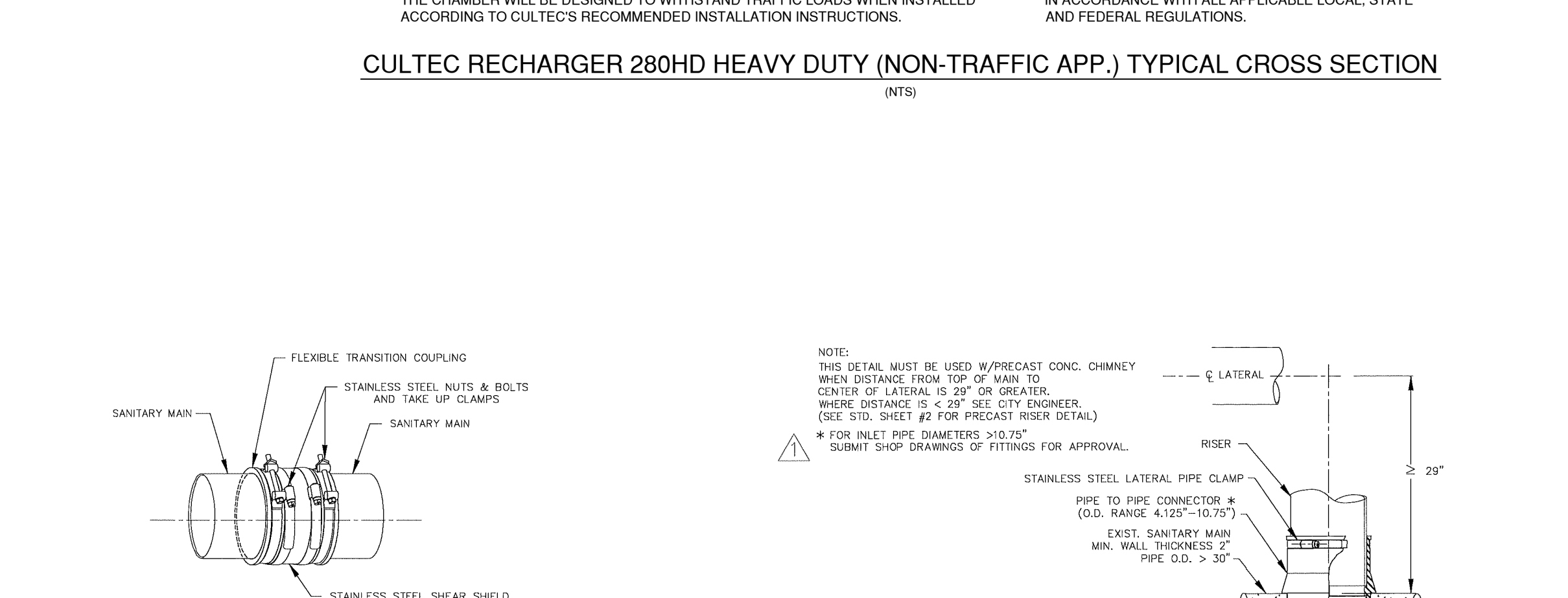
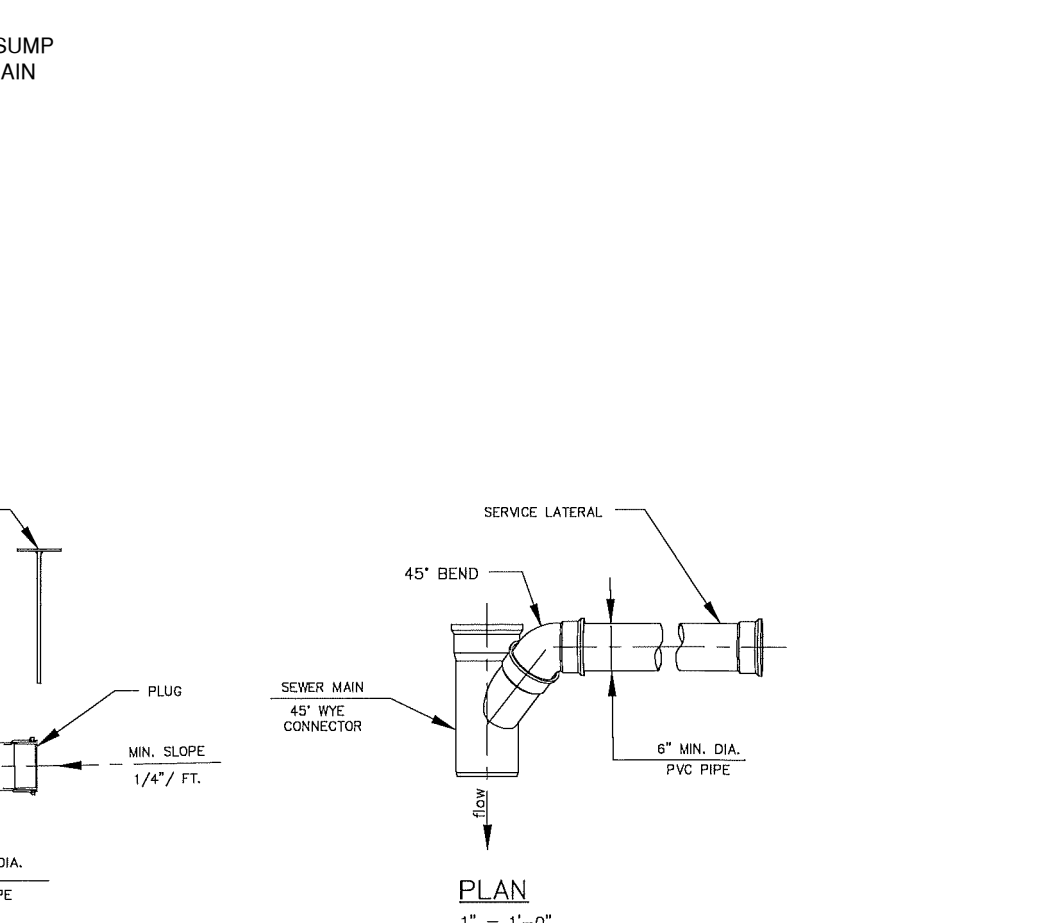
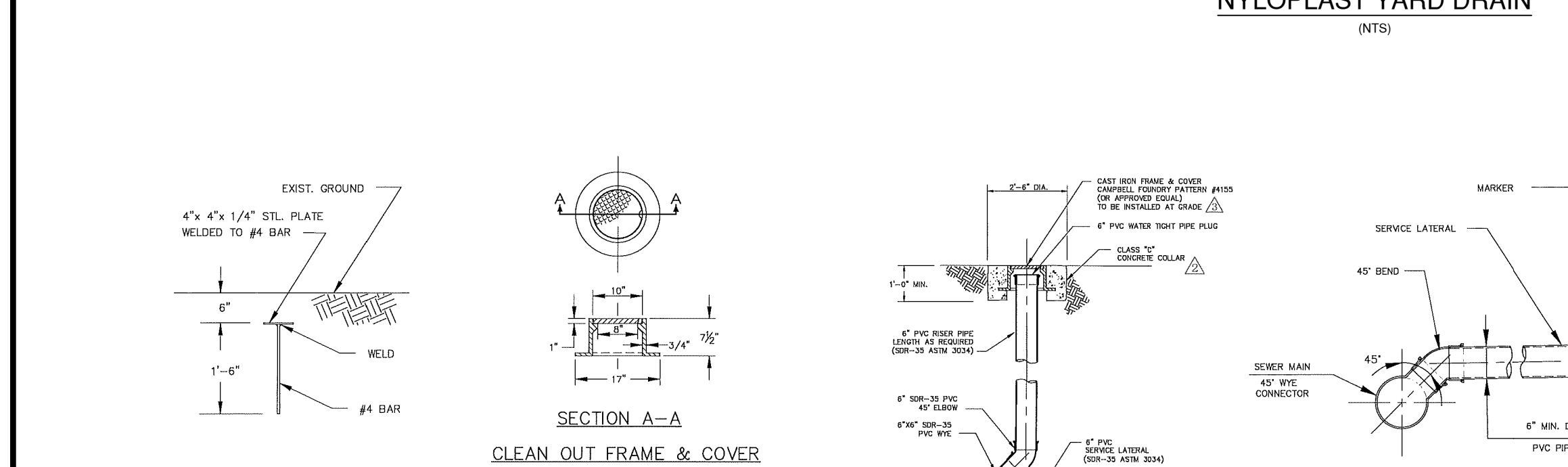
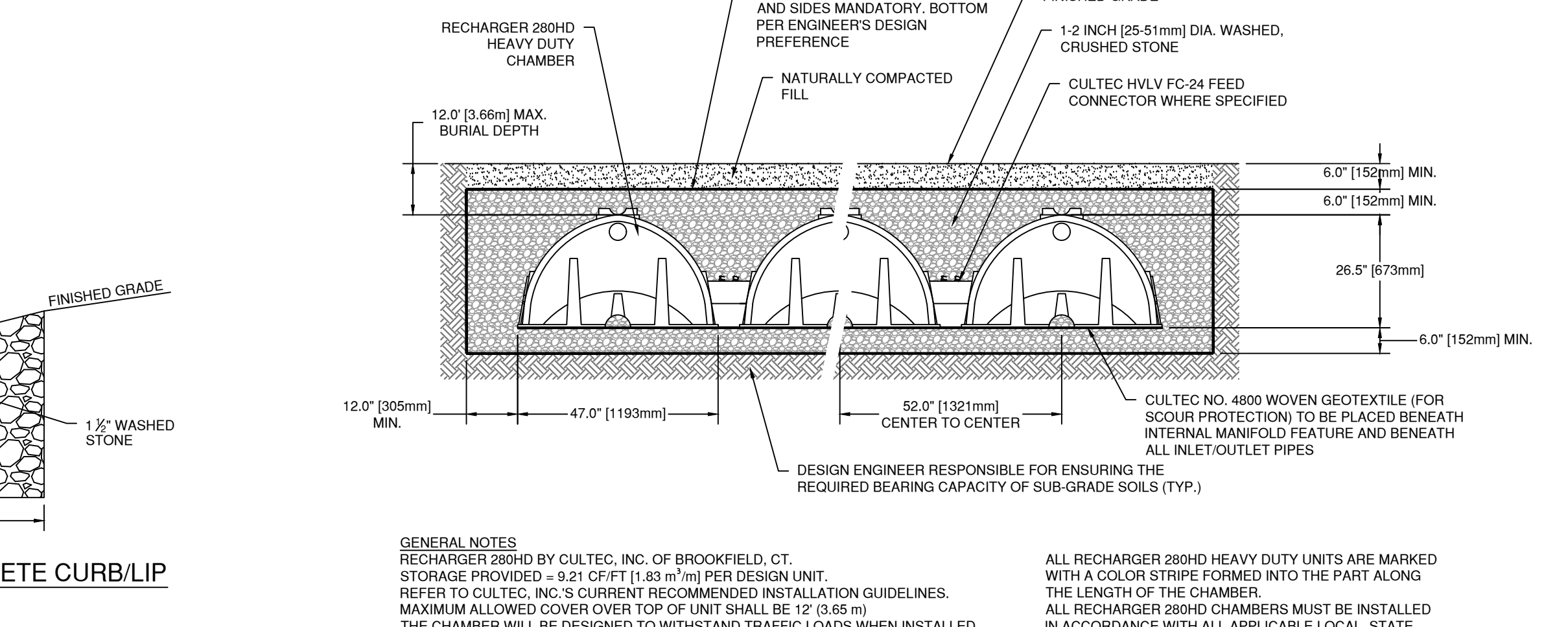
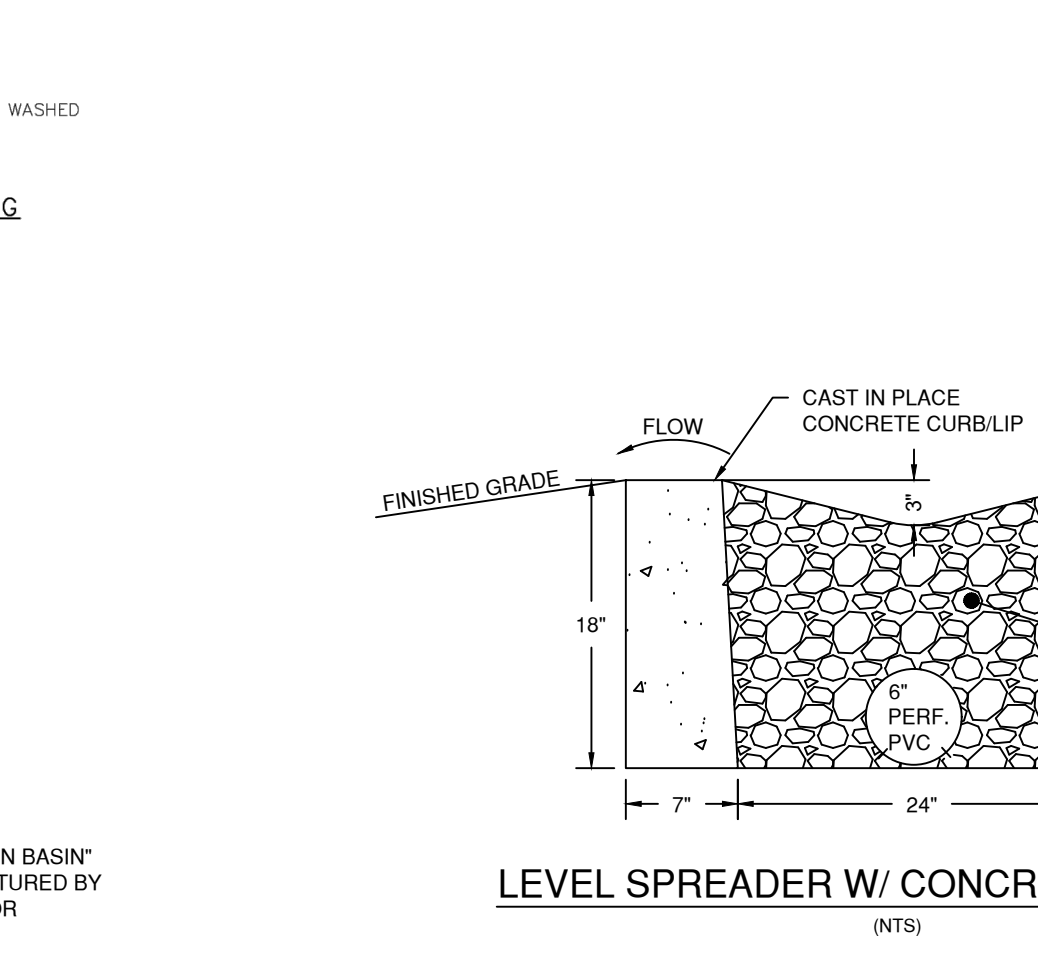
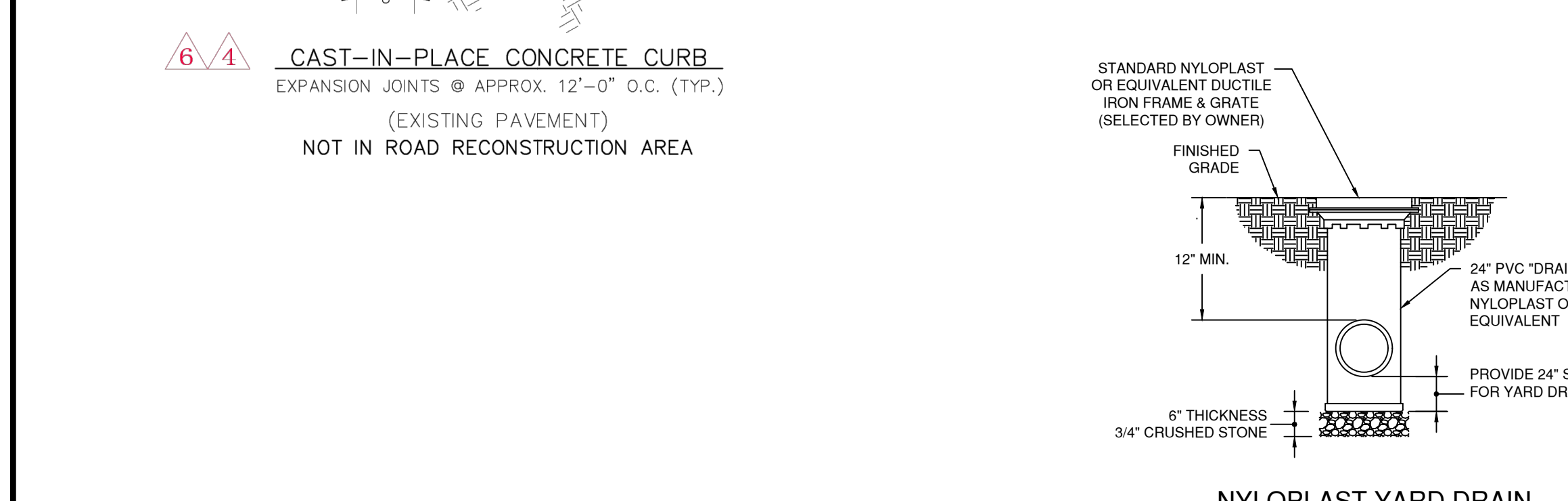
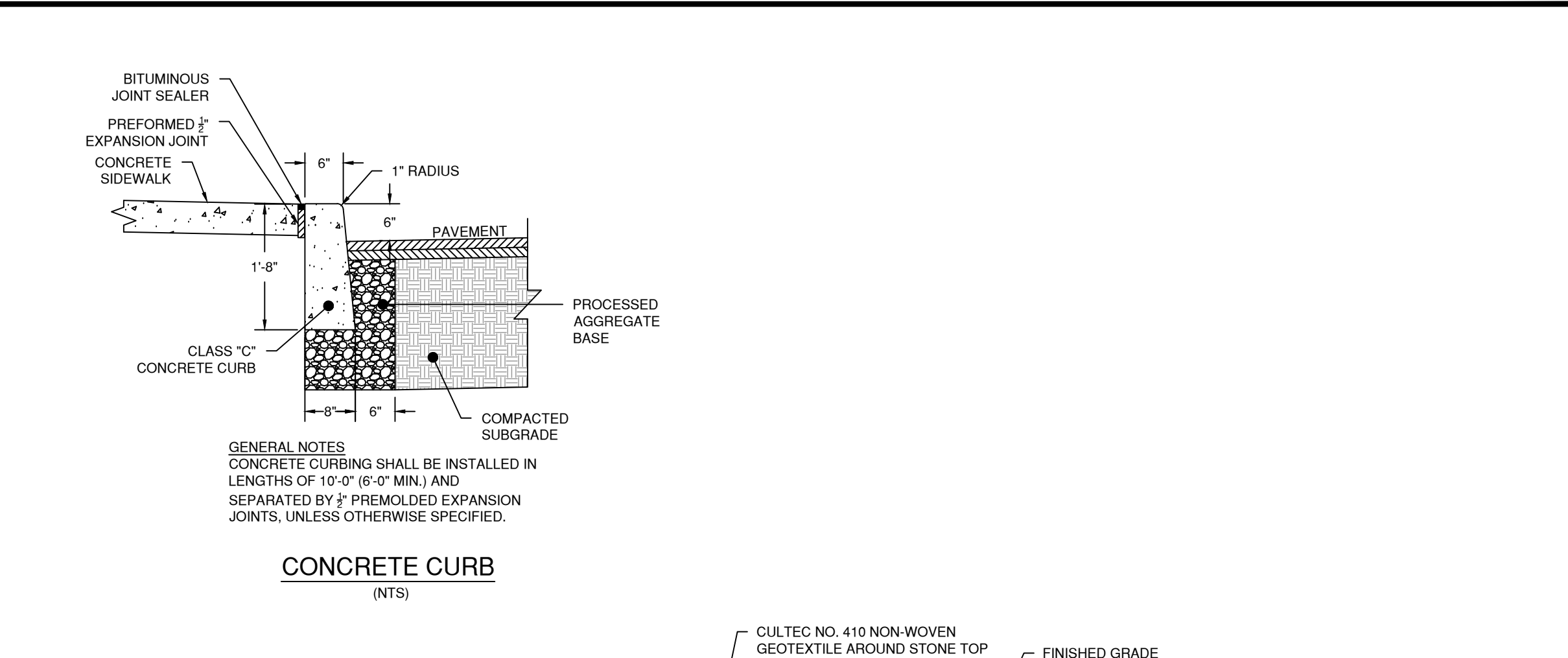
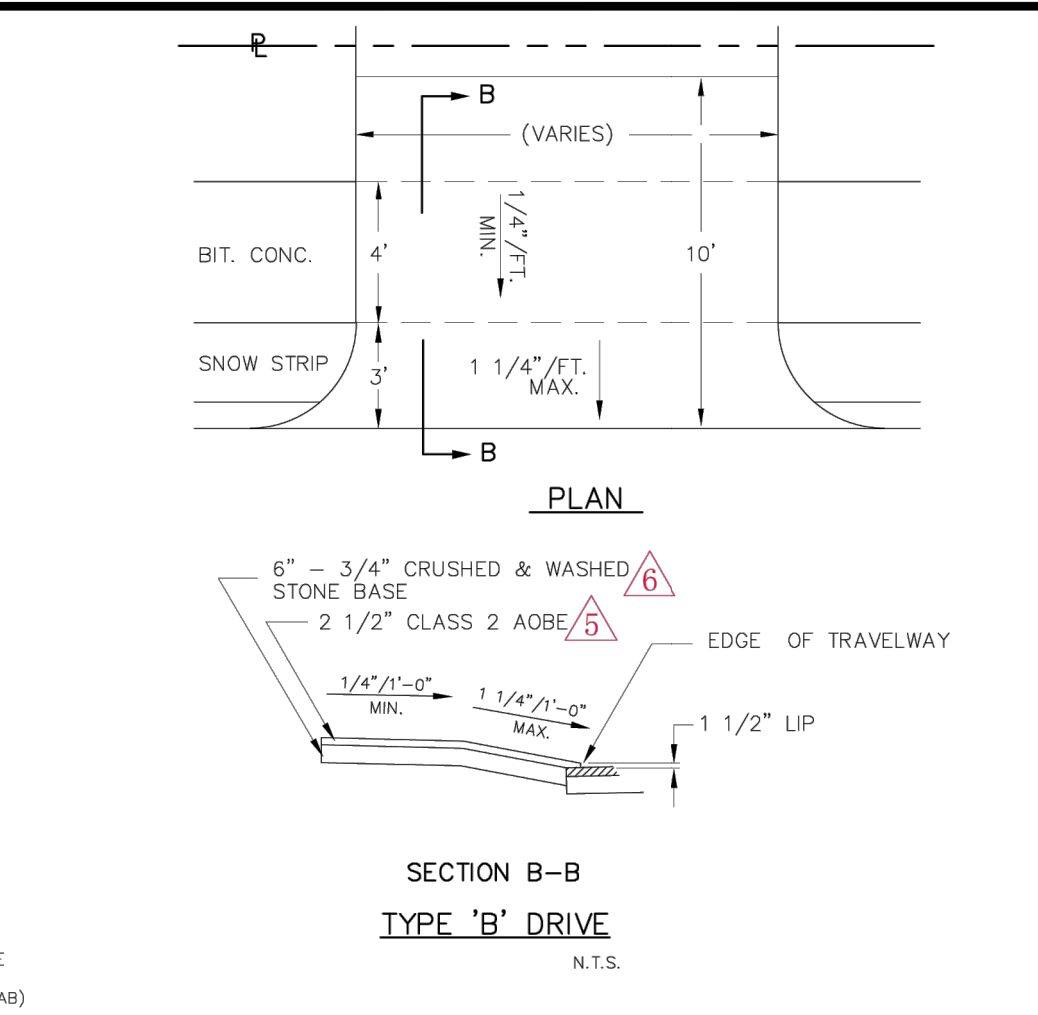
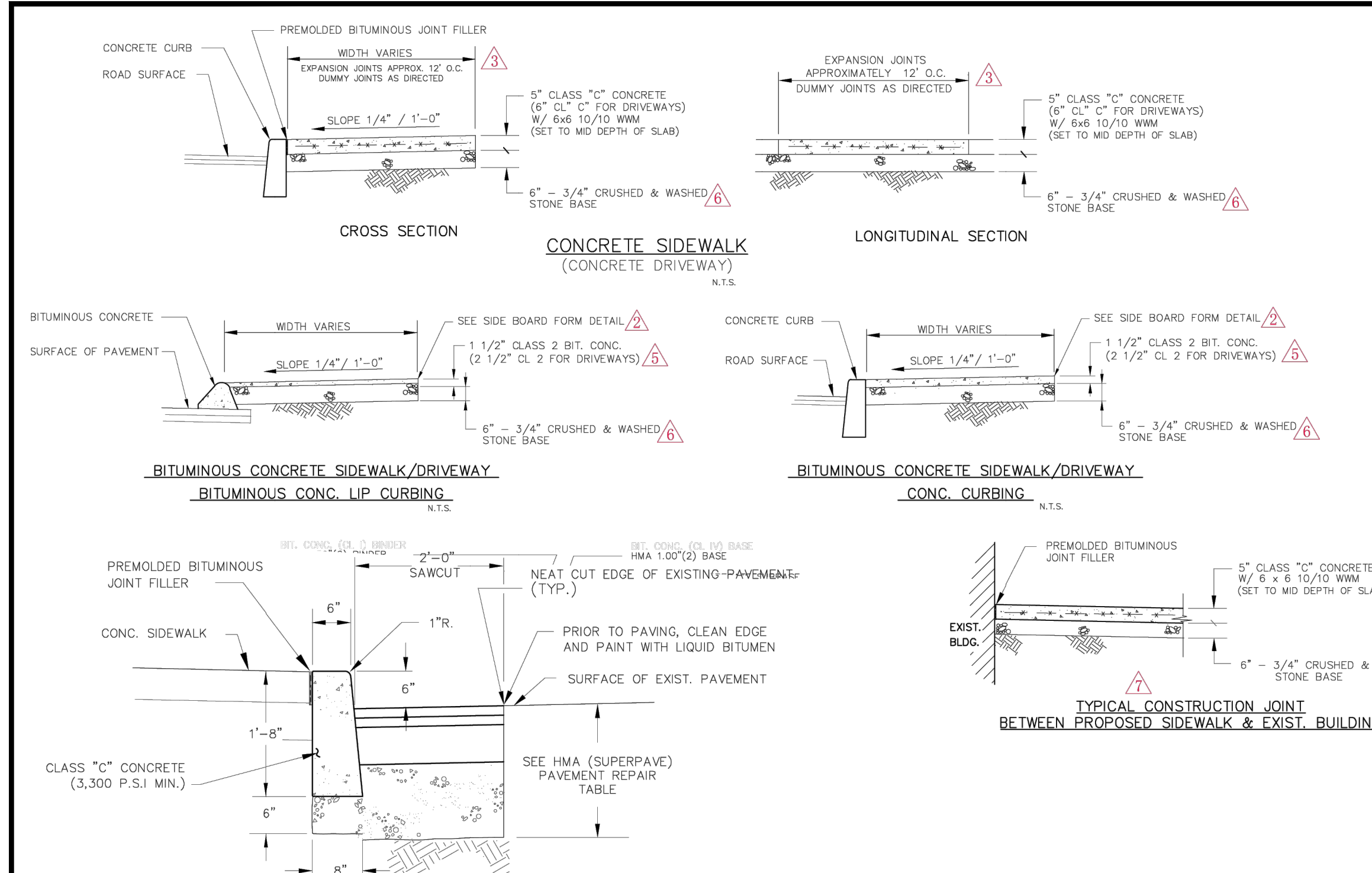
PROJECT No. 24218-01

DATE: 9/24/2024 DESIGNED BY: SM CHECKED BY: AS

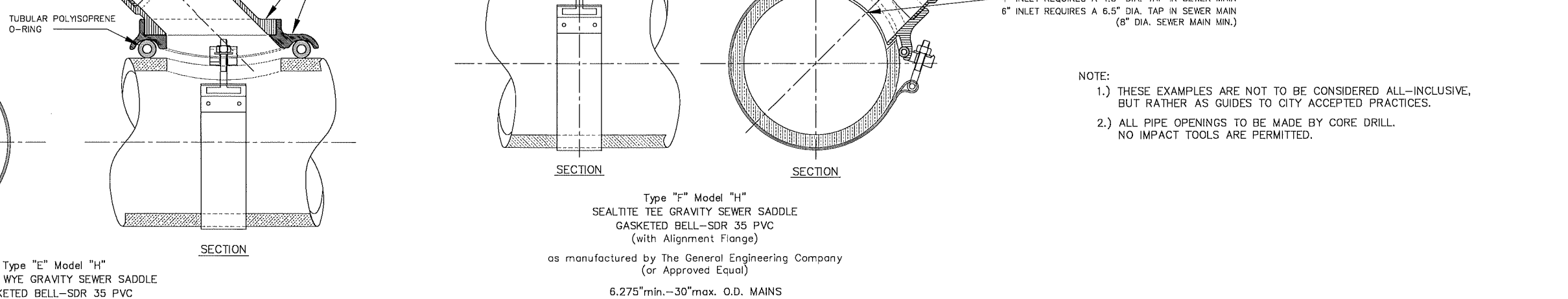
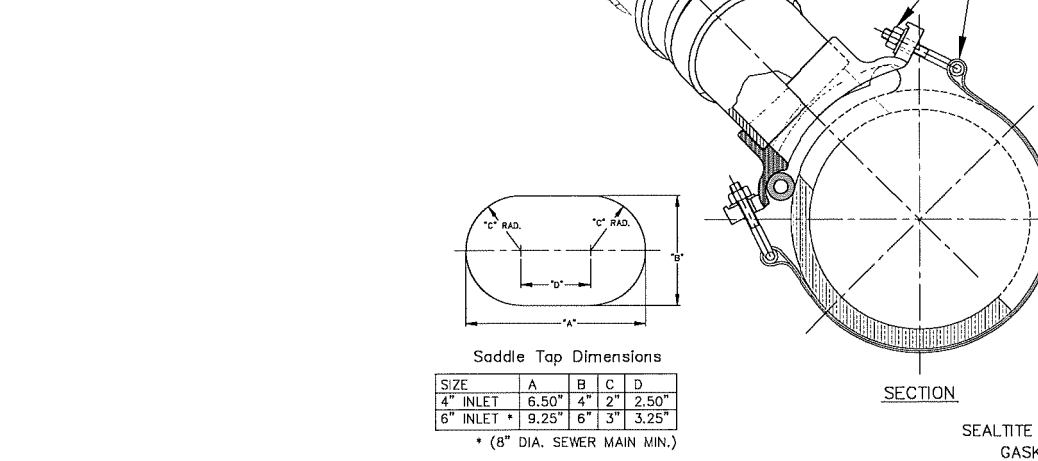
SCALE: N.T.S.

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

Professional Engineer seal for David J. Gagliardi, License No. 27863, State of Connecticut. Includes logo and 'C-5.0' stamp.



PAVEMENT REPAIR TABLE (SUPERPAVE)	PAVEMENT REPAIR TABLE (MARSHALL MIX)																																																																																
<table border="1"> <tr> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> <th>F</th> <th>ALLOWABLE UNCOMPACTED THICKNESS (INCHES)</th> <th>P.A.B. STONE SIZE (LIFT THICKNESS)</th> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>14"</td> <td>1 1/2" - 2"</td> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>12"</td> <td>1 1/2" - 2"</td> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>10"</td> <td>1 1/2" - 2"</td> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>8"</td> <td>1 1/2" - 2"</td> </tr> </table>	A	B	C	D	E	F	ALLOWABLE UNCOMPACTED THICKNESS (INCHES)	P.A.B. STONE SIZE (LIFT THICKNESS)	1.5"	2"	3"	4"	5"	6"	14"	1 1/2" - 2"	1.5"	2"	3"	4"	5"	6"	12"	1 1/2" - 2"	1.5"	2"	3"	4"	5"	6"	10"	1 1/2" - 2"	1.5"	2"	3"	4"	5"	6"	8"	1 1/2" - 2"	<table border="1"> <tr> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> <th>F</th> <th>ALLOWABLE UNCOMPACTED THICKNESS (INCHES)</th> <th>P.A.B. STONE SIZE (LIFT THICKNESS)</th> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>14"</td> <td>1 1/2" - 2"</td> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>12"</td> <td>1 1/2" - 2"</td> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>10"</td> <td>1 1/2" - 2"</td> </tr> <tr> <td>1.5"</td> <td>2"</td> <td>3"</td> <td>4"</td> <td>5"</td> <td>6"</td> <td>8"</td> <td>1 1/2" - 2"</td> </tr> </table>	A	B	C	D	E	F	ALLOWABLE UNCOMPACTED THICKNESS (INCHES)	P.A.B. STONE SIZE (LIFT THICKNESS)	1.5"	2"	3"	4"	5"	6"	14"	1 1/2" - 2"	1.5"	2"	3"	4"	5"	6"	12"	1 1/2" - 2"	1.5"	2"	3"	4"	5"	6"	10"	1 1/2" - 2"	1.5"	2"	3"	4"	5"	6"	8"	1 1/2" - 2"
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NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

2/17/26	REVISED BASED ON NEW FOOTPRINT
12/16/25	REVISED BASED ON NEW FOOTPRINT
6/2/25	REVISED PER DPW/TMP COMMENTS
REVISION DATE	ISSUE

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518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110  
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**204 FLAX HILL, LLC**

PROJECT LOCATION:  
**204 FLAX HILL ROAD  
NORWALK, CT**

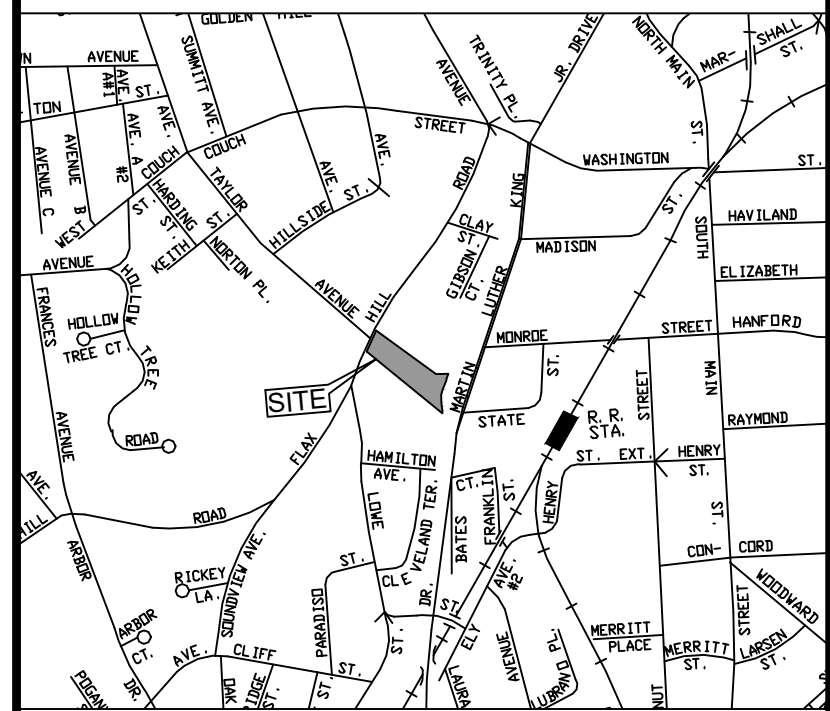
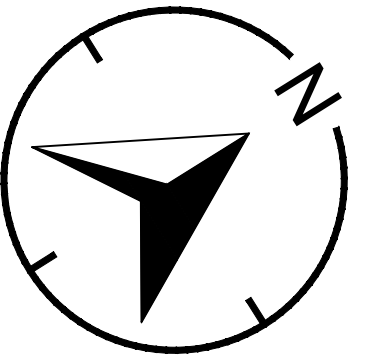
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**SITE IMPROVEMENTS FOR A  
PROPOSED MULTI-FAMILY  
RESIDENTIAL BUILDING**

DRAWING TITLE:  
**NOTES AND DETAILS**

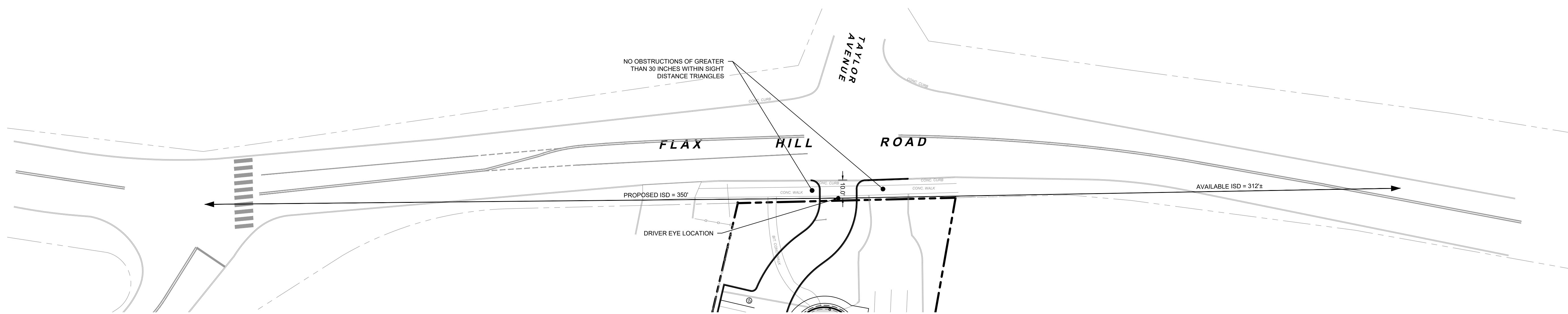
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DATE: **9/24/2024** DESIGNED BY: **SM** CHECKED BY: **AS**  
SCALE:  
**N.T.S.**

PROJECT STATUS:  
**DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION**

**C-5.1**



LOCATION MAP  
(NTS)



2/17/26	REVISED BASED ON NEW FOOTPRINT
12/16/25	REVISED BASED ON NEW FOOTPRINT
6/2/25	REVISED PER DP/WTMP COMMENTS
REVISION DATE	ISSUE

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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**204 FLAX HILL, LLC**

PROJECT LOCATION:  
**204 FLAX HILL ROAD  
 NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
 PROPOSED MULTI-FAMILY  
 RESIDENTIAL BUILDING**

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

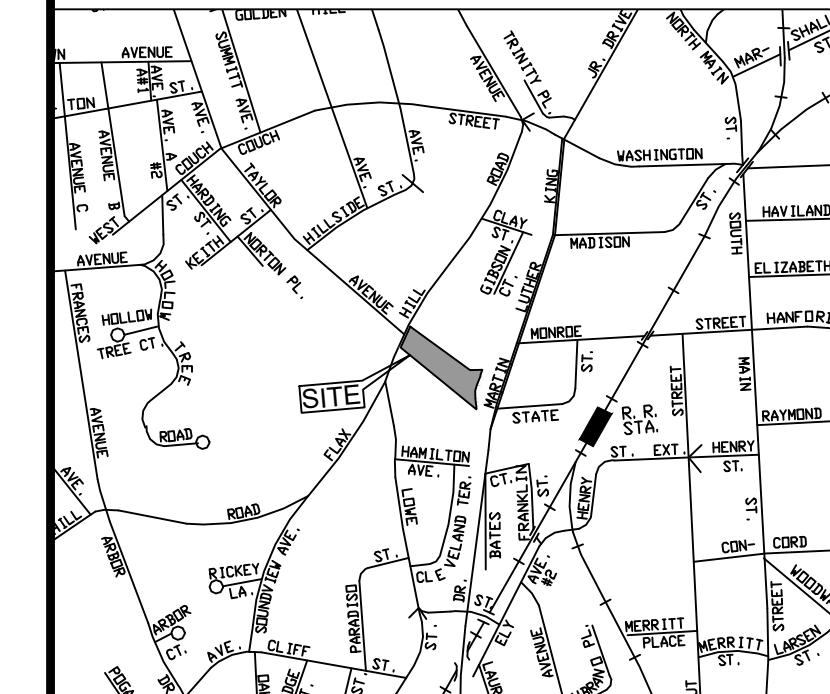
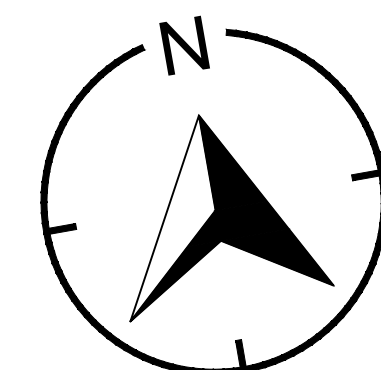
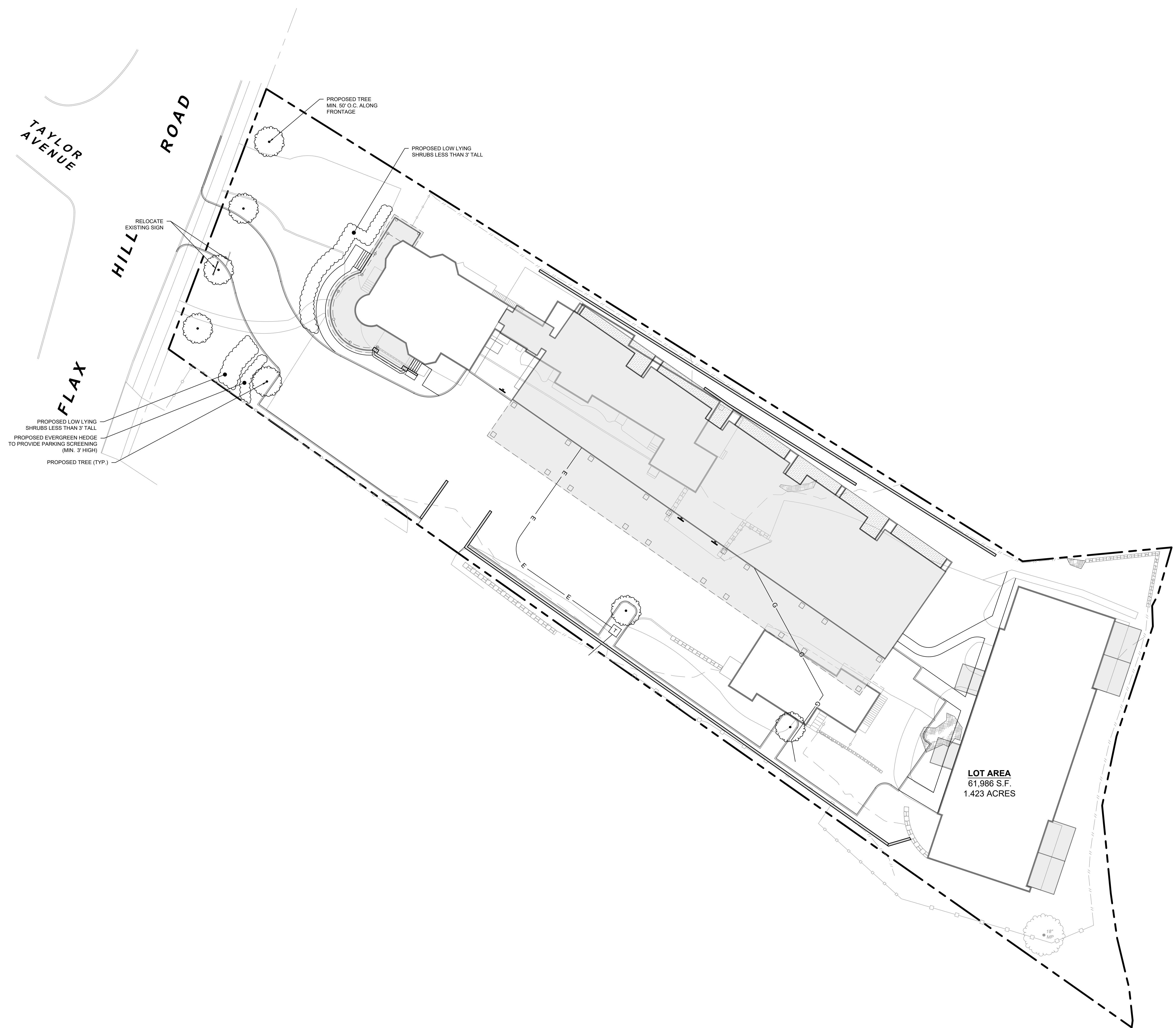
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DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS
SCALE: 1" = 30'		

PROJECT STATUS:  
**DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**

	SD-1.0
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LANDTECH

THIS ACTIVE PROJECT IS THE PROPERTY OF LANDTECH CONSULTANTS, INC. NORWALK, CONNECTICUT. ALL RIGHTS RESERVED.



LOCATION MAP (NTS)

2/17/26	REVISED BASED ON NEW FOOTPRINT
12/16/25	REVISED BASED ON NEW FOOTPRINT
6/2/25	REVISED PER DP/WTMP COMMENTS
REVISION DATE	ISSUE

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PREPARED FOR:  
 204 FLAX HILL, LLC

PROJECT LOCATION:  
 204 FLAX HILL ROAD  
 NORWALK, CT

PROJECT TITLE:  
 SITE IMPROVEMENTS FOR A  
 PROPOSED MULTI-FAMILY  
 RESIDENTIAL BUILDING

DRAWING TITLE:  
 LANDSCAPE PLAN

PROJECT No.	24218-01	
DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS
SCALE: 1" = 20'		
IN FEET		

PROJECT STATUS:  
 DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION

**L-1.0**

ZONING DATA		
ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"		
ADDRESS: 204 FLAX HILL ROAD		
LOT AREA	NOT REGULATED	61,986 SF (1.423 AC)
LOT WIDTH	50' MIN, 100' MAX	120.05'
COVERAGE	MAX.	80% (49,589 SF)
	FRONT	68.5'
	REAR	5.9, 8.9'
YARDS	FRONT	15.7'
	SIDE	0'
	REAR	3'
BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES (PRINCIPAL)
		1 1/2 STORIES (ACCESSORY)
		3 STORIES (BUILDING 1) 3 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)

ROOF HEIGHT CALCULATIONS:

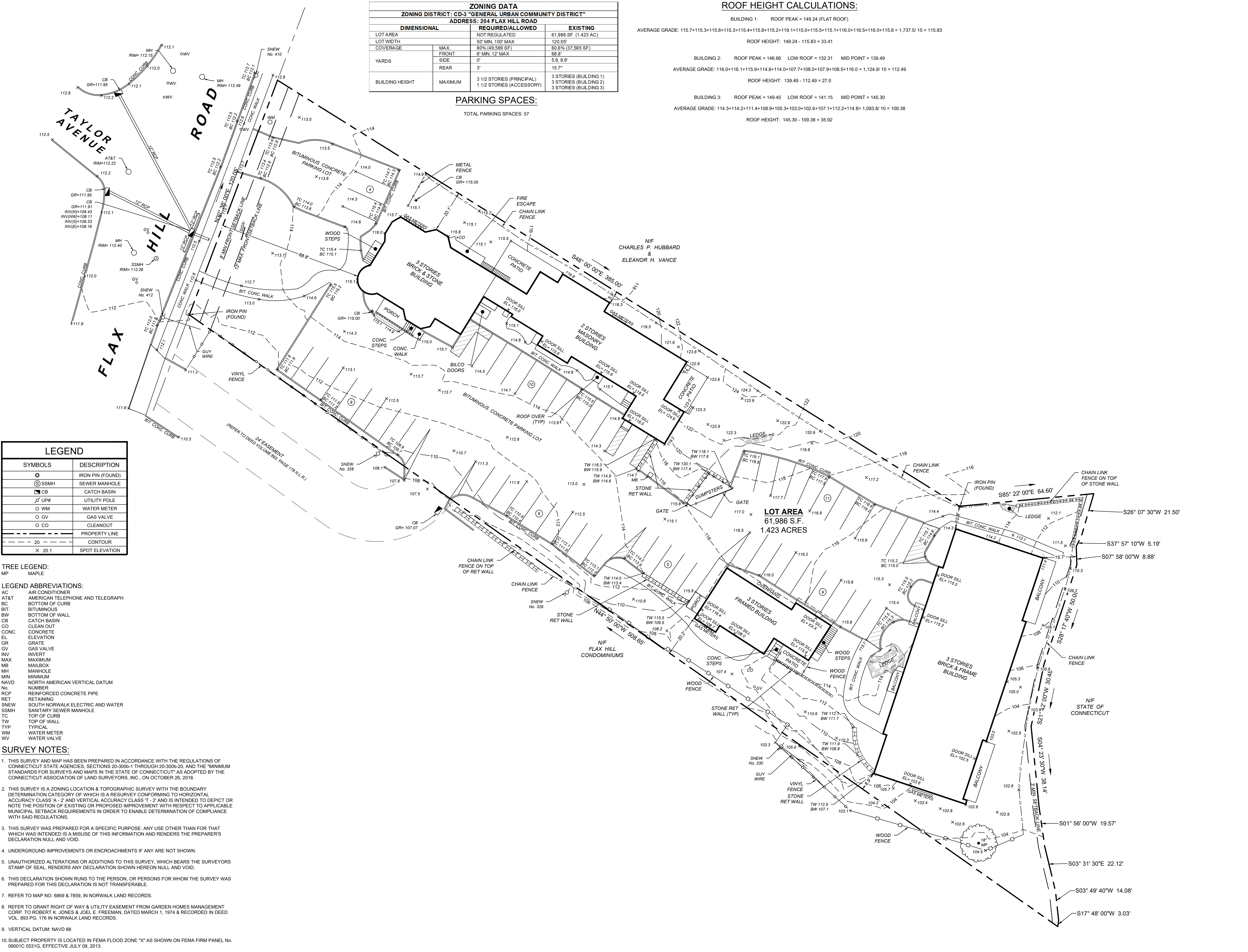
BUILDING 1: ROOF PEAK = 149.24 (FLAT ROOF)  
 AVERAGE GRADE: 115.7+115.3+115.8+115.3+115.4+115.8+115.2+119.1+115.0+115.5+115.1+116.0+116.5+116.0+115.8 = 1,737.5' / 15 = 115.83  
 ROOF HEIGHT: 149.24 - 115.83 = 33.41

BUILDING 2: ROOF PEAK = 146.66 LOW ROOF = 132.31 MID POINT = 139.49  
 AVERAGE GRADE: 116.0+116.1+115.9+114.8+114.0+107.7+108.0+107.9+108.5+116.0 = 1,124.9' / 10 = 112.49  
 ROOF HEIGHT: 139.49 - 112.49 = 27.0

BUILDING 3: ROOF PEAK = 149.45 LOW ROOF = 141.15 MID POINT = 145.30  
 AVERAGE GRADE: 114.3+114.2+111.4+108.9+105.3+103.0+102.6+107.1+112.2+114.8+1,093.8' / 10 = 109.38  
 ROOF HEIGHT: 145.30 - 109.38 = 35.92

PARKING SPACES:

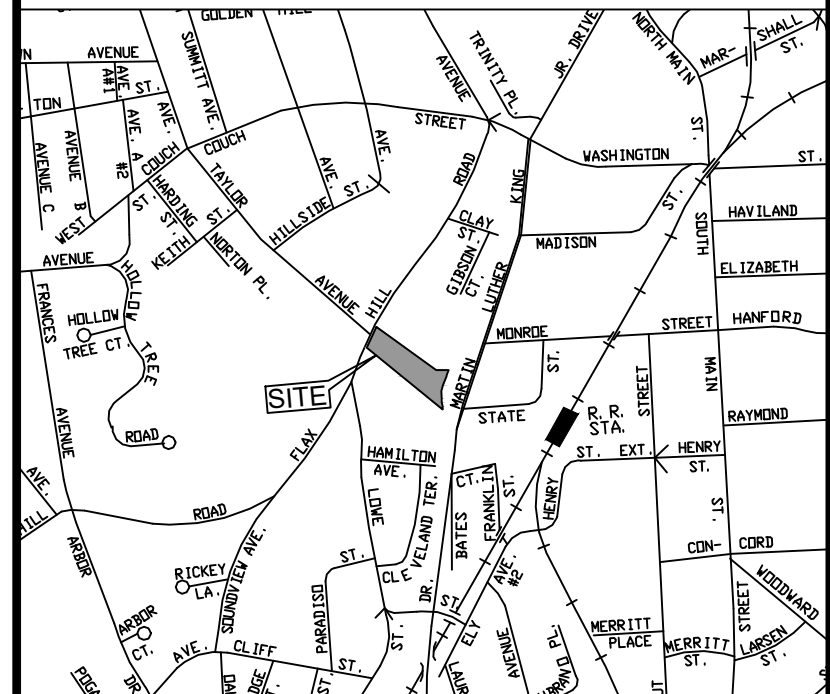
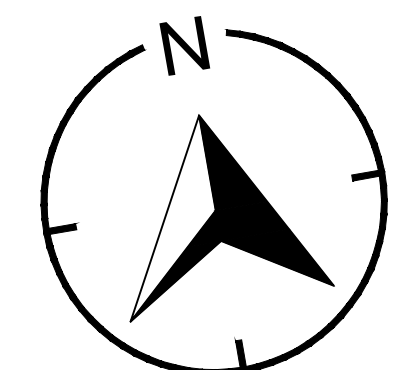
TOTAL PARKING SPACES: 57



LEGEND	
○	IRON PIN (FOUND)
⊙	SEWER MANHOLE
⊠	CATCH BASIN
⊥	UTILITY POLE
○	WATER METER
○	GAS VALVE
○	CLEANOUT
---	PROPERTY LINE
---	CONTOUR
x 20.1	SPOT ELEVATION

- TREE LEGEND:  
 MP MAPLE
- LEGEND ABBREVIATIONS:  
 AC AIR CONDITIONER  
 AT&T AMERICAN TELEPHONE AND TELEGRAPH  
 BC BOTTOM OF CURB  
 BIT BITUMINOUS  
 BW BOTTOM OF WALL  
 CB CATCH BASIN  
 CO CLEAN OUT  
 CONC. CONCRETE  
 EL ELEVATION  
 GR GRATE  
 GV GAS VALVE  
 INV INVERT  
 MAX MAXIMUM  
 MB MAILBOX  
 MH MANHOLE  
 MIN MINIMUM  
 NAVD NORTH AMERICAN VERTICAL DATUM  
 No. NUMBER  
 RCP REINFORCED CONCRETE PIPE  
 RET RETAINING  
 SNEW SOUTH NORWALK ELECTRIC AND WATER  
 SSMH SANITARY SEWER MANHOLE  
 TC TOP OF CURB  
 TW TOP OF WALL  
 TYP TYPICAL  
 WM WATER METER  
 WV WATER VALVE

- SURVEY NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
  2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "T-2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
  3. 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.
  4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
  5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
  6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
  7. REFER TO MAP NO. 6869 & 7859, IN NORWALK LAND RECORDS.
  8. REFER TO GRANT RIGHT OF WAY & UTILITY EASEMENT FROM GARDEN HOMES MANAGEMENT CORP. TO ROBERT K. JONES & JOEL E. FREEMAN, DATED MARCH 1, 1974 & RECORDED IN DEED VOL. 893 PG. 176 IN NORWALK LAND RECORDS.
  9. VERTICAL DATUM: NAVD 88
  10. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 69001C 0531G, EFFECTIVE JULY 08, 2013.



LOCATION MAP

SCALE: 1" = 1000'

PROPERTY INFORMATION:  
 OWNER: 204 FLAX HILL, LLC  
 ADDRESS: 204 FLAX HILL ROAD  
 NORWALK, CT

LOT AREA: 61,986 SF, 1.423 AC  
 ZONE: "CD-3" (GENERAL URBAN COMMUNITY DISTRICT)  
 DEED: BK. 8376 PG. 2016

MAP: 2  
 BLOCK: 48  
 LOT: 44

REVISION DATE: ISSUE

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 HELL@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD  
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION SURVEY &  
TOPOGRAPHIC SURVEY

PROJECT No. 24218-01

DATE: 08/14/2024 DRAWN BY: L.A.M. CHECKED BY: T.A.D.

SCALE: 1" = 20'




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

*Thomas A. Deilus*  
 THOMAS A. DEILUS, LAND SURVEYOR  
 CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S SIGNATURE AND SEAL

**SV-1.0**

<p><b>STORMWATER MANAGEMENT</b></p> <p><b>REPORT</b></p> <p>for</p> <p><b>204 Flax Hill Road</b></p> <p>Norwalk, CT</p> <p>February 26, 2025</p> <p>Revised February 17, 2026</p>	
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***Narrative:***

The owner of 204 Flax Hill Road, Norwalk, CT proposes to construct a new multi-family residential addition to an existing building, parking areas and related improvements on an existing developed property. The site currently supports multiple buildings, driveway and parking area. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas as shown on the site plans prepared by LANDTECH.

The property is 1.423± acres in size, it is located to the east of Flax Hill Road and Taylor Avenue intersection. There are no wetlands located on the property.

The NRCS soils map indicates the upland soils in the vicinity of the proposed improvements to be Charlton-Urban land complex which is a well-drained soil in Hydrologic Soil Group B. The site also contains Urban land Charlton Chatfield complex which is a poorly-drained soil in Hydrologic Soil Group D.

For the purposes of modeling pre- and post-development conditions we have analyzed three (3) drainage subarea in the pre-development conditions and four (3) subareas in the post development conditions. Existing drainage area 1 currently discharges via sheet flow to the south towards the adjacent property line and includes a portion of the existing buildings, drive and parking areas, and lawn area. Existing drainage area 2 currently discharges via sheet flow to the west towards Flax Hill Road and includes a portion of the existing buildings, drive and parking areas, and lawn area. Existing drainage area 3 currently discharges via sheet flow to the east towards the adjacent property line and includes the remainder of the property including the remainder of the existing buildings and lawn area.

Proposed subarea 1 contains a portion of the existing buildings to remain, a portion of the proposed parking and drive area, proposed building addition and lawn area and will discharge via sheet flow to the south towards the adjacent property line matching existing conditions. This area has been reduced in size which will result in a decrease in runoff in the post development conditions. Proposed subarea 2 contains a portion of the proposed parking and drive area and lawn area and will discharge via sheet flow to the west towards Flax Hill Road matching existing conditions. This area has been reduced in size which will result in a decrease in runoff in the post development conditions. Proposed subarea 3A contains a portion existing building area, remainder of the proposed parking and drive area, proposed building and lawn area and will discharge via a system of roof leaders, catch basins, yard drains and collection piping to a proposed underground detention system. The proposed underground detention system will overflow to a proposed level spreader on the eastern portion of the property. Proposed subarea 3B contains the remainder of the property including the reminder of the existing building area and lawn area and will discharge via sheet flow to the east towards the adjacent property line matching existing conditions.

The proposed underground detention system is only intended to capture runoff from a portion existing building area, portion of the proposed parking and drive area, proposed building and lawn area. The proposed underground detention system is sized based on the required water quality volume as well as runoff control for the 1, 2, 5, 10, 25, 50, & 100-year storm events.

Table 1 summarizes the required and proposed water quality volume (WQv) and runoff control for the 1, 2, 5, 10, 25, 50, & 100-year storm event in accordance with the City of Norwalk Drainage Manual.

Storm Event		Existing / Req.	Proposed	$\Delta$	$\Delta$ (%)
1-YR	DA-1	2.14 cfs	0.86 cfs	-1.28	-59.8%
	DA-2	0.20 cfs	0.14 cfs	-0.06	-30.0%
	DA-3	0.60 cfs	0.40 cfs	-0.20	-33.3%
2-YR	DA-1	2.71 cfs	1.09 cfs	-1.62	-59.8%
	DA-2	0.30 cfs	0.23 cfs	-0.07	-23.3%
	DA-3	0.78 cfs	0.53 cfs	-0.25	-32.1%
5-YR	DA-1	3.66 cfs	1.47 cfs	-2.19	-59.8%
	DA-2	0.49 cfs	0.39 cfs	-0.10	-20.4%
	DA-3	1.08 cfs	0.75 cfs	-0.33	-30.6%
10-YR	DA-1	4.44 cfs	1.79 cfs	-2.65	-59.7%
	DA-2	0.65 cfs	0.54 cfs	-0.11	-16.9%
	DA-3	1.33 cfs	0.93 cfs	-0.40	-30.1%
25-YR	DA-1	5.48 cfs	2.21 cfs	-3.27	-59.7%
	DA-2	0.87 cfs	0.74 cfs	-0.13	-14.9%
	DA-3	1.66 cfs	1.17 cfs	-0.49	-29.5%
50-YR	DA-1	6.29 cfs	2.53 cfs	-3.76	-59.8%
	DA-2	1.04 cfs	0.91 cfs	-0.13	-12.5%
	DA-3	1.92 cfs	1.36 cfs	-0.56	-29.2%
100-YR	DA-1	7.13 cfs	2.87 cfs	-4.26	-59.7%
	DA-2	1.23 cfs	1.08 cfs	-0.15	-12.2%
	DA-3	2.19 cfs	1.70 cfs	-0.49	-22.4%
WATER QUALITY (cf)		3,437.07	6,369.10		

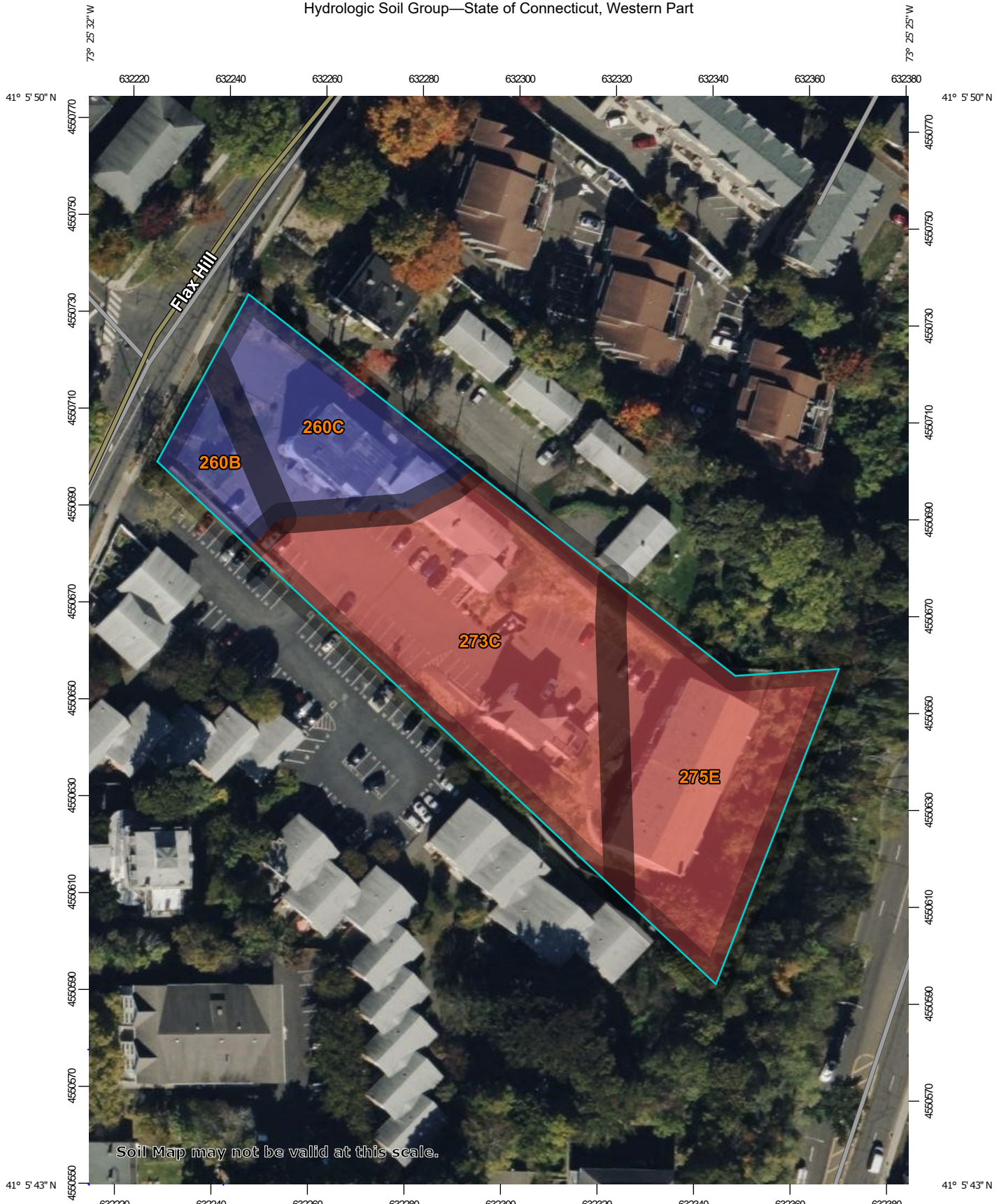
It is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk including the Norwalk Department of Public Works 2017 Stormwater Manual, as amended.

**Exhibits:**

- NRCS Soils Report
- Watershed Maps
- Water Quality Volume Calculations
- Groundwater Recharge Volume
- Stormwater Runoff Computations

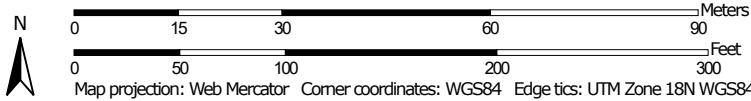
# NRCS Soils Report

Hydrologic Soil Group—State of Connecticut, Western Part



Soil Map may not be valid at this scale.

Map Scale: 1:1,090 if printed on A portrait (8.5" x 11") sheet.




Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
260B	Charlton-Urban land complex, 3 to 8 percent slopes	B	0.1	6.5%
260C	Charlton-Urban land complex, 8 to 15 percent slopes	B	0.3	17.8%
273C	Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes	D	0.8	44.8%
275E	Urban land-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	D	0.5	30.9%
<b>Totals for Area of Interest</b>			<b>1.8</b>	<b>100.0%</b>

## Description

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

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

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

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

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

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

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

## Rating Options

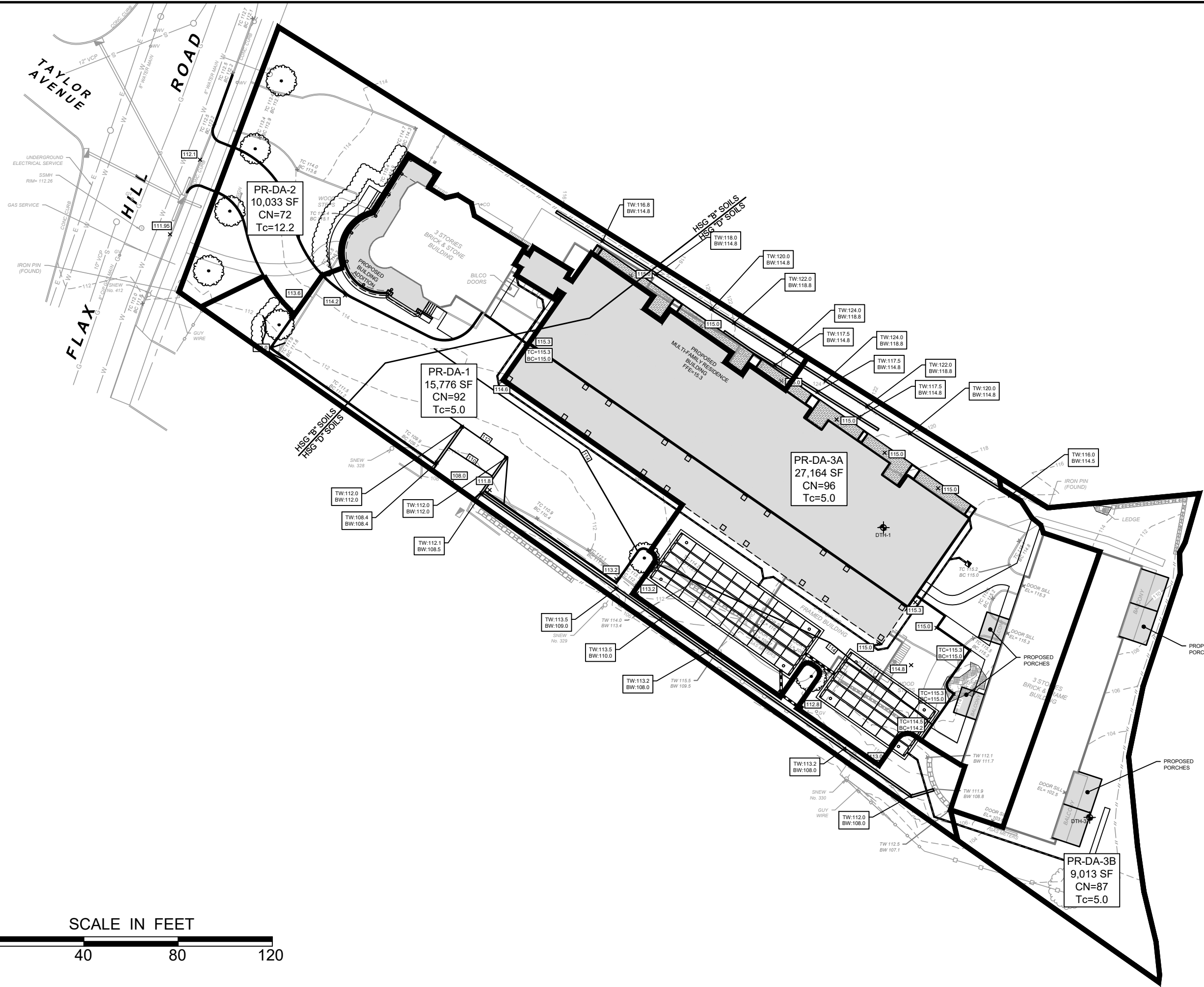
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# Watershed Maps





NO.	REVISION	DATE

**LANDTECH**  
 SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING  
 518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110  
 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
 204 FLAX HILL, LLC  
 PROJECT LOCATION:  
 204 FLAX HILL ROAD  
 NORWALK, CT  
 TITLE:  
 SITE IMPROVEMENTS FOR A PROPOSED MULTIFAMILY RESIDENTIAL BUILDING  
 PROPOSED WATERSHED MAP

PROJECT No. 24218-01  
 SCALE 1" = 40'  
 DATE 2/26/25  
 DESIGNED BY: SM  
 CHECKED BY: AS

**PR-WS**

NOT FOR CONSTRUCTION  
 FOR REVIEW AND APPROVAL BY  
 PUBLIC AGENCIES ONLY

# Water Quality Volume Calculations

Project: 204 Flax Hill Road  
Norwalk, CT

By: SM  
Checked: AS

Date: 2/26/2025  
Revised: 2/17/2026

**1. Water Quality Volume**

**a. Compute volumetric runoff coefficient, R**

$$R = 0.05 + 0.009(I)$$

	<b>Proposed</b>	
Total Drainage Area, <i>A</i>	1.423	acres
Total Impervious Area	0.973	acres
Percentage of Impervious Area, <i>I</i>	68.4%	
Runoff Coefficient, <i>R</i>	0.665	

**b. Compute water quality volume, WQV**

$$WQV = [(1")(R)(A)]/12$$

Total Project Area, <i>A</i>	1.423	acres	
Runoff Coefficient, <i>R</i>	0.665		
Water Quality Volume, <i>WQV</i>	0.079	acre-foot	
<b>Water Quality Volume, <i>WQV</i></b>	<b>3,437.07</b>	<b>cf</b>	<b><i>Required</i></b>
<b>WQV in Underground Detention</b>	<b>6,369.10</b>	<b>cf</b>	
<b>Total WQV</b>	<b>6,369.10</b>	<b>cf</b>	<b><i>Provided</i></b>

***Water Quality Volume provided > required***

# Groundwater Recharge Volume

Project: **204 Flax Hill Road**  
**Norwalk, CT**

By: **SM**  
 Checked: **AS**

Date: **2/26/2025**  
 Revised: **2/17/2026**

**1. Water Quality Volume**

**a. Compute volumetric runoff coefficient, R**

$R = 0.05 + 0.009(I)$

	<b>Proposed</b>	<b>Existing</b>
Total Drainage Area, A	1.423 acres	1.423 acres
Total Impervious Area	0.973 acres	0.000 acres
Percentage of Impervious Area, I	68.4%	0.0%
Runoff Coefficient, R	0.665	0.050

**b. Compute water quality volume, WQV**

$WQV = [(1")(R)(A)]/12$

Total Project Area, A	1.423 acres	
Runoff Coefficient, R	0.665	
Water Quality Volume, WQV	0.079 acre-foot	
<b>Water Quality Volume, WQV</b>	<b>3,437.07 cf</b>	<b>Required</b>
<b>WQV Provided</b>	<b>6,369.10 cf</b>	<b>Provided</b>

*Water Quality Volume provided > required*

**2. Groundwater Recharge Volume**

Compute the groundwater recharge volume (GRV) using the hydrologic soil group approach.

**a. Read runoff depth to be recharged, D**

(Table 1-1 of 2017 Rev. City of Norwalk Stormwater Drainage Manual)

Runoff Depth to be recharged, D	0.1	inches	(D Soils)
---------------------------------	-----	--------	-----------

**b. Compute net increase in site imperviousness**

$I \text{ (proposed)} - I \text{ (existing)}$

Net Increase, Delta I	0.615
-----------------------	-------

**c. Compute groundwater recharge volume, GRV**

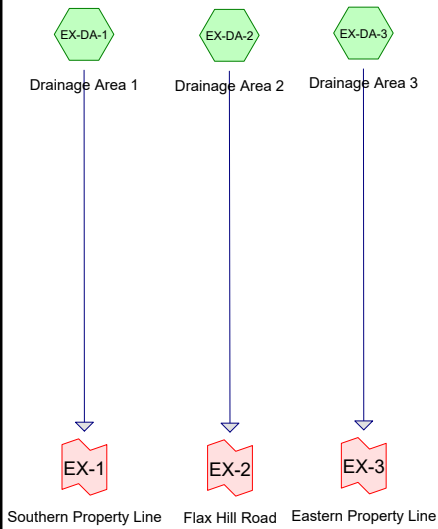
$GRV = [(D)(A)(I)]/12$

Runoff Depth to be recharged, D	0.1 inches
Total Drainage Area, A	1.423 acres
Net Increase, Delta I	0.615
GRV	0.00730 acre-foot
<b>GRV</b>	<b>318 cf</b>

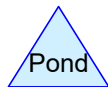
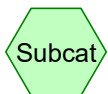
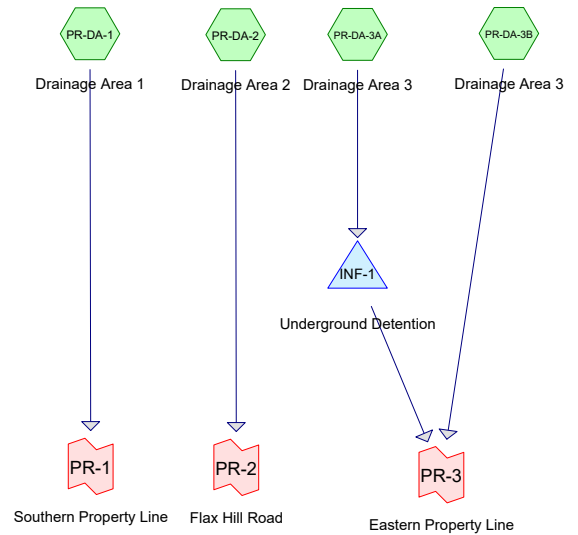
Retention Volume provided = **6369 cf** > **318 cf**

# Stormwater Runoff Computations

Existing Conditions



Proposed Conditions



**Routing Diagram for 204 Flax Hill Road - Drainage**  
 Prepared by Land-Tech Consultant, Printed 2/17/2026  
 HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

## 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

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Page 2

### Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1yr Storm	Type III 24-hr		Default	24.00	1	2.89	2
2	2yr Storm	Type III 24-hr		Default	24.00	1	3.50	2
3	5yr Storm	Type III 24-hr		Default	24.00	1	4.51	2
4	10yr Storm	Type III 24-hr		Default	24.00	1	5.35	2
5	25yr Storm	Type III 24-hr		Default	24.00	1	6.48	2
6	50yr Storm	Type III 24-hr		Default	24.00	1	7.36	2
7	100yr Storm	Type III 24-hr		Default	24.00	1	8.28	2

## 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

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Page 3

### Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
14,715	61	>75% Grass cover, Good, HSG B (EX-DA-1, EX-DA-2, PR-DA-1, PR-DA-2)
28,976	80	>75% Grass cover, Good, HSG D (EX-DA-1, EX-DA-2, EX-DA-3, PR-DA-1, PR-DA-2, PR-DA-3A, PR-DA-3B)
21,591	98	Existing Building Area (EX-DA-1, EX-DA-2, EX-DA-3, PR-DA-1, PR-DA-3A, PR-DA-3B)
21,627	98	Existing Parking & Drive Area (EX-DA-1, EX-DA-2)
1,131	98	Existing Patios (EX-DA-1, EX-DA-2, PR-DA-2)
2,608	98	Existing Walks & Stairs (EX-DA-1, EX-DA-2, EX-DA-3, PR-DA-2, PR-DA-3B)
12,862	98	Proposed Building (PR-DA-3A)
940	98	Proposed Building Addition (PR-DA-1)
6,339	98	Proposed Drive & Parking Area (PR-DA-3A)
9,406	98	Proposed Parking & Drive Area (PR-DA-1, PR-DA-2)
1,006	98	Proposed Patios (PR-DA-2, PR-DA-3A)
484	98	Proposed Porches (PR-DA-3A, PR-DA-3B)
2,287	98	Proposed Walks & Stairs (PR-DA-1, PR-DA-2, PR-DA-3A)
<b>123,972</b>	<b>89</b>	<b>TOTAL AREA</b>

**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

Type III 24-hr 1yr Storm Rainfall=2.89"

Printed 2/17/2026

Page 4

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 2.14 cfs @ 12.07 hrs, Volume= 6,708 cf, Depth> 2.06"

Routed to Link EX-1 : Southern Property Line

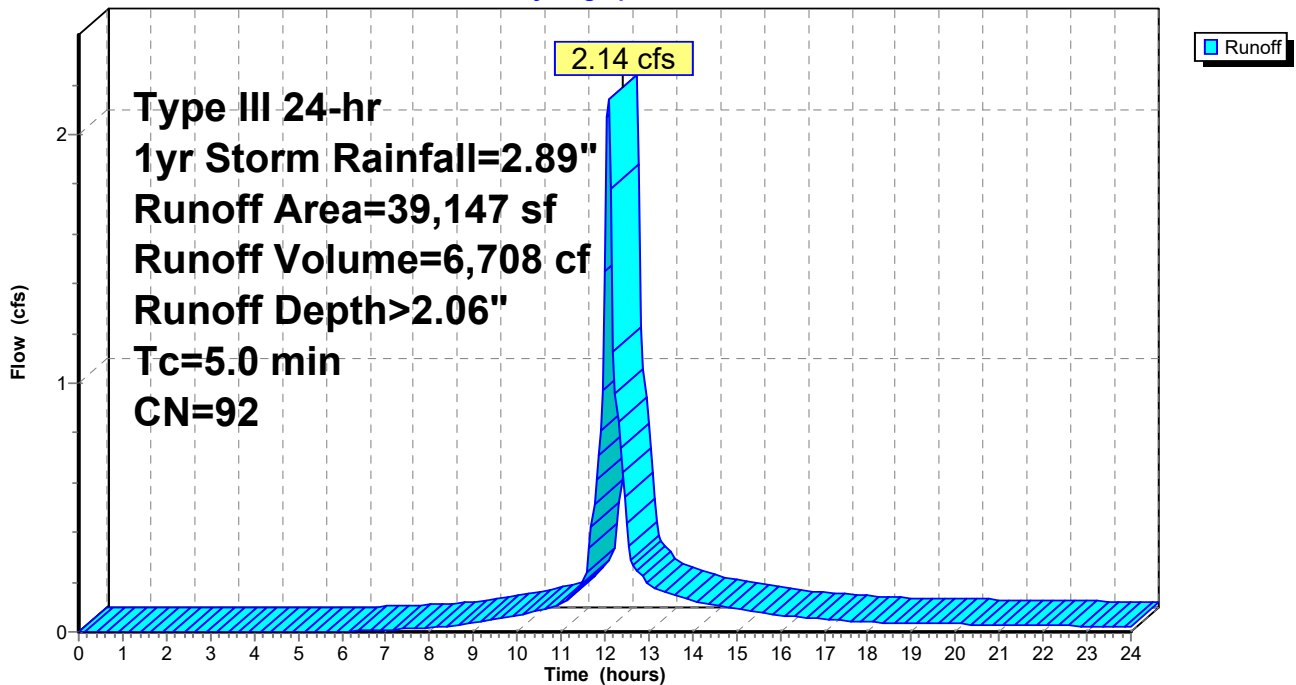
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

Type III 24-hr 1yr Storm Rainfall=2.89"

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Page 5

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

Runoff = 0.20 cfs @ 12.18 hrs, Volume= 819 cf, Depth> 0.94"  
 Routed to Link EX-2 : Flax Hill Road

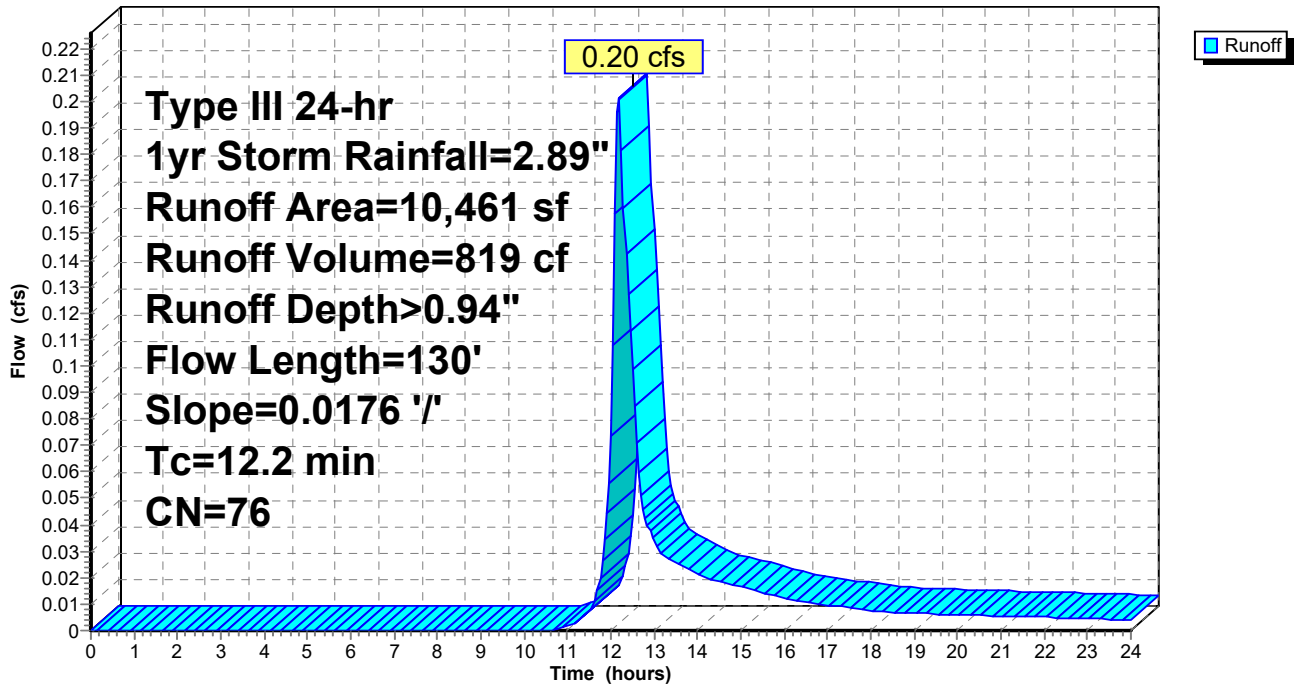
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 1yr Storm Rainfall=2.89"

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Page 6

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 0.60 cfs @ 12.08 hrs, Volume= 1,856 cf, Depth> 1.80"

Routed to Link EX-3 : Eastern Property Line

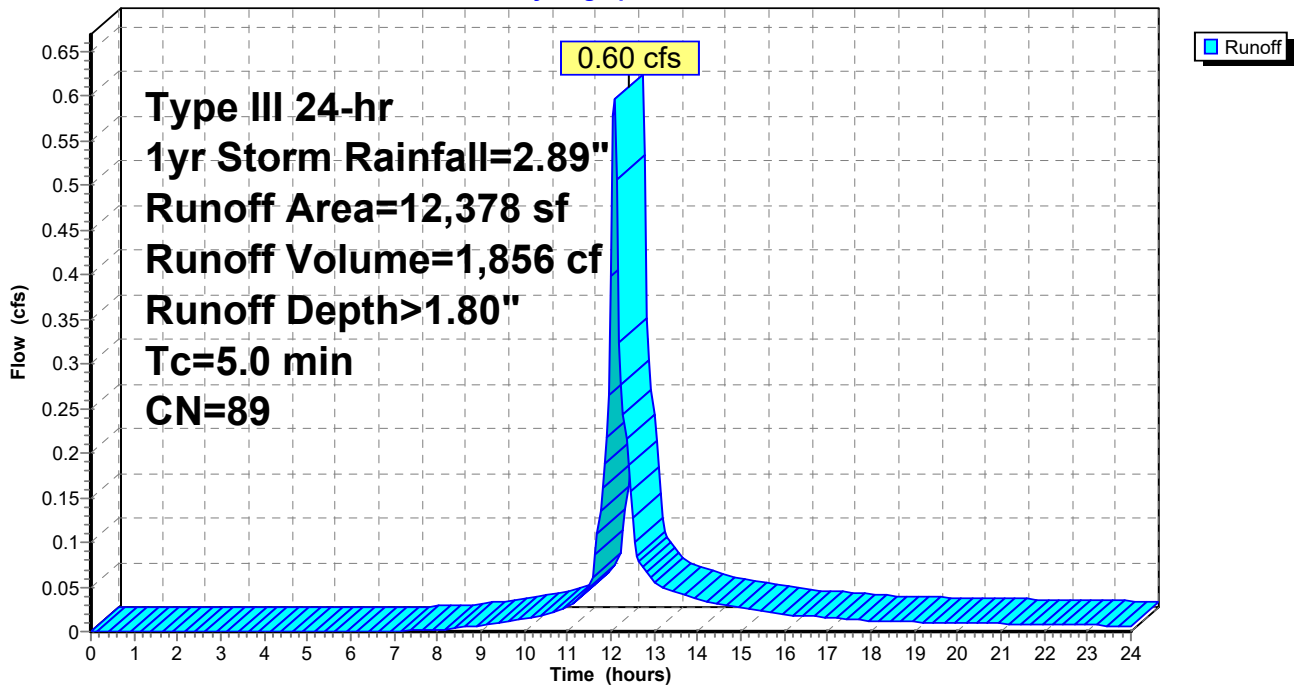
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 1yr Storm Rainfall=2.89"

Printed 2/17/2026

Page 7

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 0.86 cfs @ 12.07 hrs, Volume= 2,703 cf, Depth> 2.06"

Routed to Link PR-1 : Southern Property Line

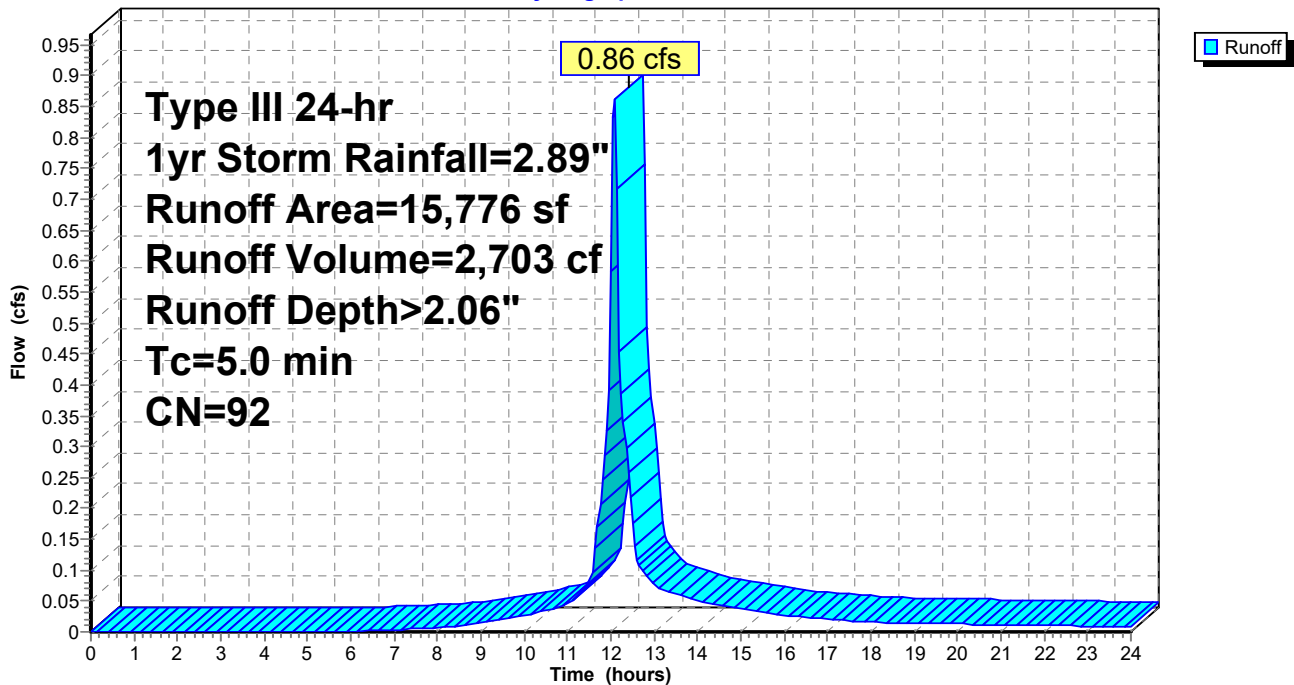
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 1yr Storm Rainfall=2.89"

Printed 2/17/2026

Page 8

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 0.14 cfs @ 12.19 hrs, Volume= 620 cf, Depth> 0.74"  
 Routed to Link PR-2 : Flax Hill Road

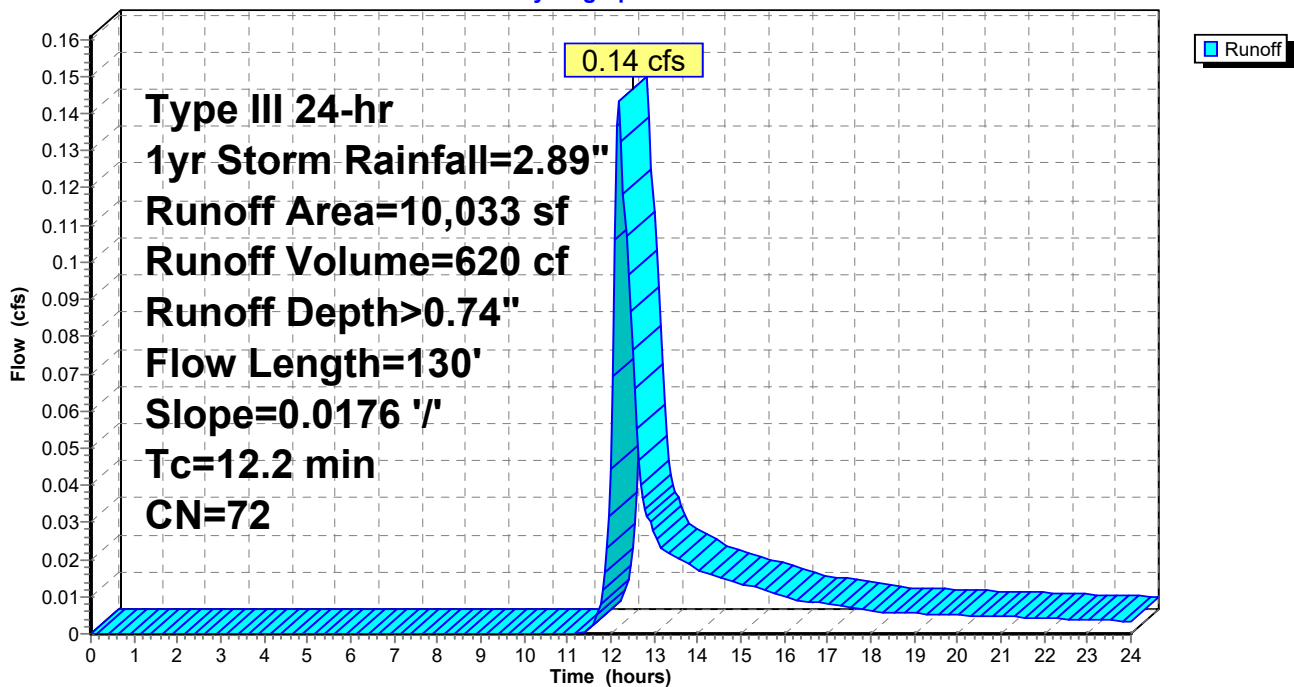
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1yr Storm Rainfall=2.89"

Area (sf)	CN	Description
* 1,319	98	Proposed Parking & Drive Area
* 513	98	Proposed Patios
* 278	98	Proposed Walks & Stairs
* 93	98	Existing Walks & Stairs
* 391	98	Existing Patios
6,646	61	>75% Grass cover, Good, HSG B
793	80	>75% Grass cover, Good, HSG D
10,033	72	Weighted Average
7,439		74.15% Pervious Area
2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 1yr Storm Rainfall=2.89"

Printed 2/17/2026

Page 9

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

Runoff = 1.68 cfs @ 12.07 hrs, Volume= 5,529 cf, Depth> 2.44"

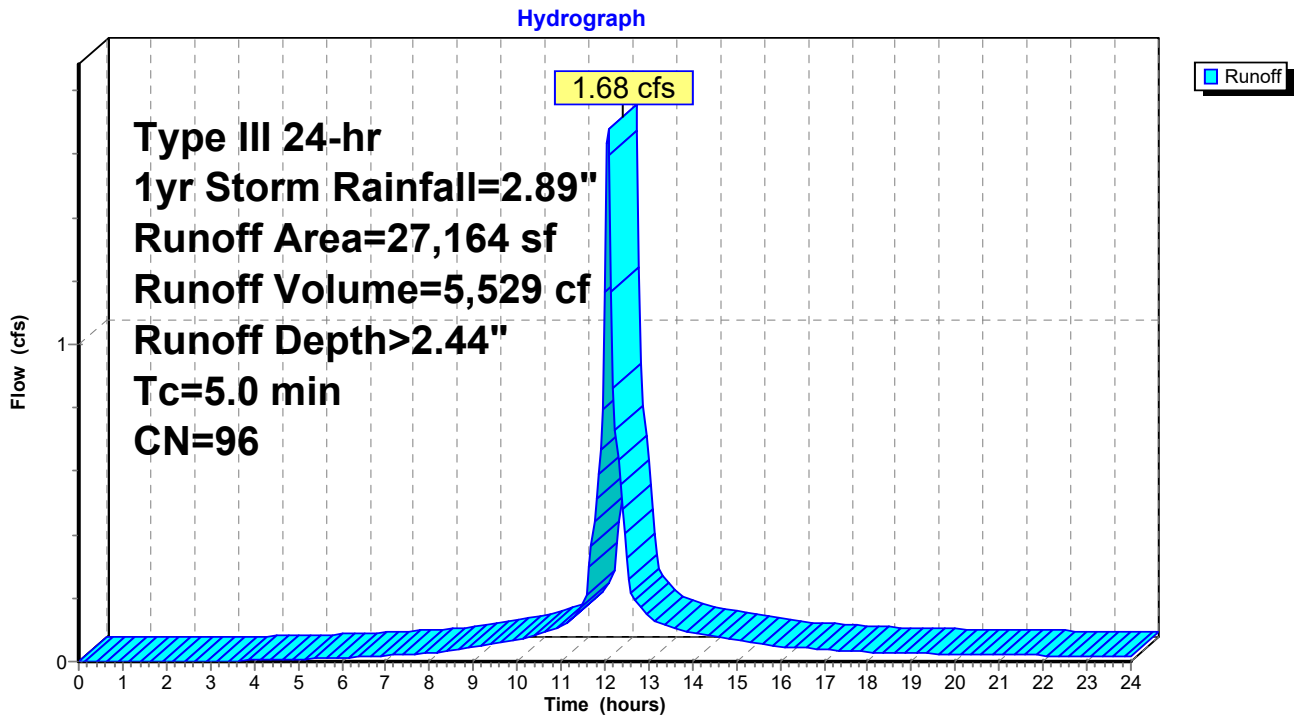
Routed to Pond INF-1 : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 1yr Storm Rainfall=2.89"

Printed 2/17/2026

Page 10

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 0.40 cfs @ 12.08 hrs, Volume= 1,234 cf, Depth> 1.64"

Routed to Link PR-3 : Eastern Property Line

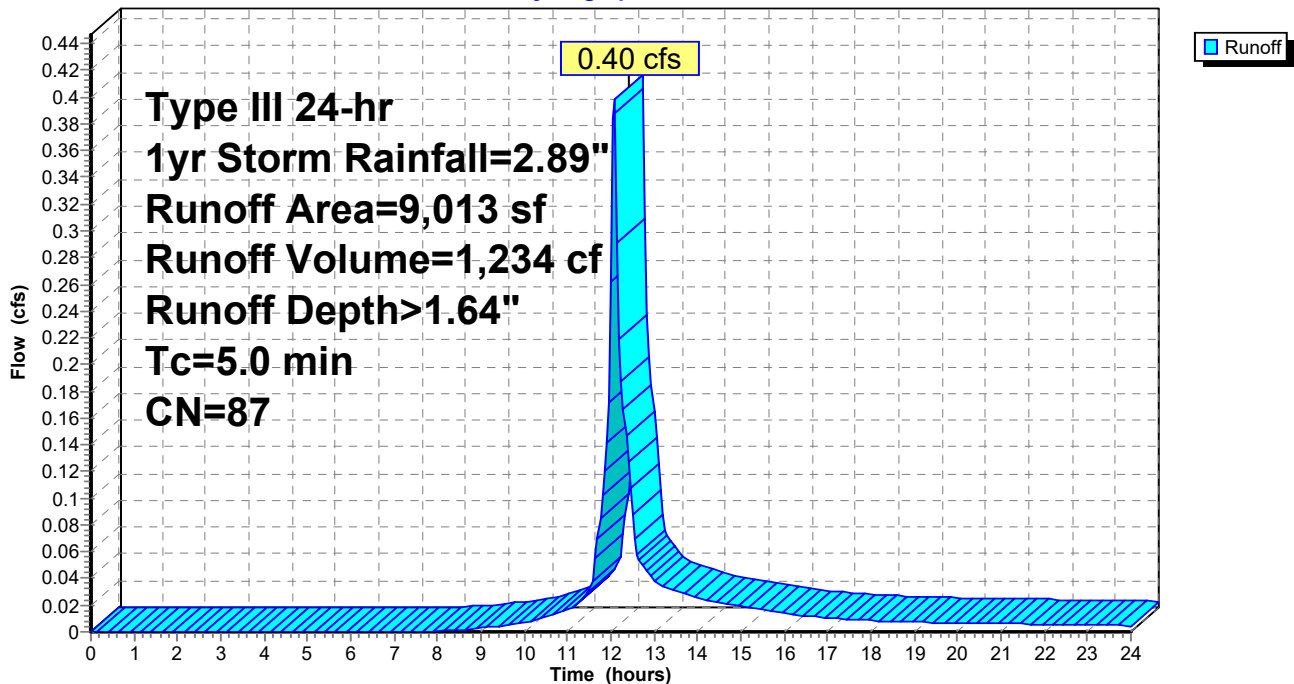
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 1yr Storm Rainfall=2.89"

Prepared by Land-Tech Consultant

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Page 11

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 2.44" for 1yr Storm event  
 Inflow = 1.68 cfs @ 12.07 hrs, Volume= 5,529 cf  
 Outflow = 0.21 cfs @ 11.65 hrs, Volume= 5,526 cf, Atten= 88%, Lag= 0.0 min  
 Discarded = 0.21 cfs @ 11.65 hrs, Volume= 5,526 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 108.99' @ 12.64 hrs Surf.Area= 2,953 sf Storage= 1,778 cf

Plug-Flow detention time= 57.9 min calculated for 5,515 cf (100% of inflow)  
 Center-of-Mass det. time= 57.4 min ( 833.2 - 775.7 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 11.65 hrs HW=108.04' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=108.00' (Free Discharge)

↑2=Culvert ( Controls 0.00 cfs)

**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 1yr Storm Rainfall=2.89"

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Page 12

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

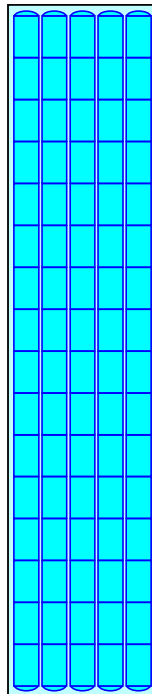
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

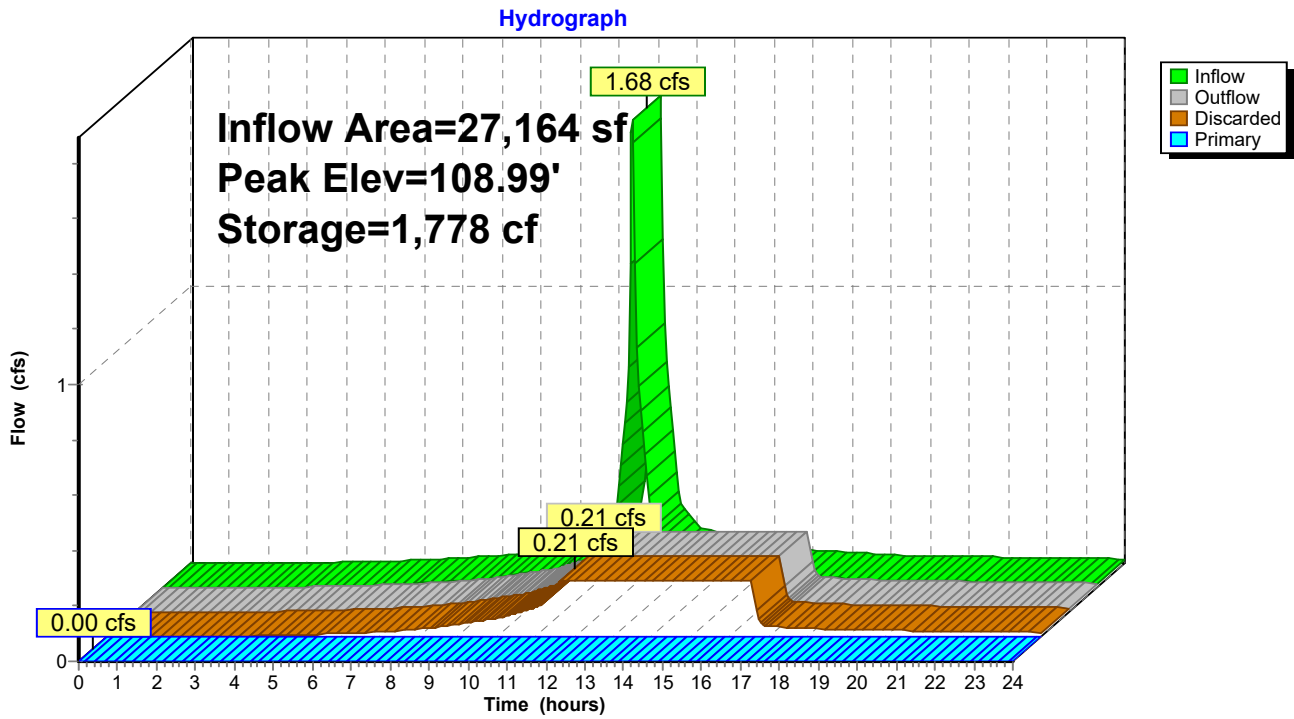
80 Chambers

382.7 cy Field

244.7 cy Stone



### Pond INF-1: Underground Detention



# 204 Flax Hill Road - Drainage

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Type III 24-hr 1yr Storm Rainfall=2.89"

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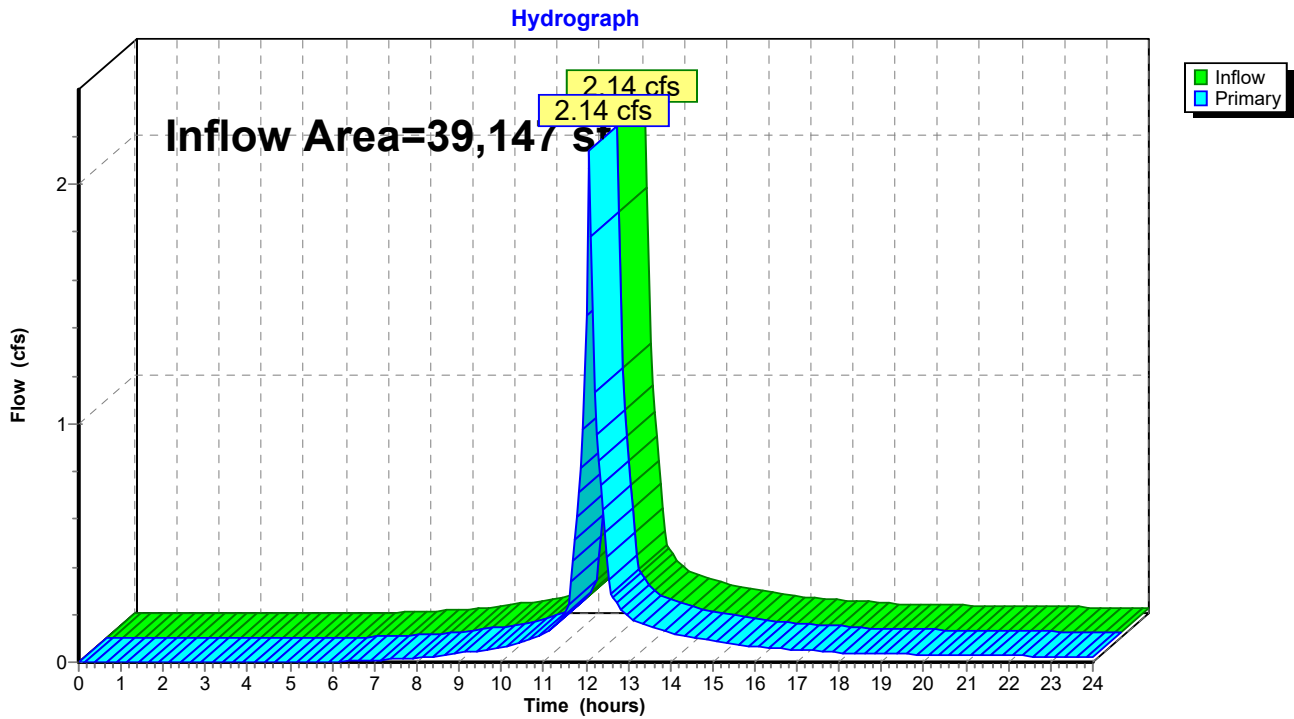
Page 14

## Summary for Link EX-1: Southern Property Line

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 2.06" for 1yr Storm event  
Inflow = 2.14 cfs @ 12.07 hrs, Volume= 6,708 cf  
Primary = 2.14 cfs @ 12.07 hrs, Volume= 6,708 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link EX-1: Southern Property Line



# 204 Flax Hill Road - Drainage

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Type III 24-hr 1yr Storm Rainfall=2.89"

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Page 15

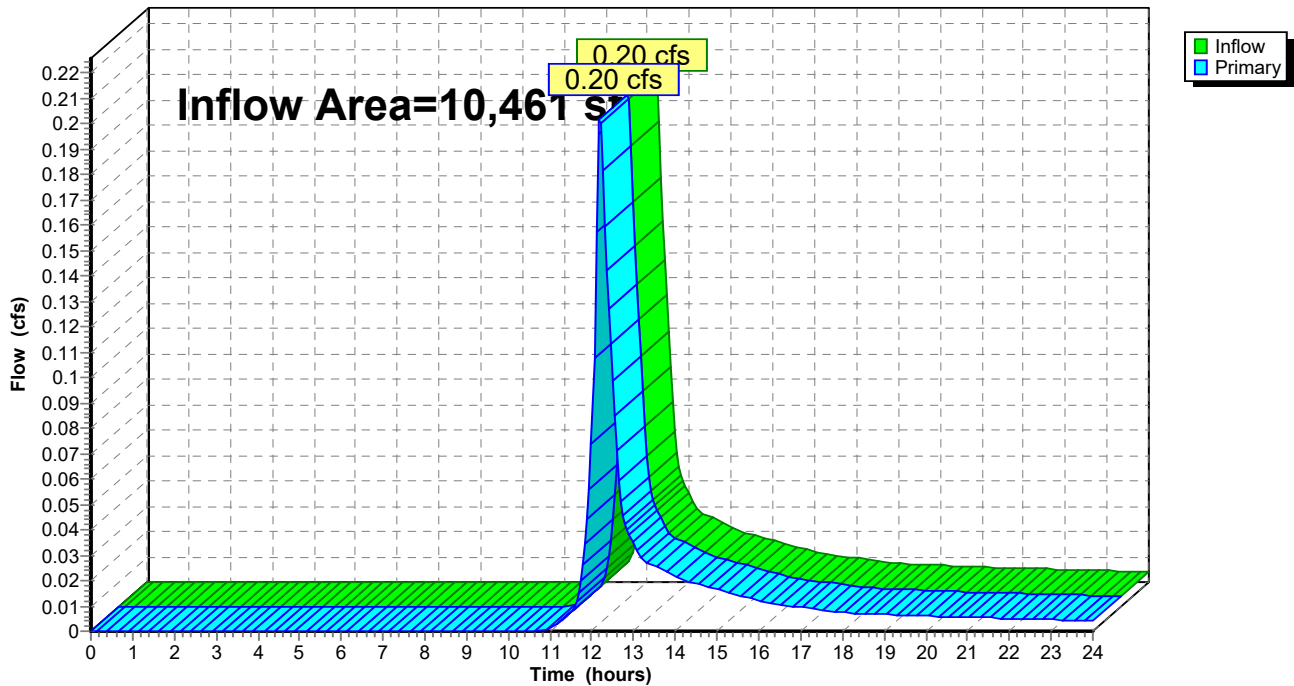
## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 0.94" for 1yr Storm event  
Inflow = 0.20 cfs @ 12.18 hrs, Volume= 819 cf  
Primary = 0.20 cfs @ 12.18 hrs, Volume= 819 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road

Hydrograph



# 204 Flax Hill Road - Drainage

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Type III 24-hr 1yr Storm Rainfall=2.89"

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Page 16

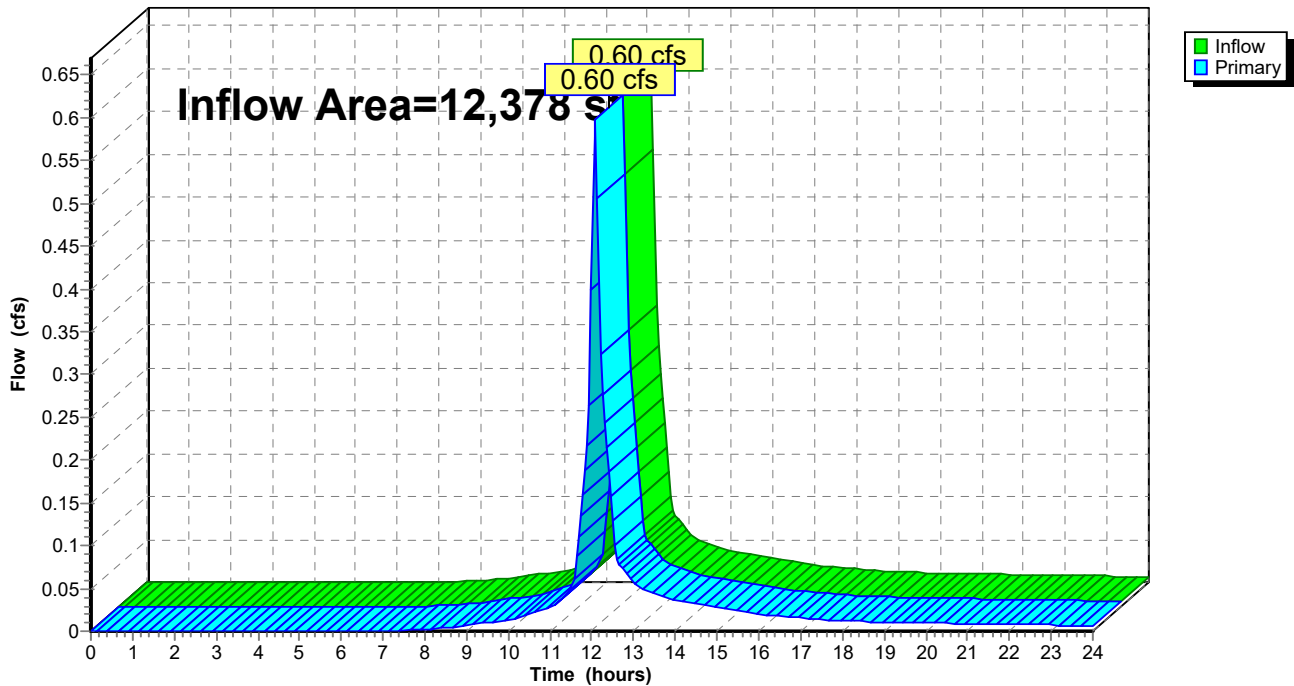
## Summary for Link EX-3: Eastern Property Line

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 1.80" for 1yr Storm event  
Inflow = 0.60 cfs @ 12.08 hrs, Volume= 1,856 cf  
Primary = 0.60 cfs @ 12.08 hrs, Volume= 1,856 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-3: Eastern Property Line

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 1yr Storm Rainfall=2.89"

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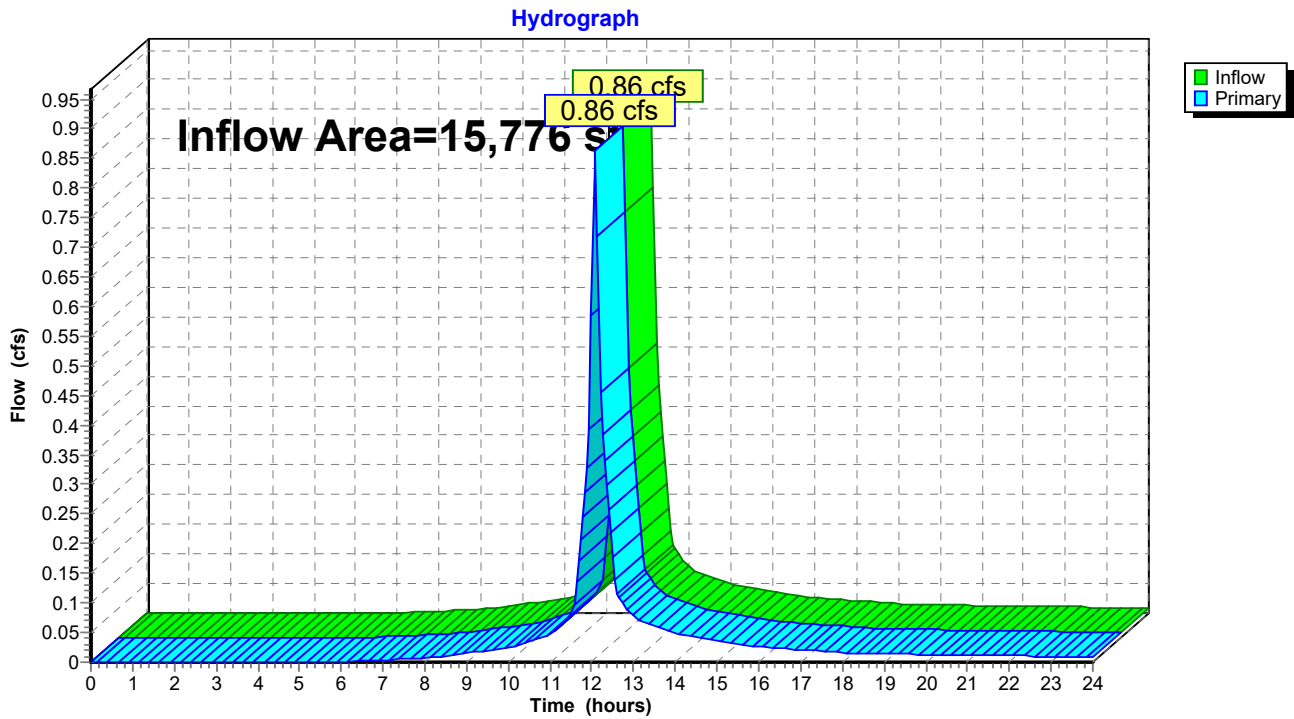
Page 17

**Summary for Link PR-1: Southern Property Line**

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 2.06" for 1yr Storm event  
Inflow = 0.86 cfs @ 12.07 hrs, Volume= 2,703 cf  
Primary = 0.86 cfs @ 12.07 hrs, Volume= 2,703 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 1yr Storm Rainfall=2.89"

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Page 18

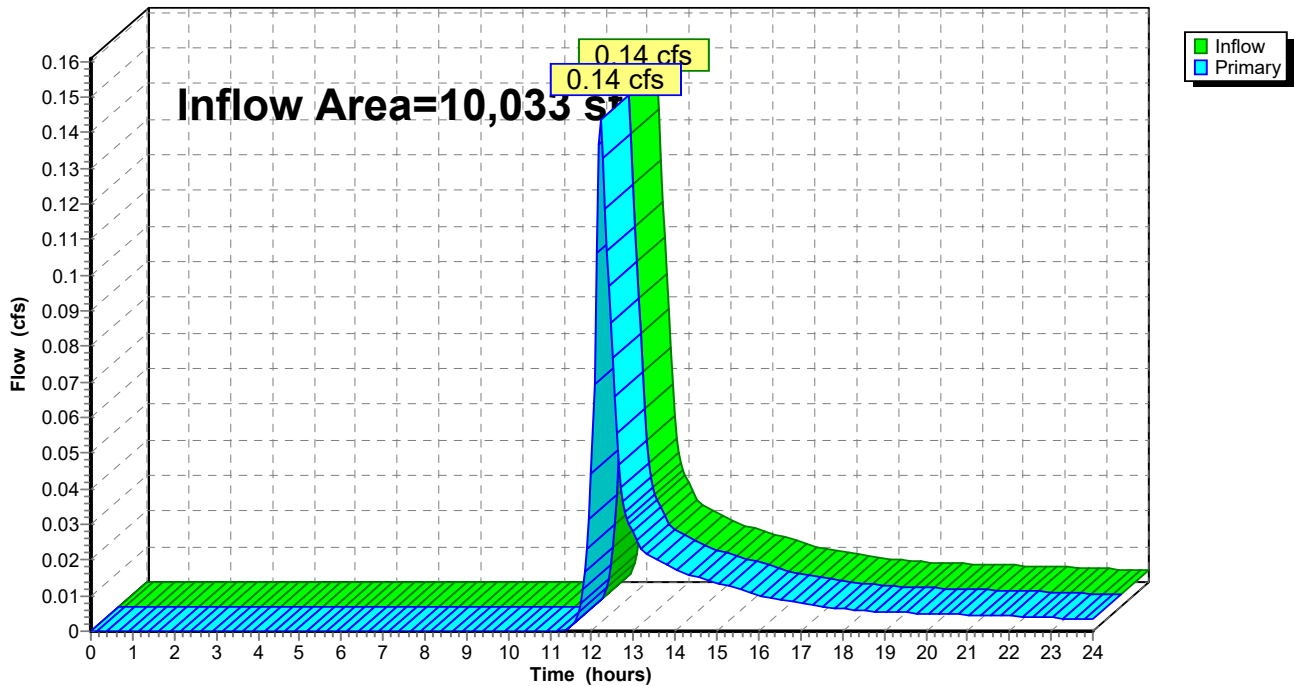
## Summary for Link PR-2: Flax Hill Road

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 0.74" for 1yr Storm event  
Inflow = 0.14 cfs @ 12.19 hrs, Volume= 620 cf  
Primary = 0.14 cfs @ 12.19 hrs, Volume= 620 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-2: Flax Hill Road

Hydrograph

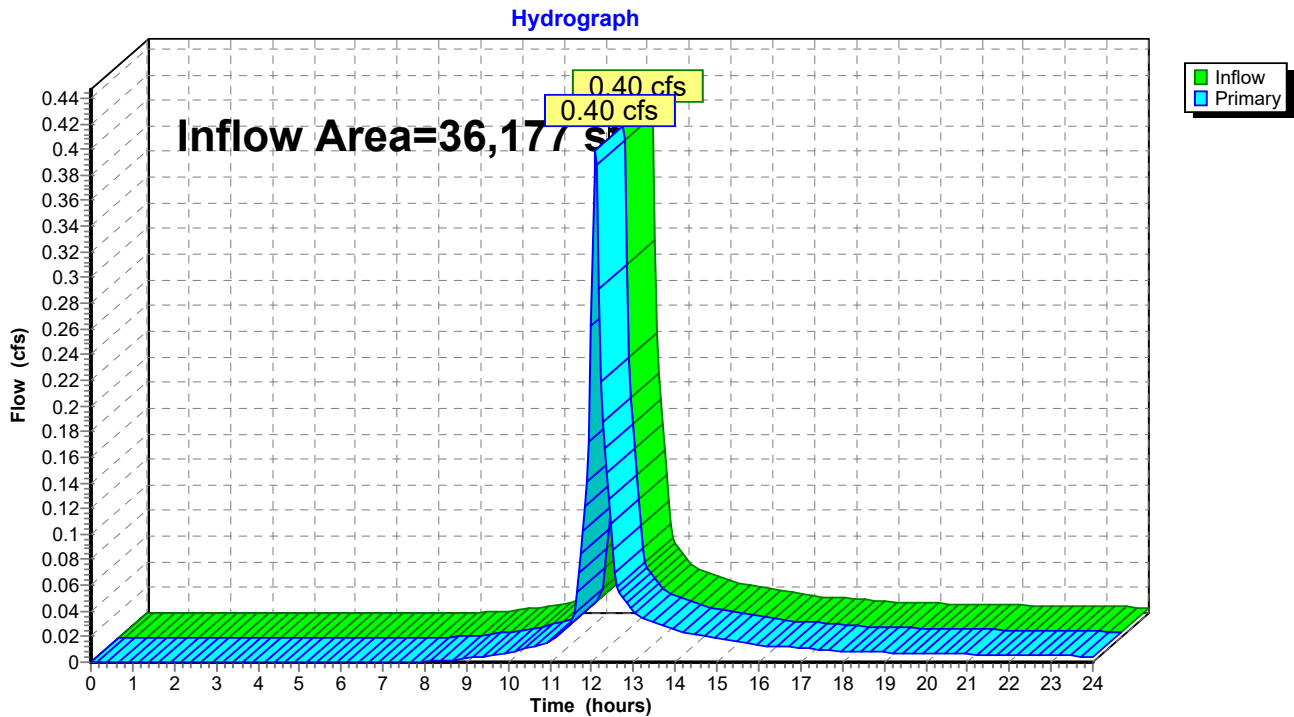


### Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 0.41" for 1yr Storm event  
Inflow = 0.40 cfs @ 12.08 hrs, Volume= 1,234 cf  
Primary = 0.40 cfs @ 12.08 hrs, Volume= 1,234 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 20

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 2.71 cfs @ 12.07 hrs, Volume= 8,597 cf, Depth> 2.64"

Routed to Link EX-1 : Southern Property Line

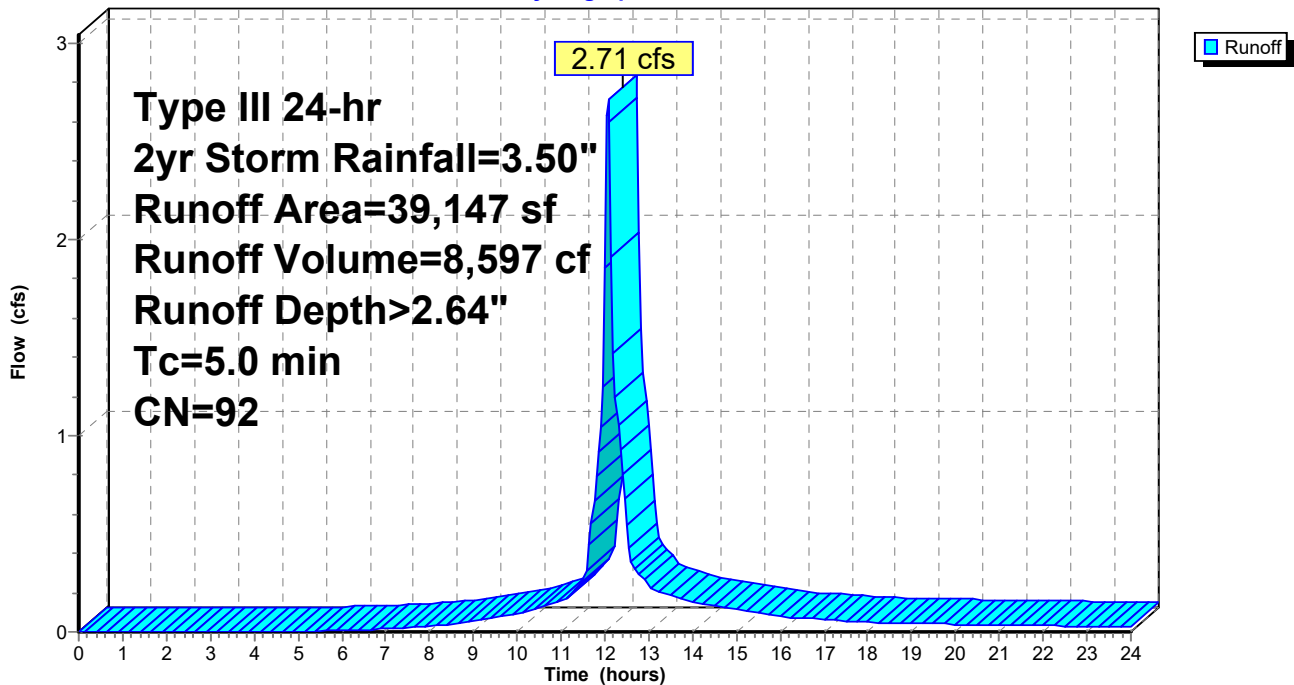
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 21

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

Runoff = 0.30 cfs @ 12.18 hrs, Volume= 1,187 cf, Depth> 1.36"  
 Routed to Link EX-2 : Flax Hill Road

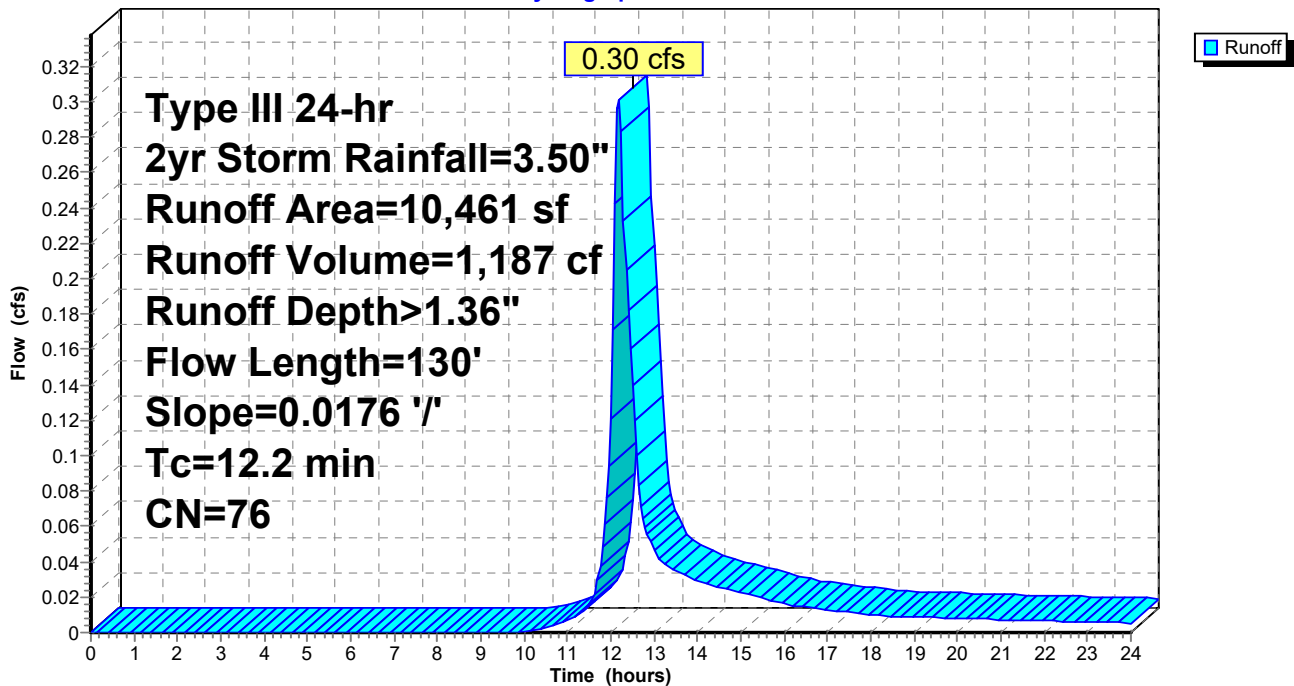
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 22

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 0.78 cfs @ 12.07 hrs, Volume= 2,430 cf, Depth> 2.36"

Routed to Link EX-3 : Eastern Property Line

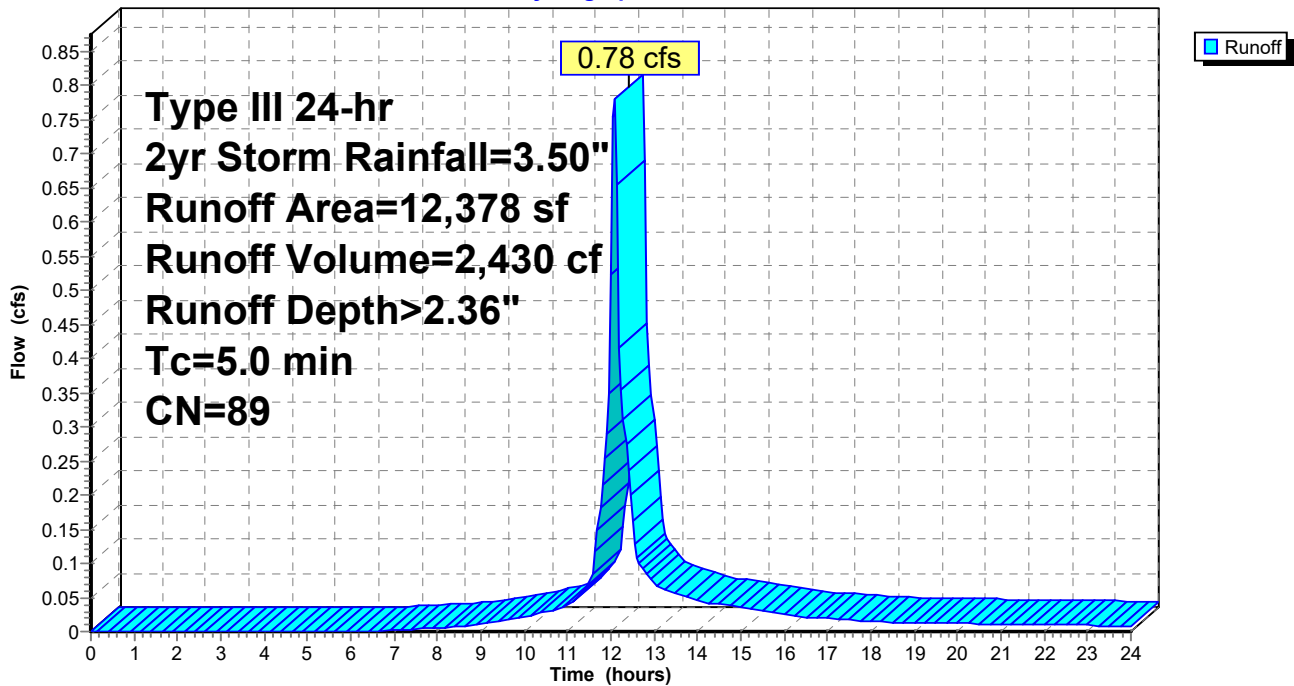
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 23

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 1.09 cfs @ 12.07 hrs, Volume= 3,464 cf, Depth> 2.64"

Routed to Link PR-1 : Southern Property Line

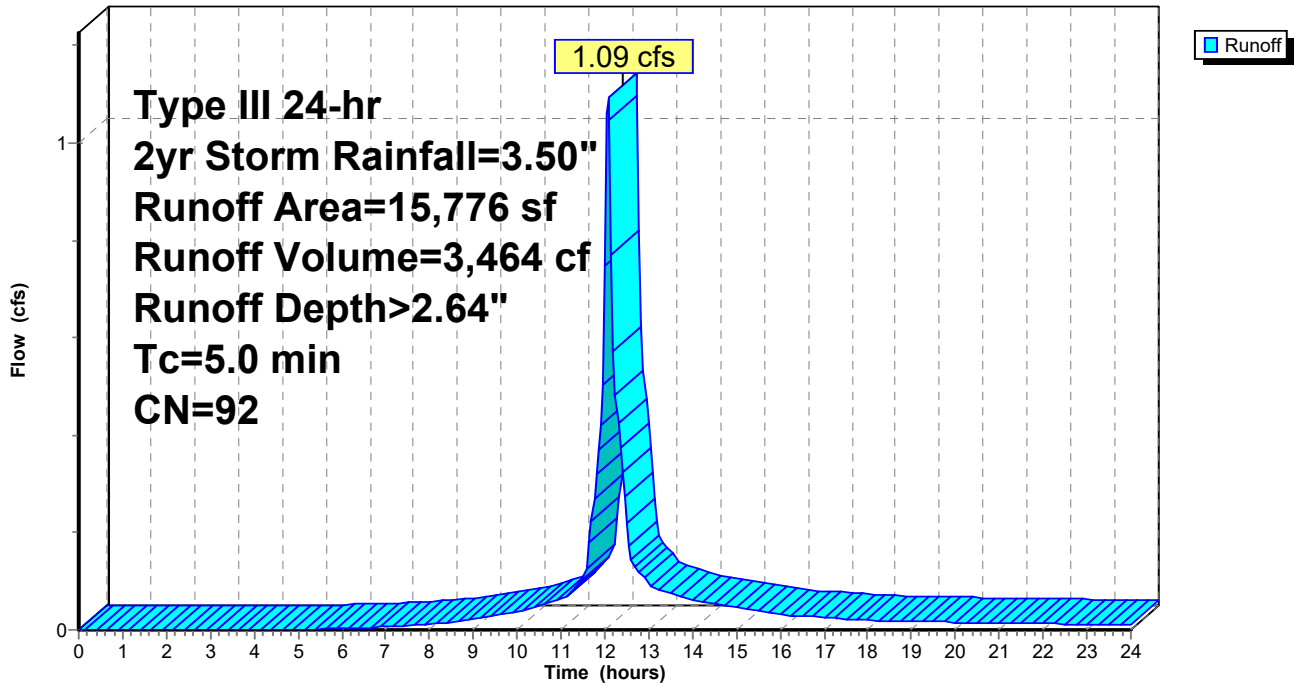
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 24

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 0.23 cfs @ 12.19 hrs, Volume= 934 cf, Depth> 1.12"  
 Routed to Link PR-2 : Flax Hill Road

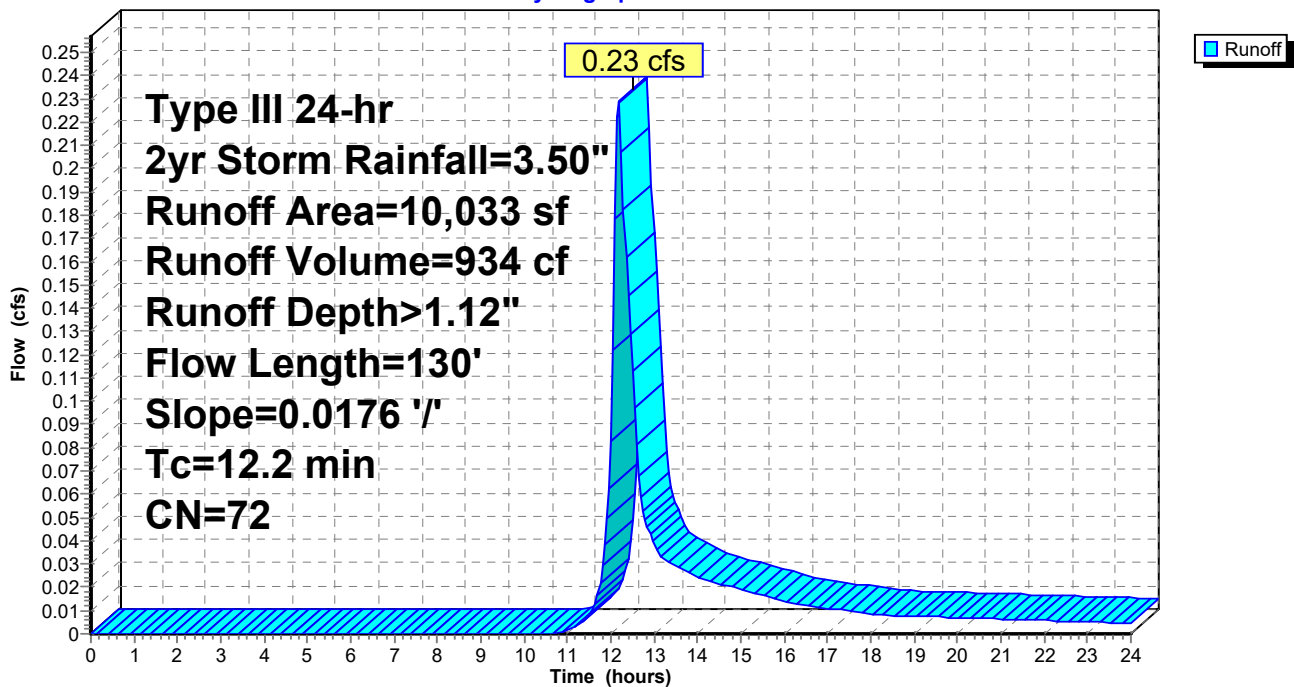
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	1,319	98	Proposed Parking & Drive Area
*	513	98	Proposed Patios
*	278	98	Proposed Walks & Stairs
*	93	98	Existing Walks & Stairs
*	391	98	Existing Patios
	6,646	61	>75% Grass cover, Good, HSG B
	793	80	>75% Grass cover, Good, HSG D
	10,033	72	Weighted Average
	7,439		74.15% Pervious Area
	2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 25

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

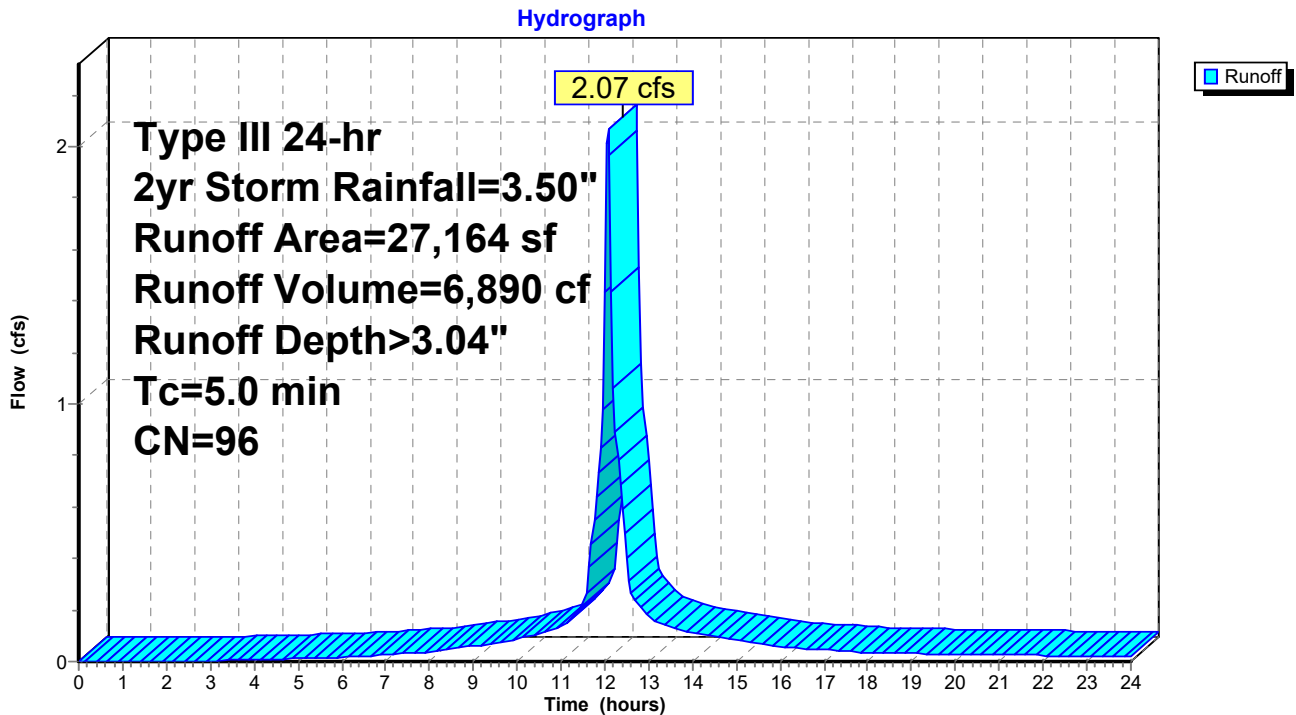
Runoff = 2.07 cfs @ 12.07 hrs, Volume= 6,890 cf, Depth> 3.04"  
 Routed to Pond INF-1 : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 26

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 0.53 cfs @ 12.08 hrs, Volume= 1,638 cf, Depth> 2.18"

Routed to Link PR-3 : Eastern Property Line

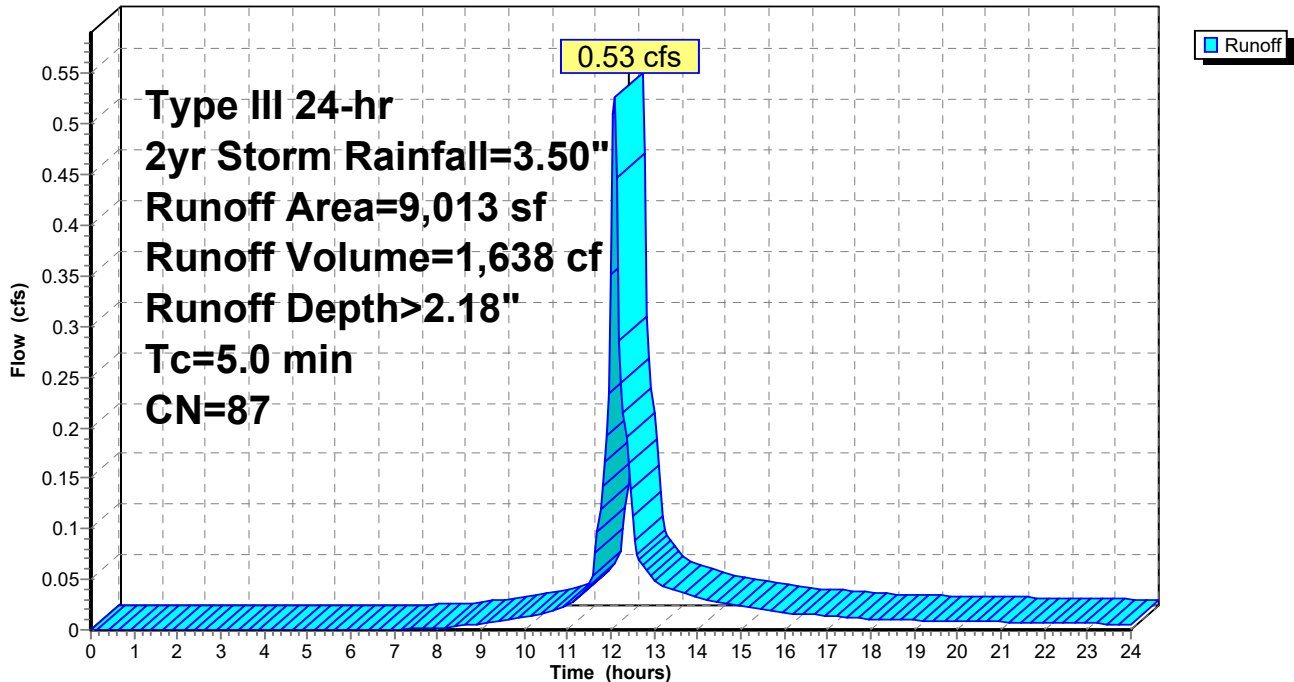
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 27

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 3.04" for 2yr Storm event  
 Inflow = 2.07 cfs @ 12.07 hrs, Volume= 6,890 cf  
 Outflow = 0.21 cfs @ 11.50 hrs, Volume= 6,886 cf, Atten= 90%, Lag= 0.0 min  
 Discarded = 0.21 cfs @ 11.50 hrs, Volume= 6,886 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 109.24' @ 12.84 hrs Surf.Area= 2,953 sf Storage= 2,391 cf

Plug-Flow detention time= 82.5 min calculated for 6,872 cf (100% of inflow)  
 Center-of-Mass det. time= 82.0 min ( 852.2 - 770.3 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 11.50 hrs HW=108.04' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=108.00' (Free Discharge)

↑2=Culvert ( Controls 0.00 cfs)

**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 28

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

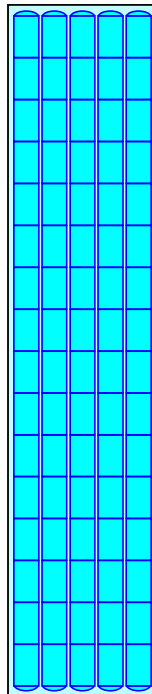
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

80 Chambers

382.7 cy Field

244.7 cy Stone



# 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

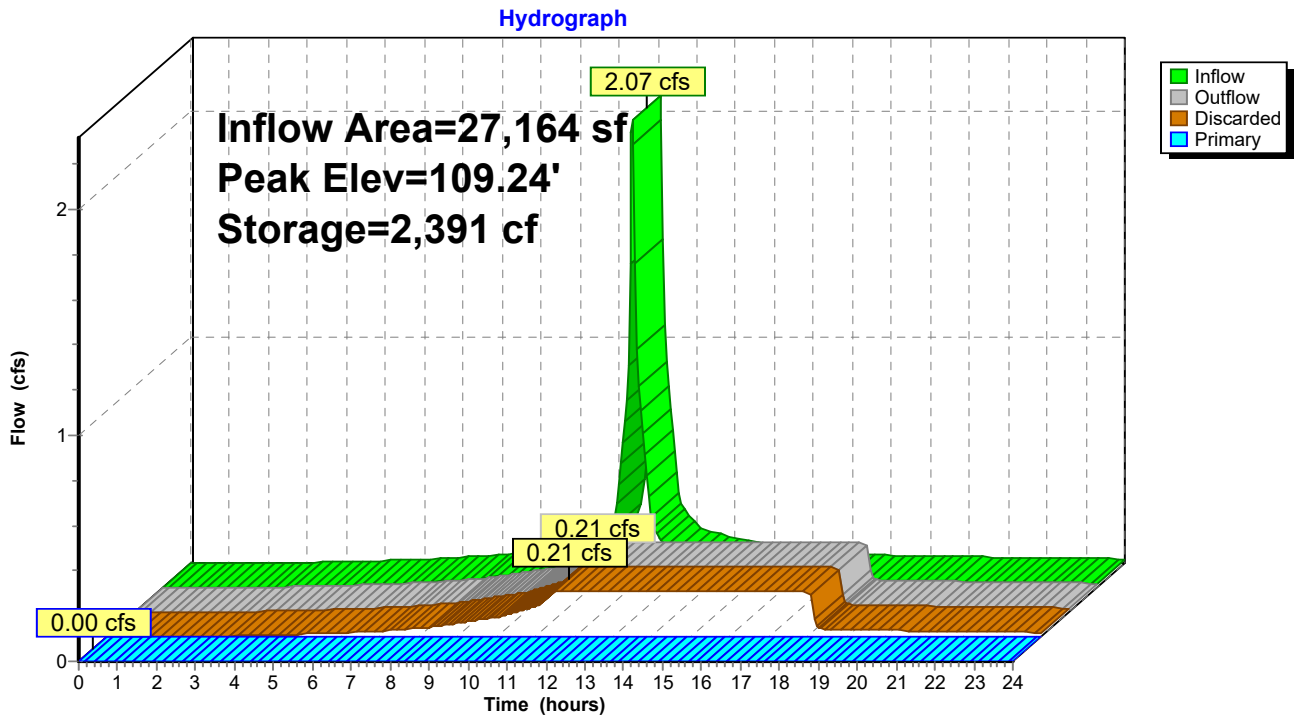
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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 29

## Pond INF-1: Underground Detention



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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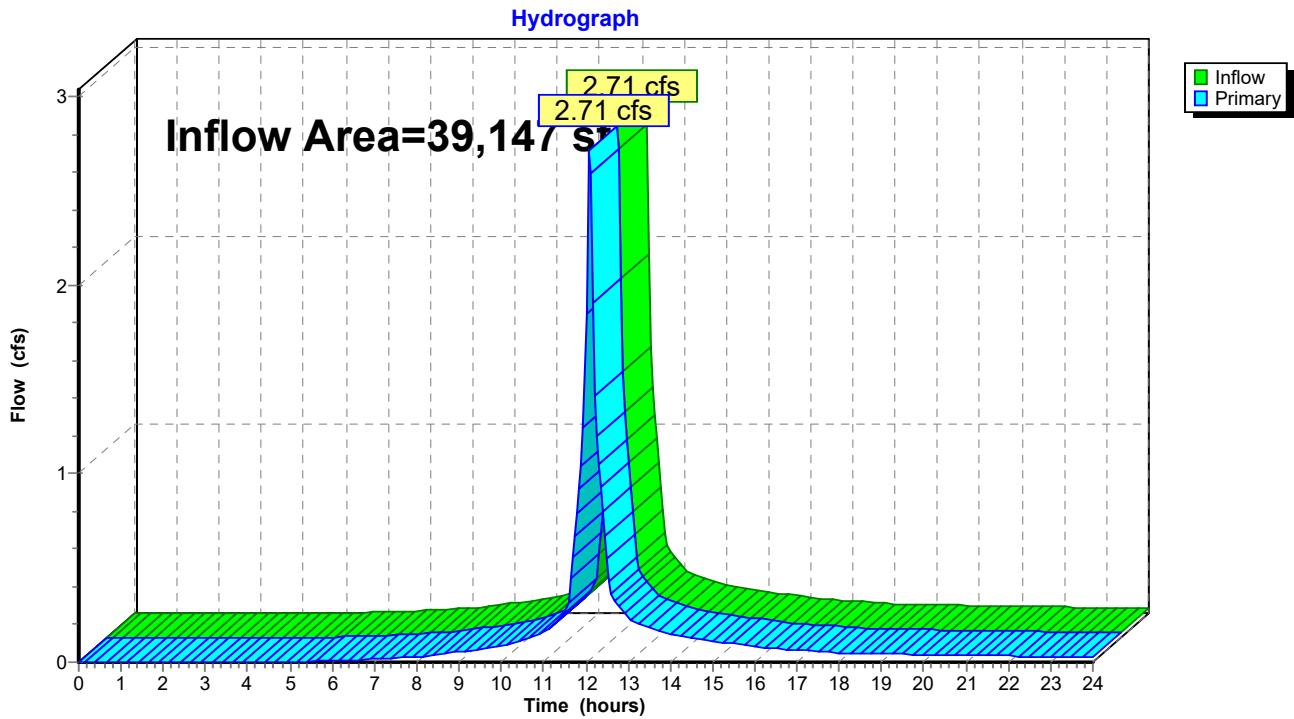
Page 30

**Summary for Link EX-1: Southern Property Line**

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 2.64" for 2yr Storm event  
Inflow = 2.71 cfs @ 12.07 hrs, Volume= 8,597 cf  
Primary = 2.71 cfs @ 12.07 hrs, Volume= 8,597 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 31

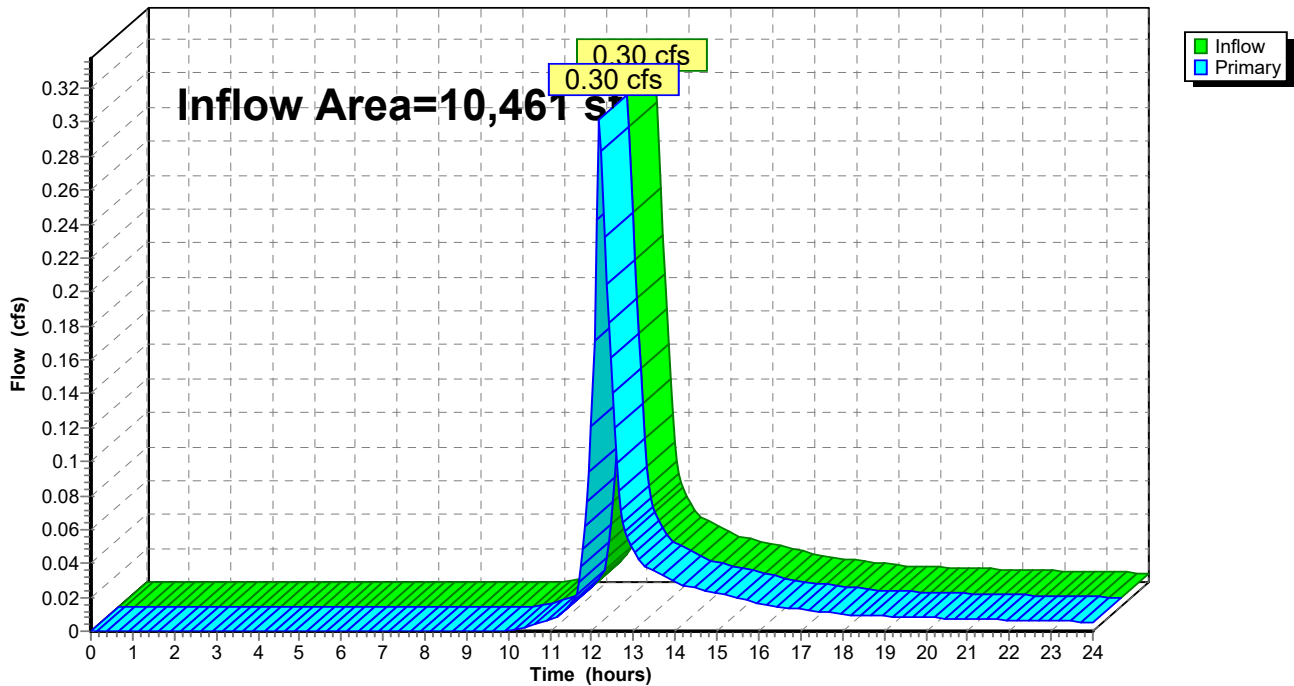
## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 1.36" for 2yr Storm event  
Inflow = 0.30 cfs @ 12.18 hrs, Volume= 1,187 cf  
Primary = 0.30 cfs @ 12.18 hrs, Volume= 1,187 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 32

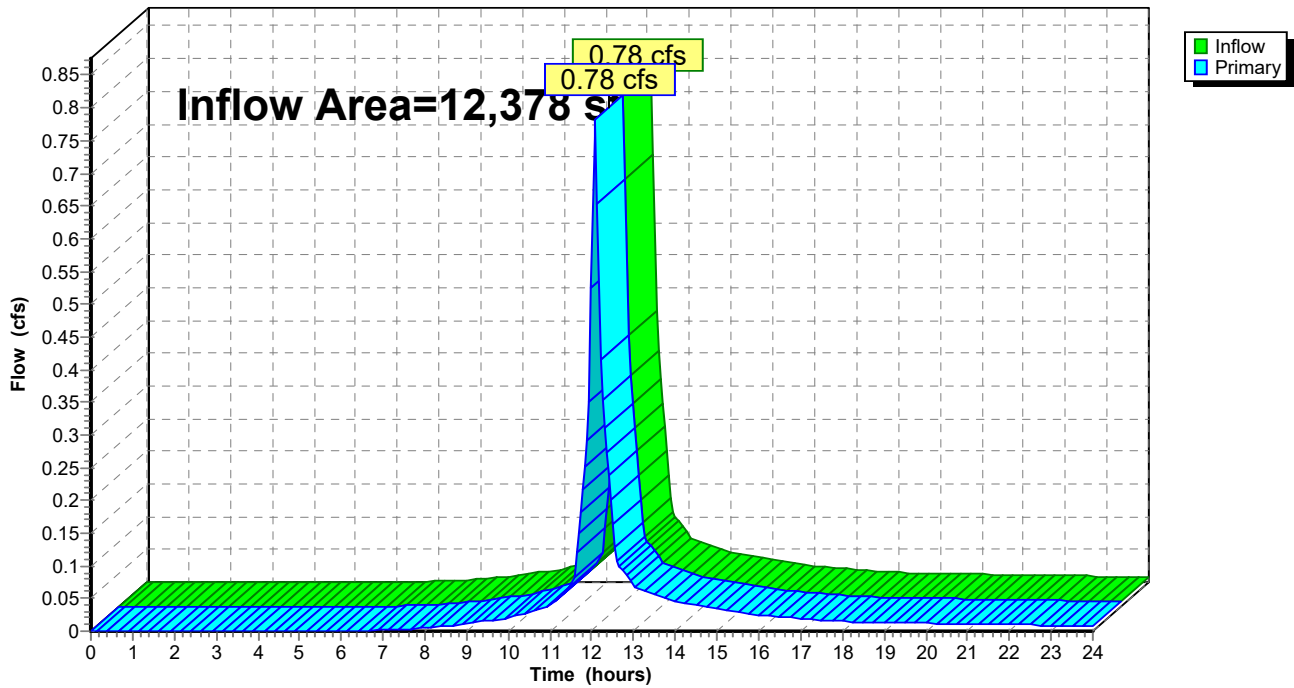
**Summary for Link EX-3: Eastern Property Line**

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 2.36" for 2yr Storm event  
Inflow = 0.78 cfs @ 12.07 hrs, Volume= 2,430 cf  
Primary = 0.78 cfs @ 12.07 hrs, Volume= 2,430 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-3: Eastern Property Line**

Hydrograph

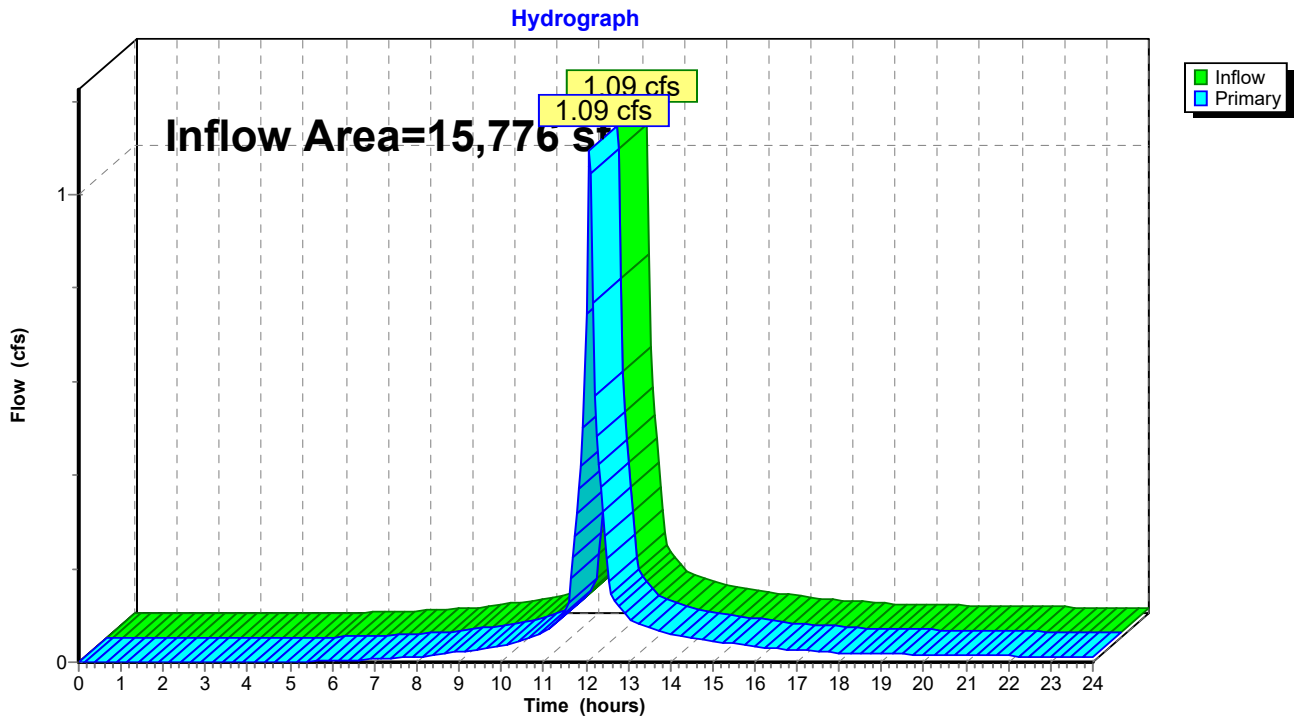


### Summary for Link PR-1: Southern Property Line

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 2.64" for 2yr Storm event  
Inflow = 1.09 cfs @ 12.07 hrs, Volume= 3,464 cf  
Primary = 1.09 cfs @ 12.07 hrs, Volume= 3,464 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-1: Southern Property Line



# 204 Flax Hill Road - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.50"

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Page 34

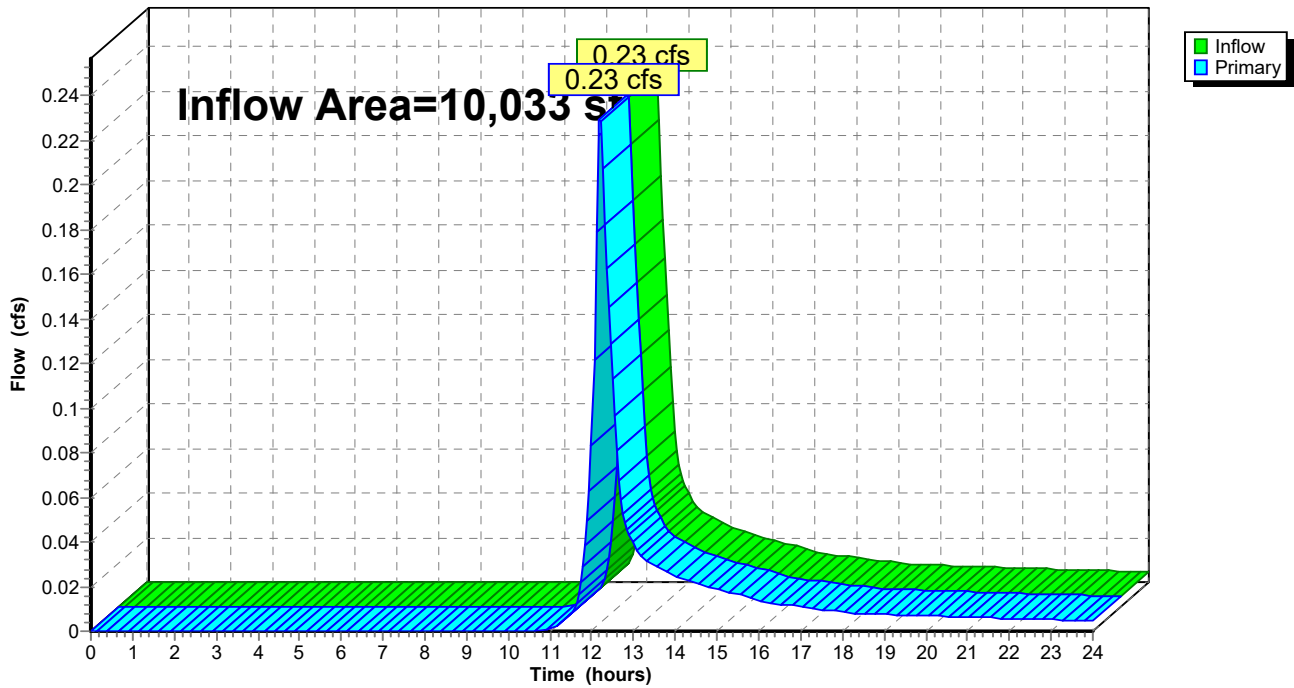
## Summary for Link PR-2: Flax Hill Road

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 1.12" for 2yr Storm event  
Inflow = 0.23 cfs @ 12.19 hrs, Volume= 934 cf  
Primary = 0.23 cfs @ 12.19 hrs, Volume= 934 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-2: Flax Hill Road

Hydrograph



# 204 Flax Hill Road - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.50"

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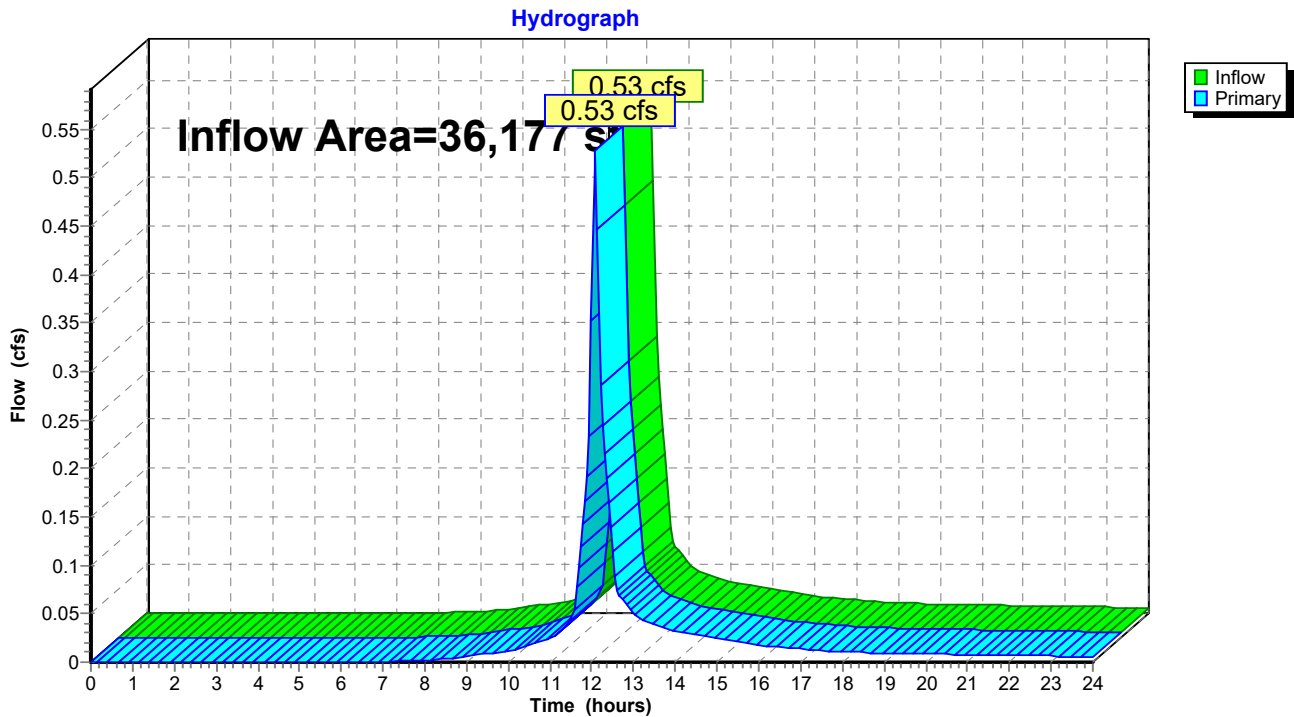
Page 35

## Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 0.54" for 2yr Storm event  
Inflow = 0.53 cfs @ 12.08 hrs, Volume= 1,638 cf  
Primary = 0.53 cfs @ 12.08 hrs, Volume= 1,638 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link PR-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 36

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 3.66 cfs @ 12.07 hrs, Volume= 11,776 cf, Depth> 3.61"

Routed to Link EX-1 : Southern Property Line

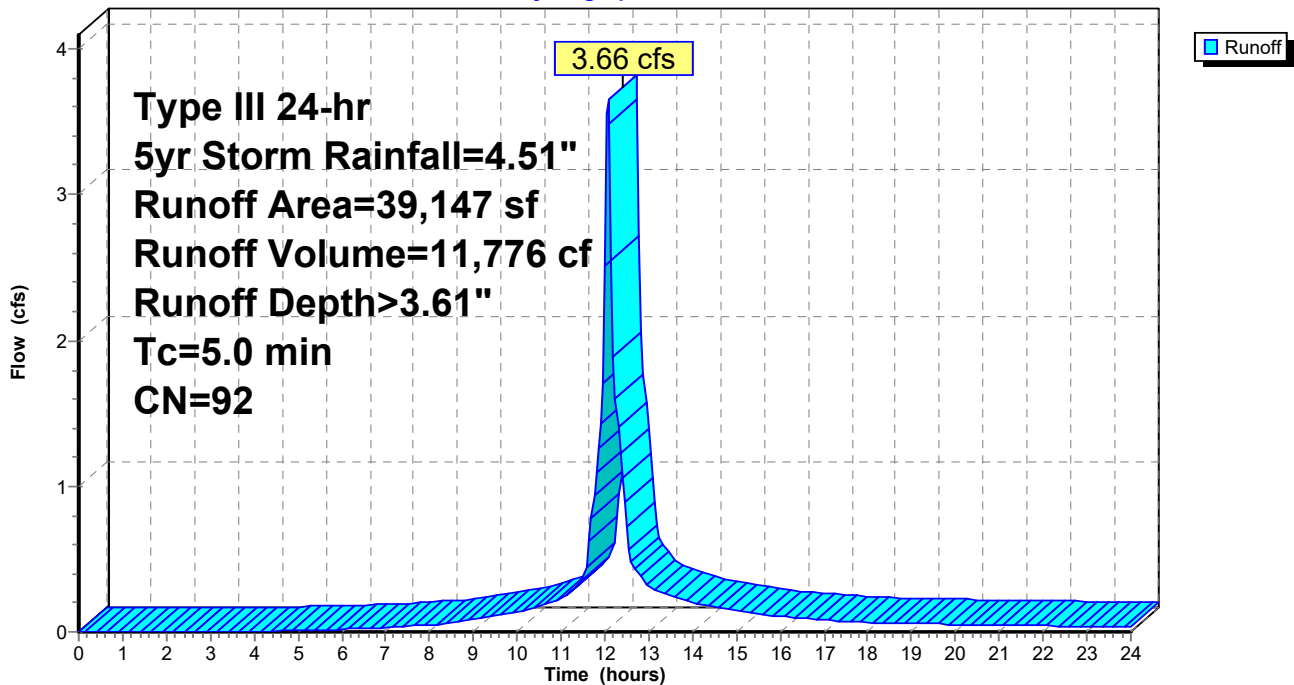
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 37

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

Runoff = 0.49 cfs @ 12.17 hrs, Volume= 1,859 cf, Depth> 2.13"  
 Routed to Link EX-2 : Flax Hill Road

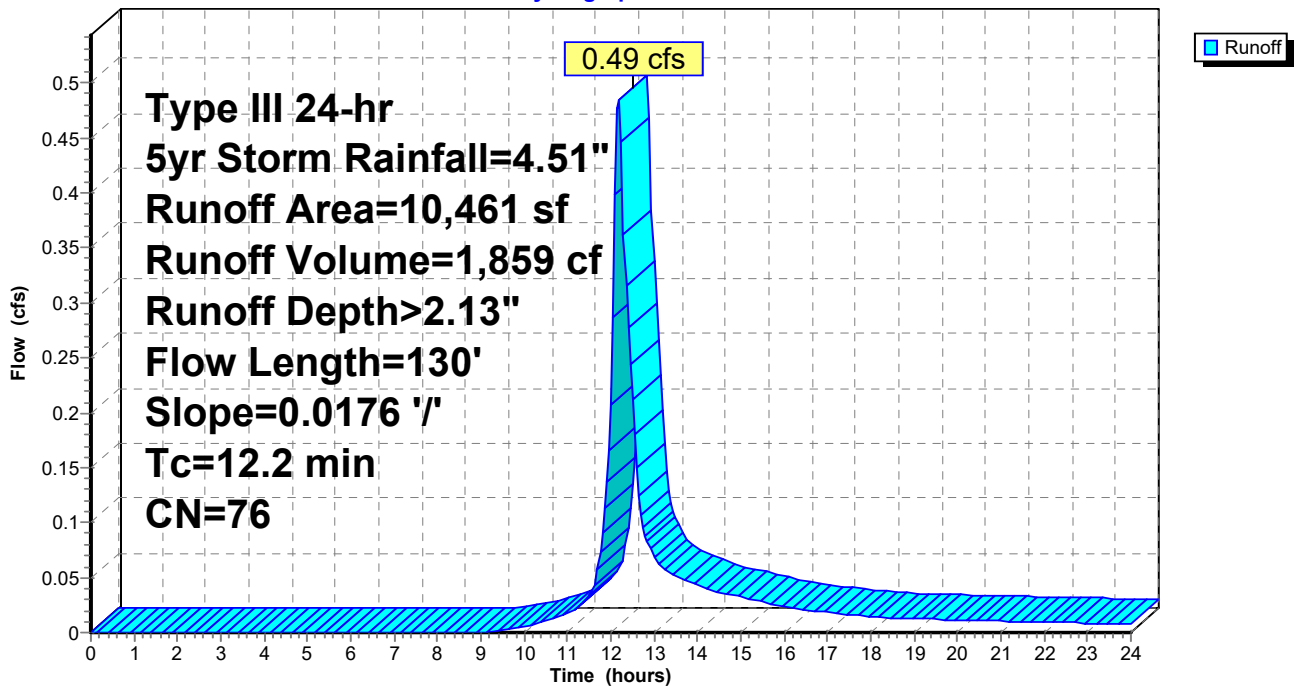
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 38

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 1.08 cfs @ 12.07 hrs, Volume= 3,407 cf, Depth> 3.30"

Routed to Link EX-3 : Eastern Property Line

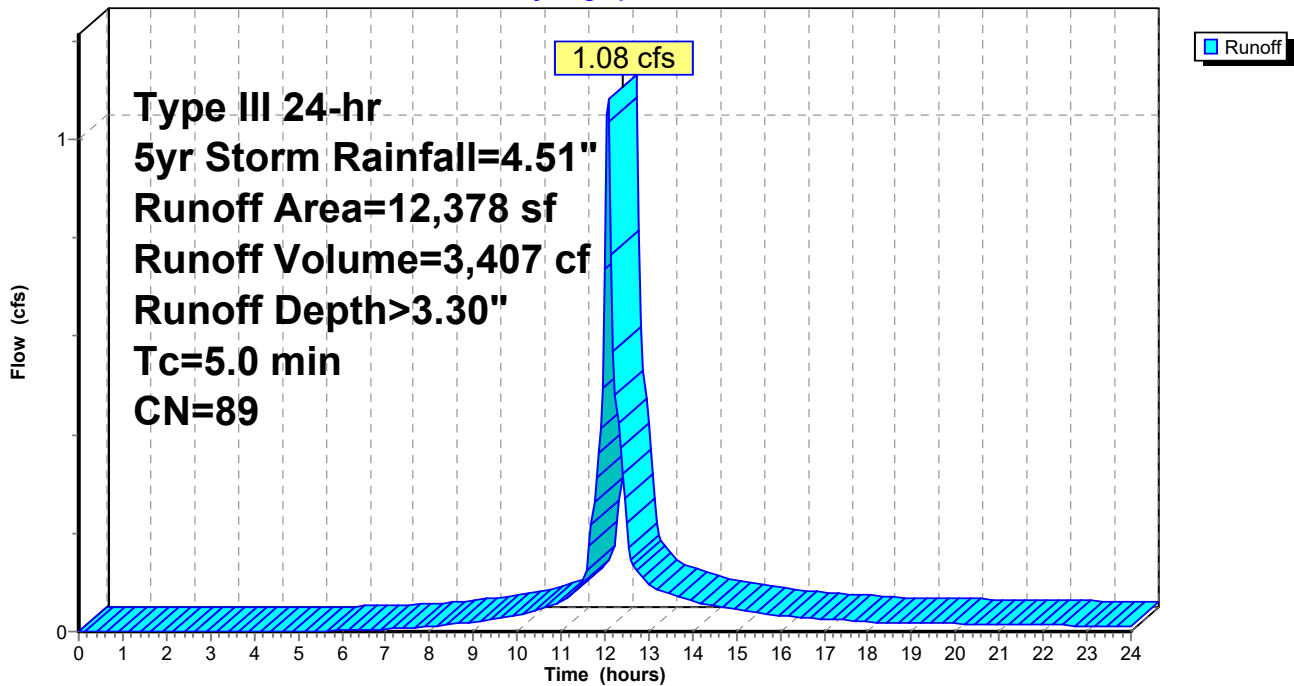
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 39

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 1.47 cfs @ 12.07 hrs, Volume= 4,746 cf, Depth> 3.61"

Routed to Link PR-1 : Southern Property Line

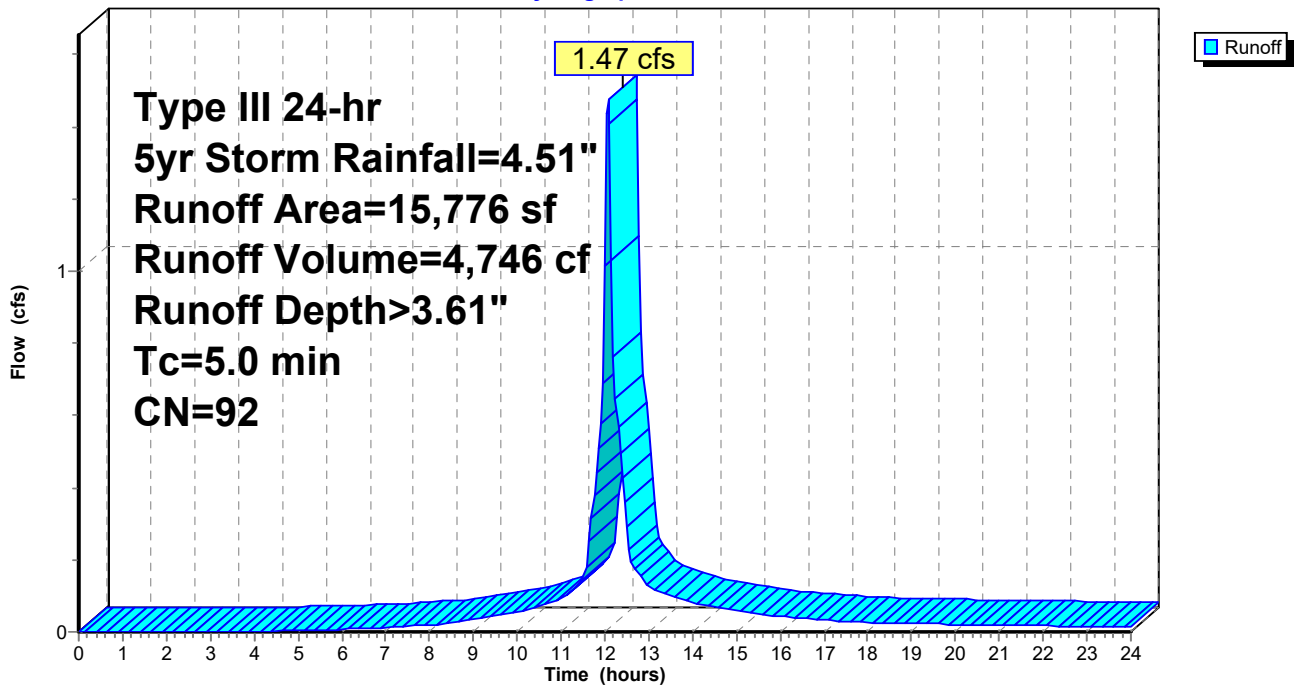
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 40

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 0.39 cfs @ 12.18 hrs, Volume= 1,524 cf, Depth> 1.82"  
 Routed to Link PR-2 : Flax Hill Road

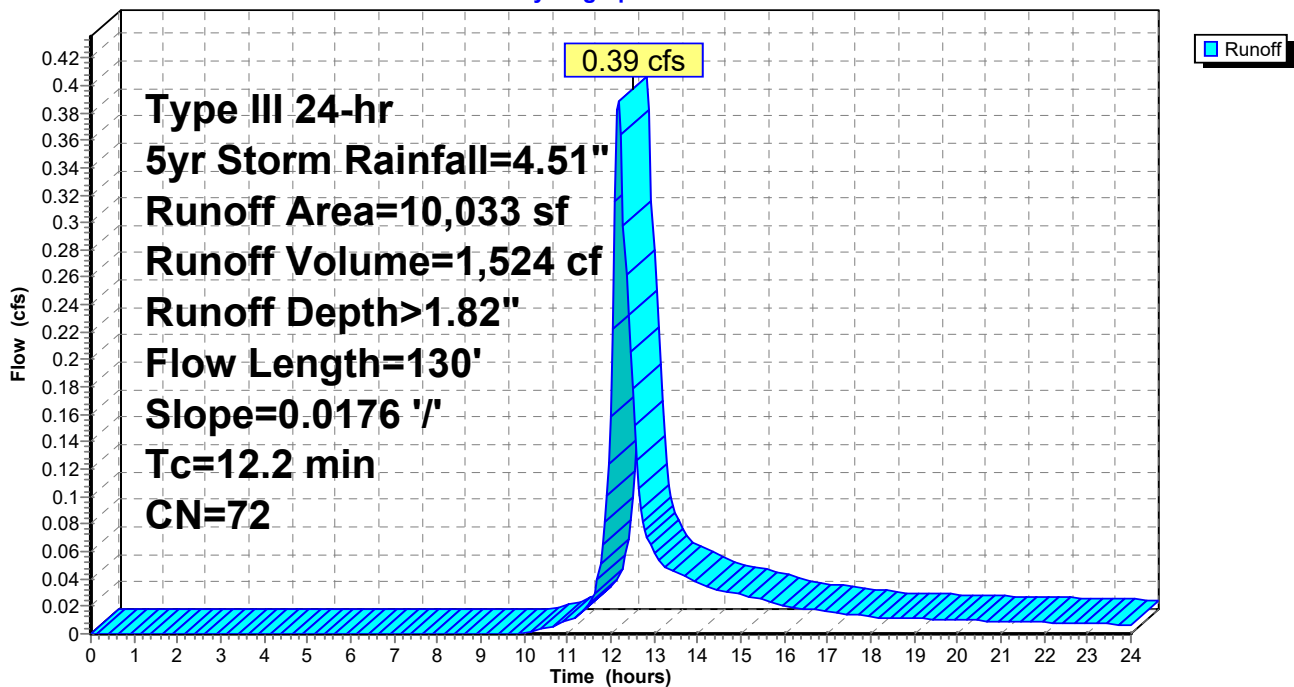
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 5yr Storm Rainfall=4.51"

Area (sf)	CN	Description
* 1,319	98	Proposed Parking & Drive Area
* 513	98	Proposed Patios
* 278	98	Proposed Walks & Stairs
* 93	98	Existing Walks & Stairs
* 391	98	Existing Patios
6,646	61	>75% Grass cover, Good, HSG B
793	80	>75% Grass cover, Good, HSG D
10,033	72	Weighted Average
7,439		74.15% Pervious Area
2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 41

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

Runoff = 2.71 cfs @ 12.07 hrs, Volume= 9,154 cf, Depth> 4.04"  
 Routed to Pond INF-1 : Underground Detention

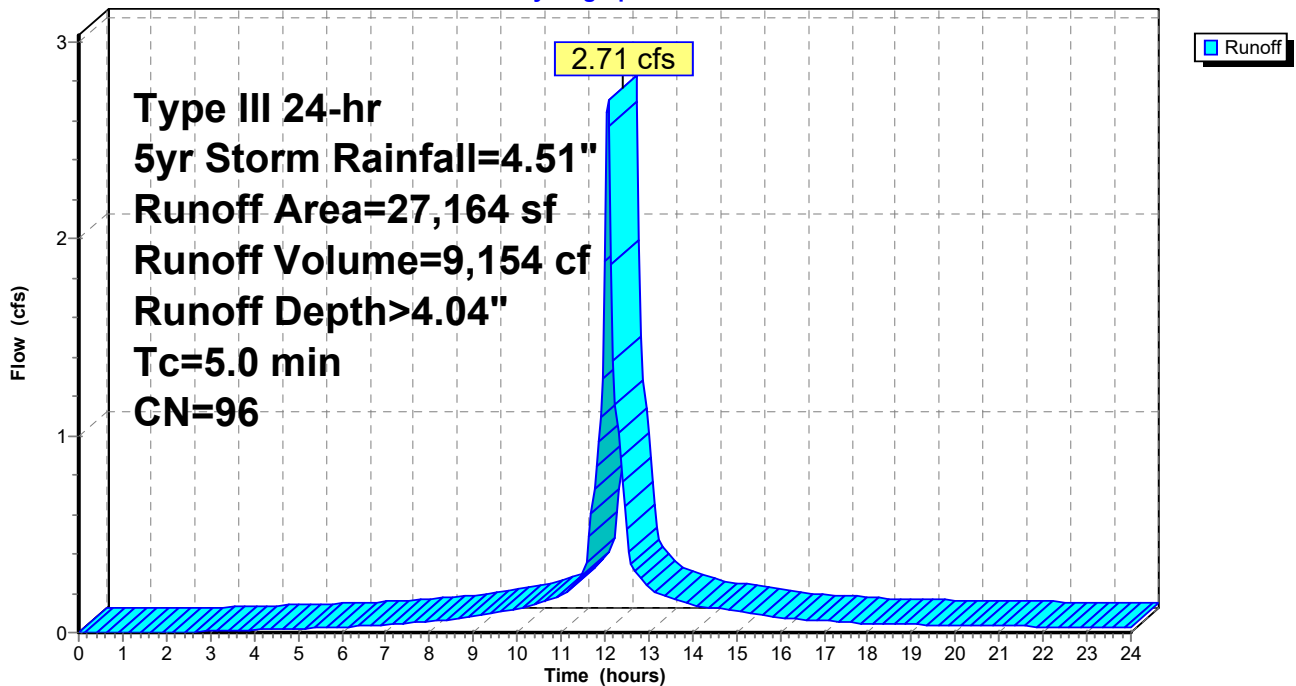
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 42

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 0.75 cfs @ 12.07 hrs, Volume= 2,333 cf, Depth> 3.11"

Routed to Link PR-3 : Eastern Property Line

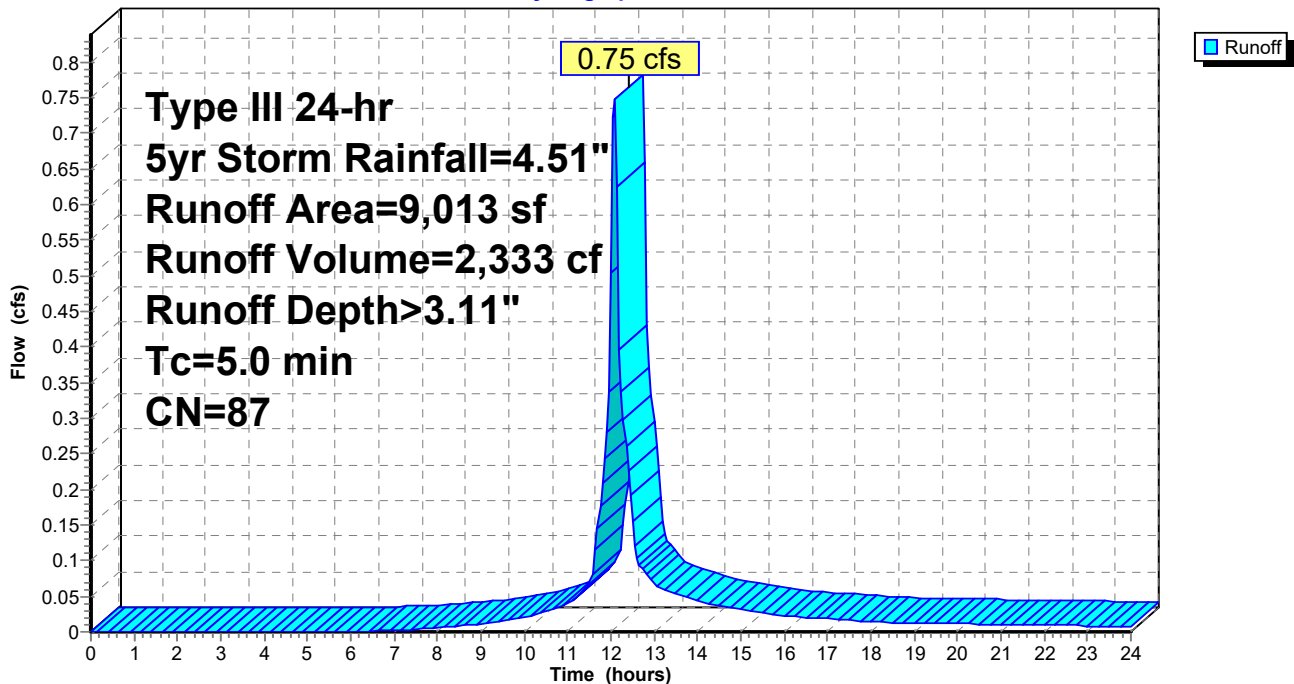
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 43

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 4.04" for 5yr Storm event  
 Inflow = 2.71 cfs @ 12.07 hrs, Volume= 9,154 cf  
 Outflow = 0.21 cfs @ 11.20 hrs, Volume= 9,149 cf, Atten= 92%, Lag= 0.0 min  
 Discarded = 0.21 cfs @ 11.20 hrs, Volume= 9,149 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 109.73' @ 13.10 hrs Surf.Area= 2,953 sf Storage= 3,506 cf

Plug-Flow detention time= 129.4 min calculated for 9,149 cf (100% of inflow)  
 Center-of-Mass det. time= 129.1 min ( 892.7 - 763.6 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 11.20 hrs HW=108.04' (Free Discharge)

↑1=**Exfiltration** (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=108.00' (Free Discharge)

↑2=**Culvert** ( Controls 0.00 cfs)

**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 44

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

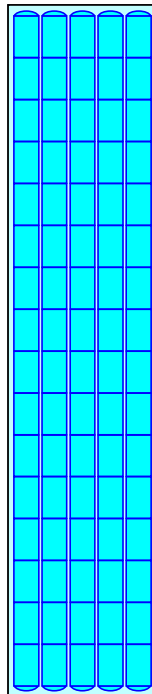
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

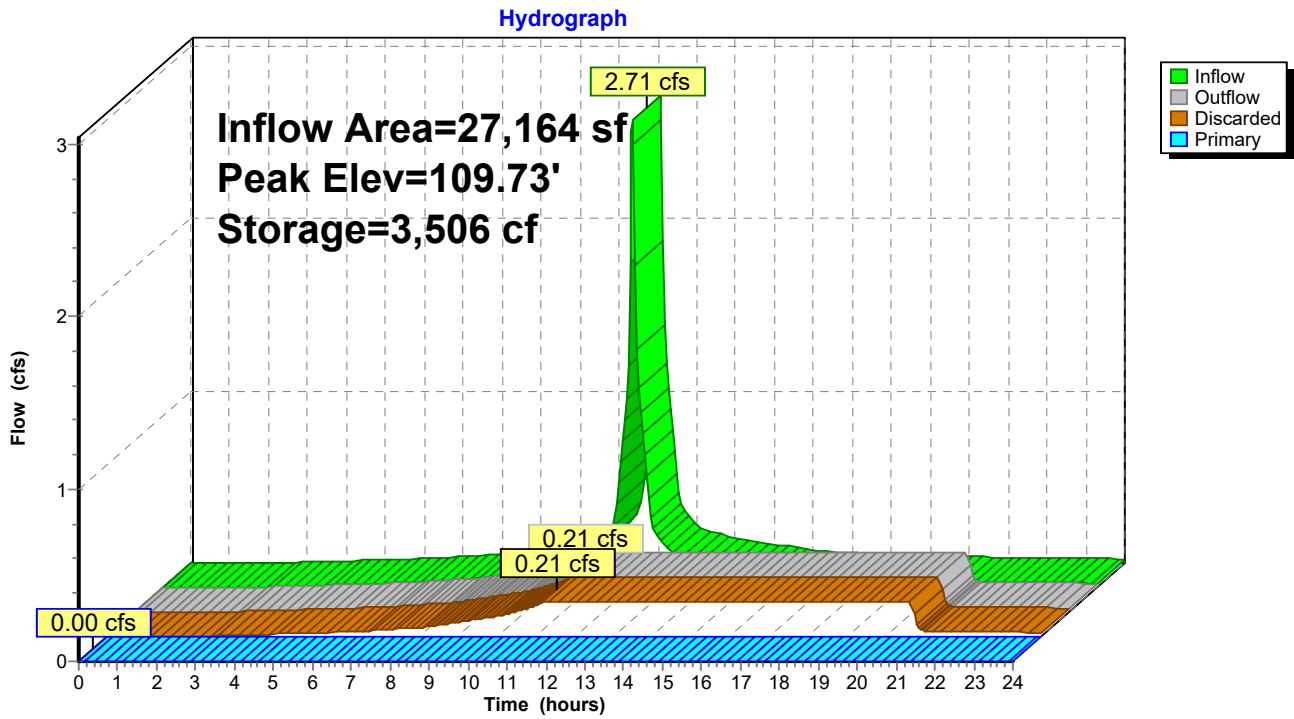
80 Chambers

382.7 cy Field

244.7 cy Stone



### Pond INF-1: Underground Detention



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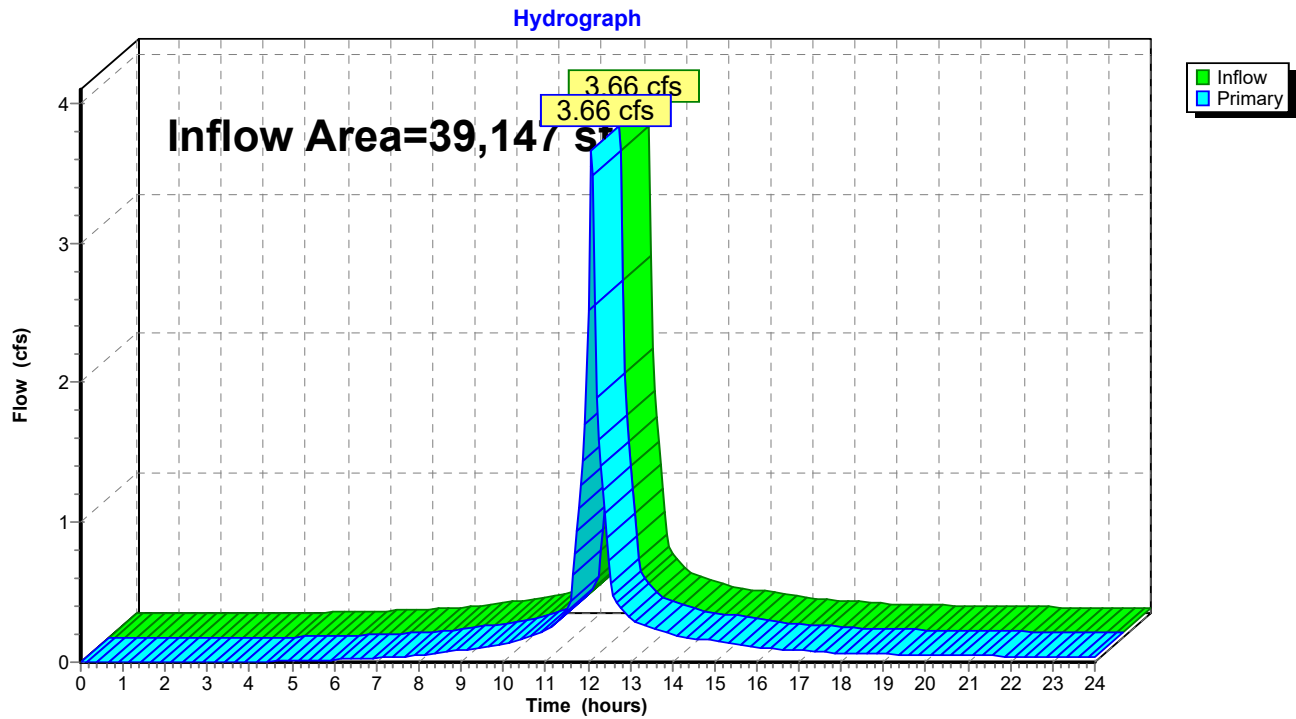
Page 46

## Summary for Link EX-1: Southern Property Line

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 3.61" for 5yr Storm event  
Inflow = 3.66 cfs @ 12.07 hrs, Volume= 11,776 cf  
Primary = 3.66 cfs @ 12.07 hrs, Volume= 11,776 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link EX-1: Southern Property Line



# 204 Flax Hill Road - Drainage

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 47

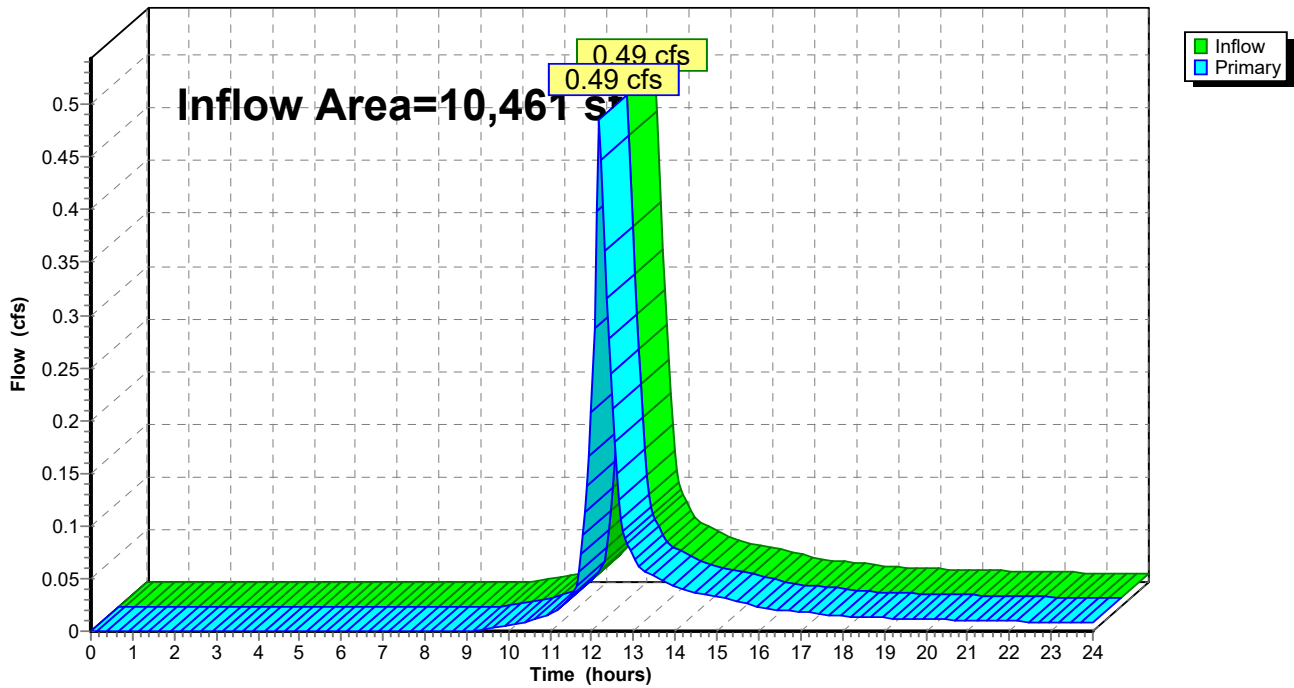
## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 2.13" for 5yr Storm event  
Inflow = 0.49 cfs @ 12.17 hrs, Volume= 1,859 cf  
Primary = 0.49 cfs @ 12.17 hrs, Volume= 1,859 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road

Hydrograph



# 204 Flax Hill Road - Drainage

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Type III 24-hr 5yr Storm Rainfall=4.51"

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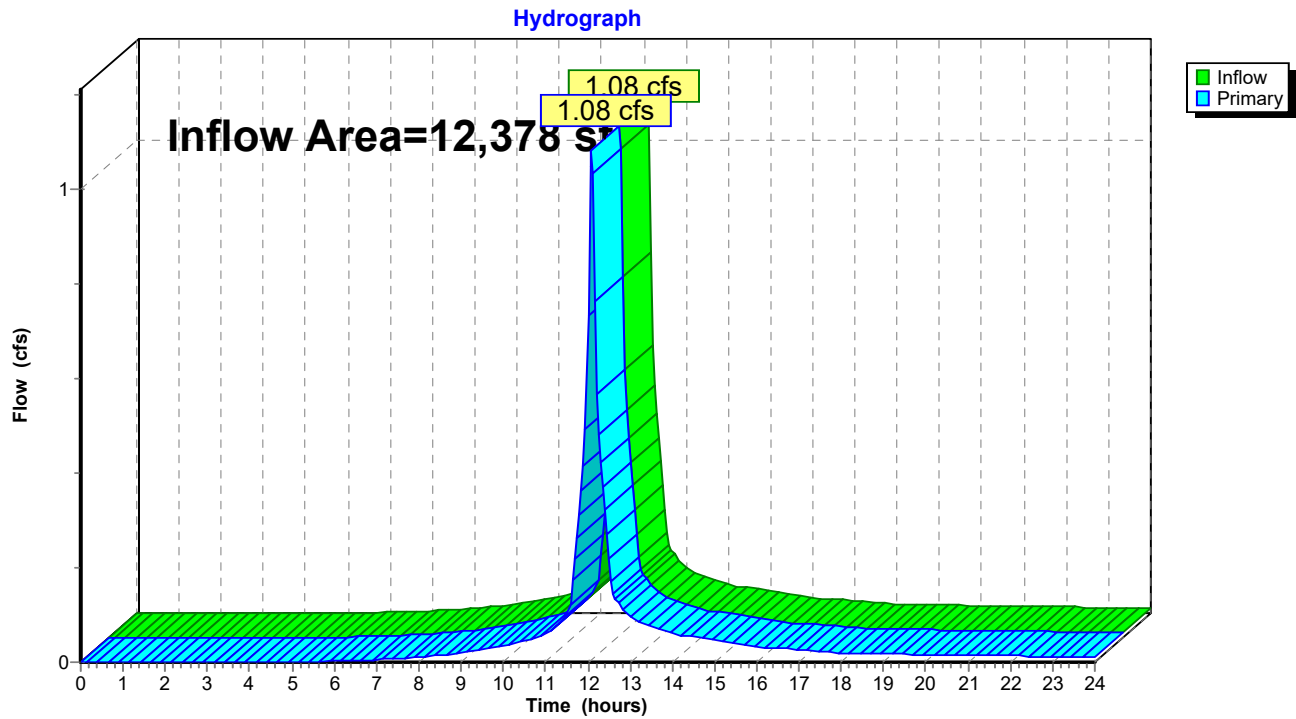
Page 48

## Summary for Link EX-3: Eastern Property Line

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 3.30" for 5yr Storm event  
Inflow = 1.08 cfs @ 12.07 hrs, Volume= 3,407 cf  
Primary = 1.08 cfs @ 12.07 hrs, Volume= 3,407 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link EX-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 5yr Storm Rainfall=4.51"

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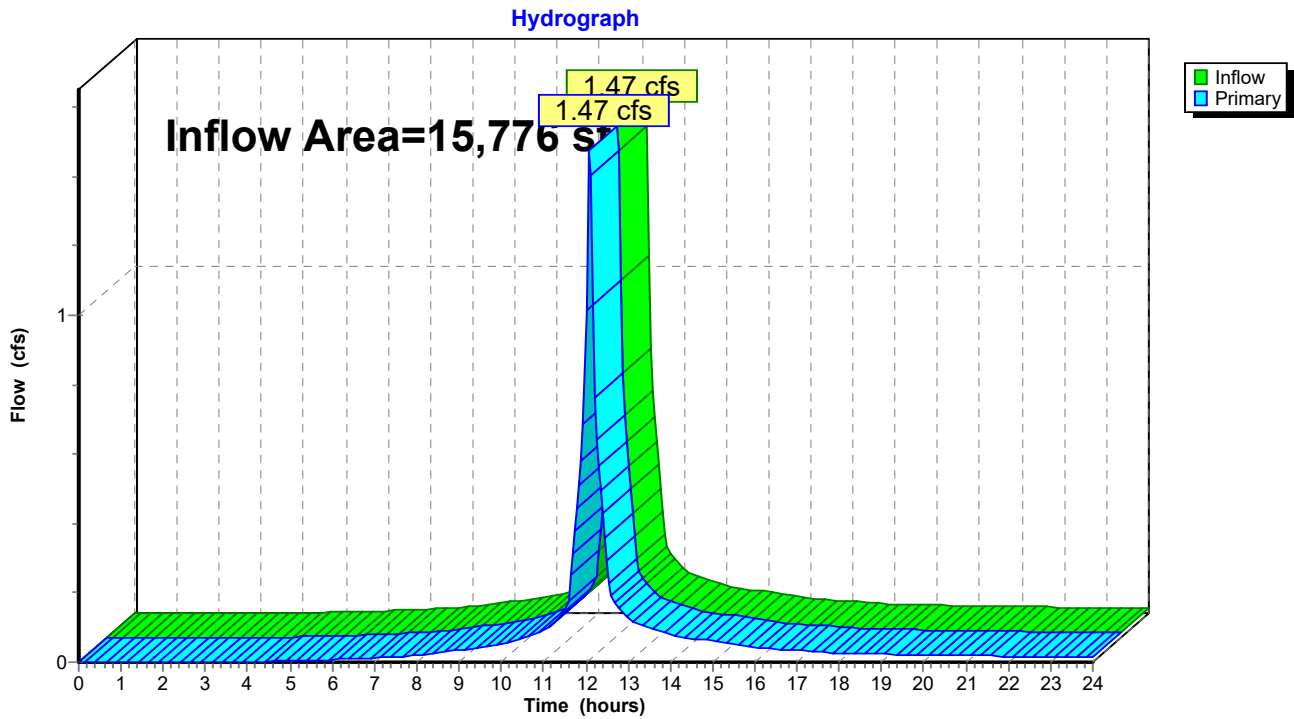
Page 49

**Summary for Link PR-1: Southern Property Line**

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 3.61" for 5yr Storm event  
Inflow = 1.47 cfs @ 12.07 hrs, Volume= 4,746 cf  
Primary = 1.47 cfs @ 12.07 hrs, Volume= 4,746 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 5yr Storm Rainfall=4.51"

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Page 50

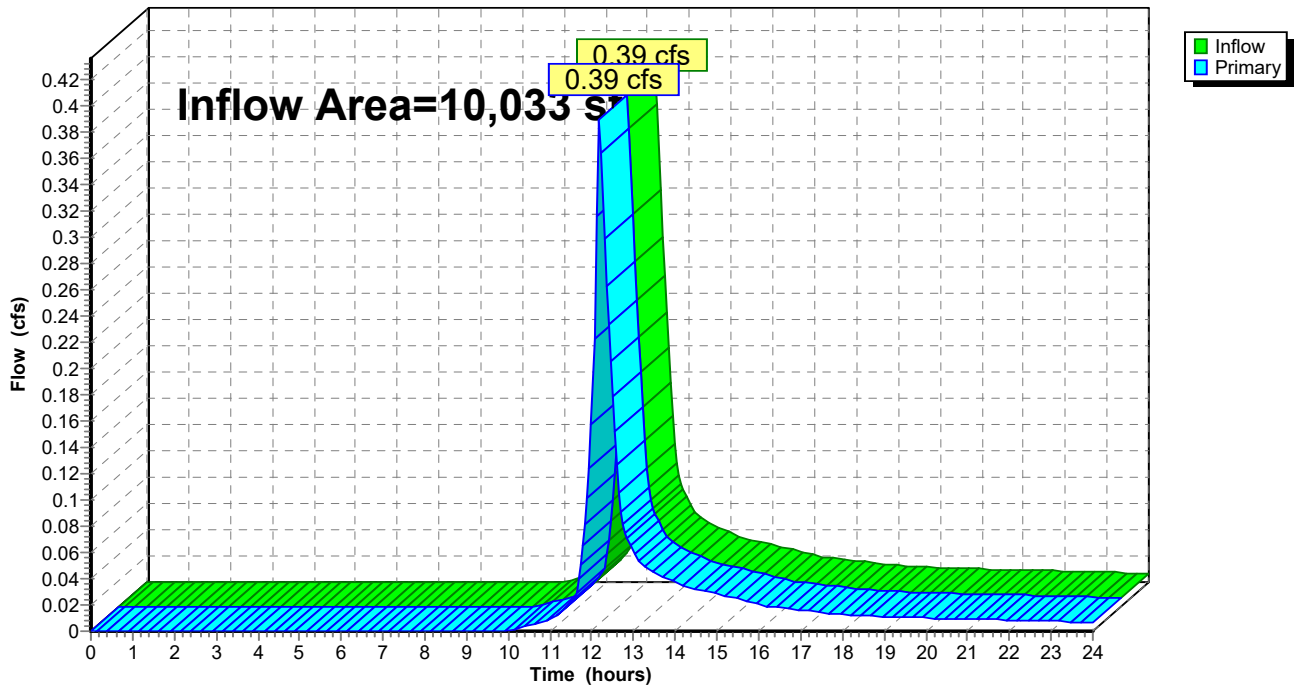
## Summary for Link PR-2: Flax Hill Road

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 1.82" for 5yr Storm event  
Inflow = 0.39 cfs @ 12.18 hrs, Volume= 1,524 cf  
Primary = 0.39 cfs @ 12.18 hrs, Volume= 1,524 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-2: Flax Hill Road

Hydrograph

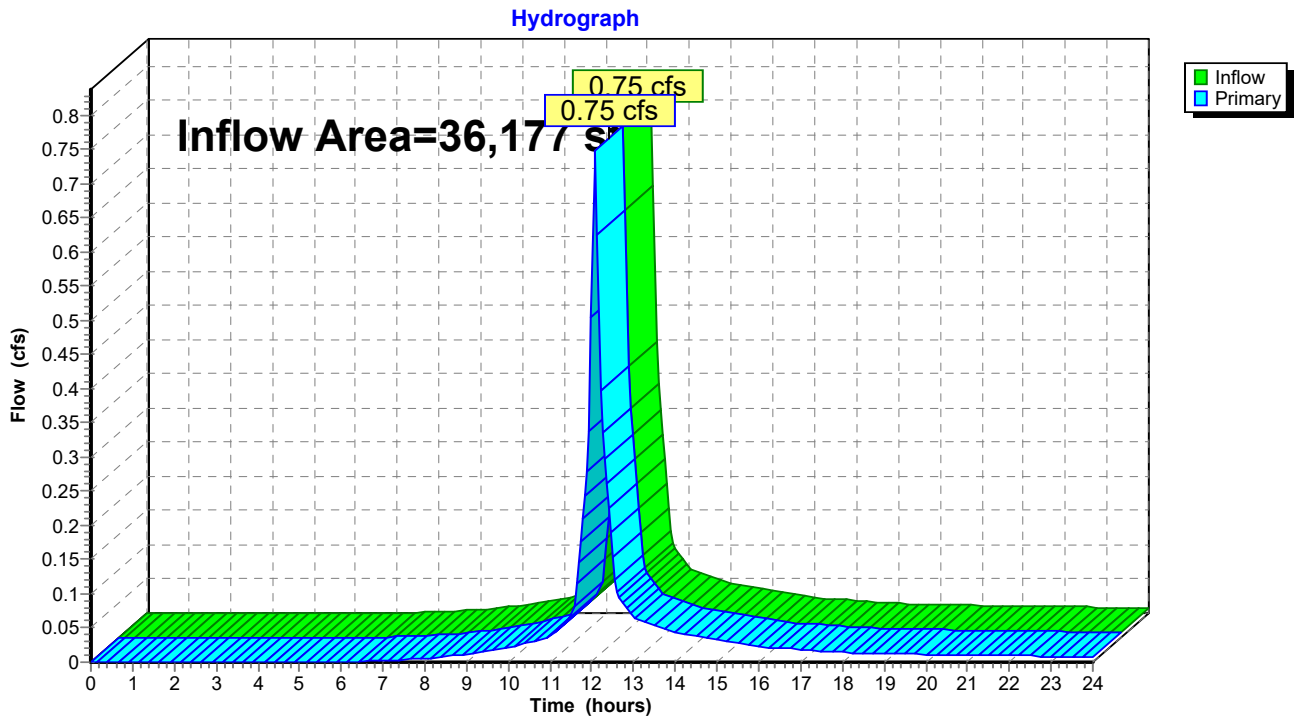


### Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 0.77" for 5yr Storm event  
Inflow = 0.75 cfs @ 12.07 hrs, Volume= 2,333 cf  
Primary = 0.75 cfs @ 12.07 hrs, Volume= 2,333 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 52

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 4.44 cfs @ 12.07 hrs, Volume= 14,449 cf, Depth> 4.43"  
 Routed to Link EX-1 : Southern Property Line

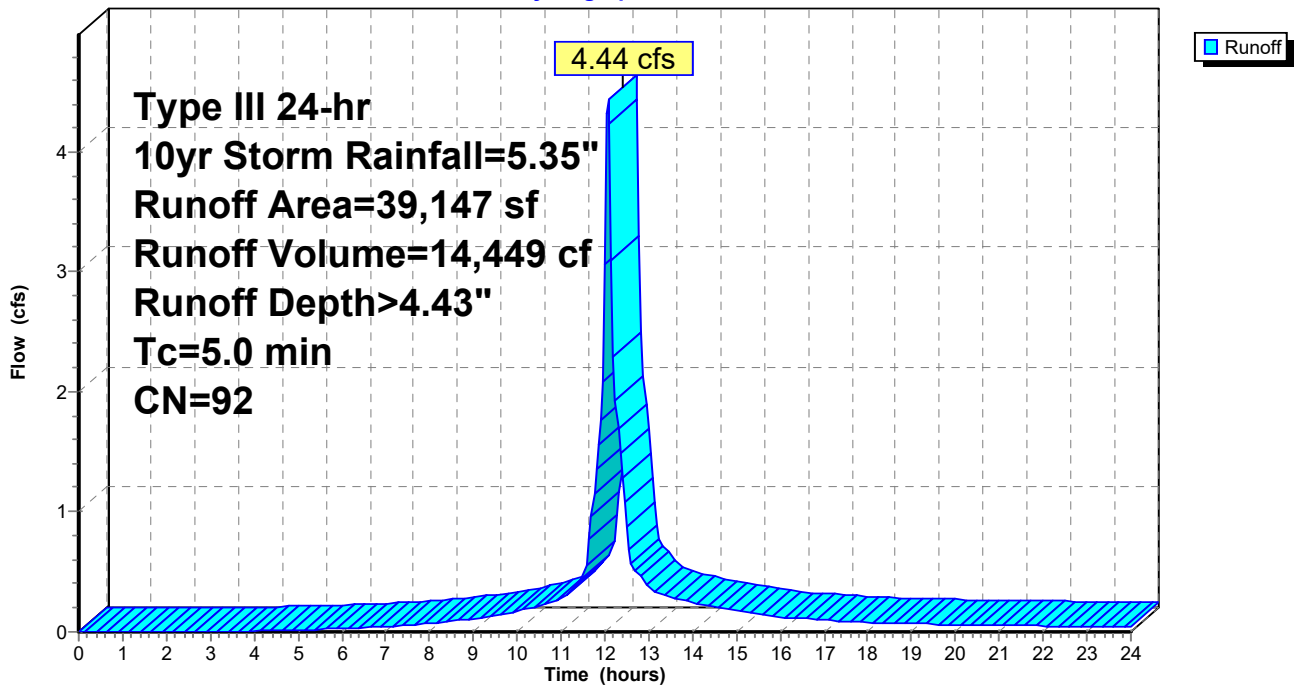
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 53

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

Runoff = 0.65 cfs @ 12.17 hrs, Volume= 2,459 cf, Depth> 2.82"  
 Routed to Link EX-2 : Flax Hill Road

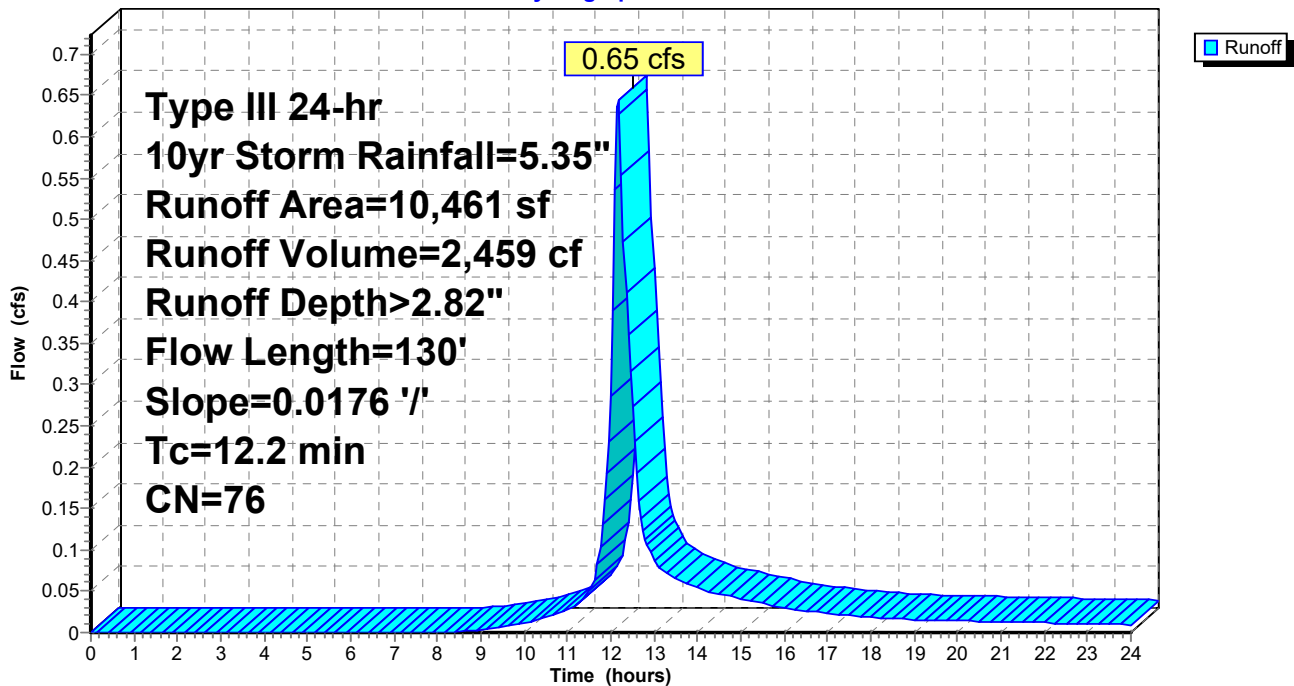
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 54

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 1.33 cfs @ 12.07 hrs, Volume= 4,235 cf, Depth> 4.11"

Routed to Link EX-3 : Eastern Property Line

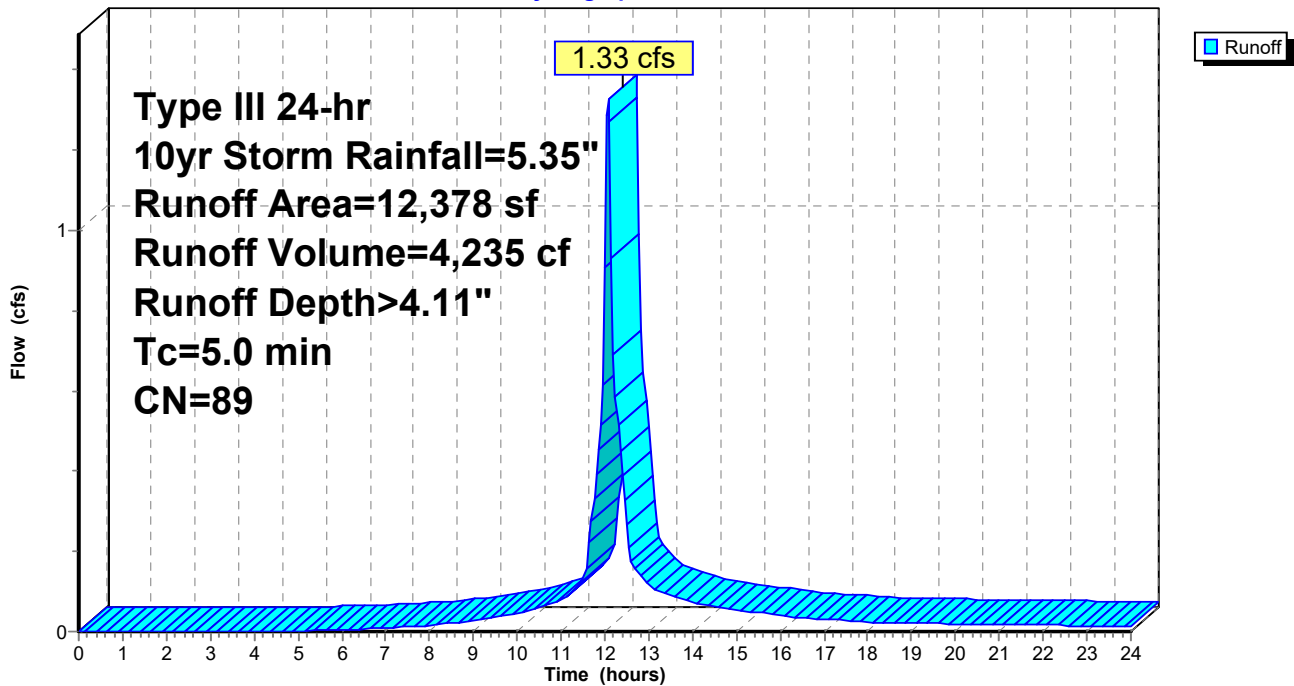
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 55

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 1.79 cfs @ 12.07 hrs, Volume= 5,823 cf, Depth> 4.43"

Routed to Link PR-1 : Southern Property Line

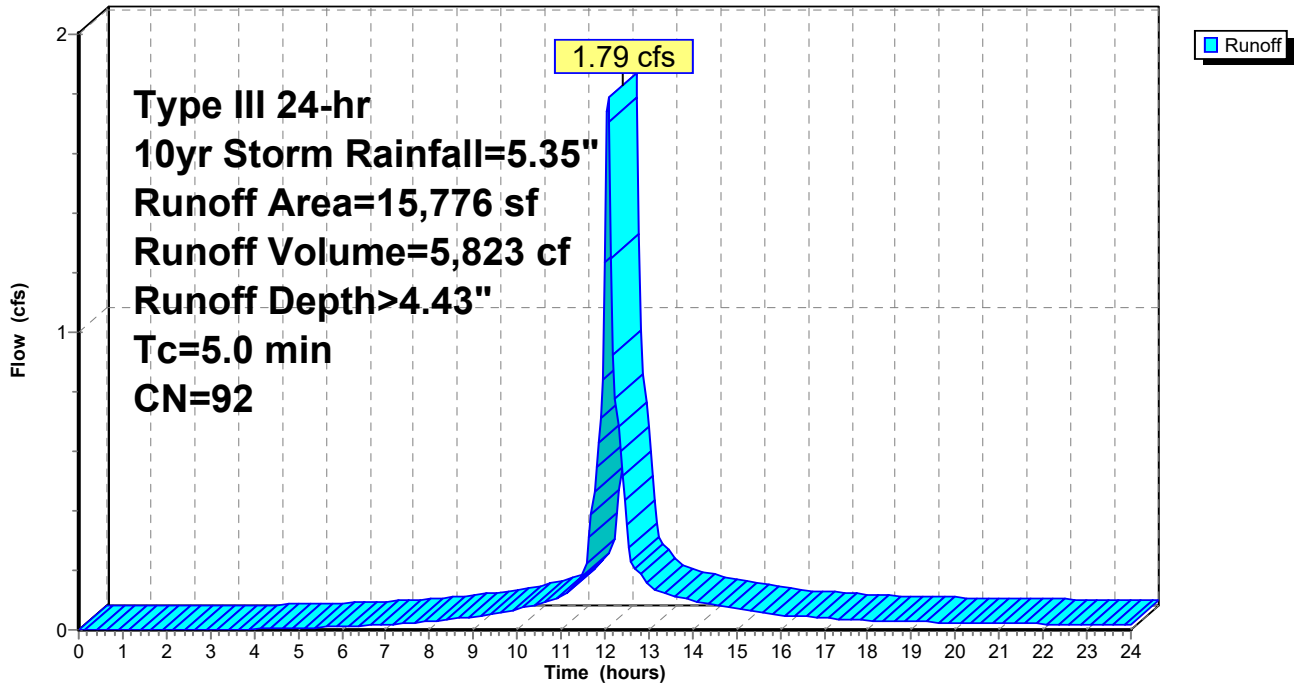
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 56

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 0.54 cfs @ 12.17 hrs, Volume= 2,061 cf, Depth> 2.46"  
 Routed to Link PR-2 : Flax Hill Road

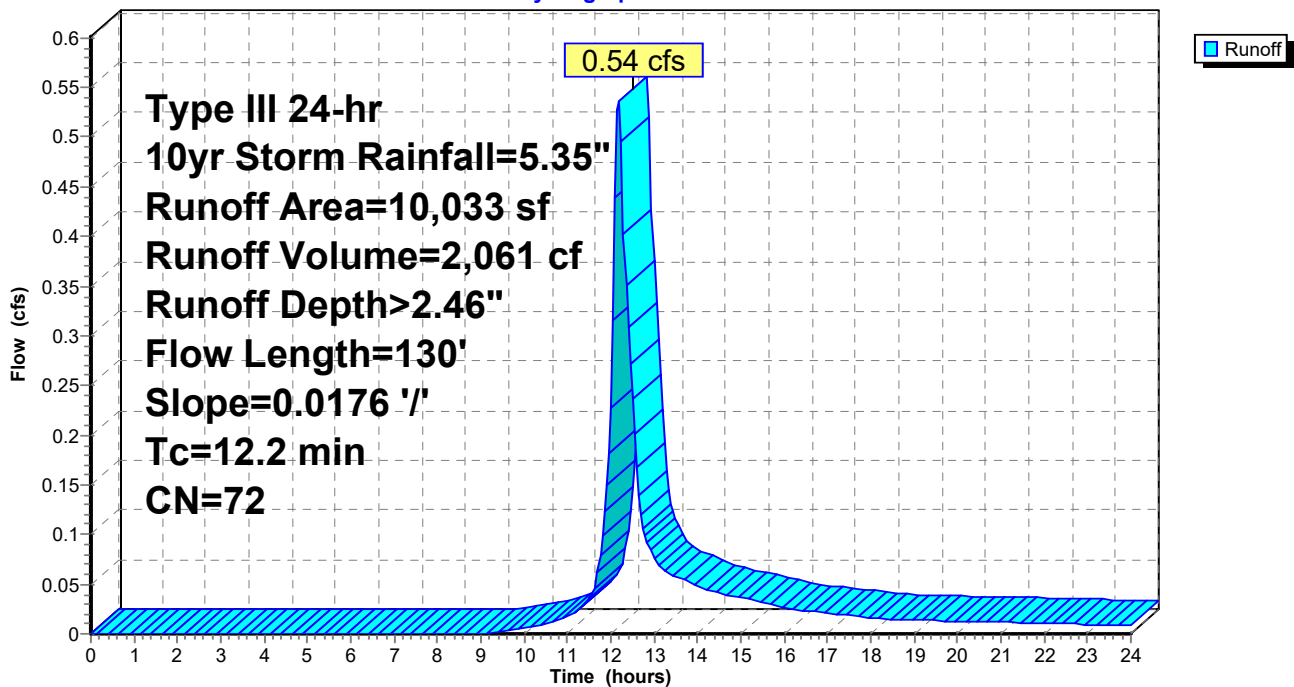
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	1,319	98	Proposed Parking & Drive Area
*	513	98	Proposed Patios
*	278	98	Proposed Walks & Stairs
*	93	98	Existing Walks & Stairs
*	391	98	Existing Patios
	6,646	61	>75% Grass cover, Good, HSG B
	793	80	>75% Grass cover, Good, HSG D
	10,033	72	Weighted Average
	7,439		74.15% Pervious Area
	2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 57

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

Runoff = 3.24 cfs @ 12.07 hrs, Volume= 11,043 cf, Depth> 4.88"

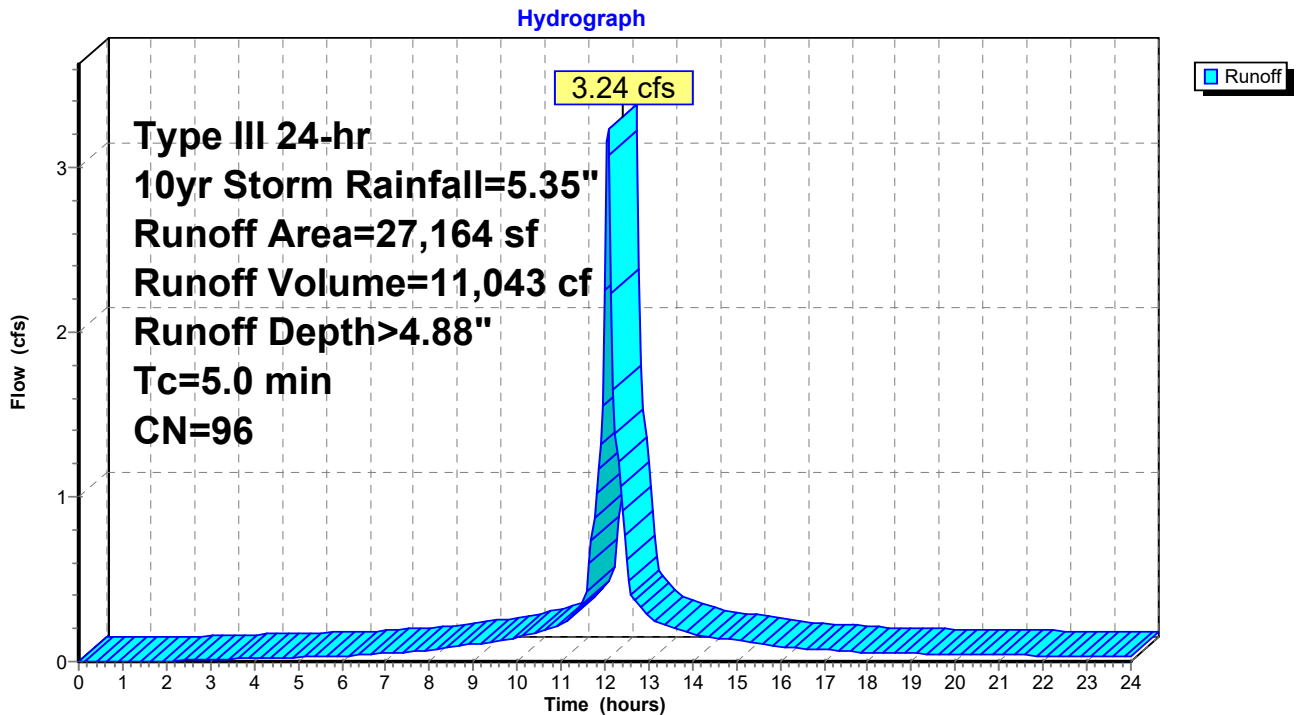
Routed to Pond INF-1 : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
<hr/>			
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 58

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 0.93 cfs @ 12.07 hrs, Volume= 2,926 cf, Depth> 3.90"

Routed to Link PR-3 : Eastern Property Line

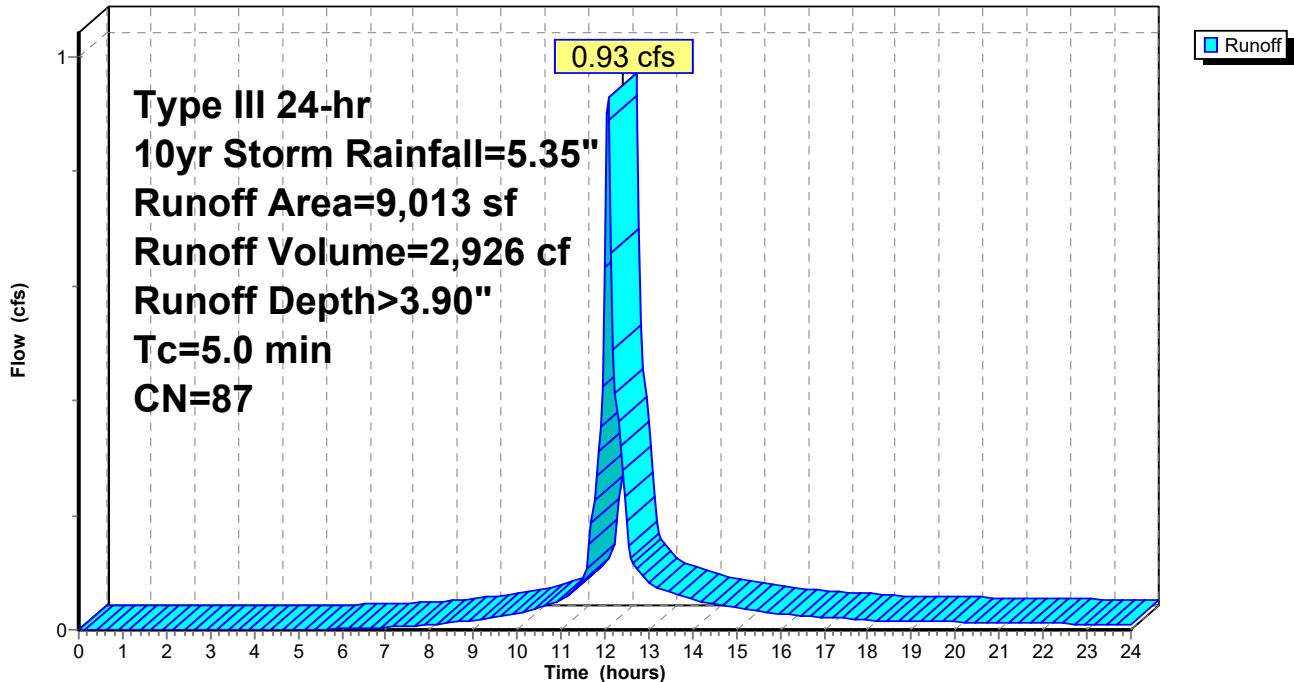
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 59

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 4.88" for 10yr Storm event  
 Inflow = 3.24 cfs @ 12.07 hrs, Volume= 11,043 cf  
 Outflow = 0.21 cfs @ 10.85 hrs, Volume= 11,037 cf, Atten= 94%, Lag= 0.0 min  
 Discarded = 0.21 cfs @ 10.85 hrs, Volume= 11,037 cf  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf  
 Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 110.22' @ 13.56 hrs Surf.Area= 2,953 sf Storage= 4,522 cf

Plug-Flow detention time= 174.1 min calculated for 11,037 cf (100% of inflow)  
 Center-of-Mass det. time= 173.8 min ( 933.3 - 759.5 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 10.85 hrs HW=108.04' (Free Discharge)

↑1=**Exfiltration** (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=108.00' (Free Discharge)

↑2=**Culvert** ( Controls 0.00 cfs)

**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 60

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

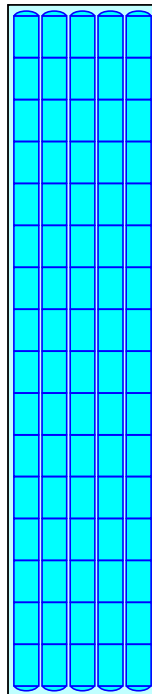
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

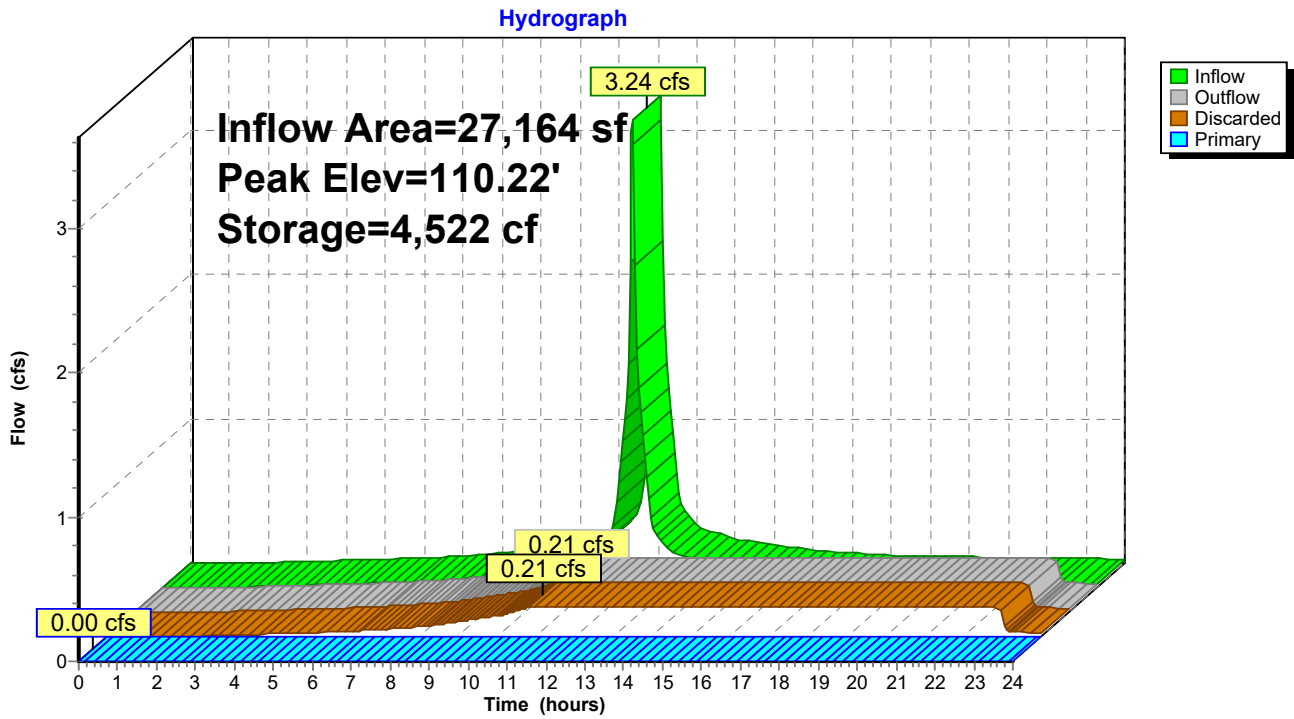
80 Chambers

382.7 cy Field

244.7 cy Stone



### Pond INF-1: Underground Detention



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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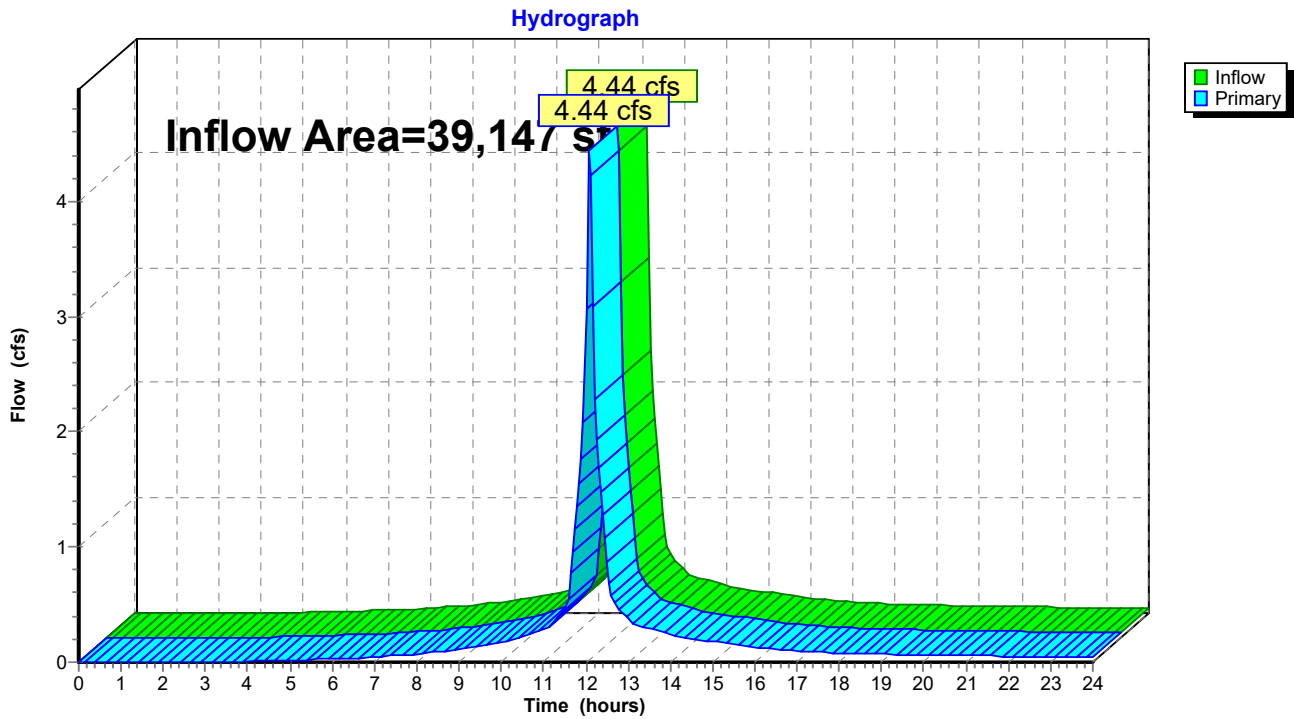
Page 62

**Summary for Link EX-1: Southern Property Line**

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 4.43" for 10yr Storm event  
Inflow = 4.44 cfs @ 12.07 hrs, Volume= 14,449 cf  
Primary = 4.44 cfs @ 12.07 hrs, Volume= 14,449 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 63

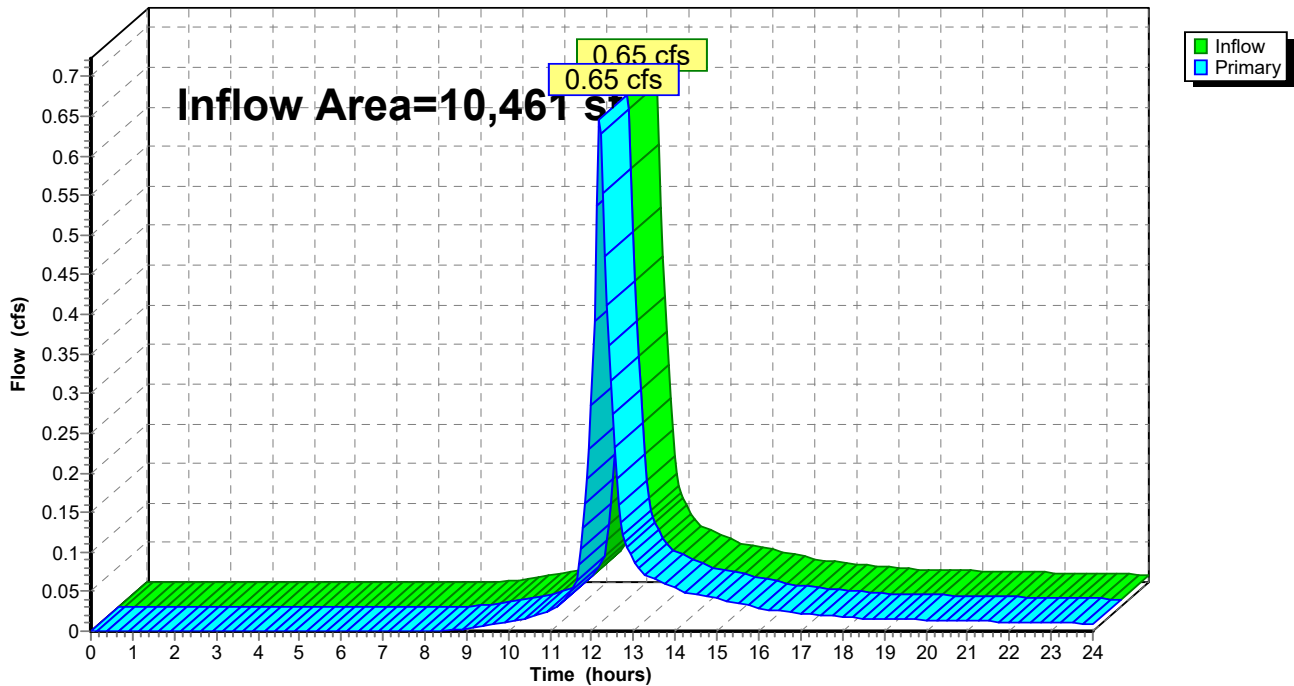
## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 2.82" for 10yr Storm event  
Inflow = 0.65 cfs @ 12.17 hrs, Volume= 2,459 cf  
Primary = 0.65 cfs @ 12.17 hrs, Volume= 2,459 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road

Hydrograph

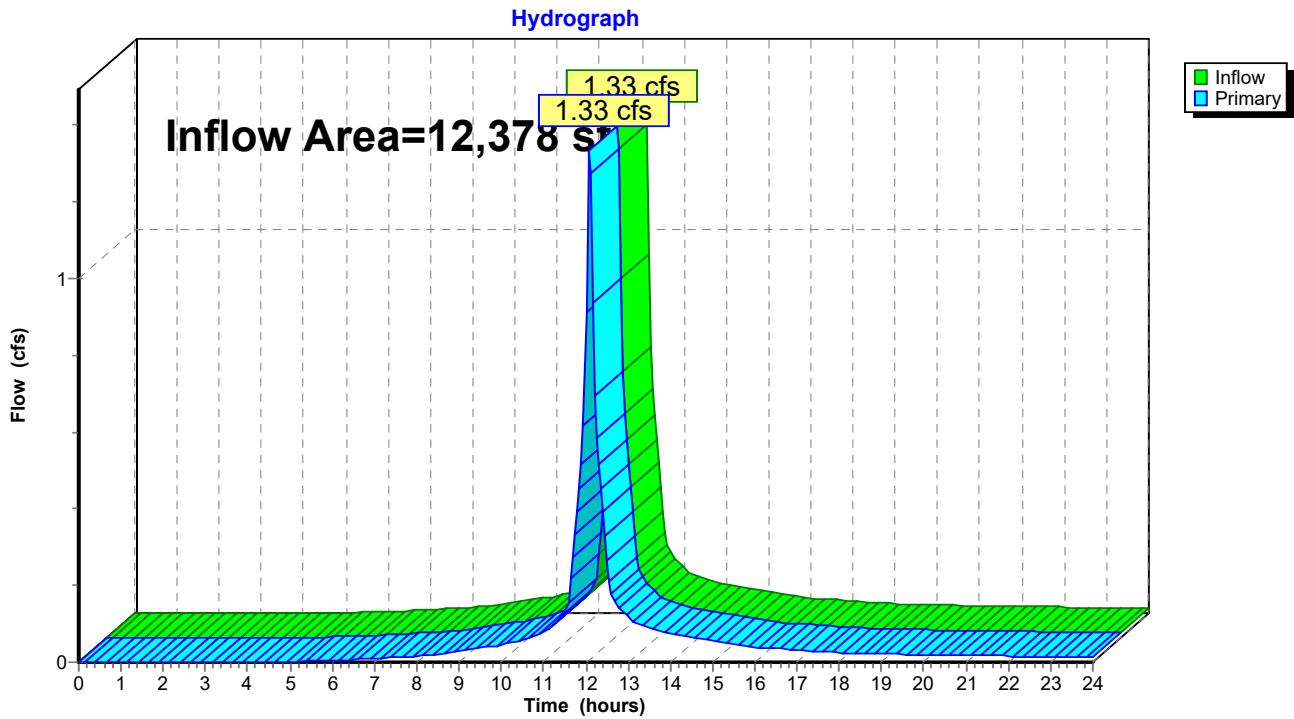


### Summary for Link EX-3: Eastern Property Line

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 4.11" for 10yr Storm event  
Inflow = 1.33 cfs @ 12.07 hrs, Volume= 4,235 cf  
Primary = 1.33 cfs @ 12.07 hrs, Volume= 4,235 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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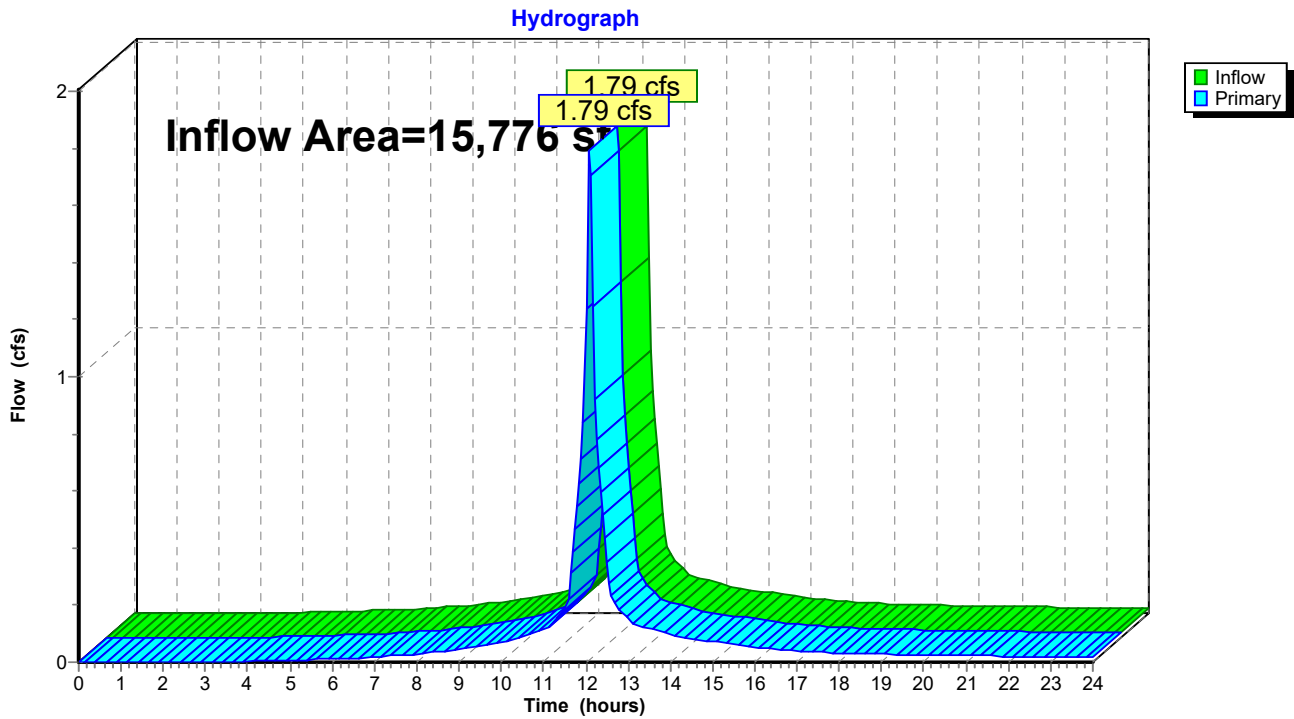
Page 65

**Summary for Link PR-1: Southern Property Line**

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 4.43" for 10yr Storm event  
Inflow = 1.79 cfs @ 12.07 hrs, Volume= 5,823 cf  
Primary = 1.79 cfs @ 12.07 hrs, Volume= 5,823 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-1: Southern Property Line**



**204 Flax Hill Road - Drainage**

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Type III 24-hr 10yr Storm Rainfall=5.35"

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Page 66

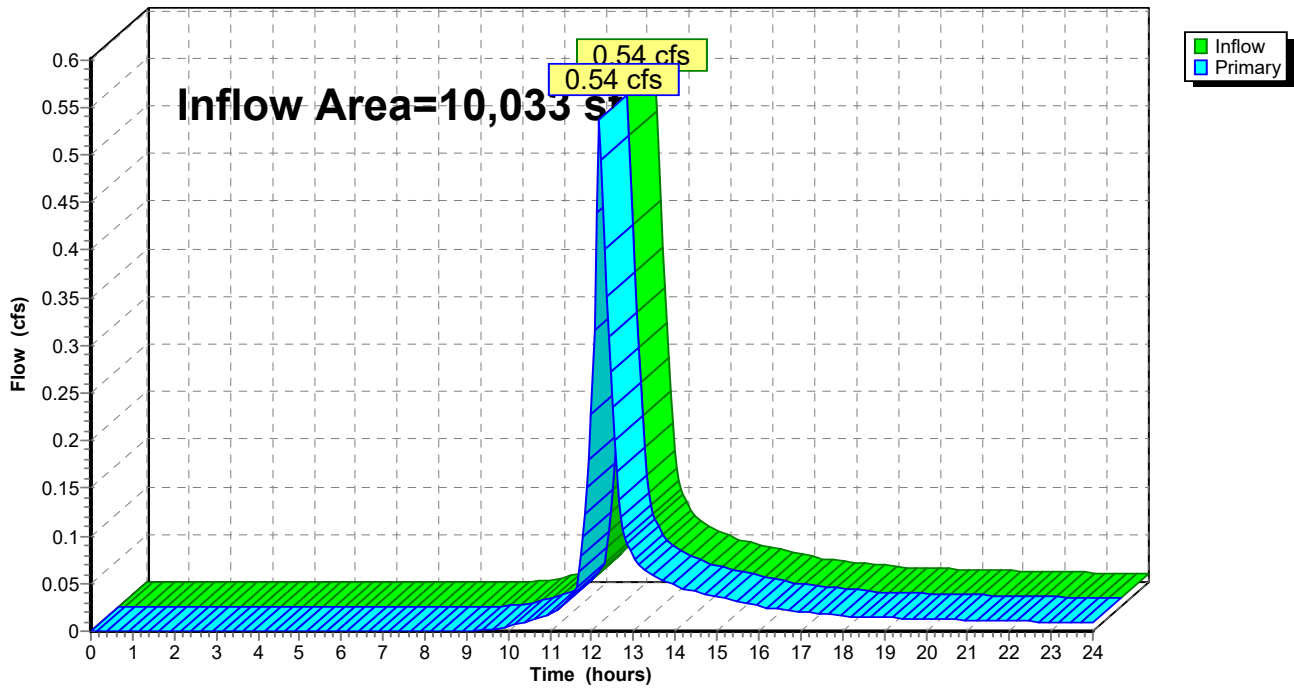
**Summary for Link PR-2: Flax Hill Road**

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 2.46" for 10yr Storm event  
Inflow = 0.54 cfs @ 12.17 hrs, Volume= 2,061 cf  
Primary = 0.54 cfs @ 12.17 hrs, Volume= 2,061 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-2: Flax Hill Road**

Hydrograph



# 204 Flax Hill Road - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.35"

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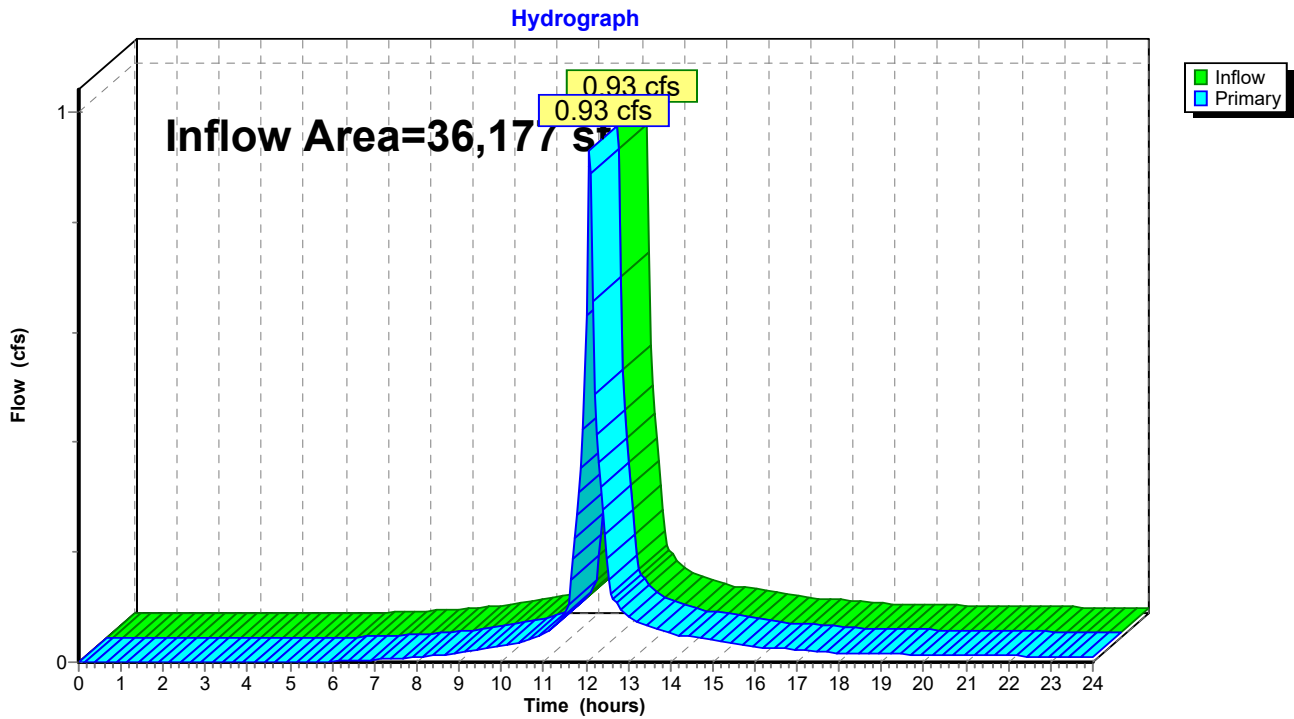
Page 67

## Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 0.97" for 10yr Storm event  
Inflow = 0.93 cfs @ 12.07 hrs, Volume= 2,926 cf  
Primary = 0.93 cfs @ 12.07 hrs, Volume= 2,926 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link PR-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 68

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 5.48 cfs @ 12.07 hrs, Volume= 18,070 cf, Depth> 5.54"

Routed to Link EX-1 : Southern Property Line

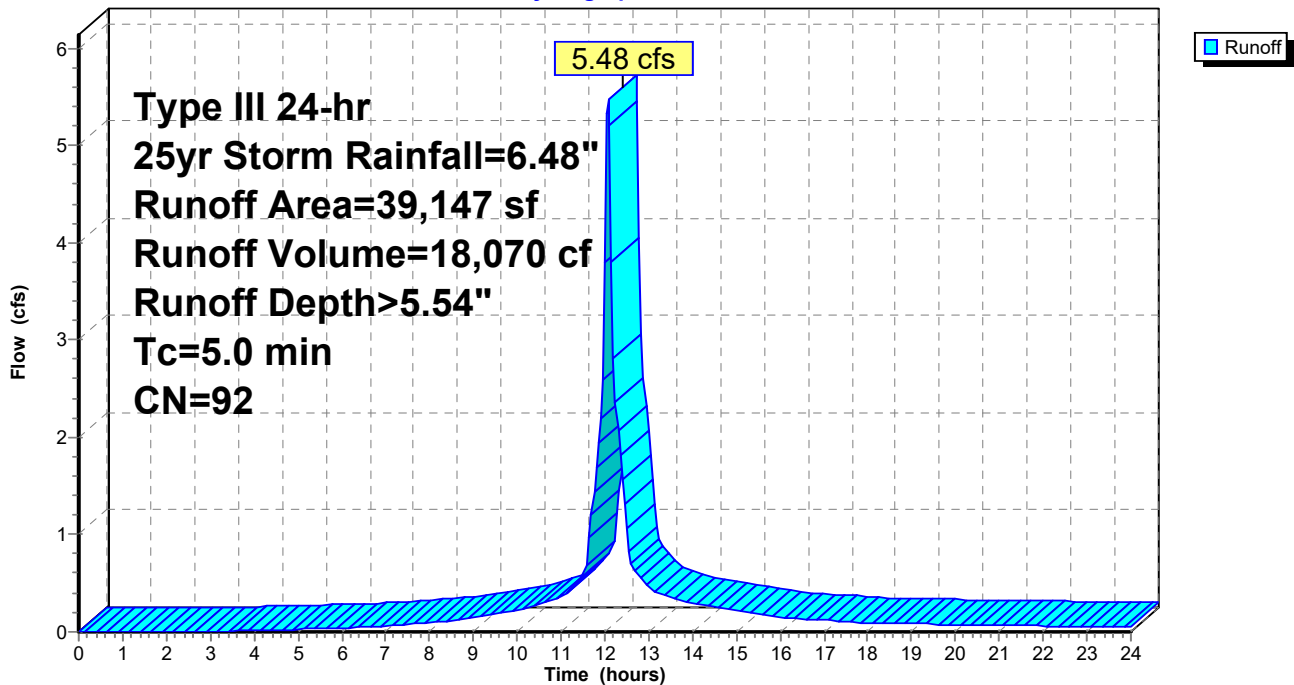
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 69

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

Runoff = 0.87 cfs @ 12.17 hrs, Volume= 3,304 cf, Depth> 3.79"  
 Routed to Link EX-2 : Flax Hill Road

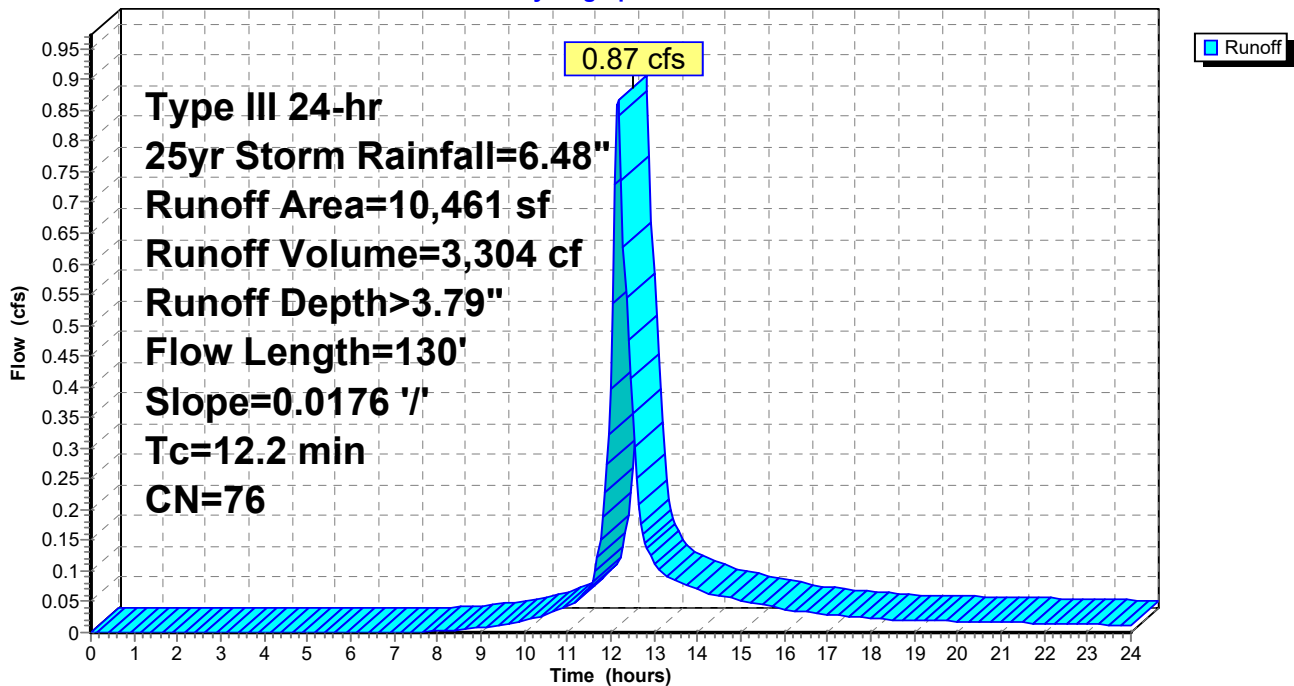
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 70

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 1.66 cfs @ 12.07 hrs, Volume= 5,362 cf, Depth> 5.20"

Routed to Link EX-3 : Eastern Property Line

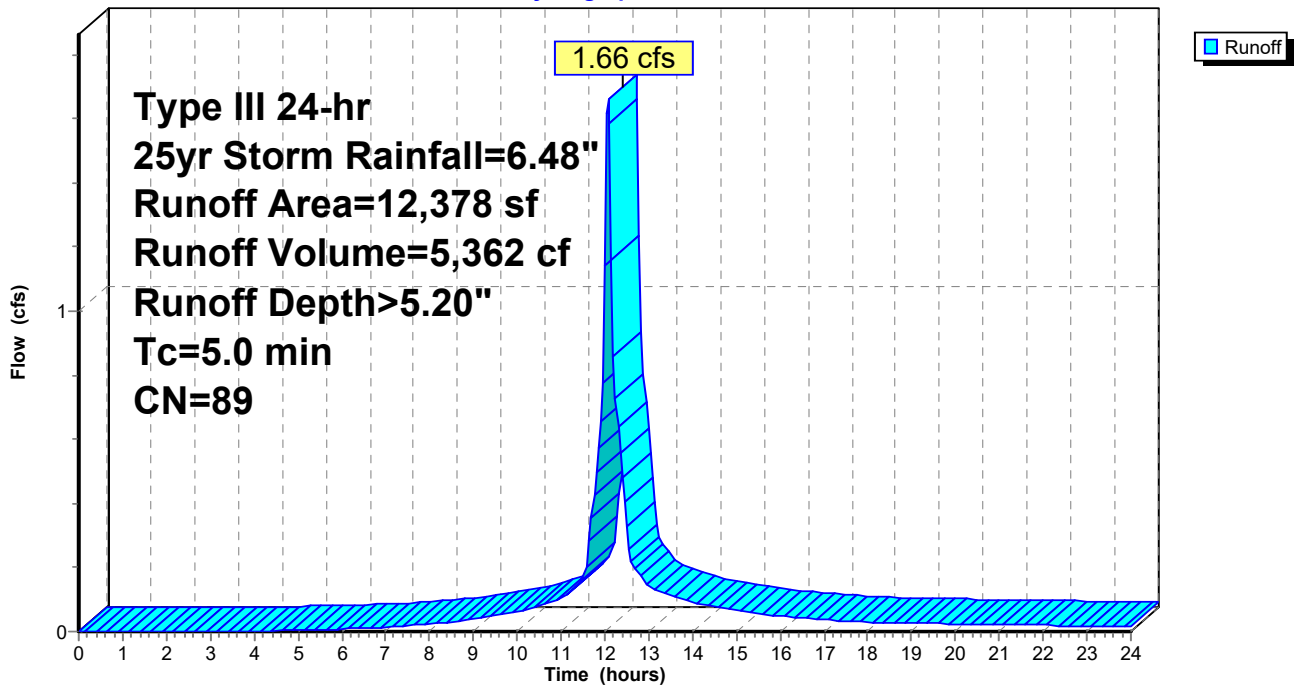
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 71

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 2.21 cfs @ 12.07 hrs, Volume= 7,282 cf, Depth> 5.54"

Routed to Link PR-1 : Southern Property Line

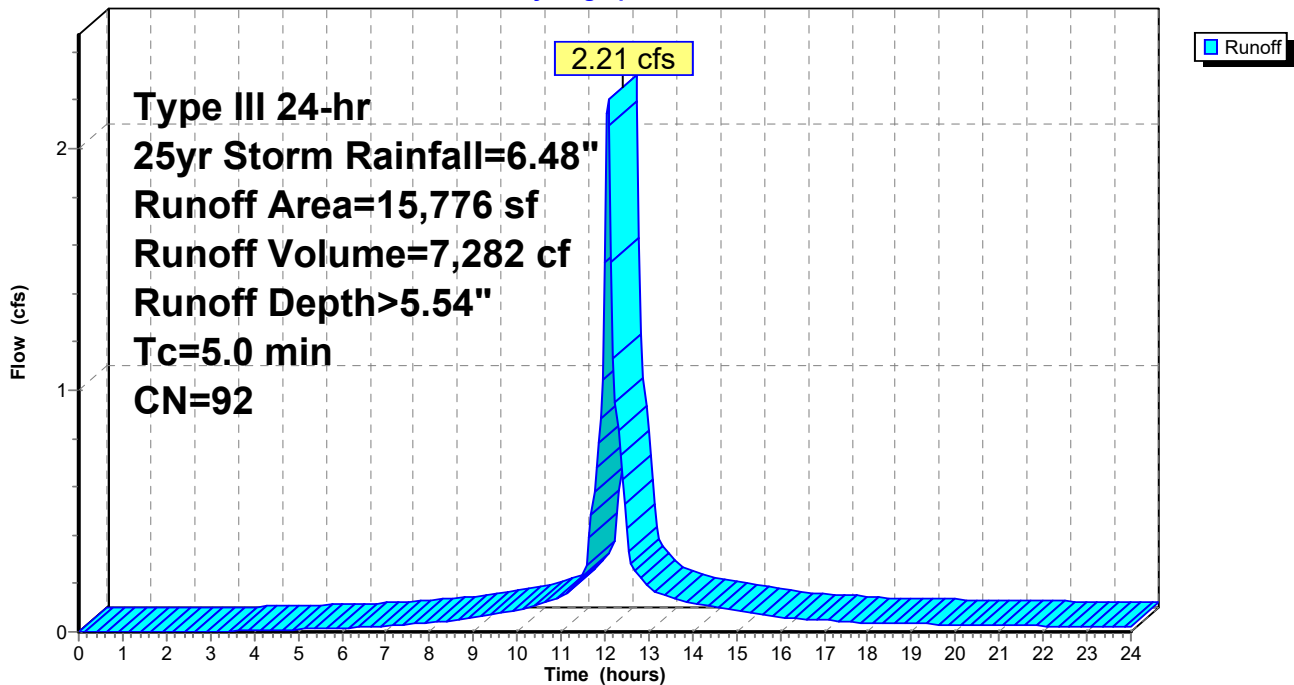
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 72

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 0.74 cfs @ 12.17 hrs, Volume= 2,828 cf, Depth> 3.38"  
 Routed to Link PR-2 : Flax Hill Road

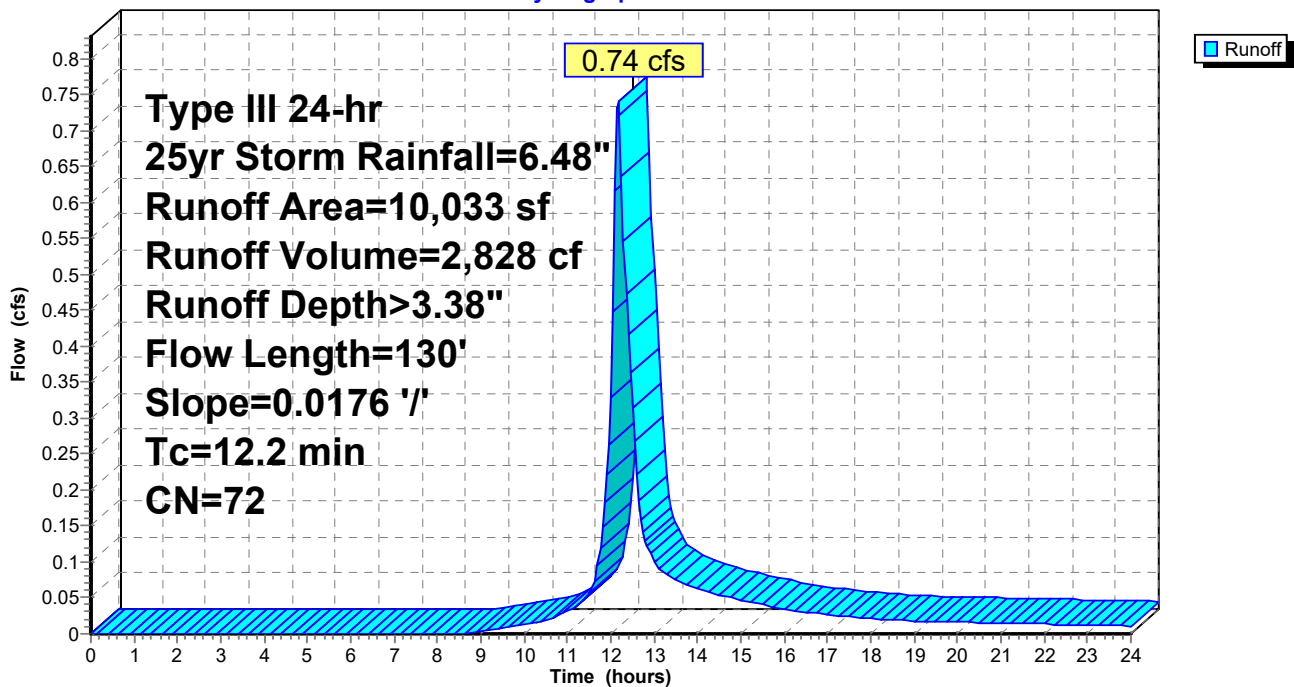
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	1,319	98	Proposed Parking & Drive Area
*	513	98	Proposed Patios
*	278	98	Proposed Walks & Stairs
*	93	98	Existing Walks & Stairs
*	391	98	Existing Patios
	6,646	61	>75% Grass cover, Good, HSG B
	793	80	>75% Grass cover, Good, HSG D
	10,033	72	Weighted Average
	7,439		74.15% Pervious Area
	2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 73

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

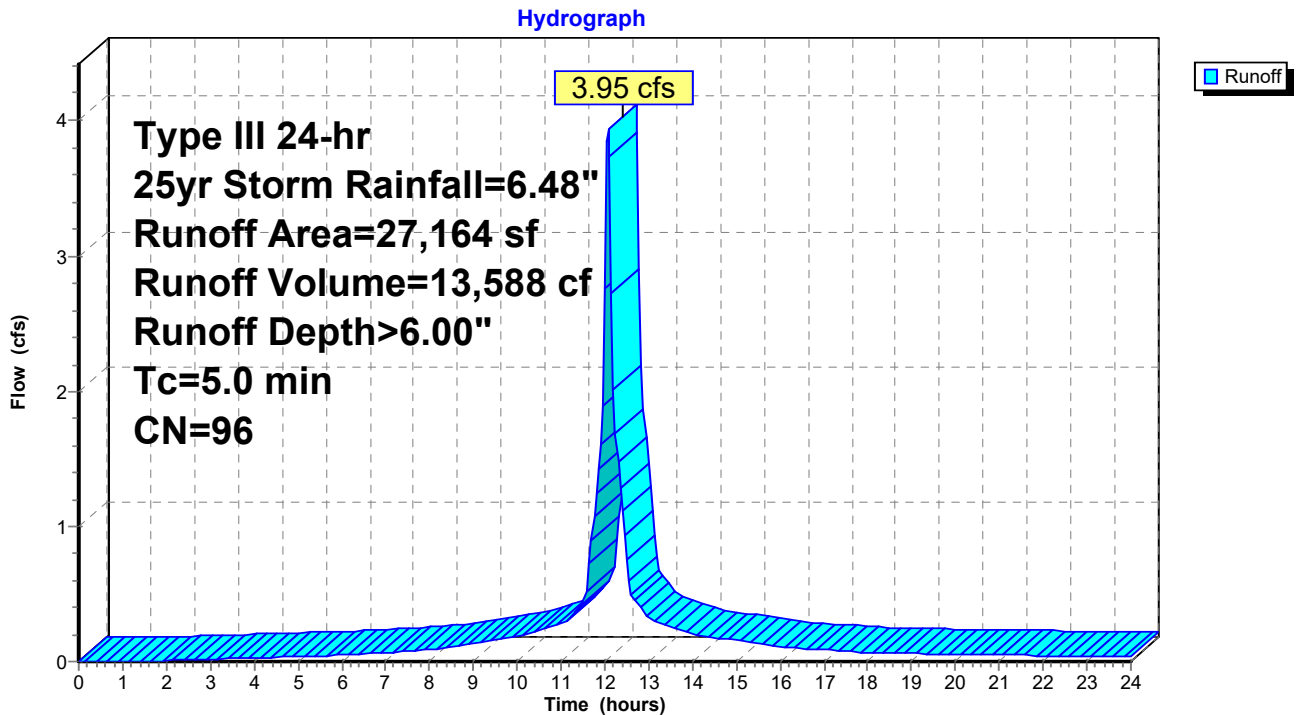
Runoff = 3.95 cfs @ 12.07 hrs, Volume= 13,588 cf, Depth> 6.00"  
 Routed to Pond INF-1 : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**



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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 74

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 1.17 cfs @ 12.07 hrs, Volume= 3,737 cf, Depth> 4.98"

Routed to Link PR-3 : Eastern Property Line

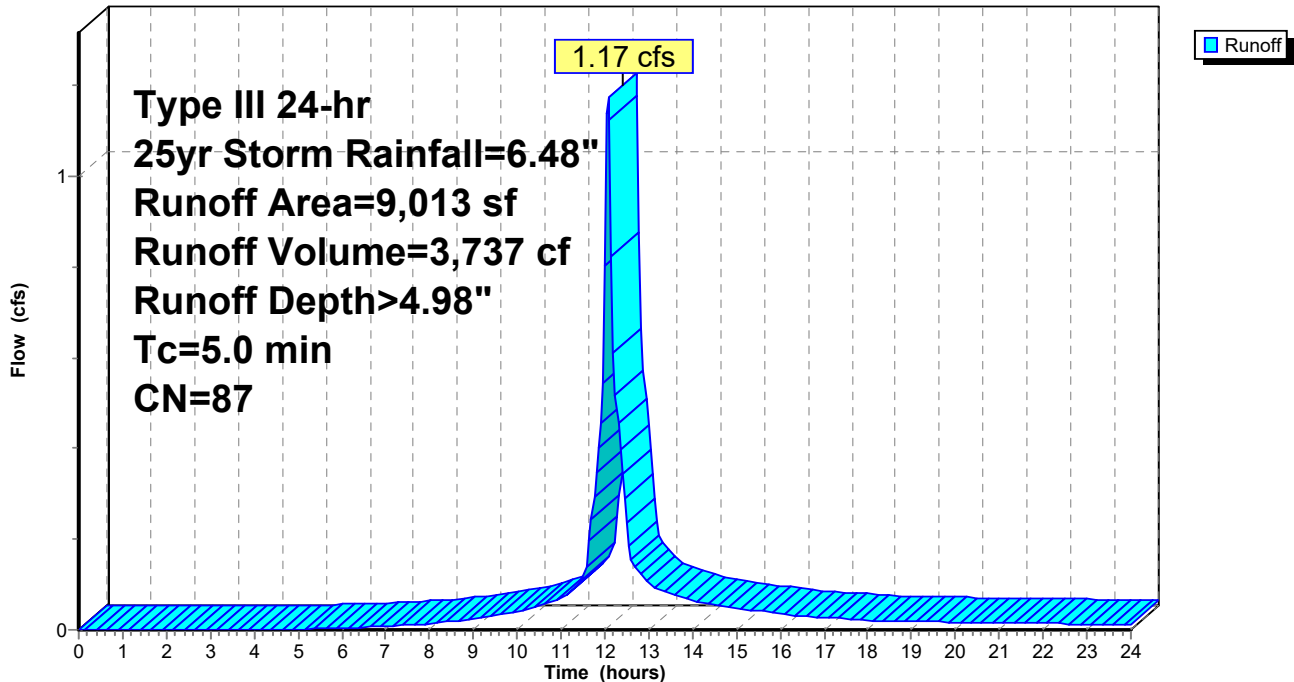
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 75

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 6.00" for 25yr Storm event  
 Inflow = 3.95 cfs @ 12.07 hrs, Volume= 13,588 cf  
 Outflow = 0.54 cfs @ 12.58 hrs, Volume= 13,326 cf, Atten= 86%, Lag= 30.7 min  
 Discarded = 0.21 cfs @ 10.35 hrs, Volume= 12,140 cf  
 Primary = 0.33 cfs @ 12.58 hrs, Volume= 1,185 cf

Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 110.67' @ 12.58 hrs Surf.Area= 2,953 sf Storage= 5,342 cf

Plug-Flow detention time= 180.7 min calculated for 13,326 cf (98% of inflow)  
 Center-of-Mass det. time= 168.4 min ( 923.7 - 755.3 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 10.35 hrs HW=108.04' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=0.33 cfs @ 12.58 hrs HW=110.67' (Free Discharge)

↑**2=Culvert** (Inlet Controls 0.33 cfs @ 1.64 fps)

**204 Flax Hill Road - Drainage**

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 76

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

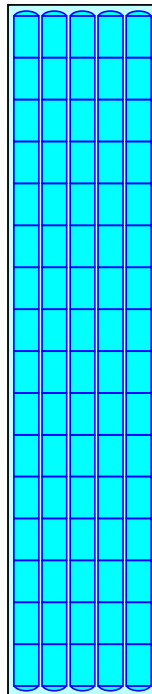
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

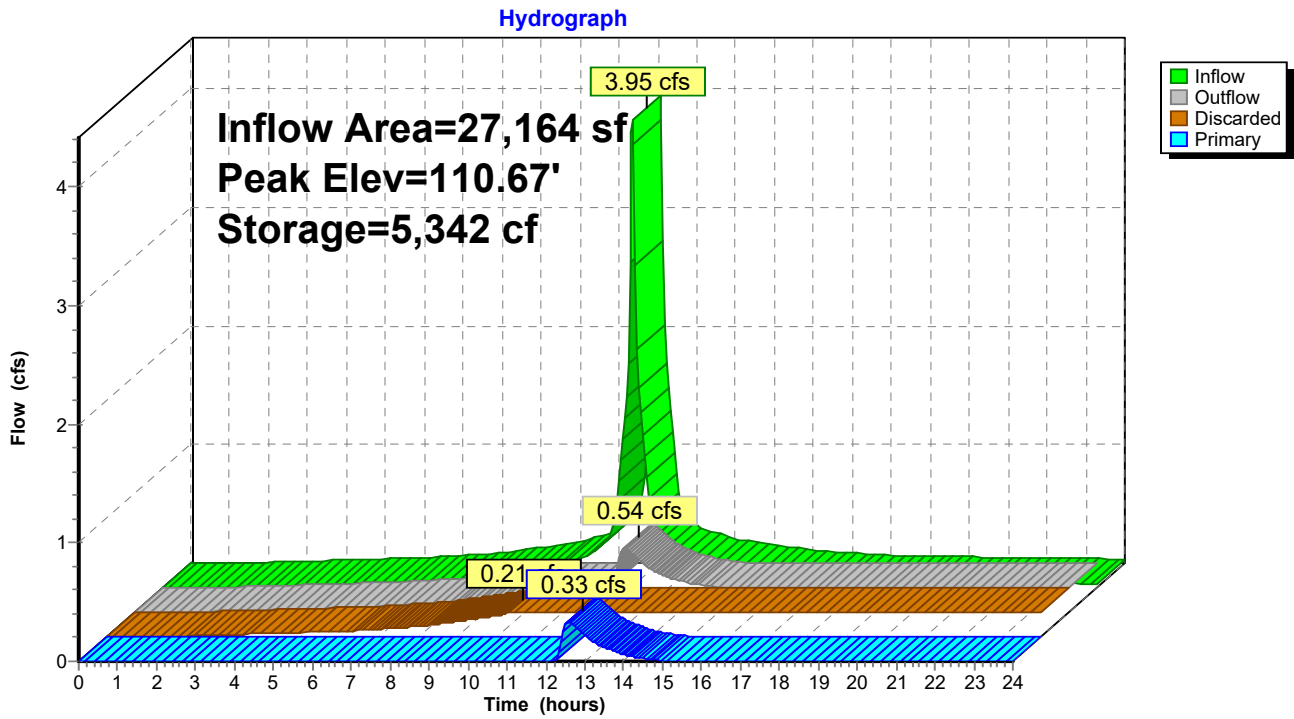
80 Chambers

382.7 cy Field

244.7 cy Stone



### Pond INF-1: Underground Detention



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Type III 24-hr 25yr Storm Rainfall=6.48"

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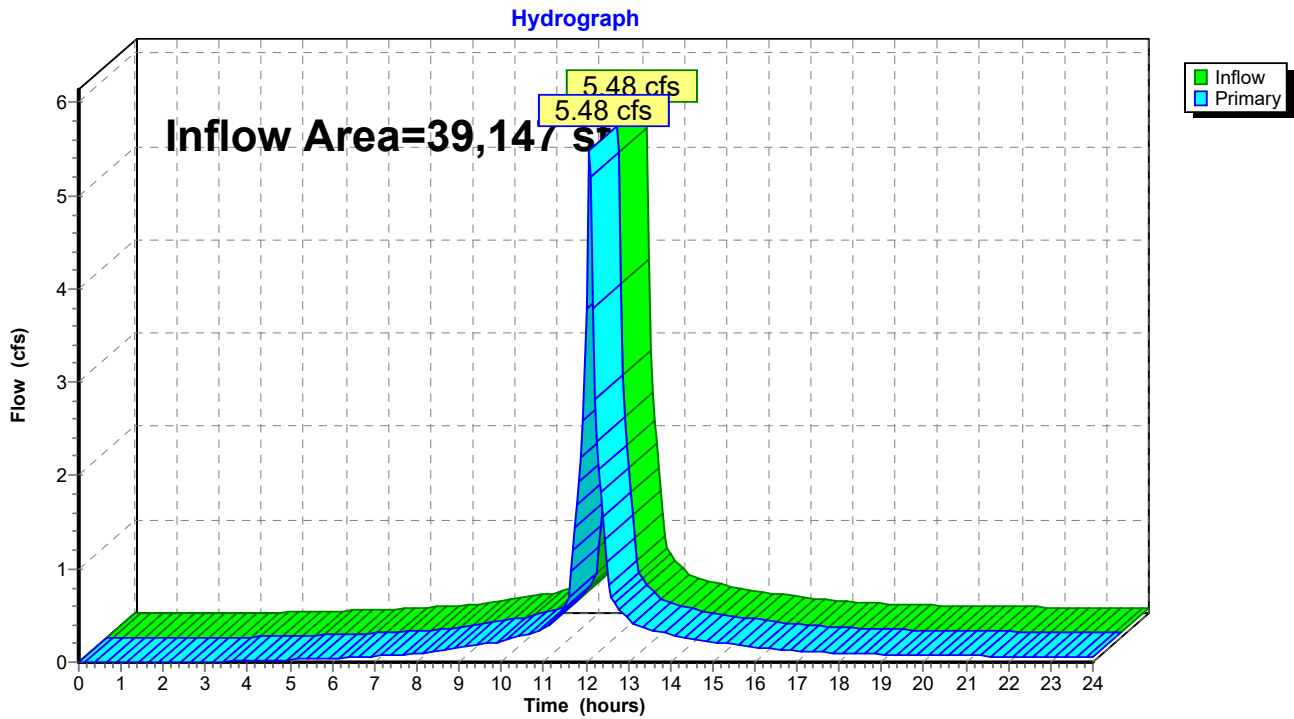
Page 78

**Summary for Link EX-1: Southern Property Line**

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 5.54" for 25yr Storm event  
Inflow = 5.48 cfs @ 12.07 hrs, Volume= 18,070 cf  
Primary = 5.48 cfs @ 12.07 hrs, Volume= 18,070 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 79

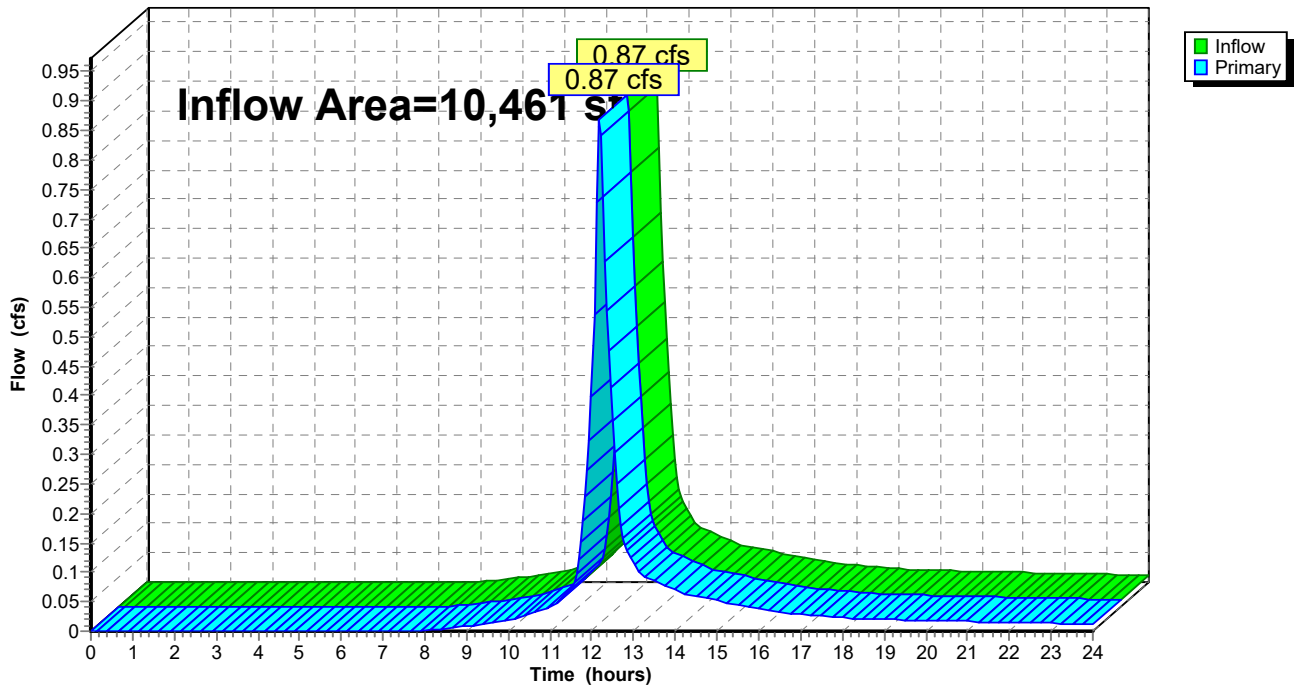
## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 3.79" for 25yr Storm event  
Inflow = 0.87 cfs @ 12.17 hrs, Volume= 3,304 cf  
Primary = 0.87 cfs @ 12.17 hrs, Volume= 3,304 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road

Hydrograph

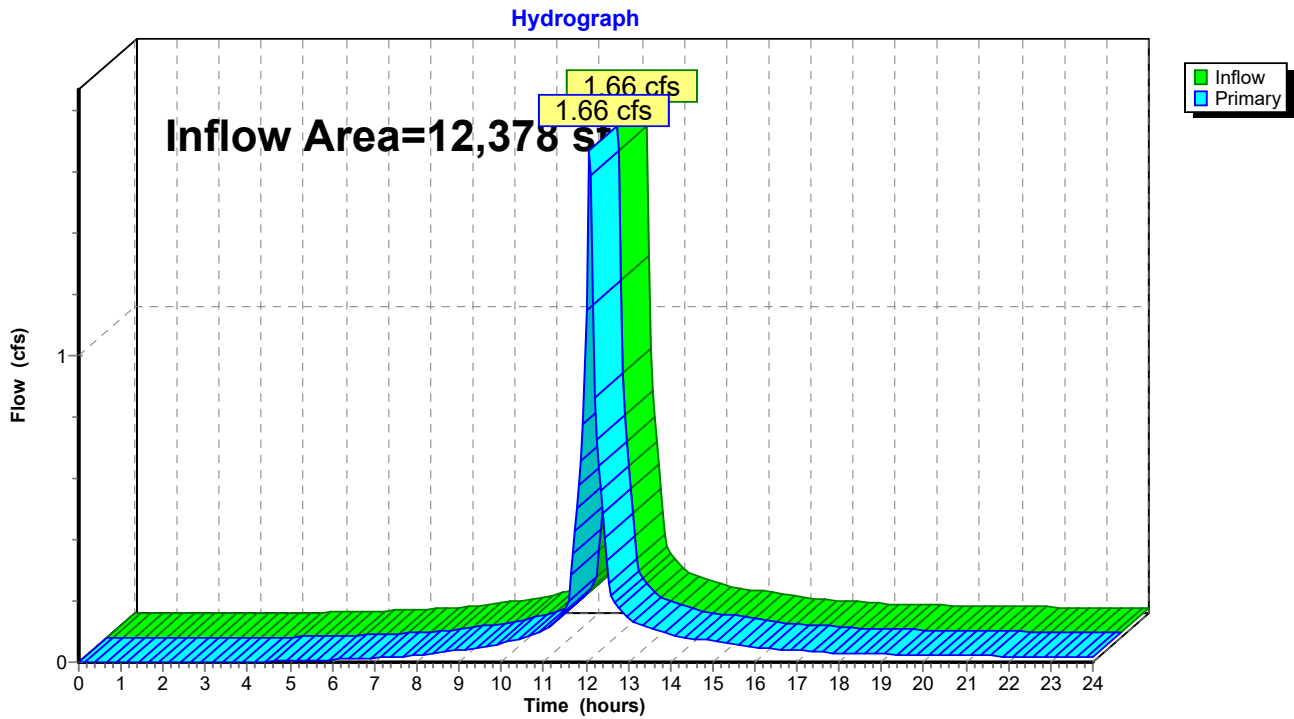


### Summary for Link EX-3: Eastern Property Line

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 5.20" for 25yr Storm event  
Inflow = 1.66 cfs @ 12.07 hrs, Volume= 5,362 cf  
Primary = 1.66 cfs @ 12.07 hrs, Volume= 5,362 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 25yr Storm Rainfall=6.48"

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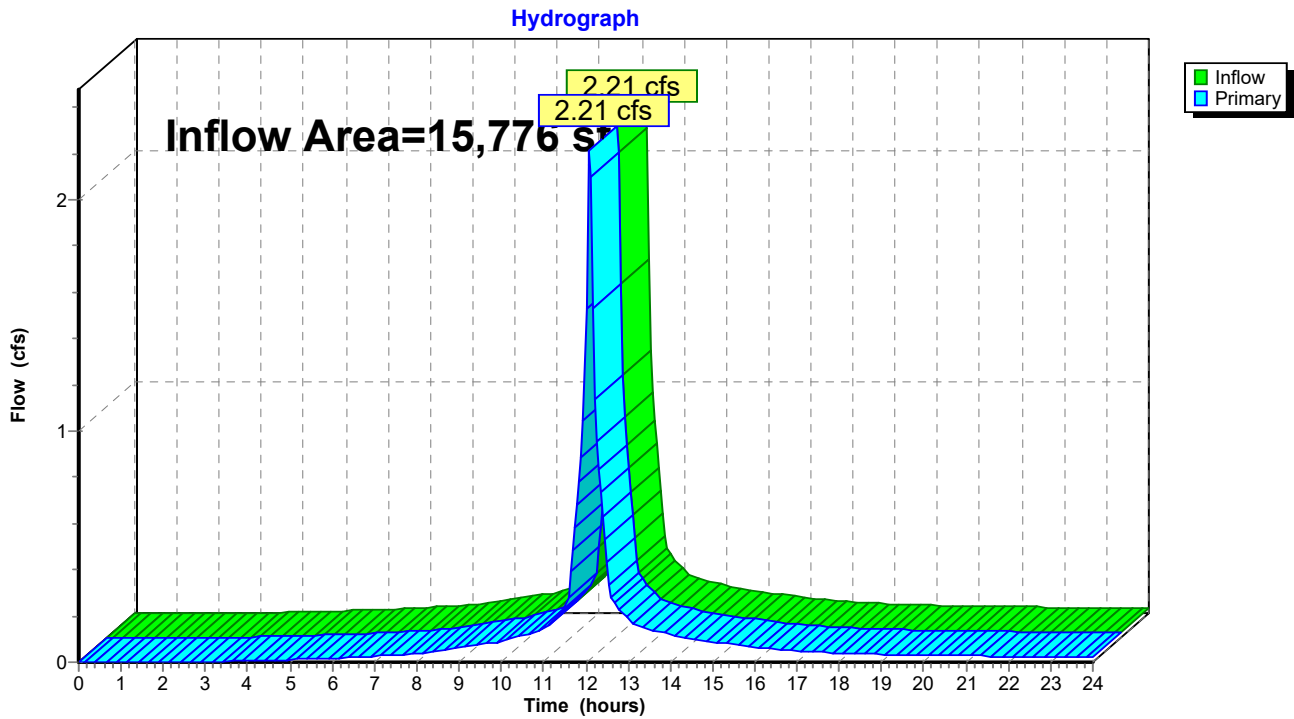
Page 81

**Summary for Link PR-1: Southern Property Line**

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 5.54" for 25yr Storm event  
Inflow = 2.21 cfs @ 12.07 hrs, Volume= 7,282 cf  
Primary = 2.21 cfs @ 12.07 hrs, Volume= 7,282 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 25yr Storm Rainfall=6.48"

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Page 82

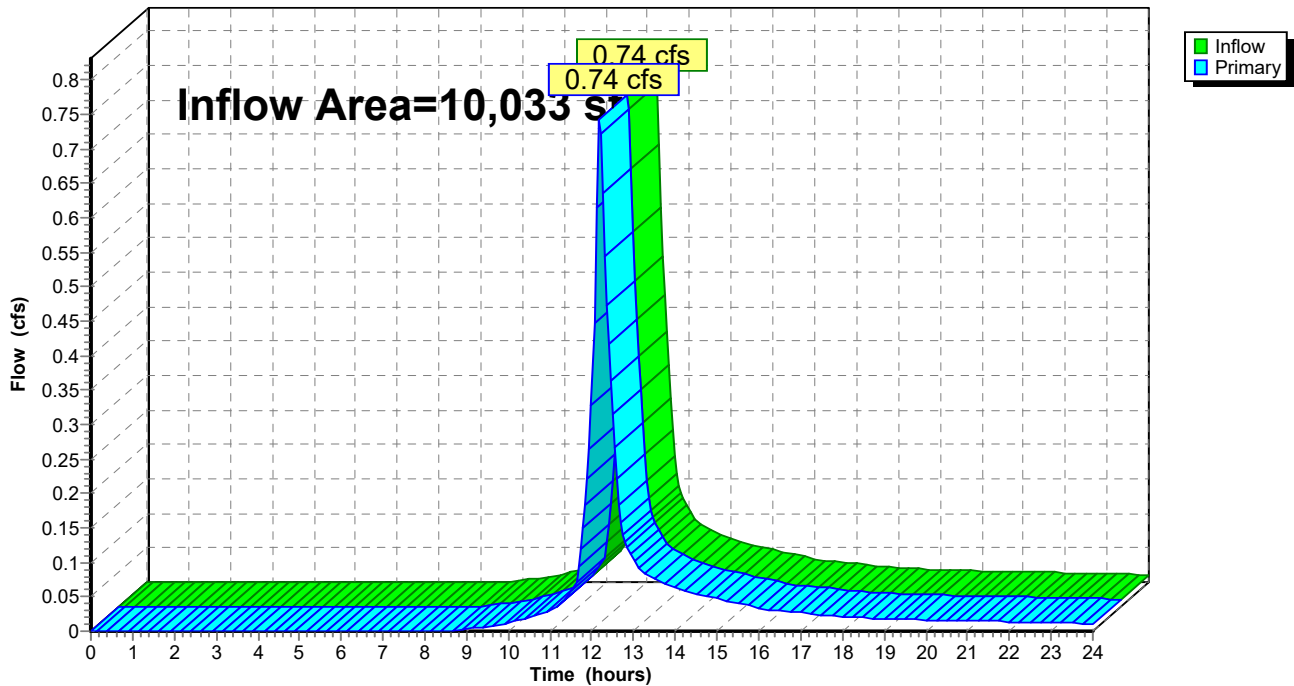
## Summary for Link PR-2: Flax Hill Road

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 3.38" for 25yr Storm event  
Inflow = 0.74 cfs @ 12.17 hrs, Volume= 2,828 cf  
Primary = 0.74 cfs @ 12.17 hrs, Volume= 2,828 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-2: Flax Hill Road

Hydrograph

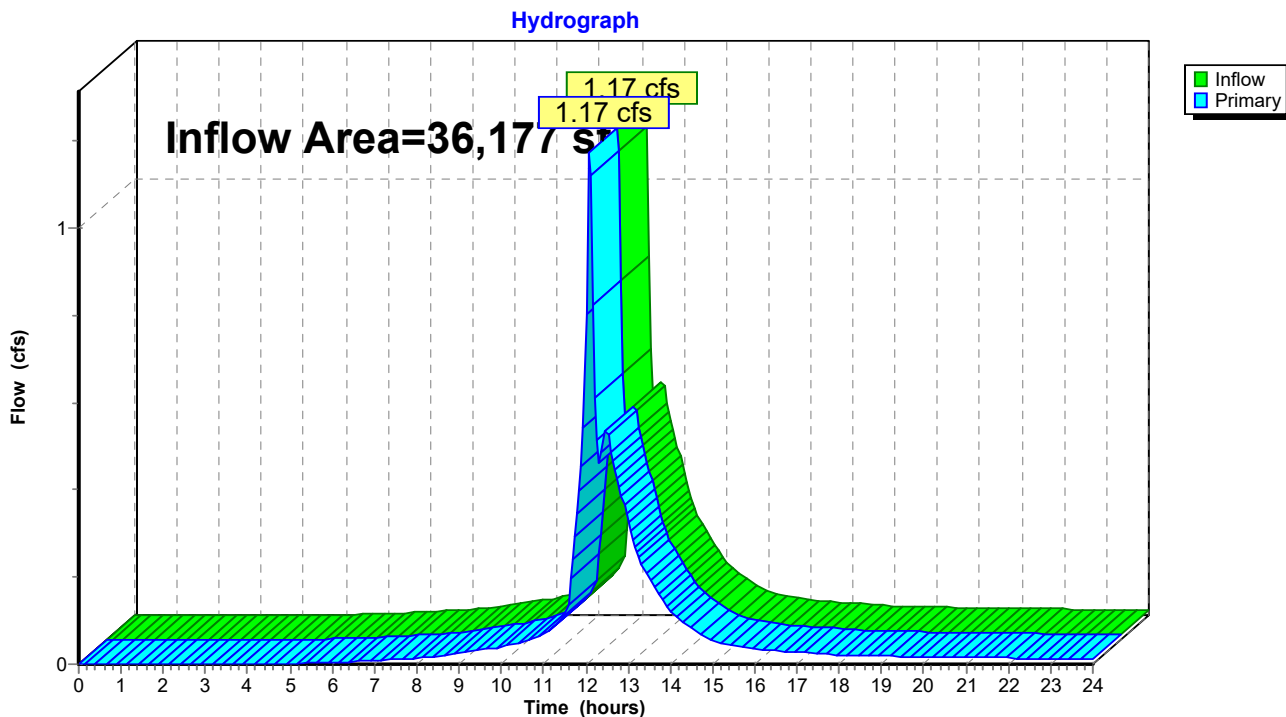


### Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 1.63" for 25yr Storm event  
Inflow = 1.17 cfs @ 12.07 hrs, Volume= 4,922 cf  
Primary = 1.17 cfs @ 12.07 hrs, Volume= 4,922 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 84

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 6.29 cfs @ 12.07 hrs, Volume= 20,902 cf, Depth> 6.41"

Routed to Link EX-1 : Southern Property Line

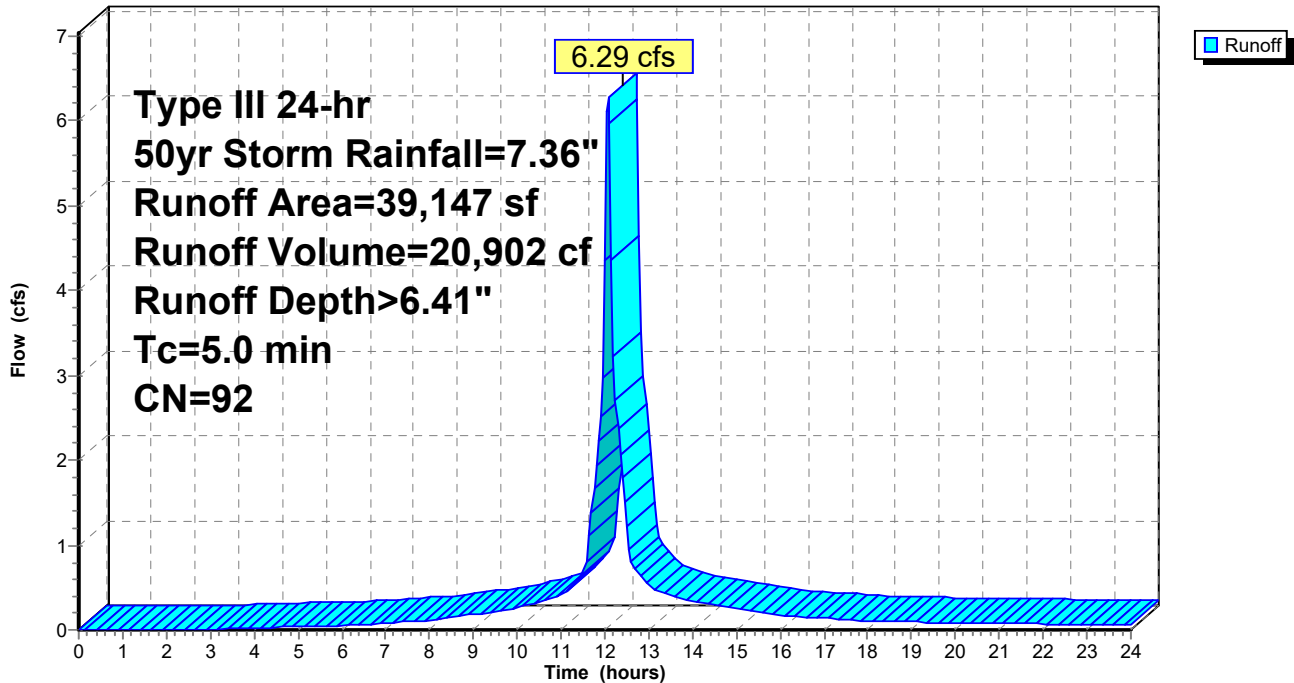
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 85

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

Runoff = 1.04 cfs @ 12.17 hrs, Volume= 3,984 cf, Depth> 4.57"  
 Routed to Link EX-2 : Flax Hill Road

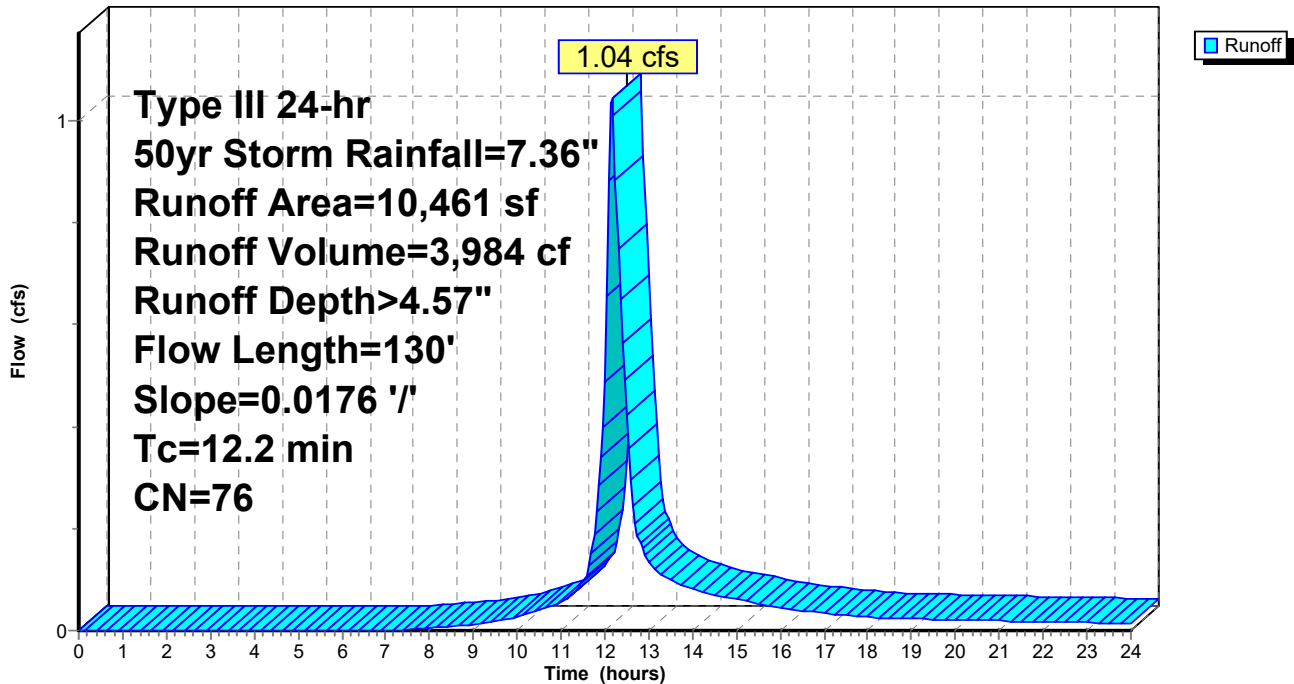
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 86

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 1.92 cfs @ 12.07 hrs, Volume= 6,247 cf, Depth> 6.06"

Routed to Link EX-3 : Eastern Property Line

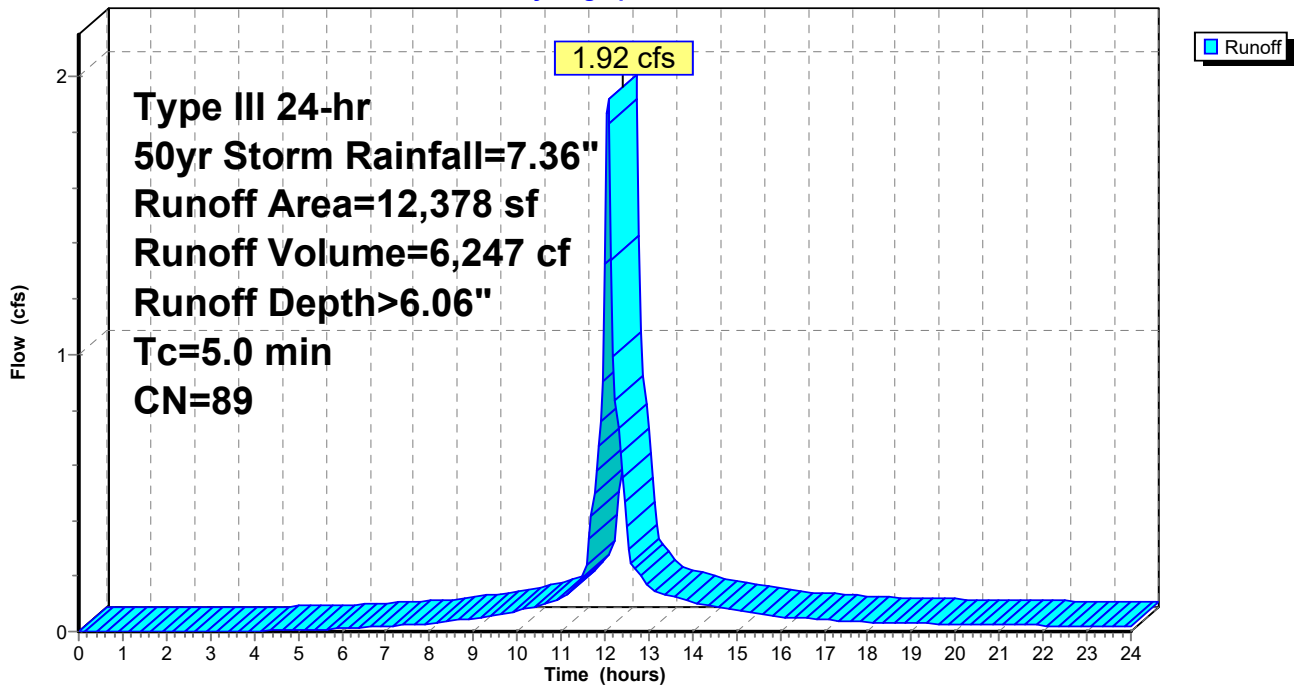
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 87

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 2.53 cfs @ 12.07 hrs, Volume= 8,423 cf, Depth> 6.41"

Routed to Link PR-1 : Southern Property Line

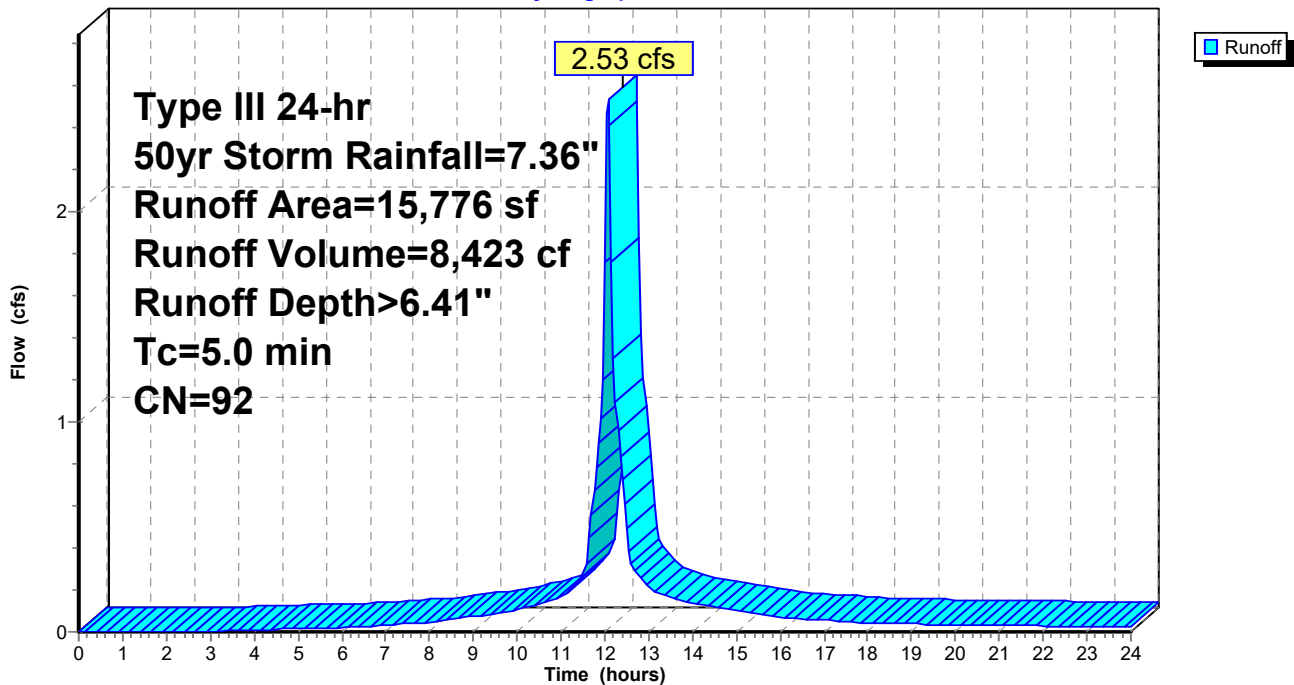
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 88

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 0.91 cfs @ 12.17 hrs, Volume= 3,452 cf, Depth> 4.13"  
 Routed to Link PR-2 : Flax Hill Road

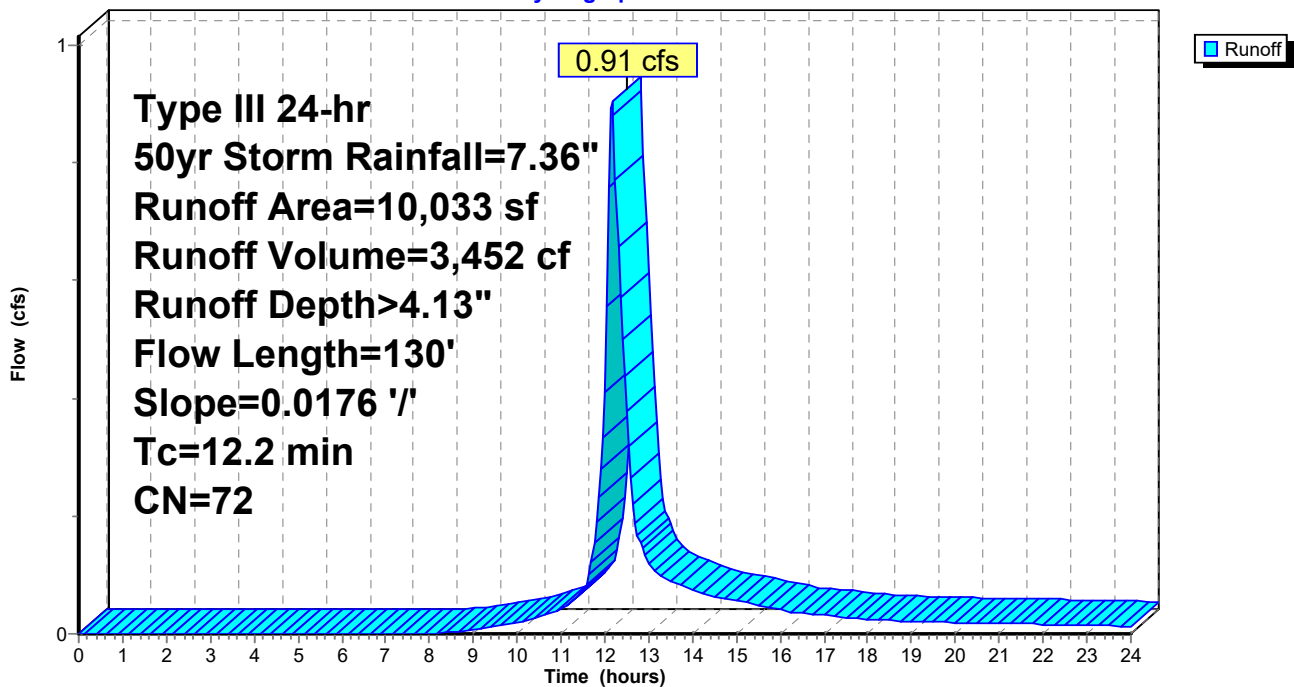
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50yr Storm Rainfall=7.36"

Area (sf)	CN	Description
* 1,319	98	Proposed Parking & Drive Area
* 513	98	Proposed Patios
* 278	98	Proposed Walks & Stairs
* 93	98	Existing Walks & Stairs
* 391	98	Existing Patios
6,646	61	>75% Grass cover, Good, HSG B
793	80	>75% Grass cover, Good, HSG D
10,033	72	Weighted Average
7,439		74.15% Pervious Area
2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 89

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

Runoff = 4.50 cfs @ 12.07 hrs, Volume= 15,572 cf, Depth> 6.88"  
 Routed to Pond INF-1 : Underground Detention

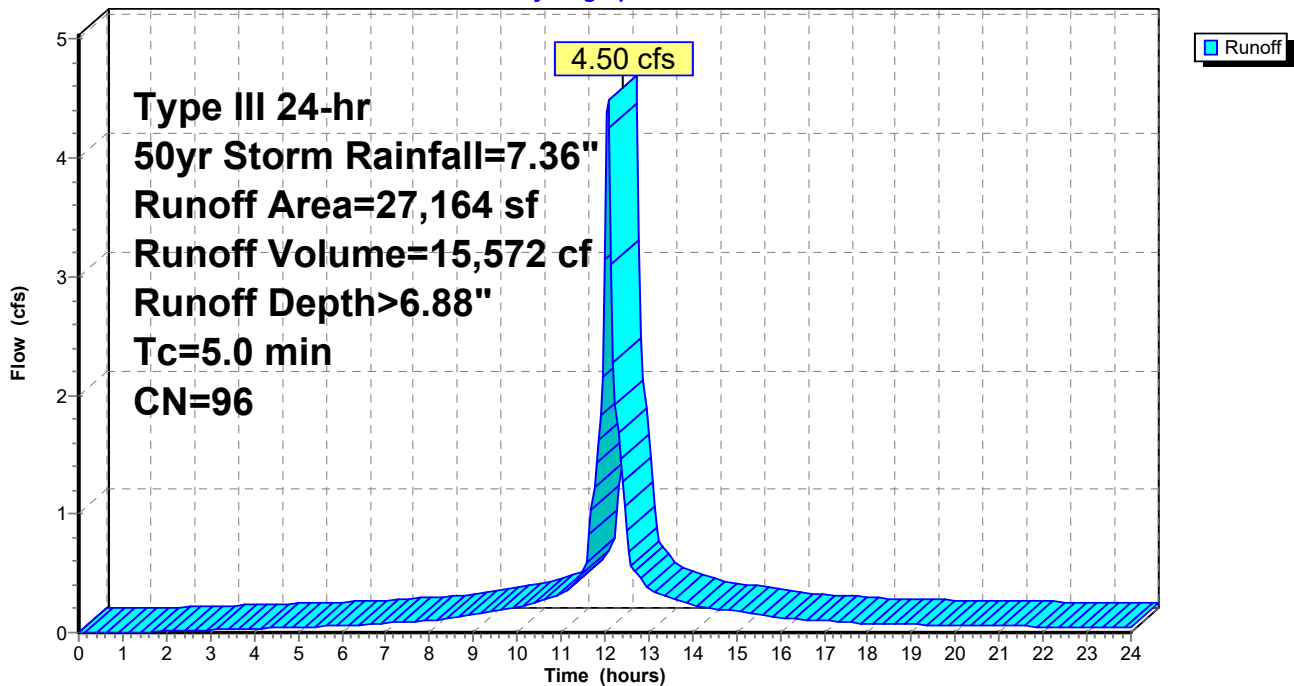
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 90

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 1.36 cfs @ 12.07 hrs, Volume= 4,375 cf, Depth> 5.82"

Routed to Link PR-3 : Eastern Property Line

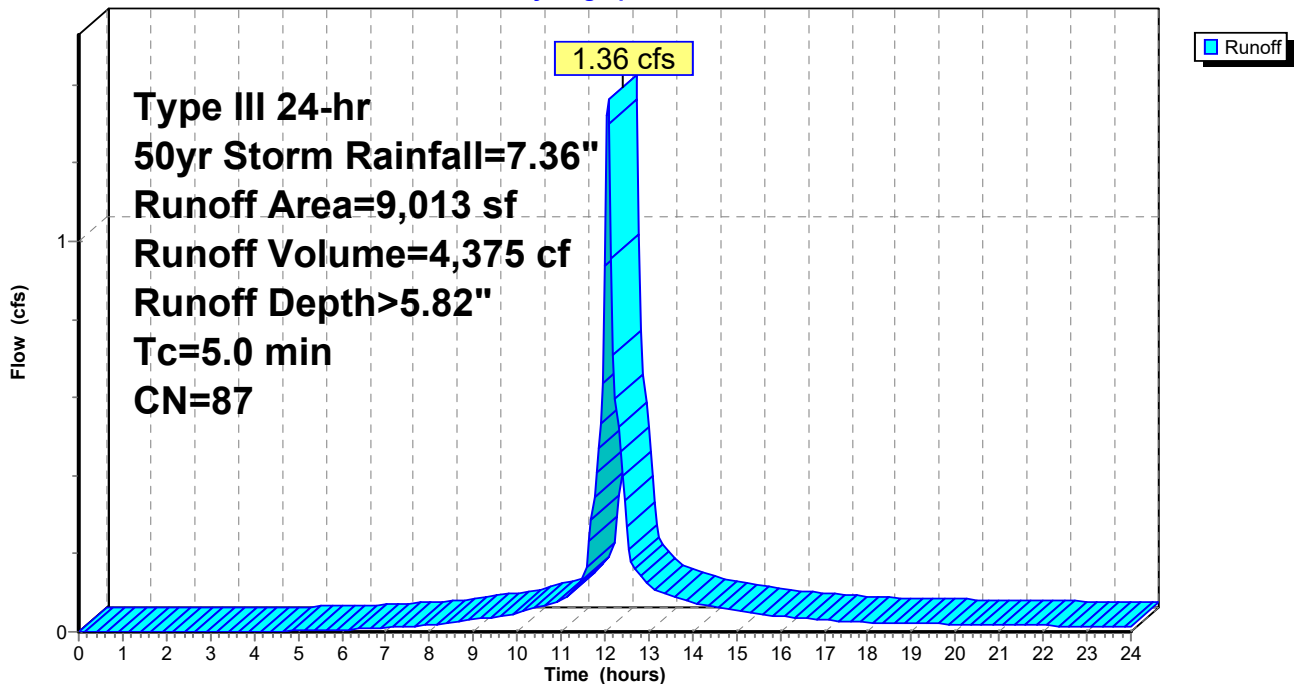
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 91

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 6.88" for 50yr Storm event  
 Inflow = 4.50 cfs @ 12.07 hrs, Volume= 15,572 cf  
 Outflow = 1.01 cfs @ 12.46 hrs, Volume= 14,958 cf, Atten= 77%, Lag= 23.6 min  
 Discarded = 0.21 cfs @ 10.00 hrs, Volume= 12,497 cf  
 Primary = 0.81 cfs @ 12.46 hrs, Volume= 2,461 cf

Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 111.00' @ 12.46 hrs Surf.Area= 2,953 sf Storage= 5,783 cf

Plug-Flow detention time= 169.6 min calculated for 14,958 cf (96% of inflow)  
 Center-of-Mass det. time= 146.0 min ( 898.7 - 752.7 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 10.00 hrs HW=108.04' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=0.80 cfs @ 12.46 hrs HW=111.00' (Free Discharge)

↑**2=Culvert** (Inlet Controls 0.80 cfs @ 2.30 fps)

**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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Page 92

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

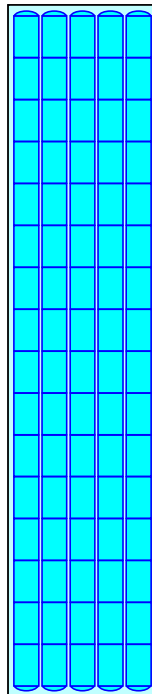
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

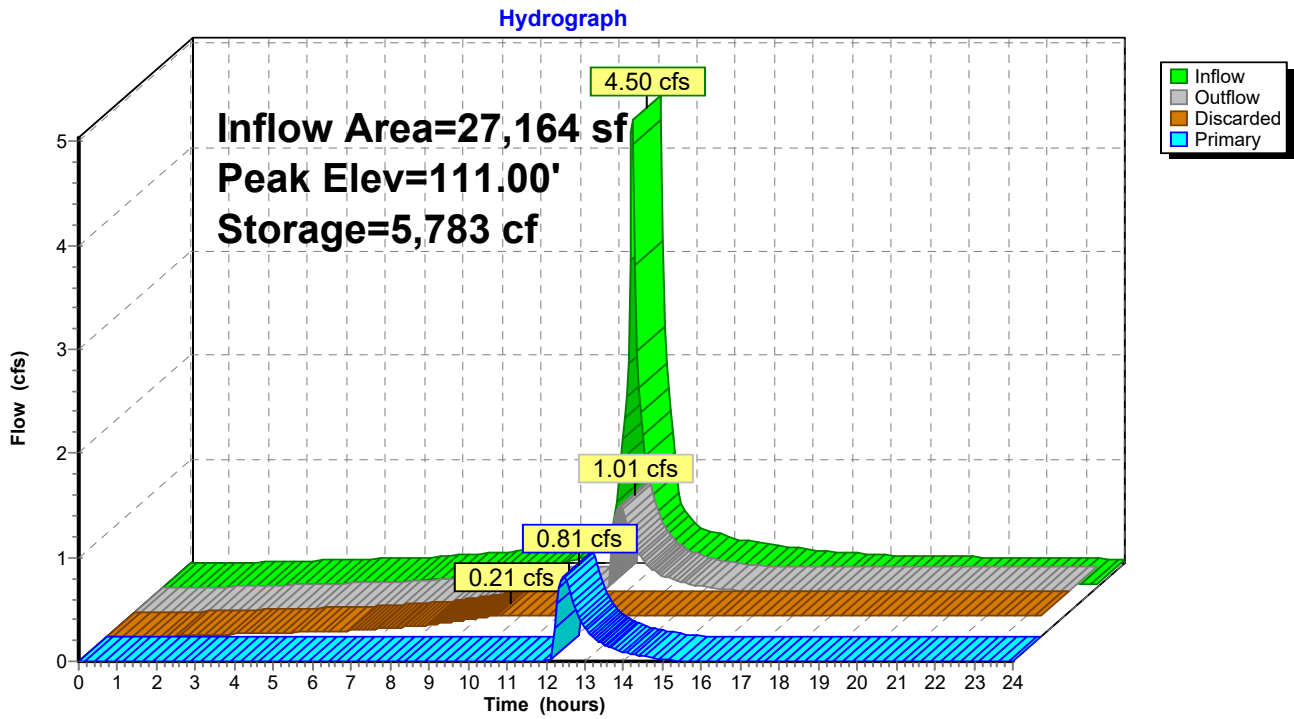
80 Chambers

382.7 cy Field

244.7 cy Stone



### Pond INF-1: Underground Detention



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Type III 24-hr 50yr Storm Rainfall=7.36"

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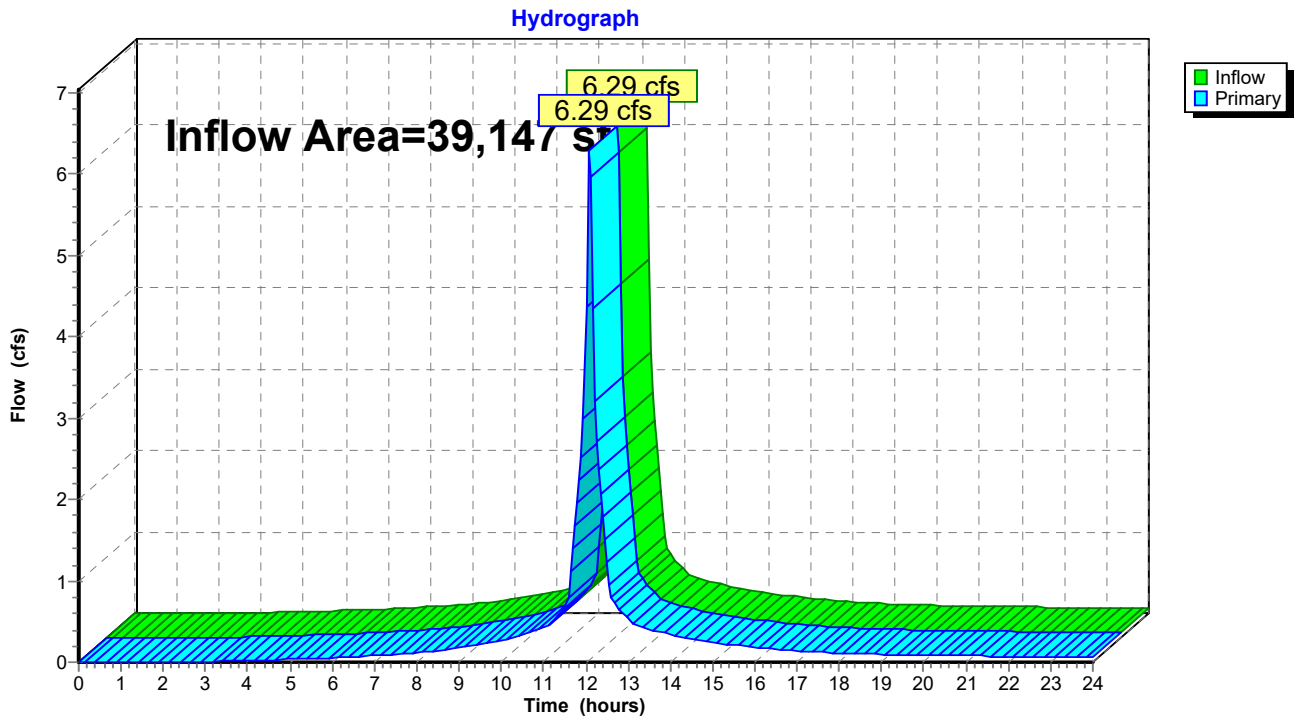
Page 94

**Summary for Link EX-1: Southern Property Line**

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 6.41" for 50yr Storm event  
Inflow = 6.29 cfs @ 12.07 hrs, Volume= 20,902 cf  
Primary = 6.29 cfs @ 12.07 hrs, Volume= 20,902 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 50yr Storm Rainfall=7.36"

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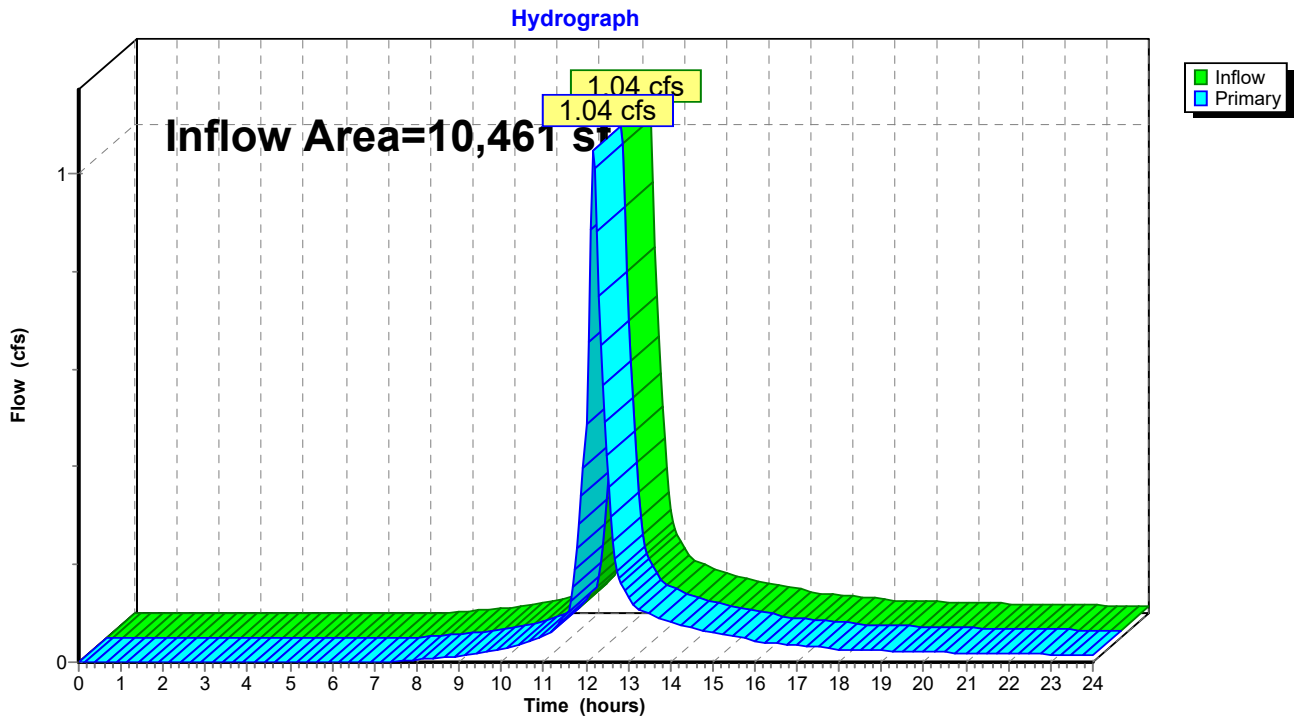
Page 95

## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 4.57" for 50yr Storm event  
Inflow = 1.04 cfs @ 12.17 hrs, Volume= 3,984 cf  
Primary = 1.04 cfs @ 12.17 hrs, Volume= 3,984 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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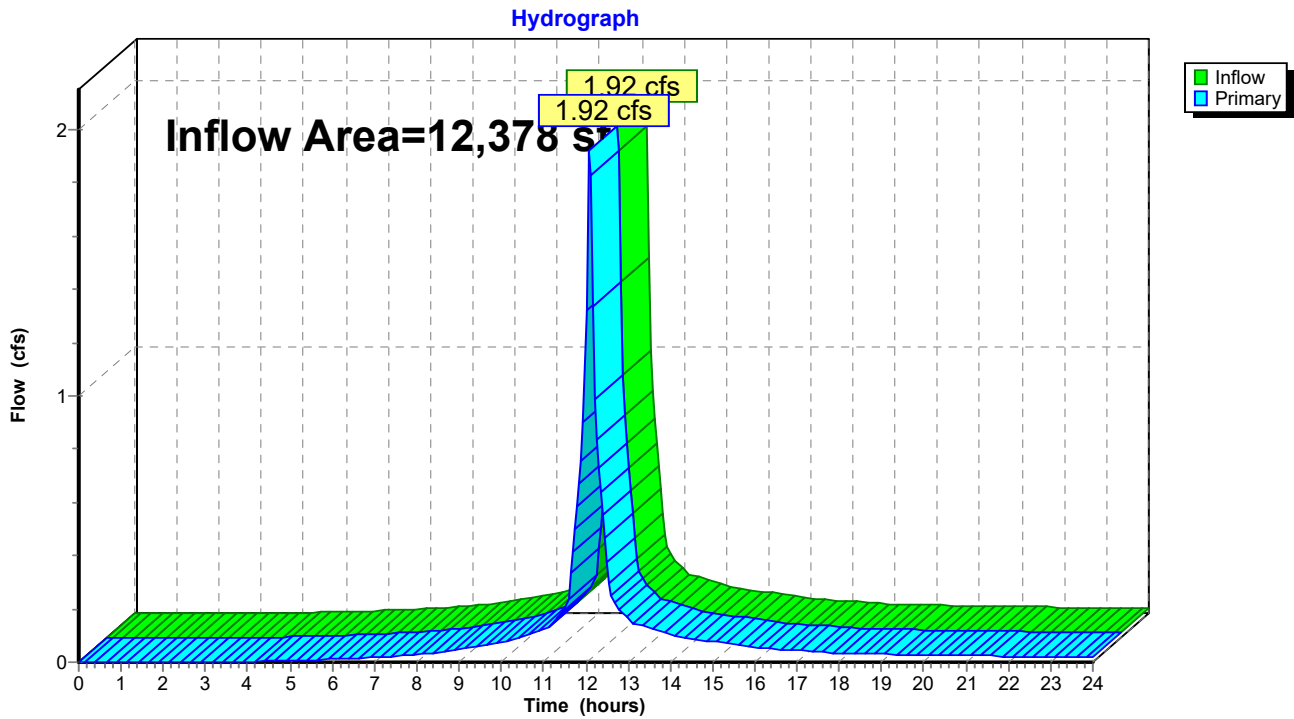
Page 96

**Summary for Link EX-3: Eastern Property Line**

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 6.06" for 50yr Storm event  
Inflow = 1.92 cfs @ 12.07 hrs, Volume= 6,247 cf  
Primary = 1.92 cfs @ 12.07 hrs, Volume= 6,247 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-3: Eastern Property Line**



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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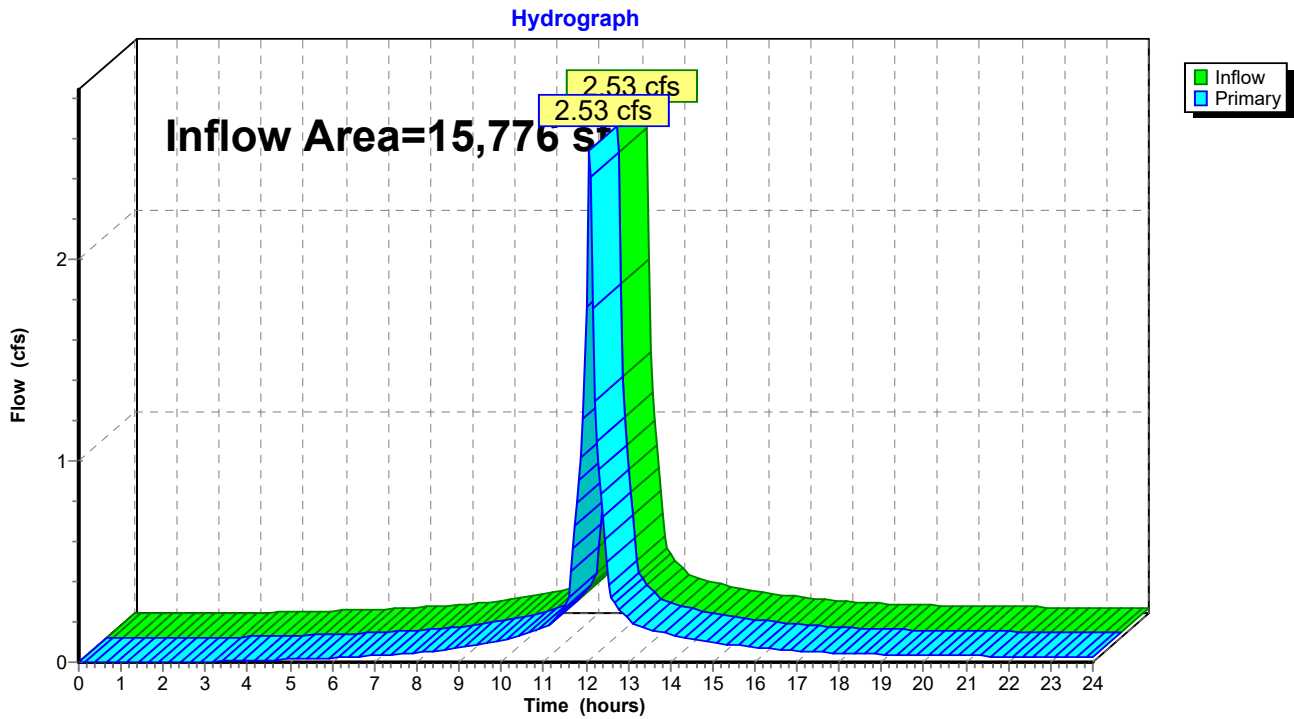
Page 97

**Summary for Link PR-1: Southern Property Line**

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 6.41" for 50yr Storm event  
Inflow = 2.53 cfs @ 12.07 hrs, Volume= 8,423 cf  
Primary = 2.53 cfs @ 12.07 hrs, Volume= 8,423 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-1: Southern Property Line**



**204 Flax Hill Road - Drainage**

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Type III 24-hr 50yr Storm Rainfall=7.36"

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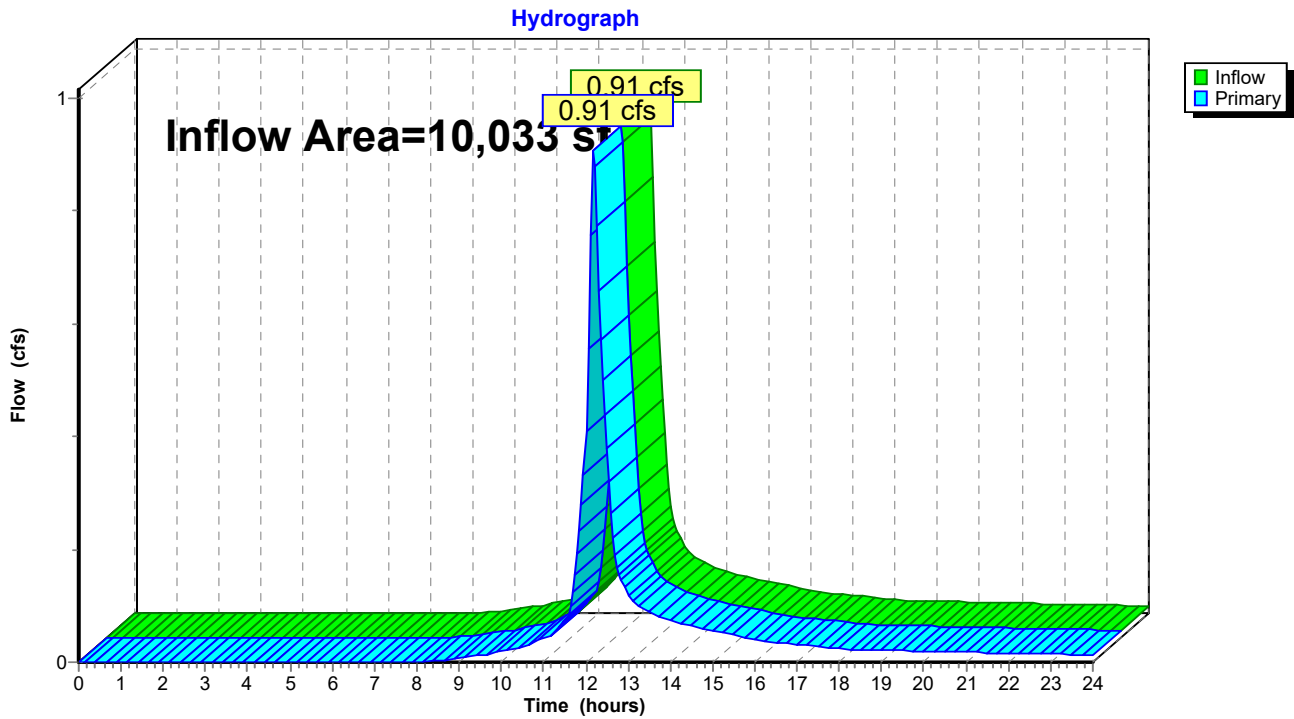
Page 98

**Summary for Link PR-2: Flax Hill Road**

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 4.13" for 50yr Storm event  
Inflow = 0.91 cfs @ 12.17 hrs, Volume= 3,452 cf  
Primary = 0.91 cfs @ 12.17 hrs, Volume= 3,452 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link PR-2: Flax Hill Road**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 50yr Storm Rainfall=7.36"

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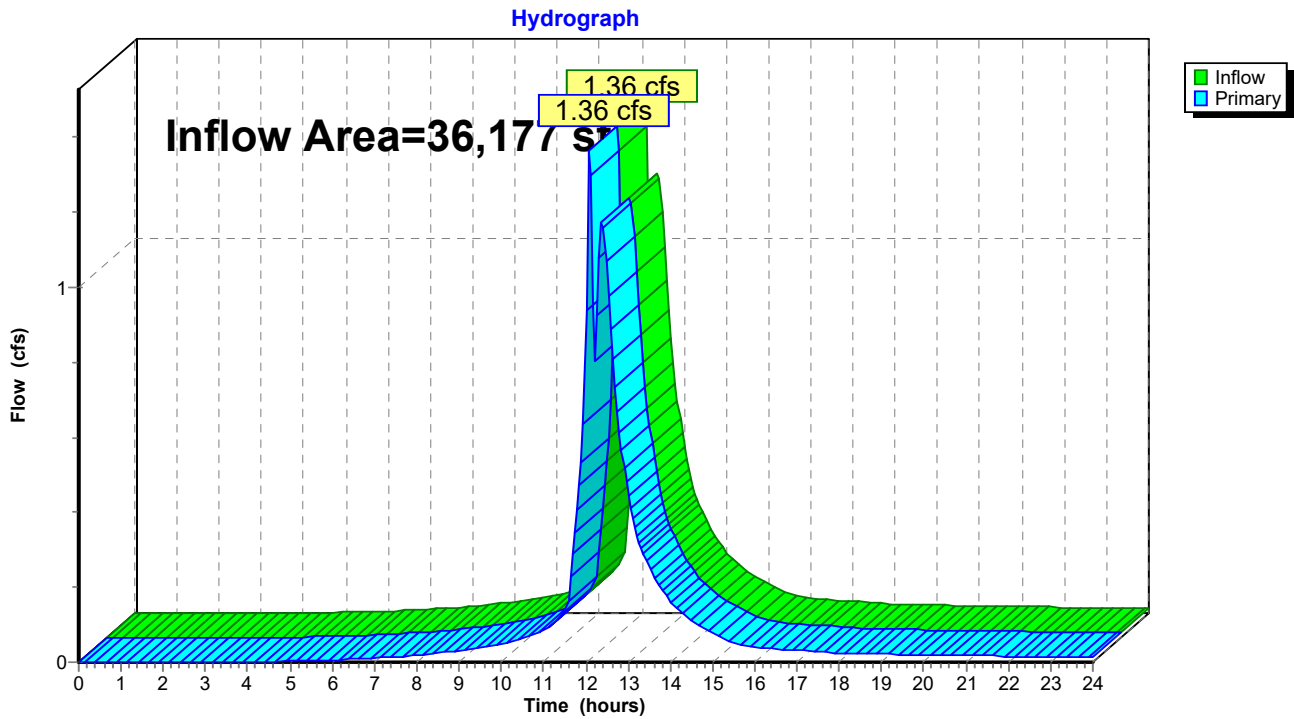
Page 99

## Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 2.27" for 50yr Storm event  
Inflow = 1.36 cfs @ 12.07 hrs, Volume= 6,836 cf  
Primary = 1.36 cfs @ 12.07 hrs, Volume= 6,836 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link PR-3: Eastern Property Line



**204 Flax Hill Road - Drainage**

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Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 100

**Summary for Subcatchment EX-DA-1: Drainage Area 1**

Runoff = 7.13 cfs @ 12.07 hrs, Volume= 23,870 cf, Depth> 7.32"

Routed to Link EX-1 : Southern Property Line

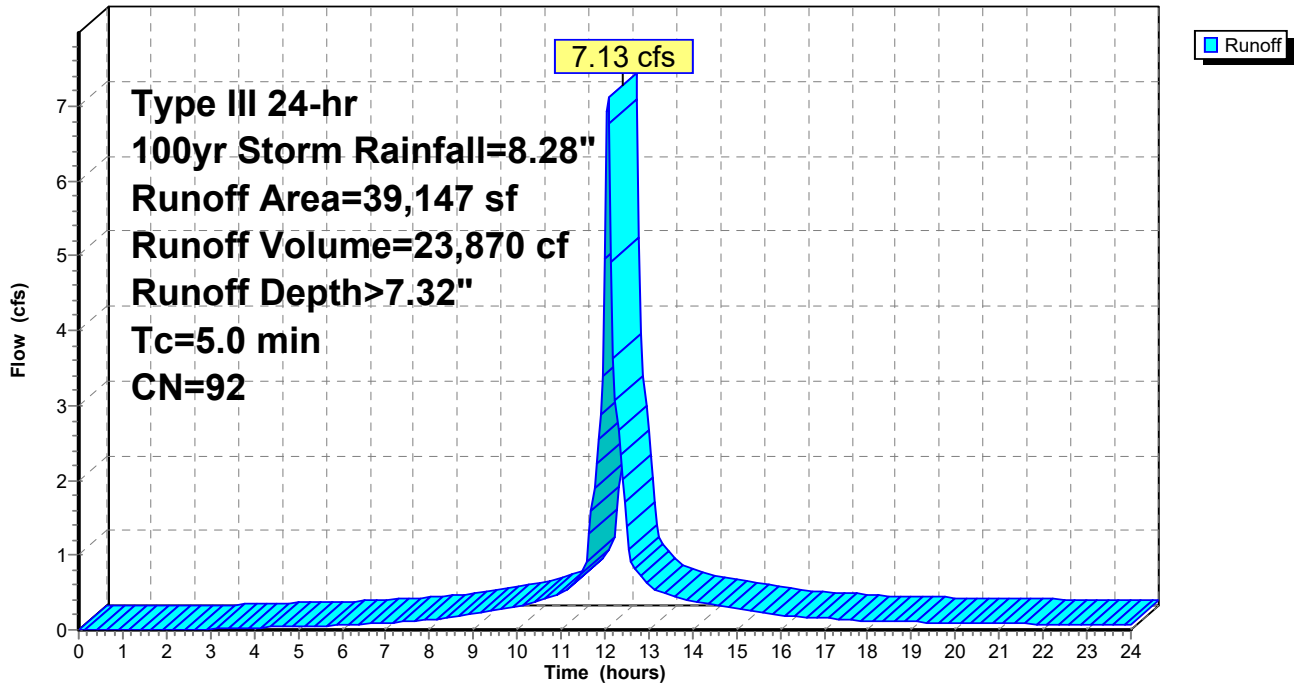
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	5,775	98	Existing Building Area
*	19,493	98	Existing Parking & Drive Area
*	1,867	98	Existing Walks & Stairs
*	349	98	Existing Patios
	1,153	61	>75% Grass cover, Good, HSG B
	10,510	80	>75% Grass cover, Good, HSG D
<hr/>			
	39,147	92	Weighted Average
	11,663		29.79% Pervious Area
	27,484		70.21% Impervious Area

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

**Subcatchment EX-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 101

**Summary for Subcatchment EX-DA-2: Drainage Area 2**

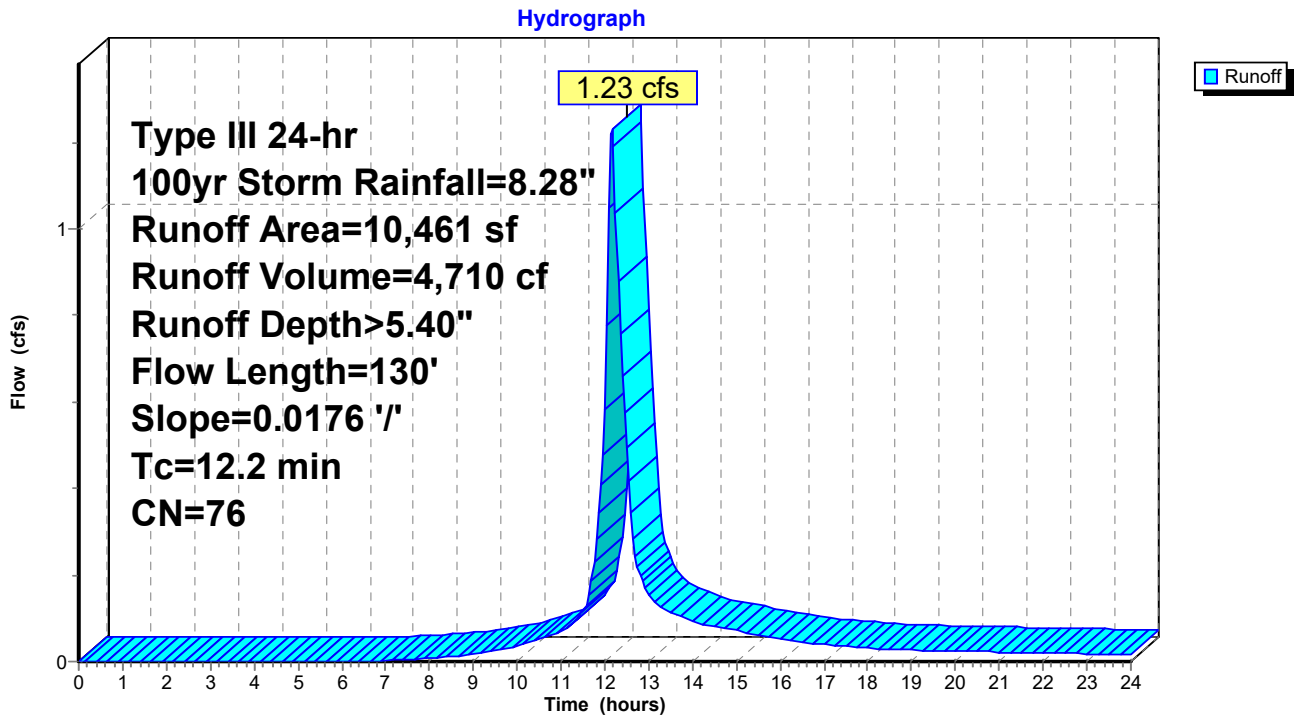
Runoff = 1.23 cfs @ 12.17 hrs, Volume= 4,710 cf, Depth> 5.40"  
 Routed to Link EX-2 : Flax Hill Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	1,196	98	Existing Building Area
*	2,134	98	Existing Parking & Drive Area
*	261	98	Existing Walks & Stairs
*	391	98	Existing Patios
	5,721	61	>75% Grass cover, Good, HSG B
	758	80	>75% Grass cover, Good, HSG D
	10,461	76	Weighted Average
	6,479		61.93% Pervious Area
	3,982		38.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.48"

**Subcatchment EX-DA-2: Drainage Area 2**



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Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 102

**Summary for Subcatchment EX-DA-3: Drainage Area 3**

Runoff = 2.19 cfs @ 12.07 hrs, Volume= 7,177 cf, Depth> 6.96"

Routed to Link EX-3 : Eastern Property Line

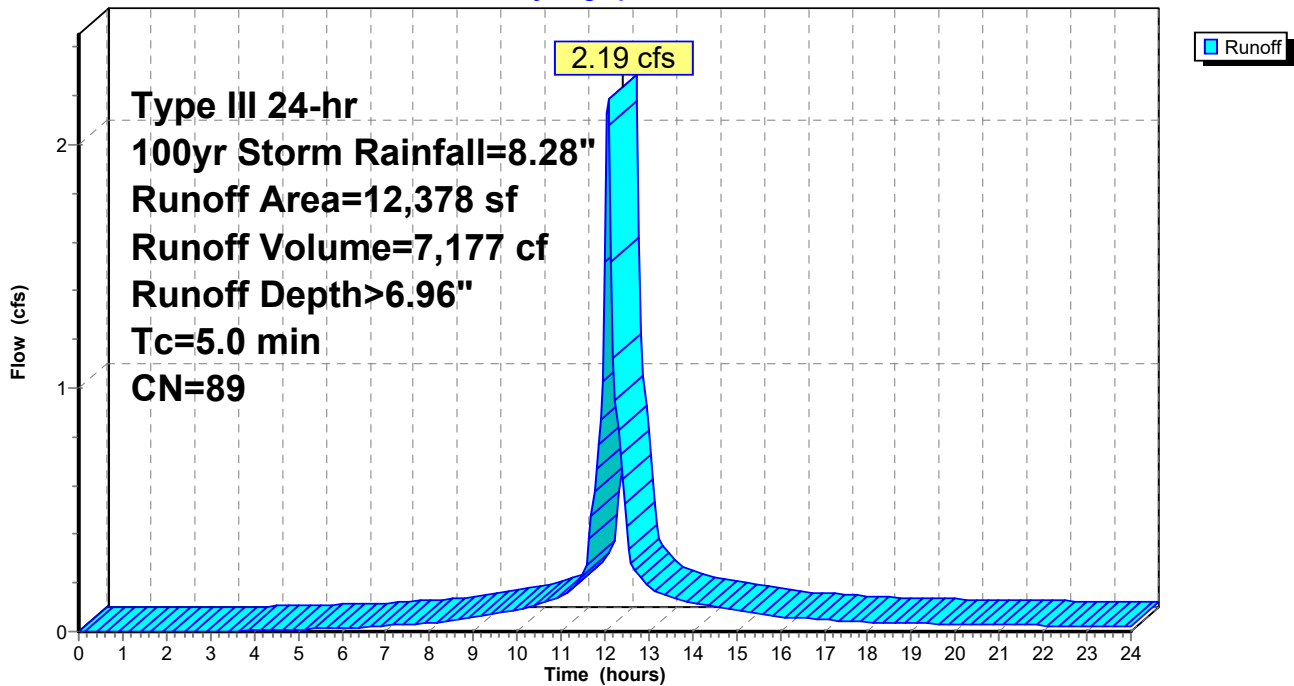
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	6,198	98	Existing Building Area
*	214	98	Existing Walks & Stairs
	5,966	80	>75% Grass cover, Good, HSG D
	12,378	89	Weighted Average
	5,966		48.20% Pervious Area
	6,412		51.80% Impervious Area

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

**Subcatchment EX-DA-3: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 103

**Summary for Subcatchment PR-DA-1: Drainage Area 1**

Runoff = 2.87 cfs @ 12.07 hrs, Volume= 9,620 cf, Depth> 7.32"

Routed to Link PR-1 : Southern Property Line

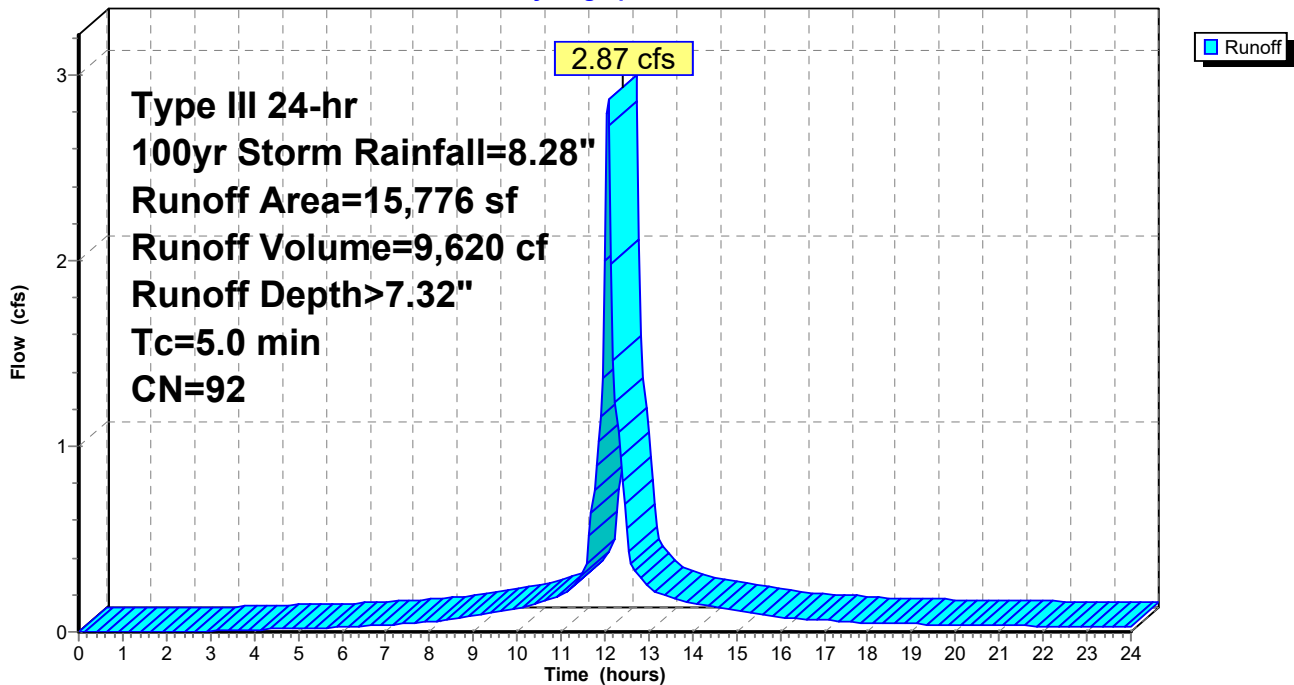
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	2,133	98	Existing Building Area
*	940	98	Proposed Building Addition
*	8,087	98	Proposed Parking & Drive Area
*	748	98	Proposed Walks & Stairs
	1,195	61	>75% Grass cover, Good, HSG B
	2,673	80	>75% Grass cover, Good, HSG D
<hr/>			
	15,776	92	Weighted Average
	3,868		24.52% Pervious Area
	11,908		75.48% Impervious Area

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

**Subcatchment PR-DA-1: Drainage Area 1**

Hydrograph



**204 Flax Hill Road - Drainage**

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Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 104

**Summary for Subcatchment PR-DA-2: Drainage Area 2**

Runoff = 1.08 cfs @ 12.17 hrs, Volume= 4,122 cf, Depth> 4.93"  
 Routed to Link PR-2 : Flax Hill Road

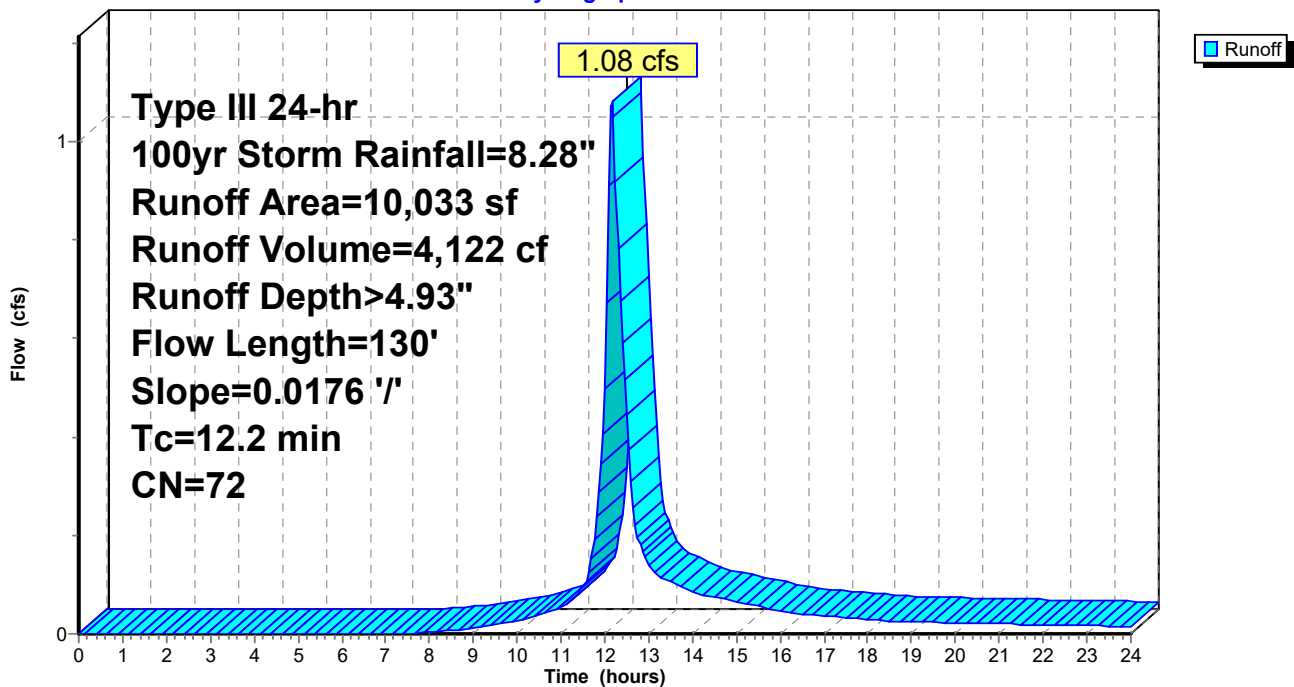
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	1,319	98	Proposed Parking & Drive Area
*	513	98	Proposed Patios
*	278	98	Proposed Walks & Stairs
*	93	98	Existing Walks & Stairs
*	391	98	Existing Patios
	6,646	61	>75% Grass cover, Good, HSG B
	793	80	>75% Grass cover, Good, HSG D
	10,033	72	Weighted Average
	7,439		74.15% Pervious Area
	2,594		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	130	0.0176	0.18		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.48"

**Subcatchment PR-DA-2: Drainage Area 2**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 105

**Summary for Subcatchment PR-DA-3A: Drainage Area 3**

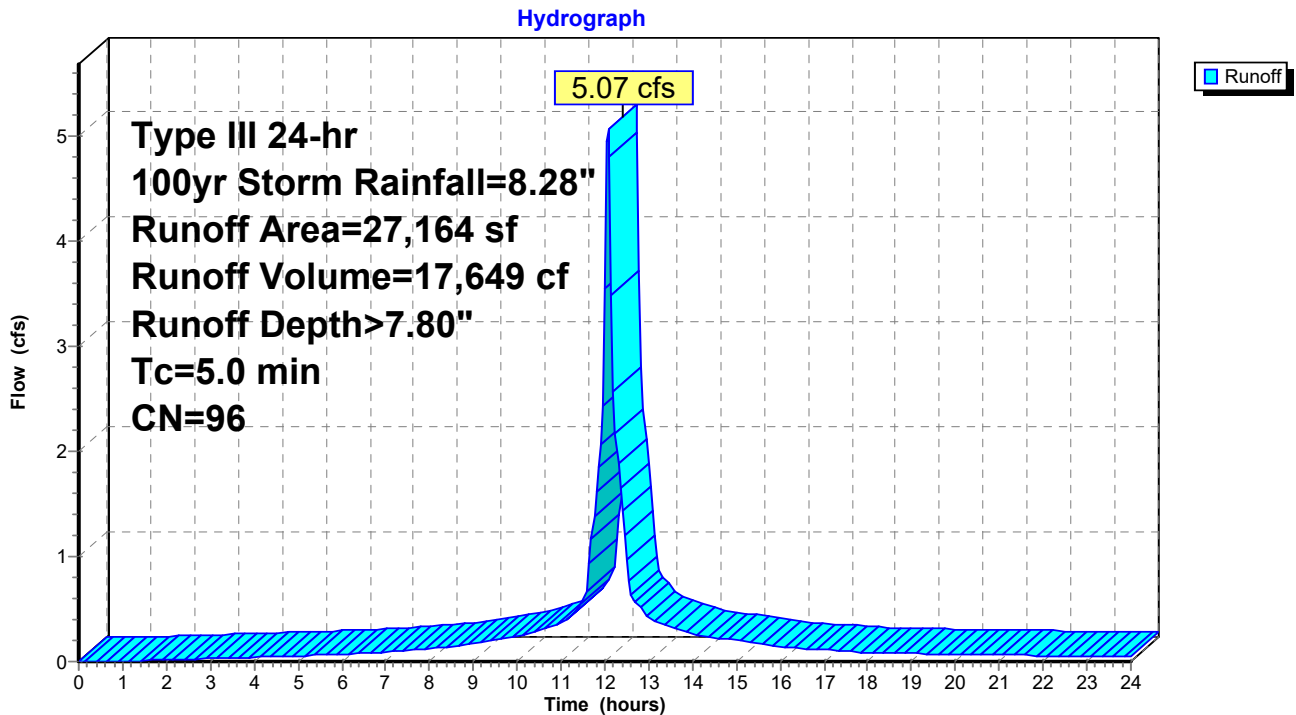
Runoff = 5.07 cfs @ 12.07 hrs, Volume= 17,649 cf, Depth> 7.80"  
 Routed to Pond INF-1 : Underground Detention

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	12,862	98	Proposed Building
*	124	98	Proposed Porches
*	6,339	98	Proposed Drive & Parking Area
*	493	98	Proposed Patios
*	1,261	98	Proposed Walks & Stairs
*	3,281	98	Existing Building Area
	2,804	80	>75% Grass cover, Good, HSG D
<hr/>			
	27,164	96	Weighted Average
	2,804		10.32% Pervious Area
	24,360		89.68% Impervious Area

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

**Subcatchment PR-DA-3A: Drainage Area 3**



**204 Flax Hill Road - Drainage**

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Type III 24-hr 100yr Storm Rainfall=8.28"

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Page 106

**Summary for Subcatchment PR-DA-3B: Drainage Area 3**

Runoff = 1.56 cfs @ 12.07 hrs, Volume= 5,046 cf, Depth> 6.72"

Routed to Link PR-3 : Eastern Property Line

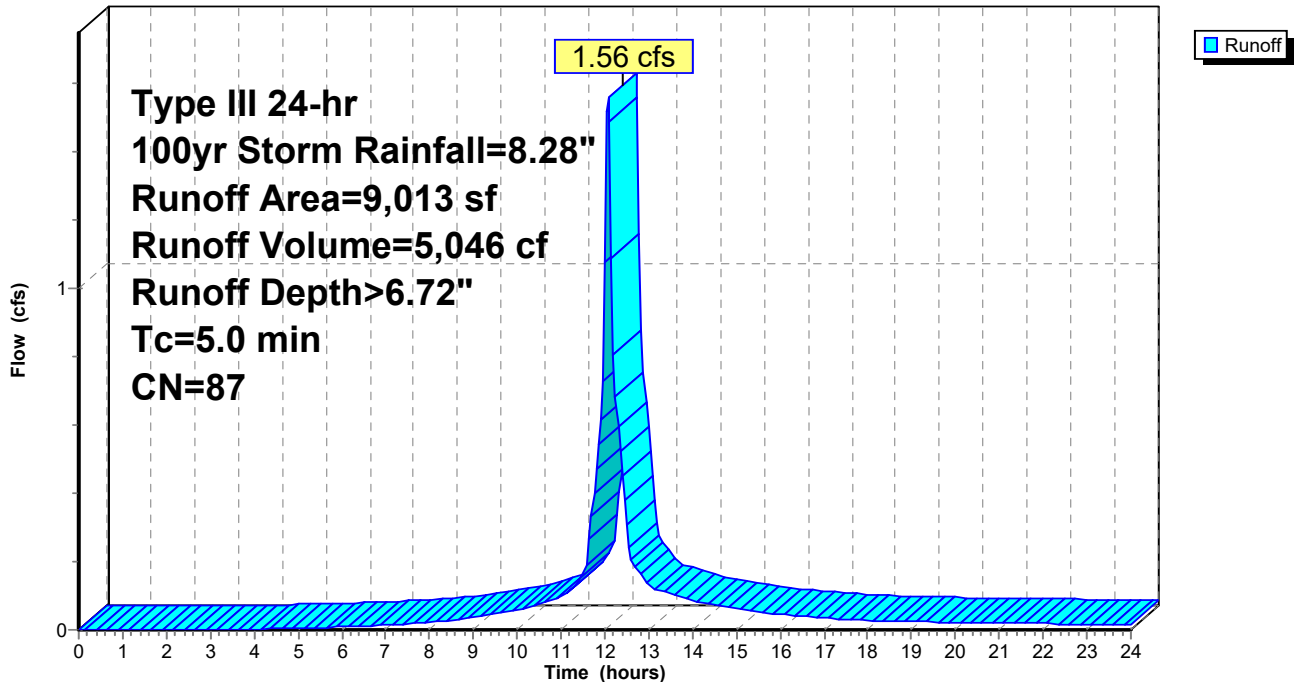
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	360	98	Proposed Porches
*	3,008	98	Existing Building Area
*	173	98	Existing Walks & Stairs
	5,472	80	>75% Grass cover, Good, HSG D
	9,013	87	Weighted Average
	5,472		60.71% Pervious Area
	3,541		39.29% Impervious Area

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

**Subcatchment PR-DA-3B: Drainage Area 3**

Hydrograph



**204 Flax Hill Road - Drainage**

Type III 24-hr 100yr Storm Rainfall=8.28"

Prepared by Land-Tech Consultant

Printed 2/17/2026

HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

Page 107

**Summary for Pond INF-1: Underground Detention**

Inflow Area = 27,164 sf, 89.68% Impervious, Inflow Depth > 7.80" for 100yr Storm event  
 Inflow = 5.07 cfs @ 12.07 hrs, Volume= 17,649 cf  
 Outflow = 1.38 cfs @ 12.41 hrs, Volume= 16,701 cf, Atten= 73%, Lag= 20.5 min  
 Discarded = 0.21 cfs @ 9.55 hrs, Volume= 12,831 cf  
 Primary = 1.17 cfs @ 12.41 hrs, Volume= 3,870 cf

Routed to Link PR-3 : Eastern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 111.41' @ 12.41 hrs Surf.Area= 2,953 sf Storage= 6,267 cf

Plug-Flow detention time= 157.9 min calculated for 16,666 cf (94% of inflow)  
 Center-of-Mass det. time= 127.3 min ( 877.8 - 750.4 )

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	2,643 cf	<b>25.25'W x 116.93'L x 3.50'H Field A</b> 10,334 cf Overall - 3,726 cf Embedded = 6,608 cf x 40.0% Voids
#2A	108.50'	3,726 cf	<b>Cultec R-300HD x 80 Inside #1</b> Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 80 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		6,369 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	<b>3.000 in/hr Exfiltration over Surface area</b>
#2	Primary	110.30'	<b>8.0" Round Culvert</b> L= 98.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.30' / 101.60' S= 0.0888 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

**Discarded OutFlow** Max=0.21 cfs @ 9.55 hrs HW=108.04' (Free Discharge)

↑1=**Exfiltration** (Exfiltration Controls 0.21 cfs)

**Primary OutFlow** Max=1.17 cfs @ 12.41 hrs HW=111.41' (Free Discharge)

↑2=**Culvert** (Inlet Controls 1.17 cfs @ 3.35 fps)

**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.28"

Printed 2/17/2026

Page 108

**Pond INF-1: Underground Detention - Chamber Wizard Field A**

**Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)**

Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf

Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap

Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

16 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 114.93' Row Length +12.0" End Stone x 2 = 116.93' Base Length

5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width

6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

80 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 3,725.9 cf Chamber Storage

10,334.0 cf Field - 3,725.9 cf Chambers = 6,608.1 cf Stone x 40.0% Voids = 2,643.2 cf Stone Storage

Chamber Storage + Stone Storage = 6,369.1 cf = 0.146 af

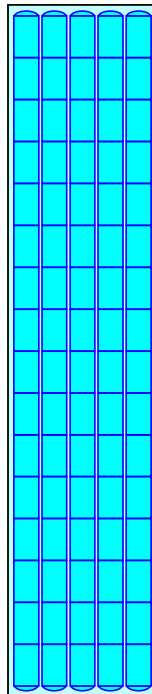
Overall Storage Efficiency = 61.6%

Overall System Size = 116.93' x 25.25' x 3.50'

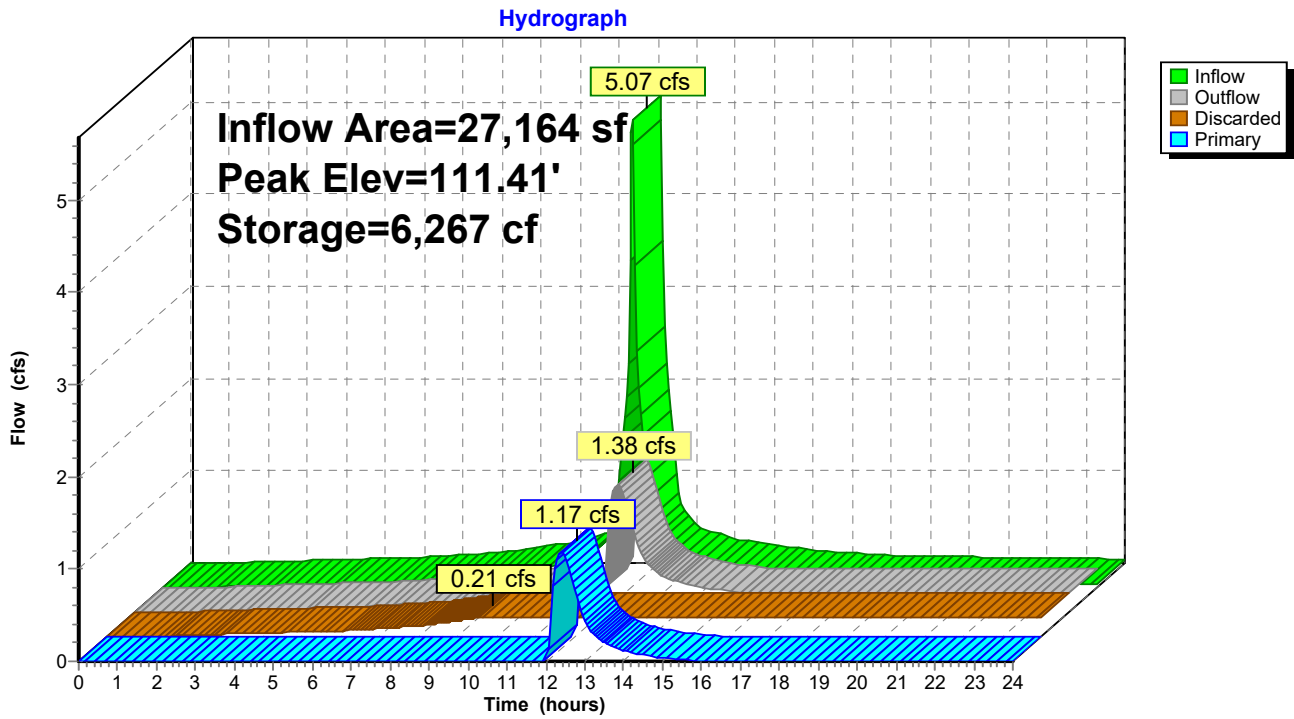
80 Chambers

382.7 cy Field

244.7 cy Stone



### Pond INF-1: Underground Detention



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.28"

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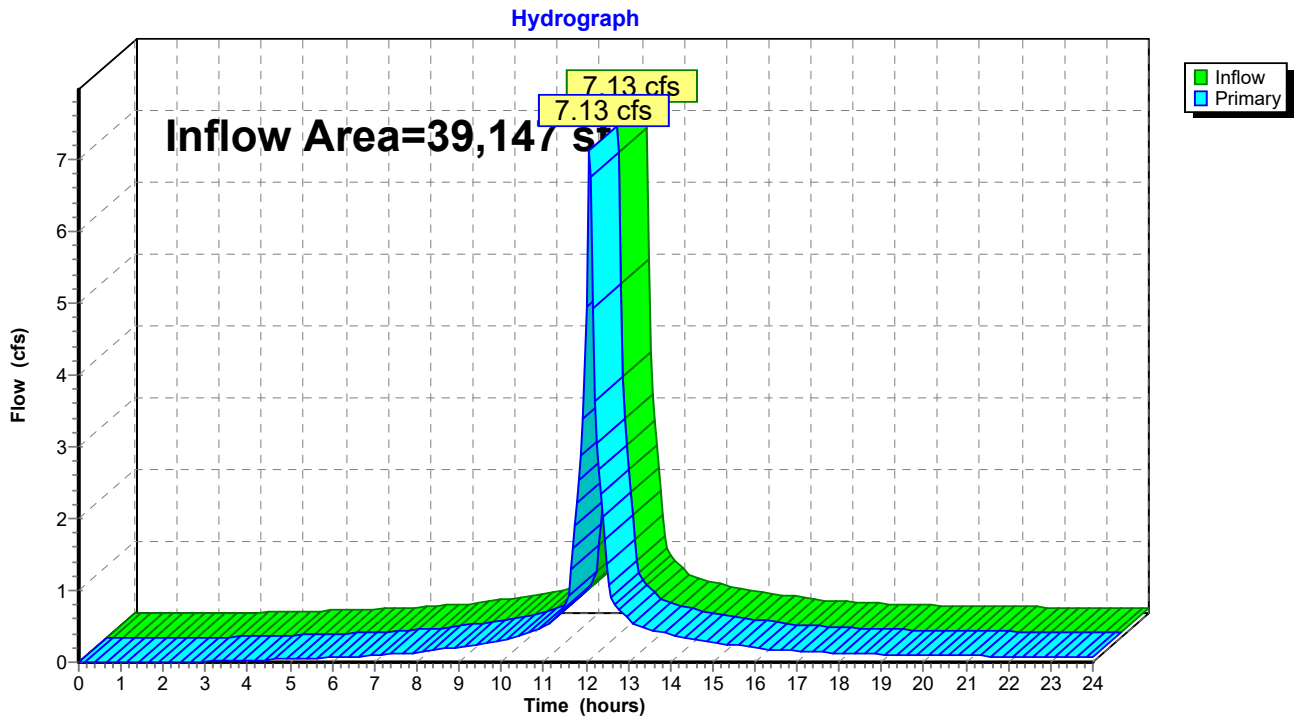
Page 110

**Summary for Link EX-1: Southern Property Line**

Inflow Area = 39,147 sf, 70.21% Impervious, Inflow Depth > 7.32" for 100yr Storm event  
Inflow = 7.13 cfs @ 12.07 hrs, Volume= 23,870 cf  
Primary = 7.13 cfs @ 12.07 hrs, Volume= 23,870 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-1: Southern Property Line**



# 204 Flax Hill Road - Drainage

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Type III 24-hr 100yr Storm Rainfall=8.28"

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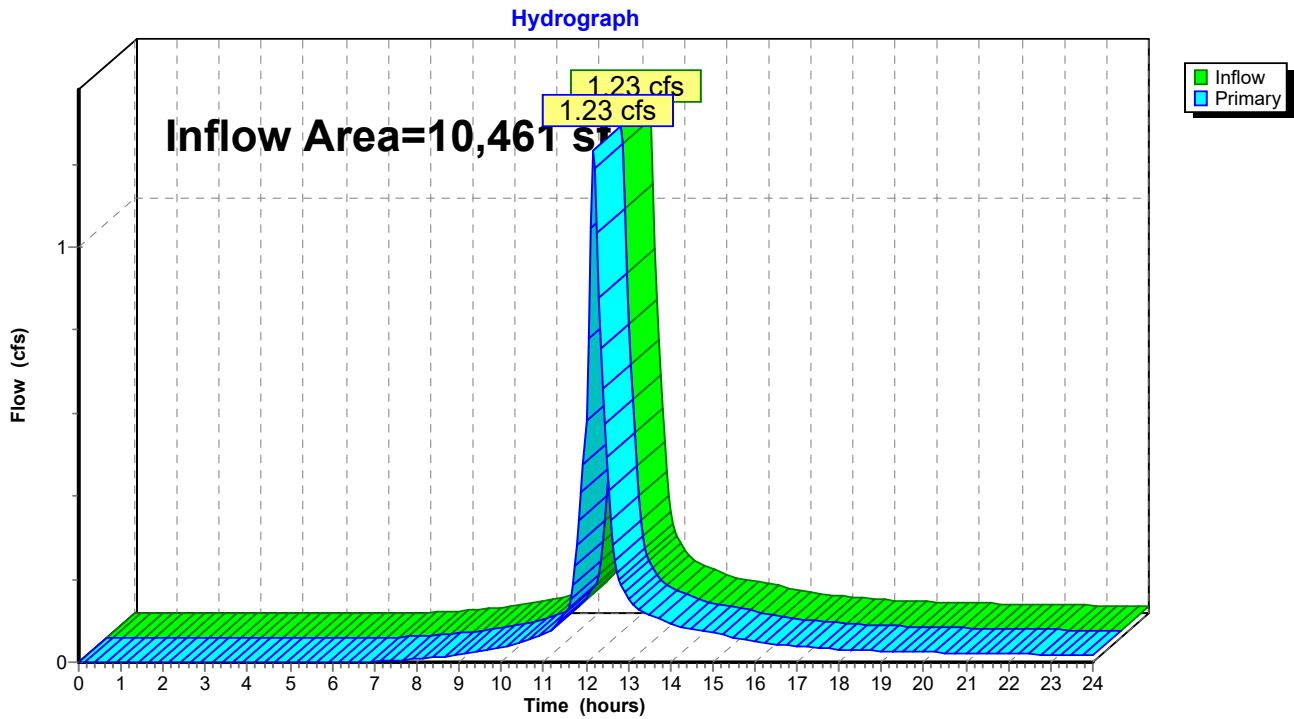
Page 111

## Summary for Link EX-2: Flax Hill Road

Inflow Area = 10,461 sf, 38.07% Impervious, Inflow Depth > 5.40" for 100yr Storm event  
Inflow = 1.23 cfs @ 12.17 hrs, Volume= 4,710 cf  
Primary = 1.23 cfs @ 12.17 hrs, Volume= 4,710 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link EX-2: Flax Hill Road



**204 Flax Hill Road - Drainage**

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.28"

Printed 2/17/2026

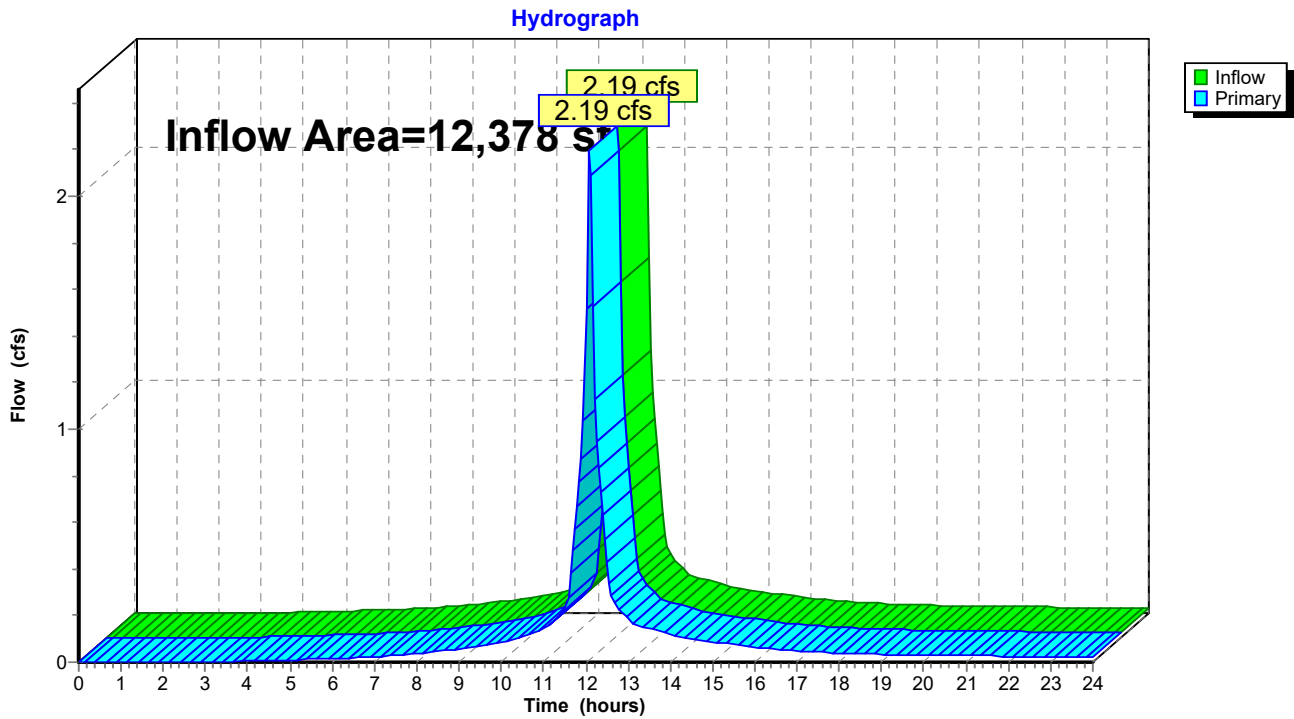
Page 112

**Summary for Link EX-3: Eastern Property Line**

Inflow Area = 12,378 sf, 51.80% Impervious, Inflow Depth > 6.96" for 100yr Storm event  
Inflow = 2.19 cfs @ 12.07 hrs, Volume= 7,177 cf  
Primary = 2.19 cfs @ 12.07 hrs, Volume= 7,177 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

**Link EX-3: Eastern Property Line**



# 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

HydroCAD® 10.20-7a s/n 01168 © 2025 HydroCAD Software Solutions LLC

Type III 24-hr 100yr Storm Rainfall=8.28"

Printed 2/17/2026

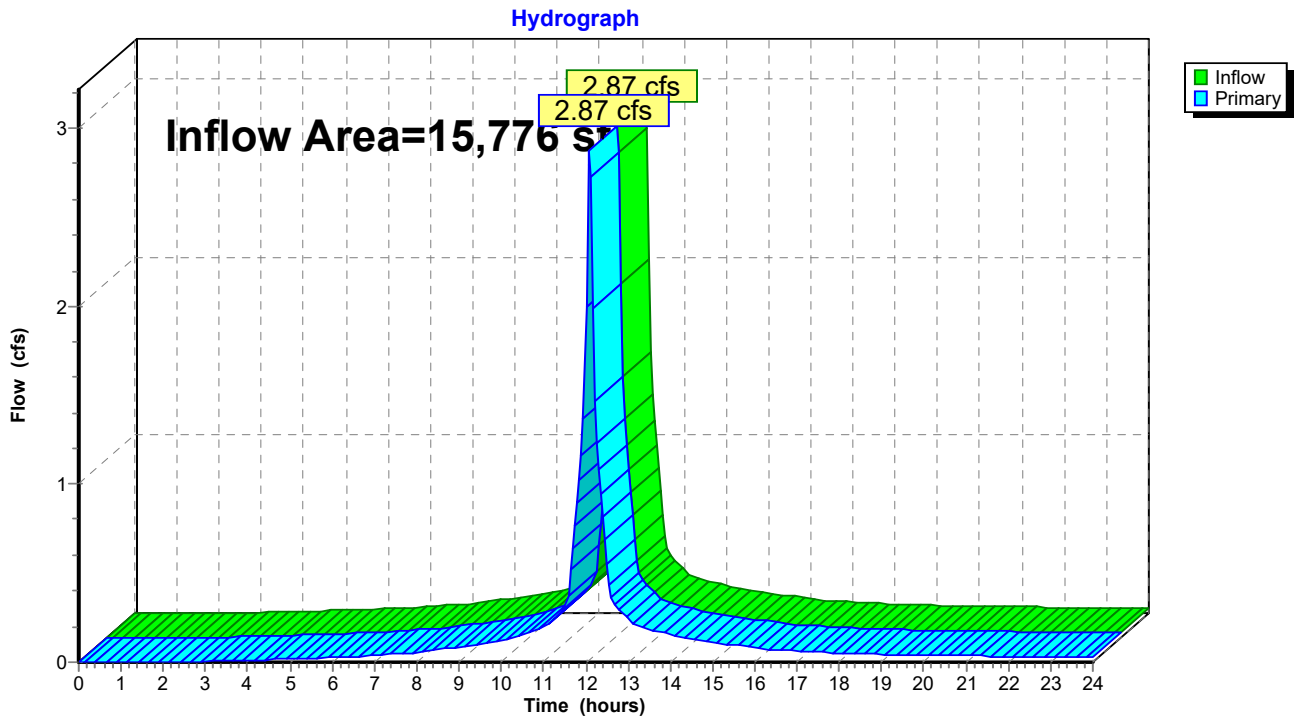
Page 113

## Summary for Link PR-1: Southern Property Line

Inflow Area = 15,776 sf, 75.48% Impervious, Inflow Depth > 7.32" for 100yr Storm event  
Inflow = 2.87 cfs @ 12.07 hrs, Volume= 9,620 cf  
Primary = 2.87 cfs @ 12.07 hrs, Volume= 9,620 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-1: Southern Property Line



# 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.28"

Printed 2/17/2026

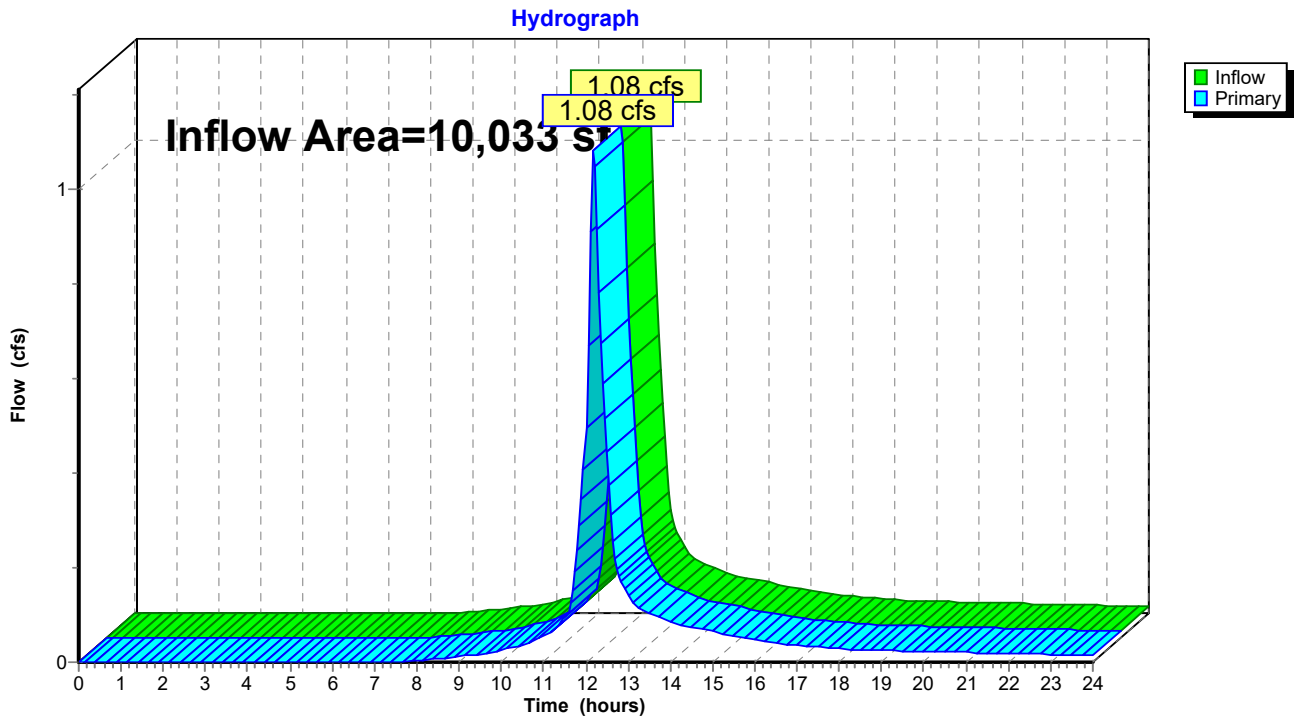
Page 114

## Summary for Link PR-2: Flax Hill Road

Inflow Area = 10,033 sf, 25.85% Impervious, Inflow Depth > 4.93" for 100yr Storm event  
Inflow = 1.08 cfs @ 12.17 hrs, Volume= 4,122 cf  
Primary = 1.08 cfs @ 12.17 hrs, Volume= 4,122 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link PR-2: Flax Hill Road



# 204 Flax Hill Road - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.28"

Printed 2/17/2026

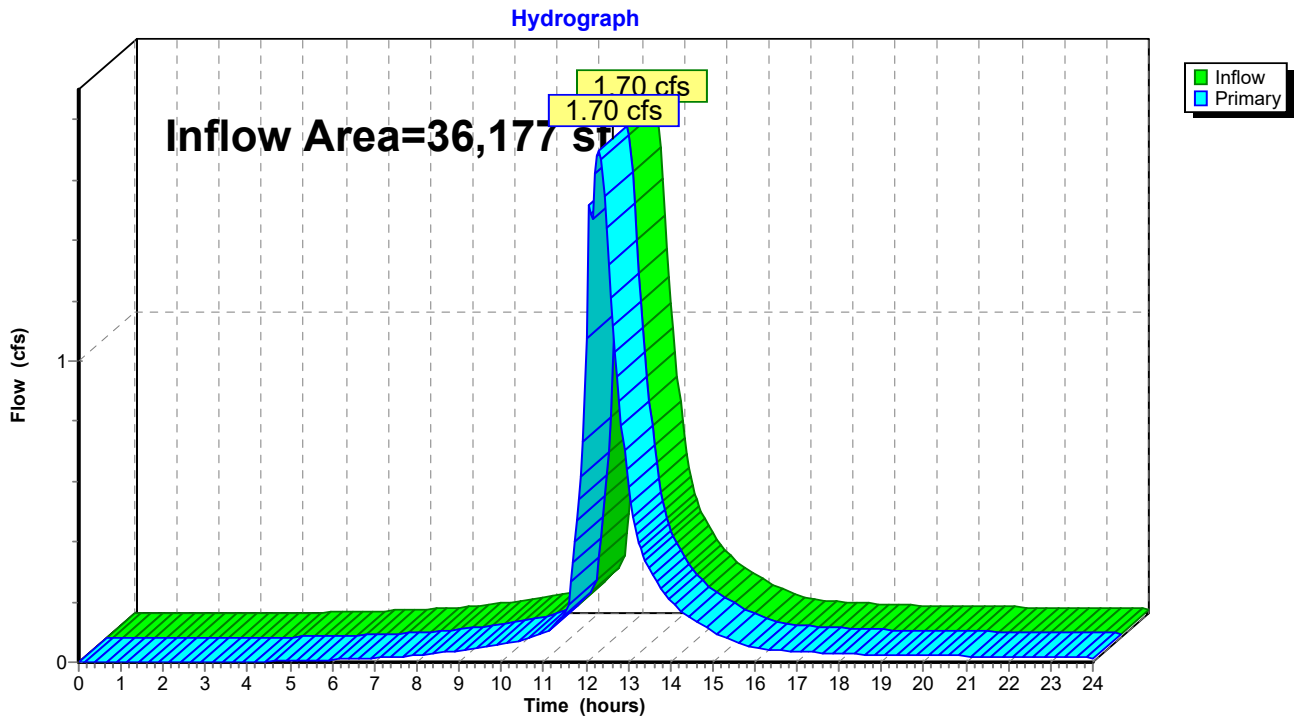
Page 115

## Summary for Link PR-3: Eastern Property Line

Inflow Area = 36,177 sf, 77.12% Impervious, Inflow Depth > 2.96" for 100yr Storm event  
Inflow = 1.70 cfs @ 12.30 hrs, Volume= 8,917 cf  
Primary = 1.70 cfs @ 12.30 hrs, Volume= 8,917 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

## Link PR-3: Eastern Property Line



# **Operations and Maintenance Plan**

*204 Flax Hill Road, Norwalk, CT*

*February 26, 2025*

## Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at **204 Flax Hill Road**. are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

## Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

## Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

## Service Procedures:

### 1. Catch Basins & Drainage Inlets:

- a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
- c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

### 2. Storm Drainage Piping and Manholes/Junction Boxes:

- a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
- d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

- a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
- b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
- c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drywells and Infiltration Systems:

- a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
- c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the units shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Roof Gutters:

- a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

# **Operations and Maintenance Log (Page 1 of 3)**

204 Flax Hill Road, Norwalk, CT

February 26, 2025

---

Type of Inspection:     Spring         Fall         Other

---

Inspector's Name: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

Affiliation: \_\_\_\_\_ Phone #: \_\_\_\_\_

---

### Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates?                       Yes     No     N/A
- Do any basins require additional repair? (identify below):                       Yes     No     N/A
- Have sumps been cleaned of sediment?     Yes     No     N/A

Notes:

### Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed?     Yes     No     N/A
- Do any manholes require additional repair? (identify below):                       Yes     No     N/A
- Is there any evidence of stormwater piping failure?                                       Yes     No     N/A
- Has a comprehensive video inspection been completed?                                       Yes     No     N/A

Notes:

### Stormwater Control Structures:

- Has accumulated debris been removed?     Yes     No     N/A
- Are any repairs required? (identify below):     Yes     No     N/A
- Have orifices and weirs been cleaned of debris?     Yes     No     N/A

Notes:

## **Operations and Maintenance Log (Page 2 of 3)**

204 Flax Hill Road, Norwalk, CT

February 26, 2025

### Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments?  Yes  No  N/A
- Do units require additional repair? (identify below):  Yes  No  N/A
- Has draining times of system been verified?  Yes  No  N/A

Notes:

### Roof Gutters:

- Has accumulated debris been removed from gutters?  Yes  No  N/A
- Do any gutters require additional repair? (identify below):  Yes  No  N/A

Notes:

**Operations and Maintenance Log (Page 3 of 3)**

*204 Flax Hill Road, Norwalk, CT*

*February 26, 2025*

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

---

**Signature of Inspector:**

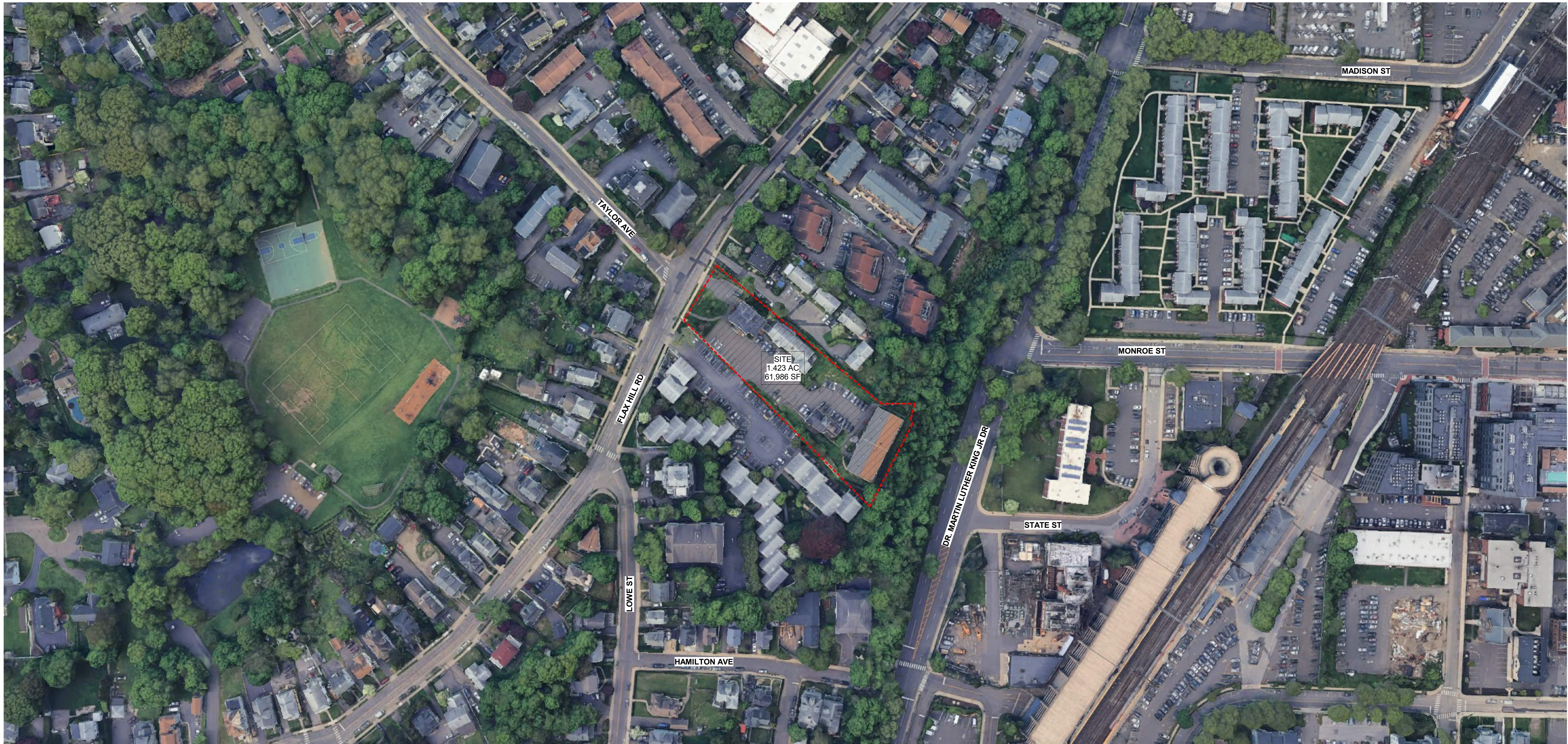
**Date:**

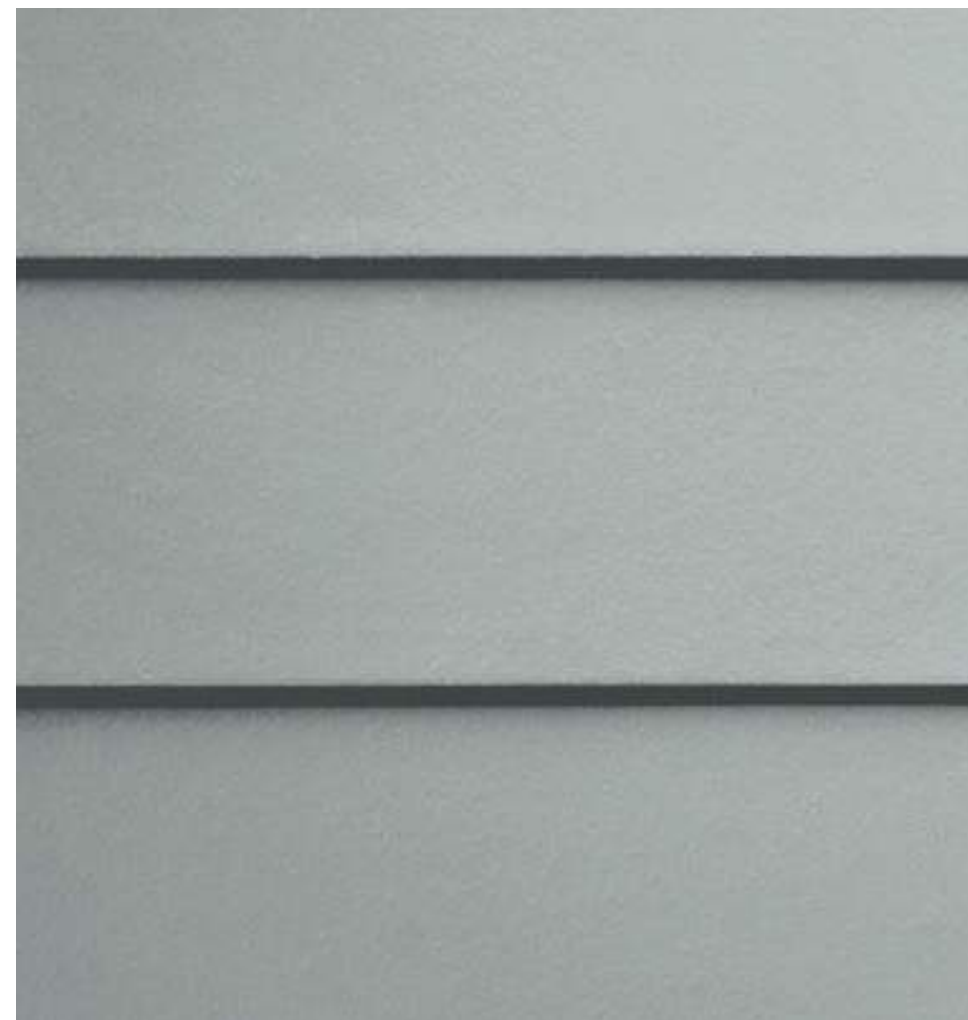
# 204 FLAX HILL RD

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**BEINFELD ARCHITECTURE**

2-12-2025





1. Fiber Cement Siding  
Historic Van Courtland Blue



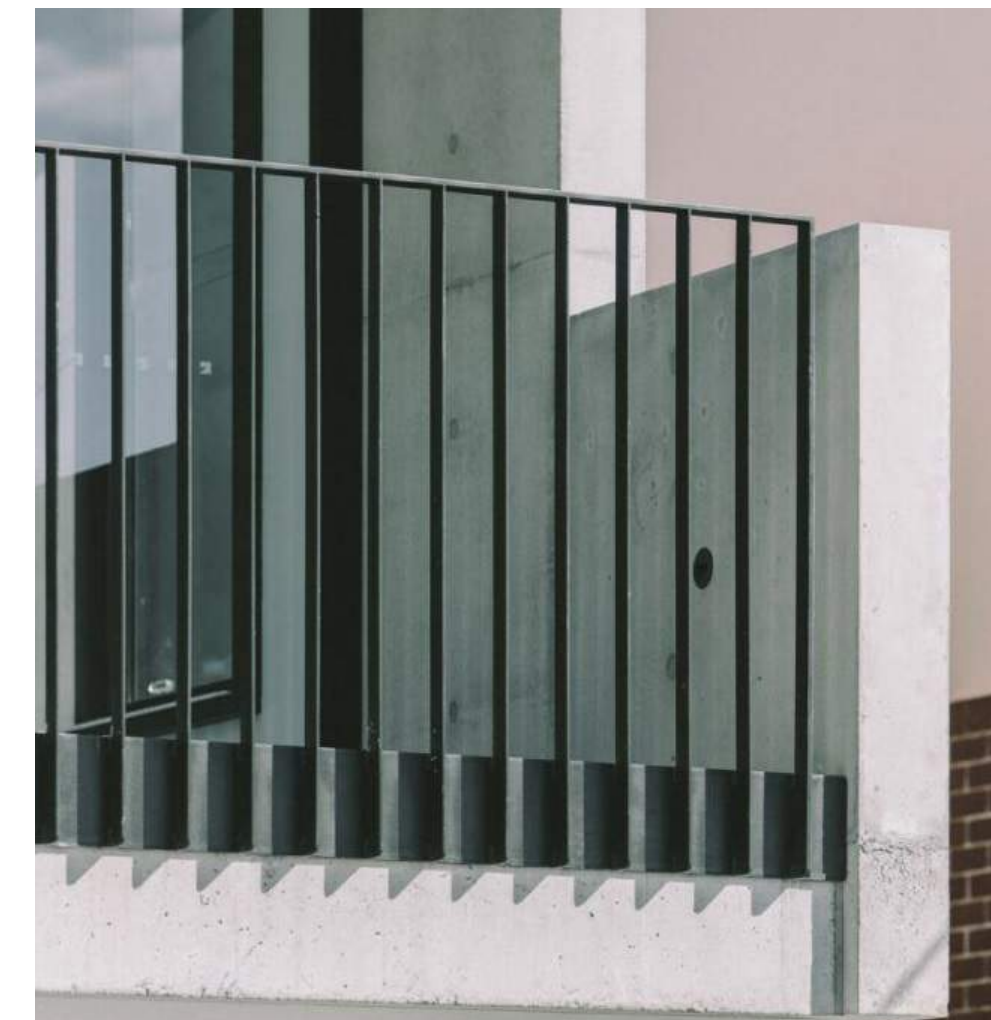
2. Dark Grey Fiber Cement Panel



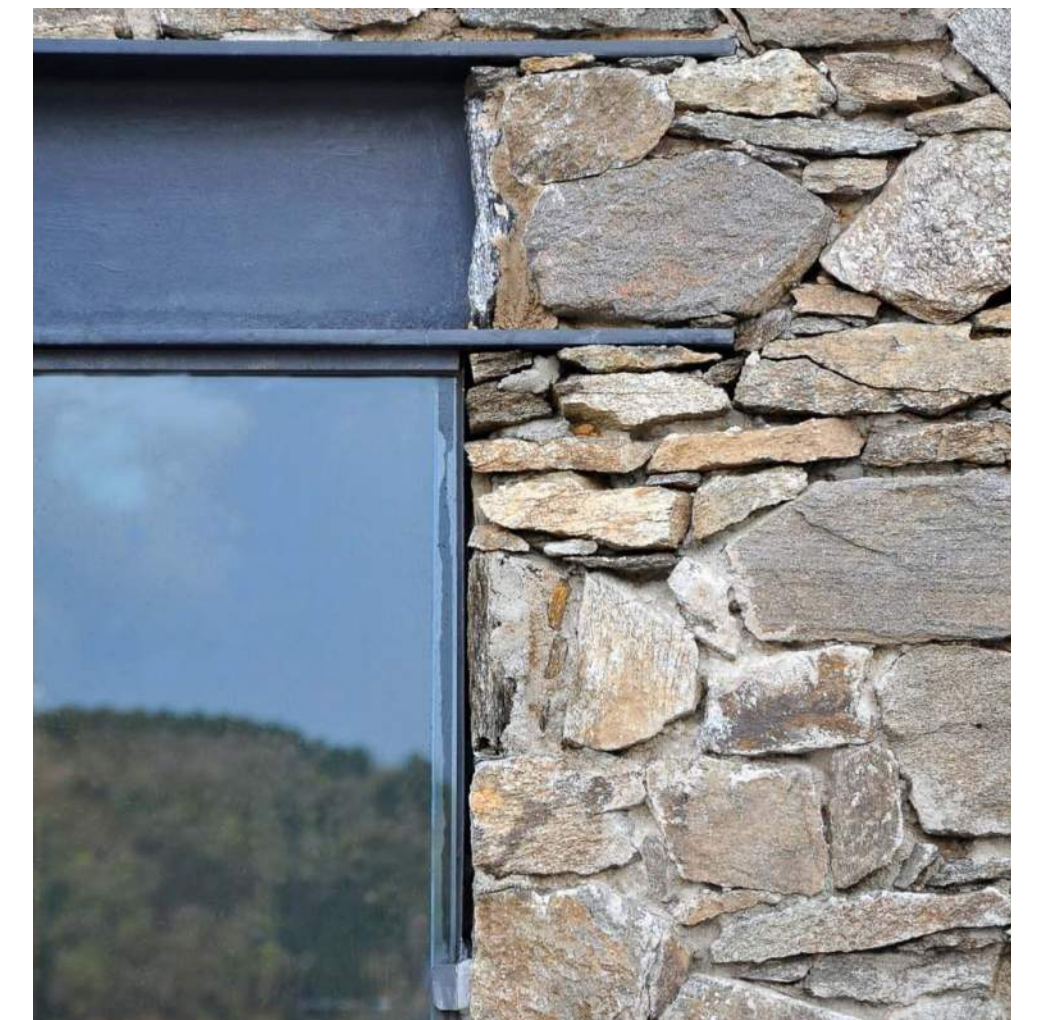
3. Stone Veneer



4. UPVC Windows



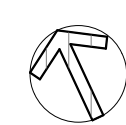
5. Steel Railing



6. Metal Lintel

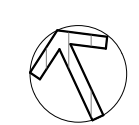


1 Level 1  
SD1.01 1" = 20'-0"



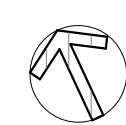


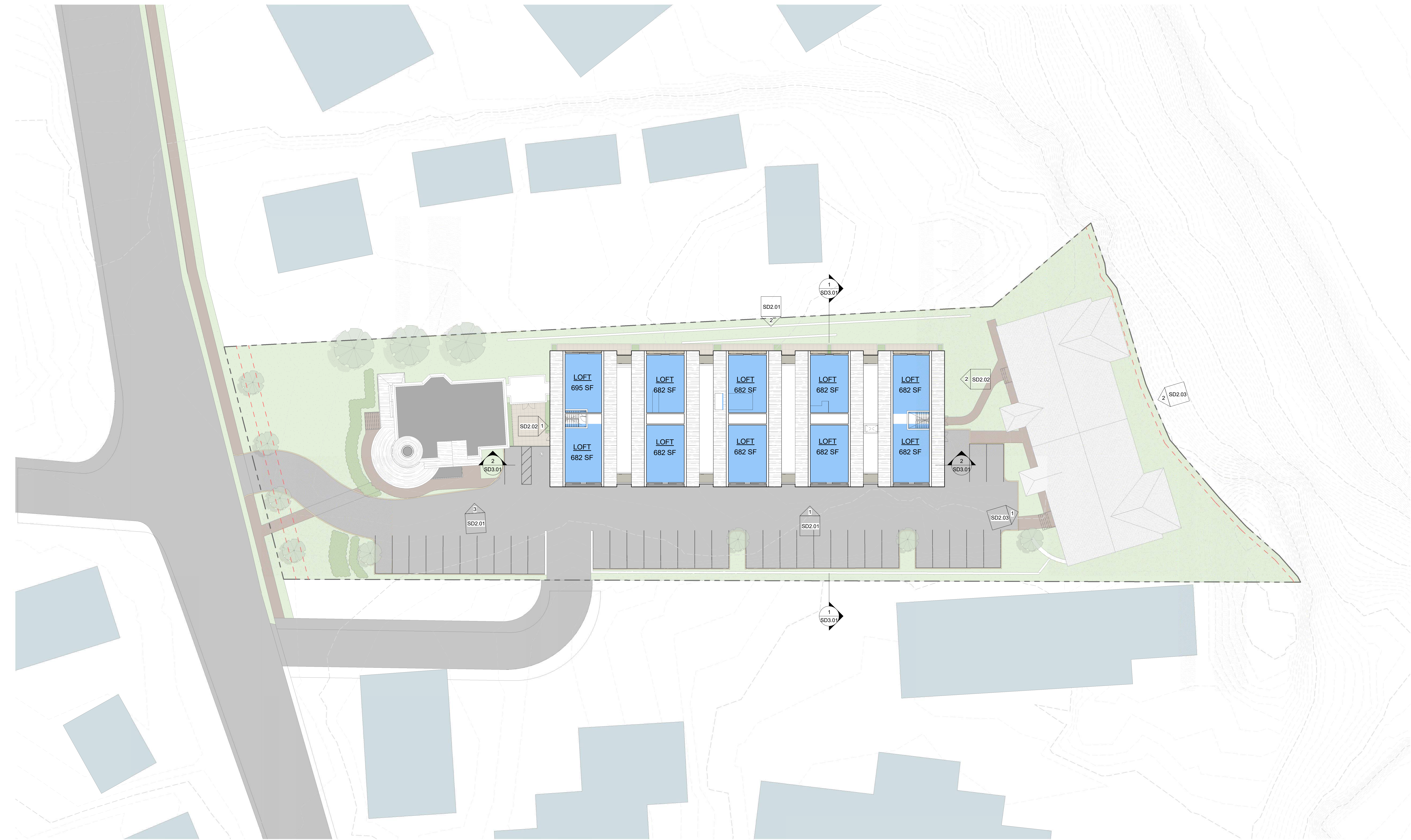
1 Level 2  
SD1.02 1" = 20'-0"



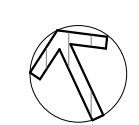


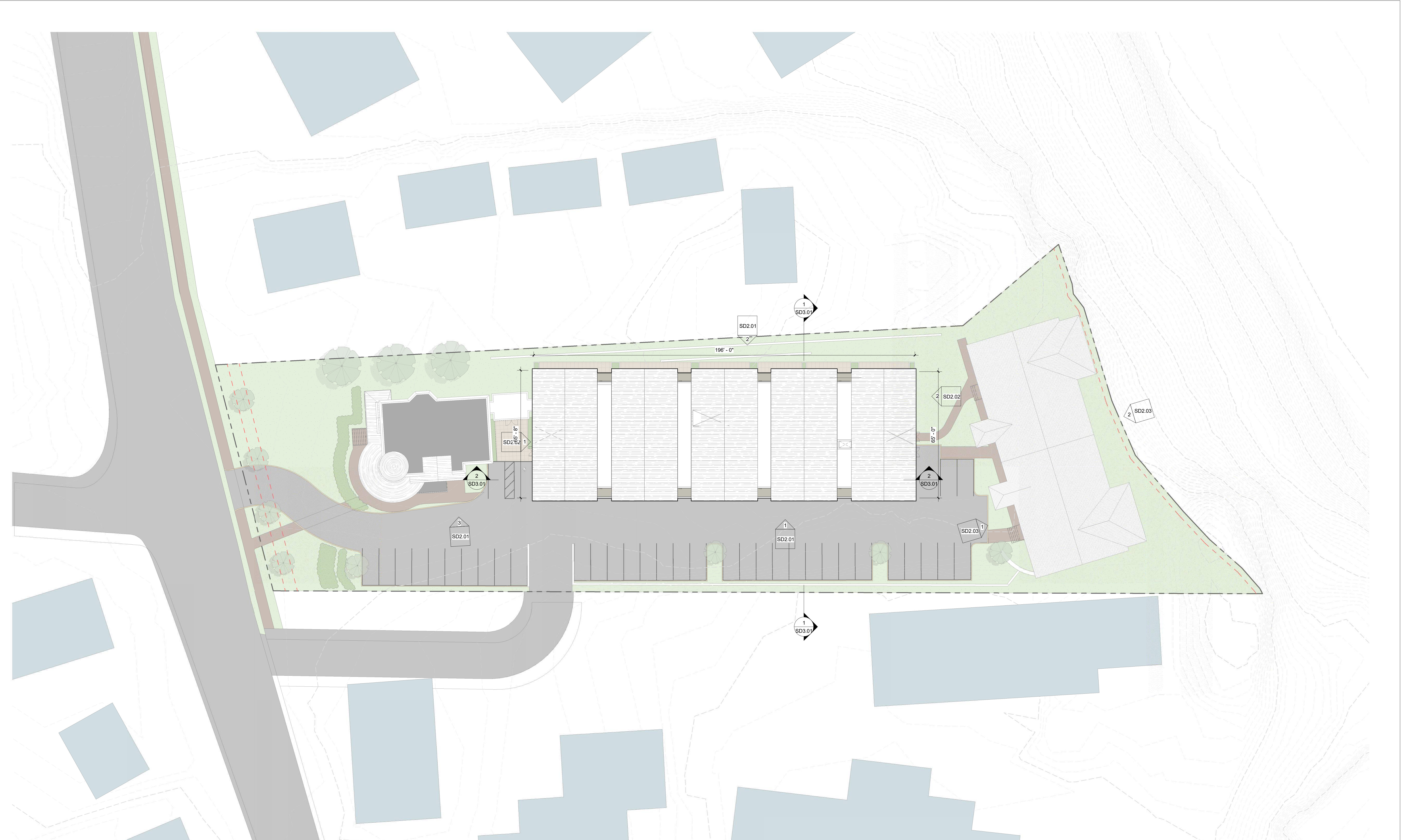
1 Level 3  
SD1.03 1" = 20'-0"





1 Level 4  
D1.04 1" = 20'-0"

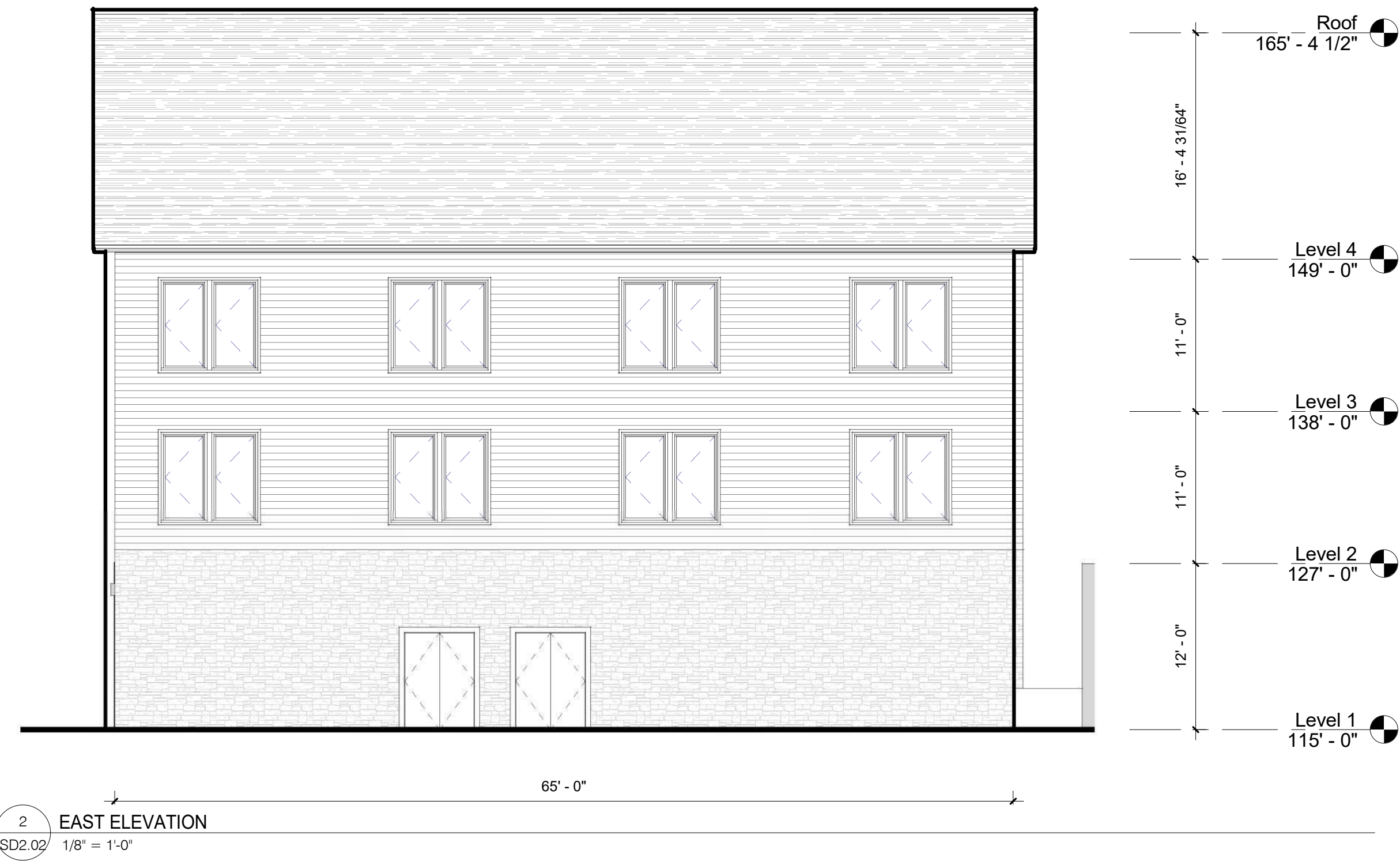


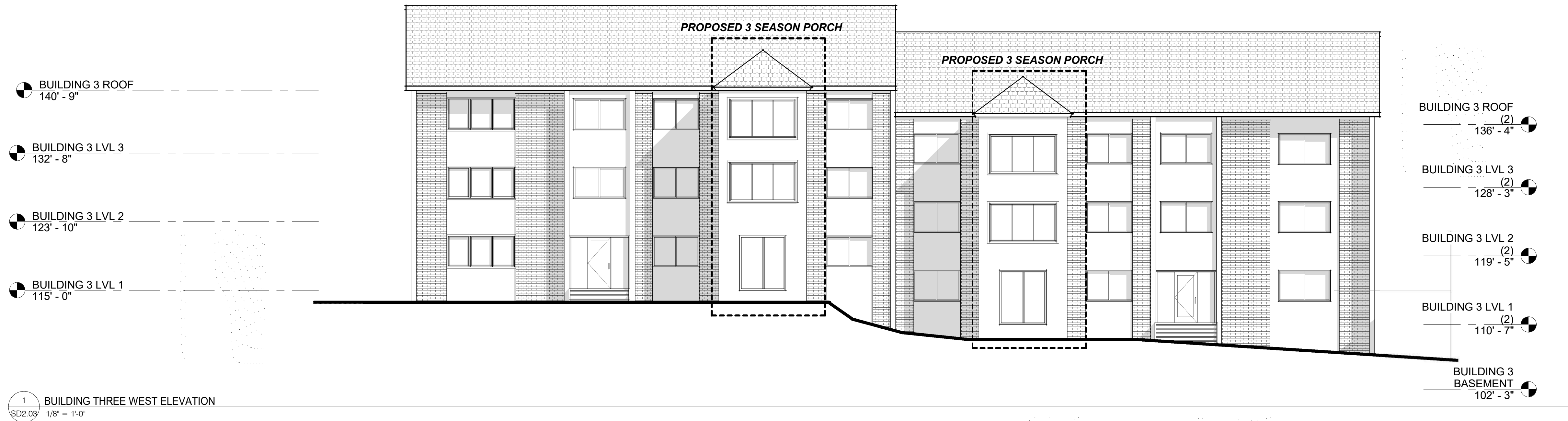


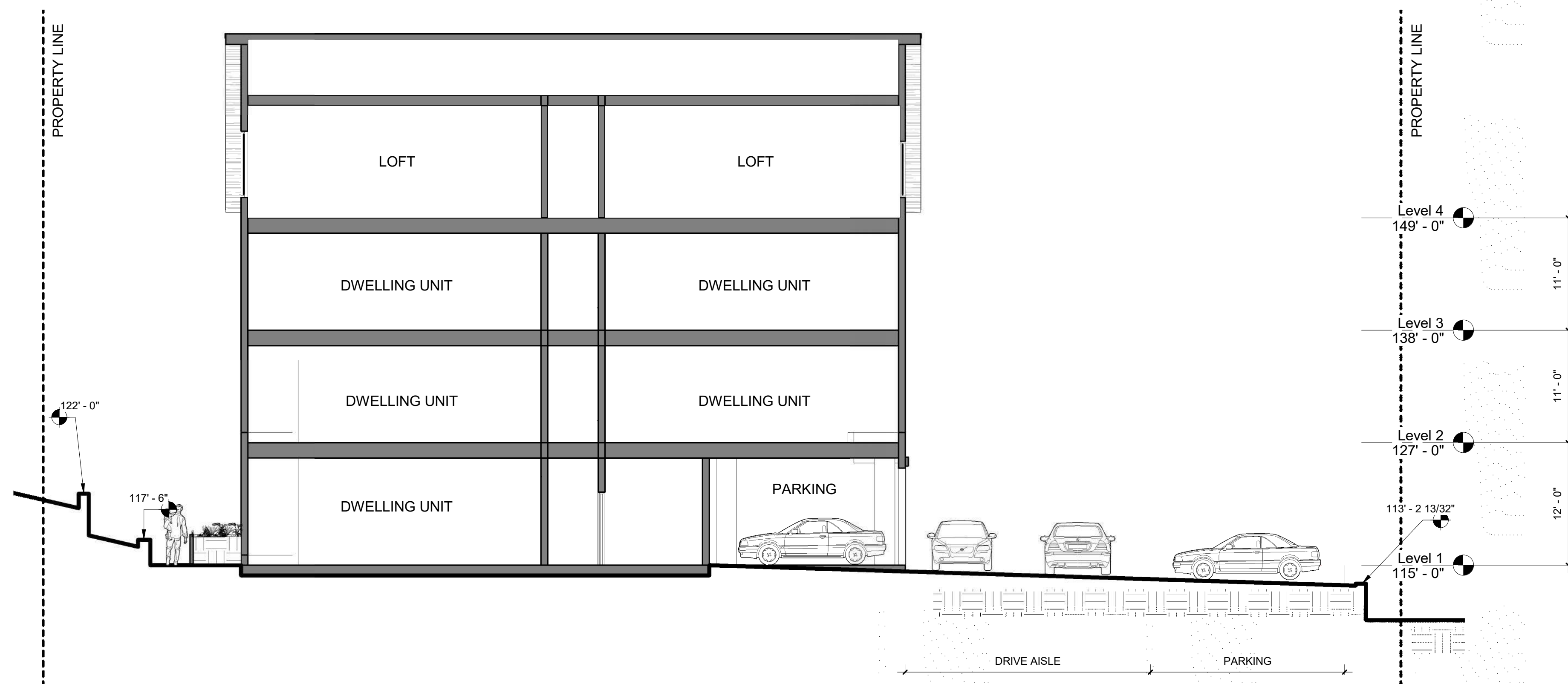
1 Roof  
SD1.06 1" = 20'-0"



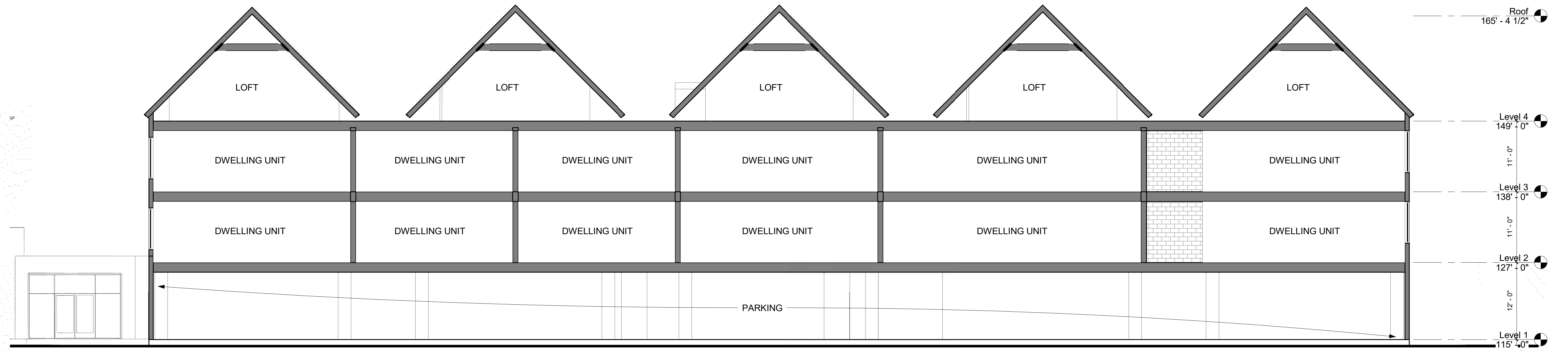




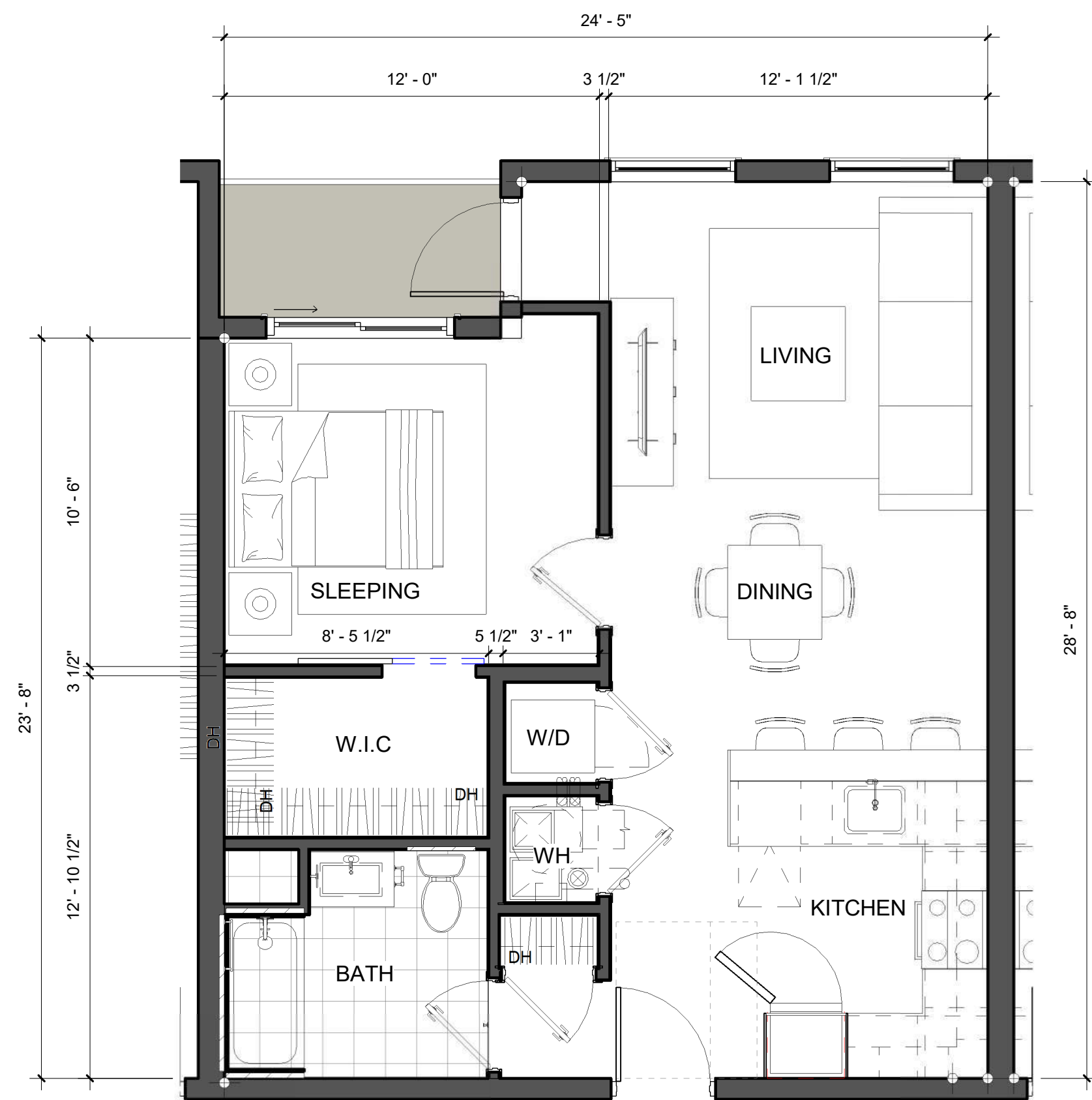




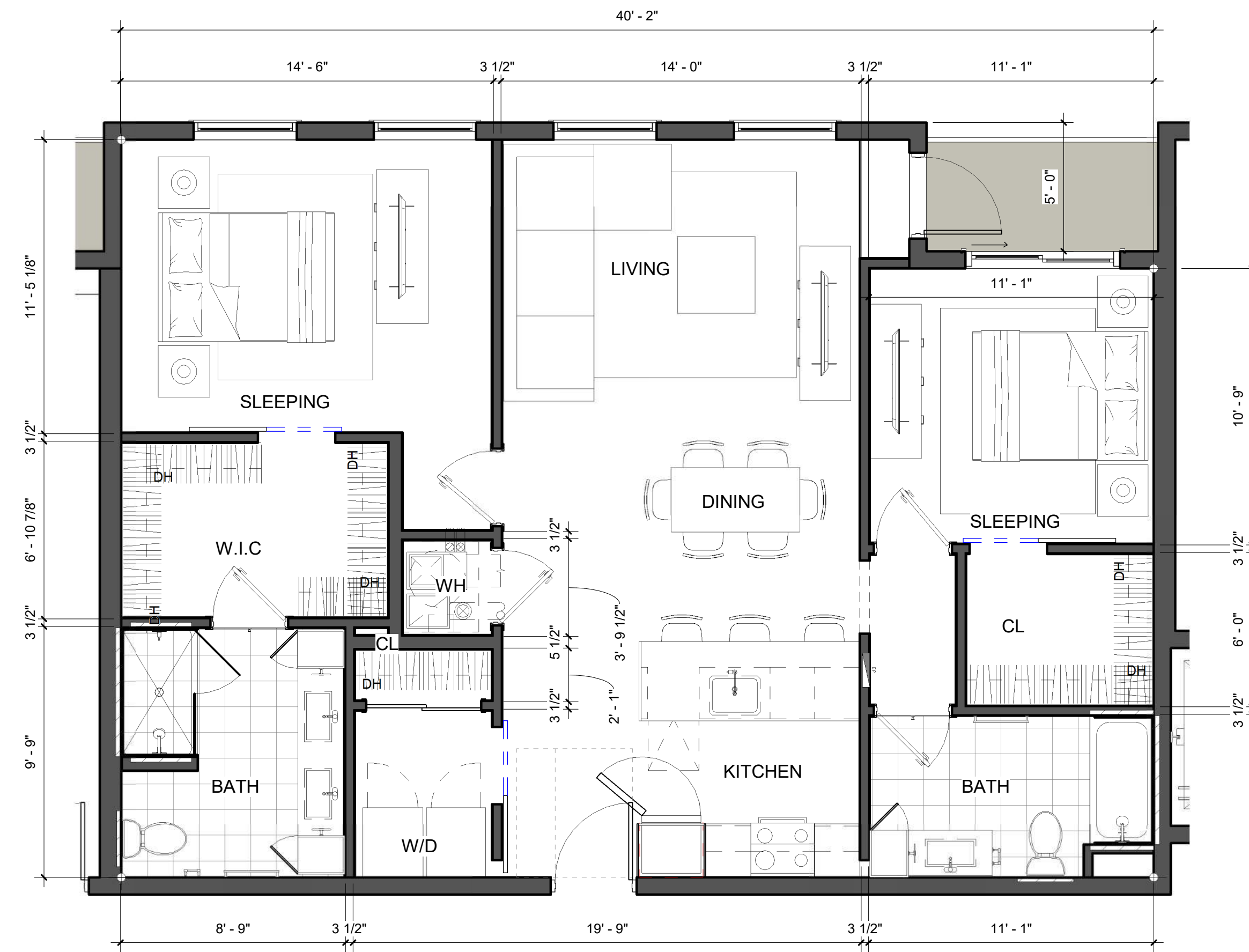
1 BUILDING SECTION N/S  
SD3.01 1/8" = 1'-0"



2 BUILDING SECTION E/W  
SD3.01 1/8" = 1'-0"



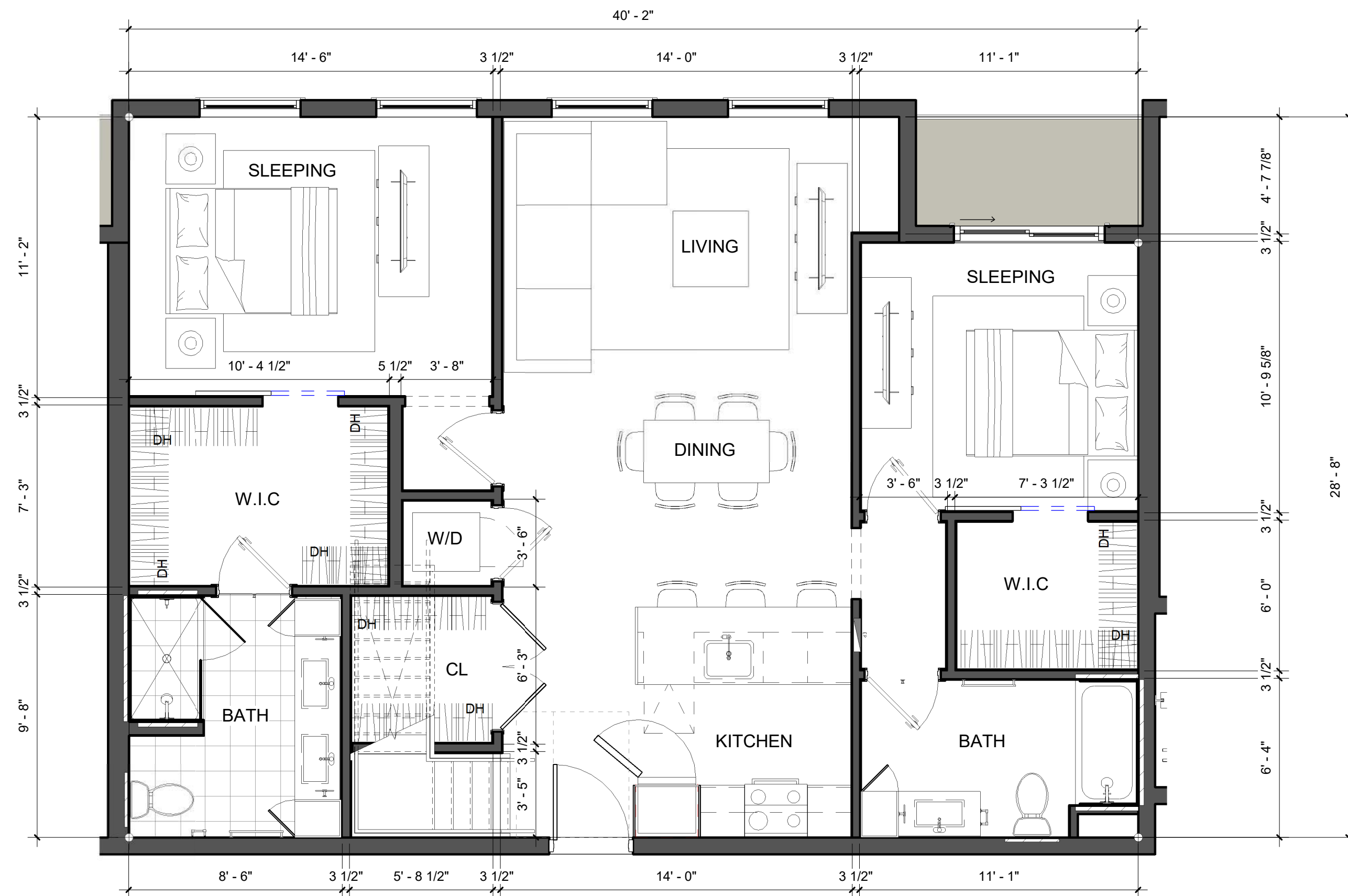
1 TYPICAL 1 BEDROOM  
SD5.01 1/4" = 1'-0"



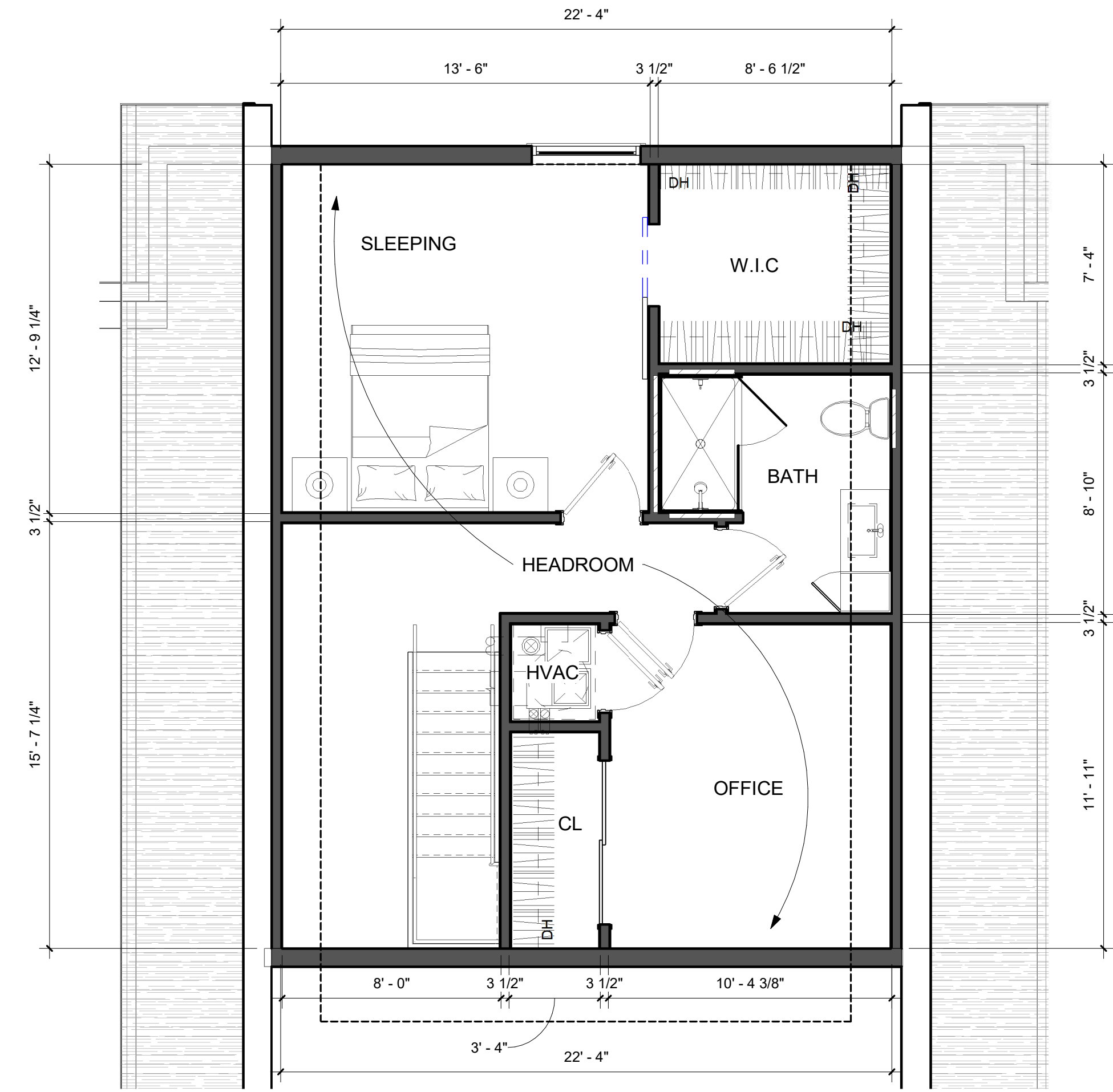
2 TYPICAL 2 BEDROOM  
SD5.01 1/4" = 1'-0"



3 TYPICAL 1 BEDROOM+  
SD5.01 1/4" = 1'-0"



1 TYPICAL 2 BEDROOM LOFT  
SD5.02 1/4" = 1'-0"



2 TYPICAL 2 BEDROOM LOFT 2  
SD5.02 1/4" = 1'-0"



3 TYPICAL 1 BEDROOM LOFT  
SD5.02 1/4" = 1'-0"



4 TYPICAL 1 BEDROOM LOFT 1  
SD5.02 1/4" = 1'-0"

**SCHEDULE A**  
**(Description of the Premises)**

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the City of Norwalk, County of Fairfield and State of Connecticut, shown and delineated on a certain map entitled "Map of Property prepared for Robert K. Jones and Joel E. Freedman Norwalk, Conn. Scale: 1"= 30' Sept. 8, 1965 Office of Fred B. Deilus and Dennis A. Deilus Norwalk, Conn." on file in the Norwalk Land Records as Map No. 6869. Said premises are bounded and described as follows:

NORTHERLY: 449.60 feet by land now or formerly of Malvern D. Hubbard;

EASTERLY: 213.07 feet by land of the City of Norwalk;

SOUTHERLY: 508.65 feet by land of the Flax Hill Section I Condominium Association; and

WESTERLY: 120.05 feet by Flax Hill Road.

Together with a Grant of Right of Way and Utility Easements from Garden Homes Management Corporation to Robert K. Jones and Joel E. Freedman dated March 1, 1974 and recorded in Volume 893 at Page 176 of the Norwalk Land Records.

## Rehabilitation of The Senator John H. Ferris House at 204 Flax Hill Road

Workforce Partners, LLC proposes a historic preservation approach to the rehabilitation of The Ferris House at 204 Flax Hill Road. This approach will meet the requirements of the Norwalk Zoning Commission and the Norwalk Historical Commission for the issuance of a Special Permit to increase residential density.



This Queen Anne-style house at 204 Flax Hill Road was built c.1880 for coal, lumber, and mason's supplies merchant John H. Ferris (1844-1904), who started his business in 1870. He served in the Connecticut House of Representatives in 1886 and 1887, followed by the state Senate for the 13<sup>th</sup> District 1893-96. He was also a Director of the City National Bank, as well as manager of the South Norwalk Savings Bank. It was listed in the Norwalk Historic Resource Inventory as 208 Flax Hill Road in 1976, but house numbers have changed. The house originally had an asymmetrical, cross-gable plan and a domed tower, as well as a full-width one-story wrap-around porch and a porte-cochere. It was considered one of the finest homes in South Norwalk. However, a fire in 1956 destroyed the original roof and dome. The porch was removed at a later date. The building has been converted into apartments, but a substantial amount of original interior architectural detail remains.



### Rehabilitation Plan

Workforce Partners, LLC plans to restore this once-magnificent home. The rehabilitation will include a new simulated cross gable on the façade and west elevation with period-appropriate windows on the upper level, as well as the replacement of the dome and the porch.

While it will not and should not be a replica, the new appearance of the building will incorporate many of the lost elements that are the hallmarks of this style of home. Simply put, the new building will be inspired by, but not identical to, the original one. The rehabilitated house will help to recreate the feeling of the era when this house was part of a row of similar residences, which were owned by some of Norwalk's most prominent citizens.

All of this work is intended to comply with Section 4.3.20 below, subject to the approvals specified in the regulation.

### Zoning

Workforce Partners, LLC will apply for a Special Permit under Section 4.3.20 Special Exceptions for Historic Structures of the City of Norwalk, Connecticut Zoning Regulations.

## MEMORANDUM

---

TO: Ben Yeung, P.E. TMP  
City of Norwalk

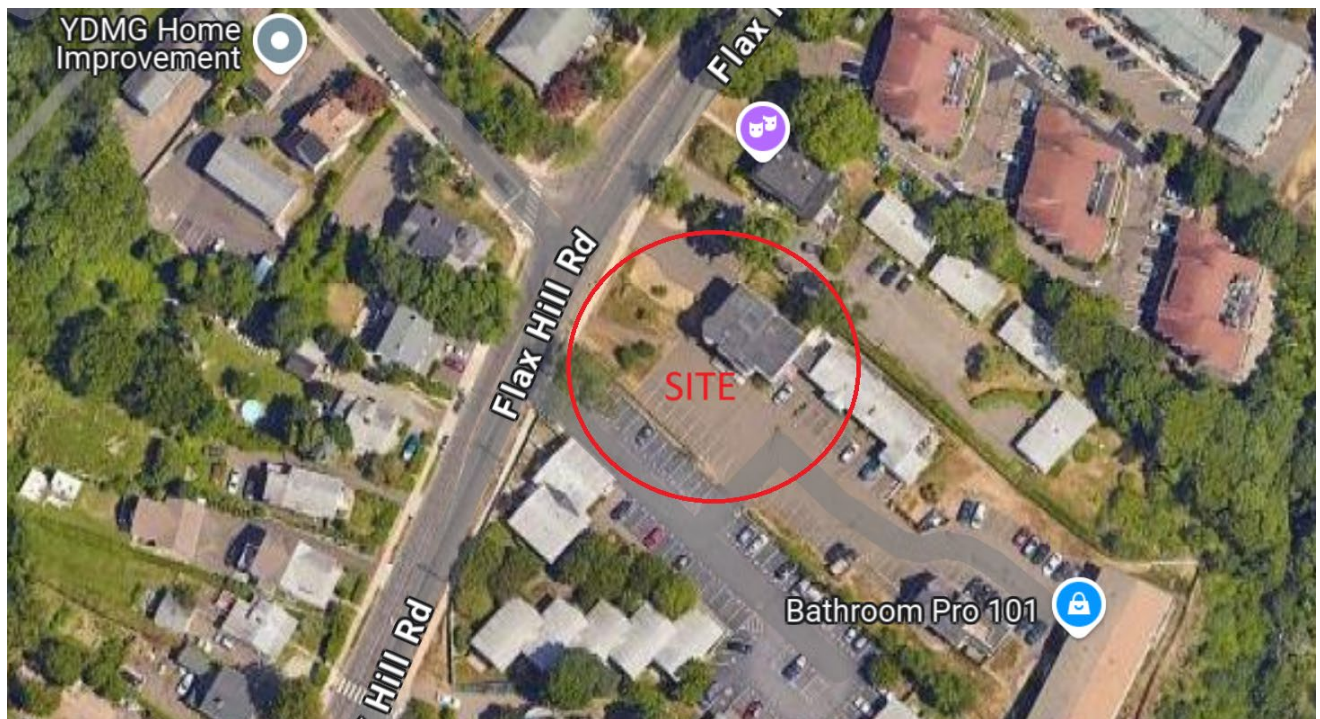
DATE: October 3, 2024

FROM: Brian Dempsey, P.E., PTOE, RSP1  
Brian Haggarty, EIT

RE: Traffic Generation Study  
204 Flax Hill Road  
City of Norwalk, CT

### INTRODUCTION

DTS Provident Design Engineering, LLP, a licensed Professional Engineering Firm in the State of Connecticut, has prepared this Traffic Generation Study Memorandum to summarize our findings for the residential property located at 204 Flax Hill Road in the City of Norwalk. The site currently consists of 35 apartment units and currently has valid approval for an additional 11 units for a total of 46 units. It is now being proposed to construct 19 additional units (8 more than previously approved) for a total of 54 apartment units.



**TRIP GENERATION**

To perform this Study, DTS Provident calculated trip generation for the existing development (35 apartment units) as well as for the previously approved additional units (additional 11 units totaling 46 apartment units) as well as the proposed additional units (8 more units totaling 54 apartment units). This analysis calculated Trip Generations Rates, utilizing the rates published by the Institute of Transportation Engineer (ITE) publication entitled “Trip Generation”, 11<sup>th</sup> Edition. Trip Generation Rates were calculated for the Peak AM Weekday Hour of Adjacent Street Traffic and Peak PM Weekday Hour of Adjacent Street Traffic based upon Land Use Code 221 – Multifamily Housing (Mid-Rise) for the existing use and for the proposed use. The following shows the trip generation results:

<b>TABLE 01 - TRIP GENERATION COMPARISON TABLE</b>				
<b>LAND USE</b>	<b>PEAK AM WEEKDAY HOUR</b>		<b>PEAK PM WEEKDAY HOUR</b>	
	<b>ENTER</b>	<b>EXIT</b>	<b>ENTER</b>	<b>EXIT</b>
Existing Residential Development (Total 35 Units) Land Use 221	3	10	8	6
Previous Approved Units (Total 46 Units) Land Use 221	4	13	11	7
Proposed New Units (Total 54 Units) Land Use 221	5	15	13	8
<b>DIFFERENCE</b> (54 Unit trips - 35 Unit trips)	2	5	5	2
<b>DIFFERENCE</b> (54 Unit trips - 46 Unit trips)	1	2	2	1

As illustrated above, during the Peak AM Hour, the proposed 54 apartment units (8 additional) above the previously approve 46 units would only generate 1 additional entering trip and 2 additional exiting trips. During the Peak PM Hour, the 8 additional units would only generate 2 additional entering trips and 1 additional exiting trip when compared to the 46 approved apartment units. Thus, the proposed additional units will not generate a significant amount of traffic, nor would it have a significant impact upon the current roadway operating conditions.

**CONCLUSION**

Based on the foregoing, it is the opinion of DTS Provident Design Engineering that the proposed Project will not generate significant peak hour traffic and will not have any significant impact on traffic operating conditions in the area.

<https://divneytungschwalbe.sharepoint.com/sites/DTSP/Shared Documents/Projects/Projects 1100/1168 - 204 Flax Hill Road/TRAF/Reports/1168 - 204 Flax Hill Road.docx>

February 20, 2026

*Via certified mail, with certificate of mailing*

**Re: 204 Flax Hill Road: Notice of Submission of Special Permit Application**

To Whom It May Concern:

Please be advised that 204 Flax Hill, LLC has filed a Special Permit modification application for property located at the following address: 204 Flax Hill Road, Norwalk, Connecticut District 2, Block 48, Lot 44. The property is zoned CD-3 and is in the General Urban Community District. The proposal is for the modification of the existing residential apartment complex at 204 Flax Hill Road. The site currently has four (4) buildings. The proposal is to renovate and rehabilitate the historic mansion on the site, in a historic preservation effort, to remove two (2) of the other buildings on site. One (1) of the removed buildings will be replaced with a new structure designed to match the historic architecture of the mansion. The other one (1) building on site will remain largely unchanged, although porches will be added to that building. The total unit count will increase from thirty-six (36) to fifty-three (53).

You are being notified because your property is located within one hundred (100) feet of the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut 06856-5125 (phone number: 1 (203) 854-7780). The application can also be viewed online under the Planning and Zoning Department section of the City's website ([www.norwalkct.org](http://www.norwalkct.org)).

Once a public hearing date has been established, another letter will be sent via certified U.S. Mail, with certificate of mailing, to you alerting you of when and where the public hearing will be held. Additionally, once a public hearing date has been established, a physical sign will be posted on the subject property detailing when and where the public hearing will be held.

Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: Adam J. Blank  
Adam J. Blank, Esq.

Contact Information of Applicant:  
204 Flax Hill, LLC  
c/o Edward Gormbley  
11 Day Street Norwalk, CT 06854  
Phone: (203) 856-6203

2-35-89-0  
BELTZ PHYLLIS S  
10 FRESH MEADOW RD  
WESTON, CT 06883-0000

2-35-90-0  
GEGA ARBY  
105 EUCLID AVE #1  
STAMFORD, CT 06902-6232

2-48-42-0  
HUANG MINNA & HUANG ZHAOHUA  
188 FLAX HILL RD APT # A/1  
NORWALK, CT 06854

2-48-42-0  
SECK PAUL  
188 FLAX HILL RD APT A2  
NORWALK, CT 06854-2844

2-48-42-0  
FERRER EVELYN  
188 FLAX HILL RD #A-3  
NORWALK, CT 06854

2-48-42-0  
GILCHRIST JOSEPH  
188 FLAX HILL RD #A/4  
NORWALK, CT 06854

2-48-42-0  
GOMEZ BAYRON & GOMEZ YOLANDA  
188 FLAX HILL RD UNIT A5  
NORWALK, CT 06854-2844

2-48-42-0  
ARIAS AUGUSTO A  
188 FLAX HILL RD #A/6  
NORWALK, CT 06854

2-48-42-0  
SAWYER ANDRE & BEVERLYN  
188 FLAX HILL RD # A/7  
NORWALK, CT 06854-0000

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FITTERON BRENT  
188 FLAX HILL RD #A/8  
NORWALK, CT 06854

2-48-42-0  
TAMBRA NOORJEHAN M  
17 HEMLOCK HILL DR  
GLASTONBURY, CT 06033-1602

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OBRIEN LAURA  
188 FLAX HILL RD B/2  
NORWALK, CT 06850

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DAHER DANIEL M  
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NORWALK, CT 06854

2-48-42-0  
KMECAK PAUL  
188 FLAX HILL RD UNIT B-4  
NORWALK, CT 06854-2845

2-48-42-0  
GEE EUN HUI  
188 FLAX HILL RD #B-5  
NORWALK, CT 06854

2-48-42-0  
CASEY JERI M &  
188 FLAX HILL RD UNIT B/6  
NORWALK, CT 06854-0000

2-48-42-0  
DIAMOND DAVID M REVOCABLE TRUST  
188 FLAX HILL RD #B/7  
NORWALK, CT 06854-2843

2-48-42-0  
SHIRLEY WILLIAM H  
188 FLAX HILL RD APT 8B  
NORWALK, CT 06854-2843

2-48-42-0  
RUIZ YESSICA R  
188 FLAX HILL RD #C/1  
NORWALK, CT 06854

2-48-42-0  
STEBENS JEREMY A &  
188 FLAX HILL RD UNIT C/10  
NORWALK, CT 06854-0000

2-48-42-0  
VOSITS GERGELY  
188 FLAX HILL RD UNIT C/11  
NORWALK, CT 06854-0000

2-48-42-0  
STEKLER CSILLA  
-  
HOUSTON, TX 77002-6308

2-48-42-0  
RUGGIERO JOSEPH  
188 FLAX HILL RD #C2  
NORWALK, CT 06854

2-48-42-0  
HOLMES MELISSA  
188 FLAX HILL RD UNIT C/3  
NORWALK, CT 06854-0000

2-48-42-0  
MATOS STEPHEN  
188 FLAX HILL RD UNIT C4  
NORWALK, CT 06854-2846

2-48-42-0  
GINSBERG CAROLYN H  
188 FLAX HILL RD #C5  
NORWALK, CT 06853

2-48-42-0  
WHELAN BETH ANN  
292 BULLARD STREET  
FAIRFIELD, CT 06825

2-48-42-0  
BOMBINO STEVEN M  
188 FLAX HILL RD #C/7  
NORWALK, CT 06854

2-48-42-0  
HAYWOOD KAREN  
188 FLAX HILL RD UNIT C/8  
NORWALK, CT 06854-0000

2-48-42-0  
ROJAS IVAN J &  
188 FLAX HILL RD UNIT C/9  
NORWALK, CT 06854-0000

2-48-42-0  
ISLANDVIEW CONDO  
188 FLAX HILL RD  
NORWALK, CT 06854-2843

2-48-43-0  
HUBBARD CHARLES P &  
8 STANWICH RD  
GREENWICH, CT 06830

2-48-53-0  
LAM DAVID  
7 HAMILTON AVE UNIT 2/1  
NORWALK, CT 06854-0000

2-48-53-0  
GRABICKI KRISTIN  
7 HAMILTON AVE #2/2  
NORWALK, CT 06854

2-48-53-0  
JACKSON NIKEIA DENEEN  
7 HAMILTON AVE UNIT 2/3  
NORWALK, CT 06854-3534

2-48-53-0  
UZWIAK GEORGE & LANCE  
338 W CEDAR ST  
NORWALK, CT 06854-1720

2-48-53-0  
CASSAGNOL MIRLANDE & PRESSAT JIMMY  
7 HAMILTON AVE UNIT 3/2  
NORWALK, CT 06854

2-48-53-0  
MUPPANENI VENKATESWARA RAO  
7 HAMILTON AVE 3/3  
NORWALK, CT 06854-3535

2-48-53-0  
LICARI JOHN PAUL  
7 HAMILTON AVE UNIT 3/4  
NORWALK, CT 06854-0000

2-48-53-0  
CINTRON OMAR  
7 HAMILTON AVE UNIT 4/1  
NORWALK, CT 06854-0000

2-48-53-0  
FIATO RANDY  
7 HAMILTON AVE #4/2  
NORWALK, CT 06854

2-48-53-0  
UNIT43 LLC  
18 LEDGEWOOD DR  
NORWALK, CT 06850-0000

2-48-53-0  
BROWNE REGULAR KIM  
7 HAMILTON AVE UNIT 4/4  
NORWALK, CT 06854

2-48-59-0  
GERMAN ARMANDO & ELNA (99% INT) &  
208 FLAX HILL RD #1  
NORWALK, CT 06854

2-48-59-0  
ERICKSON CAITLIN  
208 FLAX HILL RD UNIT 10  
NORWALK, CT 06854-0000

2-48-59-0  
PINEDA WILSON & MARCIA  
134 GARDER RD  
MONROE, CT 06468-1236

2-48-59-0  
IGLESIAS ALEJANDRO  
588 MINNA ST  
SAN FRANCISCO, CA 94103-2811

2-48-59-0  
LAFONTAINE SCOTT M  
208 FLAX HILL RD APT 13  
NORWALK, CT 06854-2842

2-48-59-0  
SZELOCH EWA  
208 FLAX HILL RD #14  
NORWALK, CT 06854

2-48-59-0  
LYSOBEY BARBARA  
9 PARK ST UNIT 302  
NORWALK, CT 06851

2-48-59-0  
LAZCANO JULIET  
208 FLAX HILL RD #16  
NORWALK, CT 06854

2-48-59-0  
LABARDY MARIE LOURDES  
208 FLAX HILL RD UNIT 17  
NORWALK, CT 06854-2842

2-48-59-0  
WILKINSON DAMIAN J  
208 FLAX HILL RD UNIT 18  
NORWALK, CT 06854-0000

2-48-59-0  
CALLAHAN JONATHAN  
208 FLAX HILL RD UNIT 19  
NORWALK, CT 06854-0000

2-48-59-0  
RECKER TRACEY L  
208 FLAX HILL RD UNIT 2  
NORWALK, CT 06854-0000

2-48-59-0  
TAYLOR MATTHEW J &  
208 FLAX HILL RD UNIT 20  
NORWALK, CT 06854-0000

2-48-59-0  
GABRIELSON MATTHEW & JENNIFER  
208 FLAX HILL RD #21  
NORWALK, CT 06854

2-48-59-0  
DEVANEY MEGAN  
208 FLAX HILL RD UNIT 22  
NORWALK, CT 06854-0000

2-48-59-0  
ORLOSKI MAUREEN L  
208 FLAX HILL RD UNIT 23  
NORWALK, CT 06854-0000

2-48-59-0  
MCDOWELL ELAINE  
208 FLAX HILL RD #24  
NORWALK, CT 06854

2-48-59-0  
ERMAN IRINA  
208 FLAX HILL RD UNIT 25  
NORWALK, CT 06854

2-48-59-0  
ALTMAN KATHERINE  
208 FLAX HILL RD #26  
NORWALK, CT 06854

2-48-59-0  
FOLGAR ZAIDA Y  
208 FLAX HILL RD #27  
NORWALK, CT 06854

2-48-59-0  
TORRES SANDRA  
208 FLAX HILL RD #28  
NORWALK, CT 06854

2-48-59-0  
CORBI DEBORAH A  
208 FLAX HILL RD APT 29  
NORWALK, CT 06854-2842

2-48-59-0  
SCHOR MARSHALL &  
31 MCQUEEN ST  
KATONAH, NY 10536-0000

2-48-59-0  
CHAVARRIA NERY &  
208 FLAX HILL RD UNIT 30  
NORWALK, CT 06854-0000

2-48-59-0  
FRA DIAVOLO HOLDINGS LLC  
106 WESTCHESTER  
POUND RIDGE, NY 10576

2-48-59-0  
LEPIGINA ELENA  
208 FLAX HILL RD UNIT 32  
NORWALK, CT 06854

2-48-59-0  
GIULIANI MICHAEL  
208 FLAX HILL RD #33  
NORWALK, CT 06854

2-48-59-0  
TORRES EDWARD V  
208 FLAX HILL RD #34  
NORWALK, CT 06854

2-48-59-0  
TRDEVAJ ALEXANDER DURIM &  
208 FLAX HILL RD UNIT 35  
NORWALK, CT 06854-0000

2-48-59-0  
SCOTT SUZANNE C  
208 FLAX HILL ROAD APT 36  
NORWALK, CT 06854-2842

2-48-59-0  
DAVIS TAYLOR M  
208 FLAX HILL RD UNIT 37  
NORWALK, CT 06854-0000

2-48-59-0  
SCHOR ARON  
58 DEERFIELD RD  
KATONAH, NY 10536-2625

2-48-59-0  
ELIAS MARY ELLEN TRUSTEE  
208 FLAX HILL RD #39  
NORWALK, CT 06854

2-48-59-0  
ORTEGA CARLOS & GLORIA A  
208 FLAX HILL RD # 4  
NORWALK, CT 06854-2868

2-48-59-0  
RAJPUT BABAR &  
208 FLAX HILL RD UNIT 5  
NORWALK, CT 06854-0000

2-48-59-0  
TEDESCO PATRICIA A  
208 FLAX HILL RD # 6  
NORWALK, CT 06854-0000

2-48-59-0  
LYSOHOR VASYL  
208 FLAX HILL RD UNIT 7  
NORWALK, CT 06854-0000

2-48-59-0  
CHUBYNSKA OLEKSANDRA &  
208 FLAX HILL RD UNIT 8  
NORWALK, CT 06854-0000

2-48-59-0  
LYSOHOR VASYL  
208 FLAX HILL RD UNIT 9  
NORWALK, CT 06850-0000

2-48-59-0  
FLAX HILL GARDENS CONDO  
208 FLAX HILL RD  
NORWALK, CT 06854-2840

2-48-59-0  
FLAX HILL GARDENS CONDO  
208 FLAX HILL RD  
NORWALK, CT 06854-2840

2-49-25-0  
MOLLO JAMIE  
120A EAST ROCKS ROAD  
NORWALK, CT 06851

2-49-25-0  
RUSSO ALLAN A & MARIA L  
1135 DOUGLAS ST., SE  
PALM BAY, FL 32909

2-49-25-0  
SAYKO OSTAP & SAYKO YURIY &  
65 CLAREMONT CIR  
MILFORD, CT 06460-6801

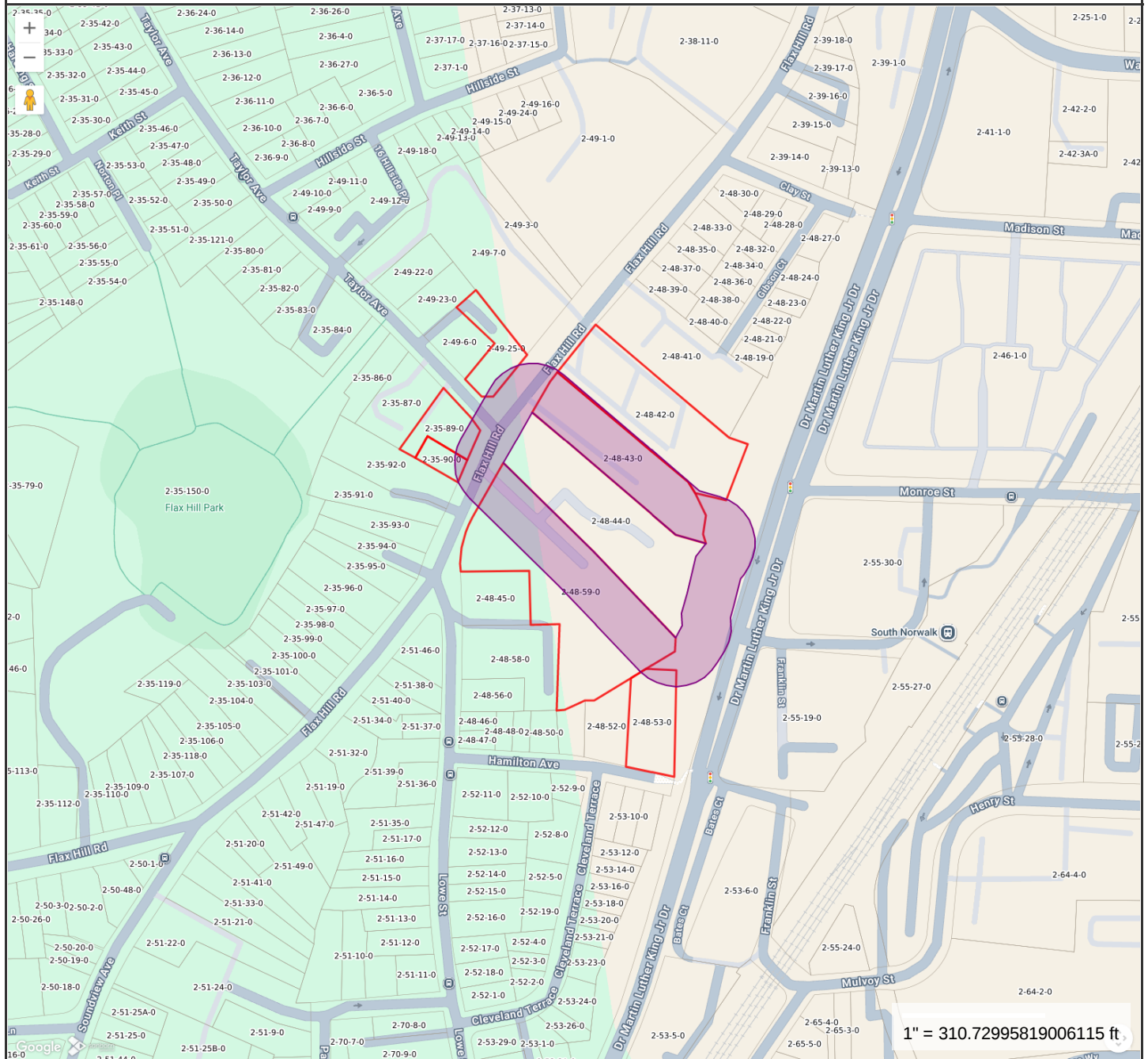
2-49-25-0  
VAZQUEZ YASIRIE RAMOS  
197 FLAX HILL RD UNIT C  
NORWALK, CT 06854-0000

2-49-25-0  
MORRIS PHILIP A JR  
197 FLAX HILL RD APT D  
NORWALK, CT 06854-2860

2-49-25-0  
ANGHEL SUSAN M  
197 FLAX HILL RD APT E  
NORWALK, CT 06854-2860

2-49-25-0  
SOUTHPORT MANOR CONDO  
197 FLAX HILL RD  
NORWALK, CT 06854-2860

# 204 Flax Hill Road



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Certificate of Mailing — Firm

Name and Address of Sender Wofsey Rosen 600 Summer Street, 7th Floor Stamford, CT 06901	TOTAL NO. of Pieces Listed by Sender 45	TOTAL NO. of Pieces Received at Post Office 45	Affix Stamp Here  U.S. POSTAGE PAID STAMFORD, CT 06901 FEB 26, 26 AMOUNT <b>\$31.50</b> S2324D501188-22	
	Postmaster, per (name of receiving employee) ALP			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. Please see attached.				
2.				
3.				
4.				
5.				
6.				

## Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter and Parcel Return Service (for NSAs only).
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

**Privately Printed Forms:** The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal Service does not retain a copy).

**CERTIFICATE OF MAILING****RE: Notice of Submission of Applications for Special Permit  
Application - 204 FLAX HILL ROAD**

1. 2-35-89-0  
BELTZ PHYLLIS S  
10 FRESH MEADOW RD  
WESTON, CT 06883-0000
  
2. 2-48-42-0  
SECK PAUL  
188 FLAX HILL RD APT A2  
NORWALK, CT 06854-2844
  
3. 2-48-42-0  
GOMEZ BAYRON & GOMEZ  
YOLANDA  
188 FLAX HILL RD UNIT A5  
NORWALK, CT 06854-2844
  
4. 2-48-42-0  
FITTERON BRENT  
188 FLAX HILL RD #A/8  
NORWALK, CT 06854
  
5. 2-48-42-0  
DAHER DANIEL M  
188 FLAX HILL RD #B/3  
NORWALK, CT 06854
  
6. 2-48-42-0  
CASEY JERI M &  
188 FLAX HILL RD UNIT B/6  
NORWALK, CT 06854-0000
  
7. 2-48-42-0  
RUIZ YESSICA R  
188 FLAX HILL RD #C/1  
NORWALK, CT 06854

8. 2-48-42-0  
STEKLER CSILLA  
-  
HOUSTON, TX 77002-6308
9. 2-48-42-0  
MATOS STEPHEN  
188 FLAX HILL RD UNIT C4  
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BOMBINO STEVEN M  
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STAMFORD, CT 06902-6232
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NORWALK, CT 06854
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GLASTONBURY, CT 06033-  
1602
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KMECAK PAUL  
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16. 2-48-42-0  
DIAMOND DAVID M  
REVOCABLE TRUST  
188 FLAX HILL RD #B/7  
NORWALK, CT 06854-2843
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STEBENS JEREMY A &  
188 FLAX HILL RD UNIT C/10  
NORWALK, CT 06854-0000
18. 2-48-42-0  
RUGGIERO JOSEPH  
188 FLAX HILL RD #C2  
NORWALK, CT 06854
19. 2-48-42-0  
GINSBERG CAROLYN H  
188 FLAX HILL RD #C5  
NORWALK, CT 06853
20. 2-48-42-0  
HAYWOOD KAREN  
188 FLAX HILL RD UNIT C/8  
NORWALK, CT 06854-0000
21. 2-48-42-0  
HUANG MINNA & HUANG  
ZHAOHUA  
188 FLAX HILL RD APT # A/1  
NORWALK, CT 06854
22. 2-48-42-0  
GILCHRIST JOSEPH  
188 FLAX HILL RD #A/4  
NORWALK, CT 06854
23. 2-48-42-0  
SAWYER ANDRE &  
BEVERLYN  
188 FLAX HILL RD # A/7  
NORWALK, CT 06854-0000

24. 2-48-42-0  
OBRIEN LAURA  
188 FLAX HILL RD B/2  
NORWALK, CT 06850
  
25. 2-48-42-0  
GEE EUN HUI  
188 FLAX HILL RD #B-5  
NORWALK, CT 06854
  
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SHIRLEY WILLIAM H  
188 FLAX HILL RD APT 8B  
NORWALK, CT 06854-2843
  
27. 2-48-42-0  
VOSITS GERGELY  
188 FLAX HILL RD UNIT C/11  
NORWALK, CT 06854-0000
  
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HOLMES MELISSA  
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NORWALK, CT 06854-0000
  
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WHELAN BETH ANN  
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FAIRFIELD, CT 06825
  
30. 2-48-42-0  
ROJAS IVAN J &  
188 FLAX HILL RD UNIT C/9  
NORWALK, CT 06854-0000
  
31. 2-48-42-0  
ISLANDVIEW CONDO  
188 FLAX HILL RD  
NORWALK, CT 06854-2843

32. 2-48-53-0  
GRABICKI KRISTIN  
7 HAMILTON AVE #2/2  
NORWALK, CT 06854
33. 2-48-53-0  
CASSAGNOL MIRLANDE &  
PRESSAT JIMMY  
7 HAMILTON AVE UNIT 3/2  
NORWALK, CT 06854
34. 2-48-53-0  
CINTRON OMAR  
7 HAMILTON AVE UNIT 41  
NORWALK, CT 06854-0000
35. 2-48-53-0  
BROWNE REGULAR KIM  
7 HAMILTON AVE UNIT 4/4  
NORWALK, CT 06854
36. 2-48-59-0  
PINEDA WILSON & MARCIA  
134 GARDER RD  
MONROE, CT 06468-1236
37. 2-48-59-0  
SZELOCH EWA  
208 FLAX HILL RD #14  
NORWALK, CT 06854
38. 2-48-59-0  
LABARDY MARIE LOURDES  
208 FLAX HILL RD UNIT 17  
NORWALK, CT 06854-2842
39. 2-48-59-0  
RECKER TRACEY L  
208 FLAX HILL RD UNIT 2  
NORWALK, CT 06854-0000

40. 2-48-59-0  
DEVANEY MEGAN  
208 FLAX HILL RD UNIT 22  
NORWALK, CT 06854-0000
  
41. 2-48-43-0  
HUBBARD CHARLES P &  
8 STANWICH RD  
GREENWICH, CT 06830
  
42. 2-48-53-0  
JACKSON NIKEIA DENEEN  
7 HAMILTON AVE UNIT 2/3  
NORWALK, CT 06854-3534
  
43. 2-48-53-0  
MUPPANENI  
VENKATESWARA RAO  
7 HAMILTON AVE 3/3  
NORWALK, CT 06854-3535
  
44. 2-48-53-0  
FIATO RANDY  
7 HAMILTON AVE #4/2  
NORWALK, CT 06854
  
45. 2-48-59-0  
GERMAN ARMANDO & ELNA  
(99% INT) &  
208 FLAX HILL RD #1  
NORWALK, CT 06854

9589 0710 5270 2676 6802 79

**U.S. Postal Service™** 204 FH - 1  
**CERTIFIED MAIL® RECEIPT**  
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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Postage	2-48-42-0
Sent To	FITTERON BRENT
Street and	188 FLAX HILL RD #A/8
City, State, ZIP+4®	NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 86

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Postage	2-48-42-0
Sent To	DAHER DANIEL M
Street and	188 FLAX HILL RD #B/3
City, State, ZIP+4®	NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 93

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Postage	2-48-42-0
Sent To	CASEY JERI M &
Street and	188 FLAX HILL RD UNIT B/6
City, State, ZIP+4®	NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 48

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Postage	2-35-89-0
Sent To	BELTZ PHYLLIS S
Street and	10 FRESH MEADOW RD
City, State, ZIP+4®	WESTON, CT 06883-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 55

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Postage	2-48-42-0
Sent To	SECK PAUL
Street and	188 FLAX HILL RD APT A2
City, State, ZIP+4®	NORWALK, CT 06854-2844

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 62

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Postage	2-48-42-0
Sent To	GOMEZ BAYRON & GOMEZ YOLANDA
Street and	188 FLAX HILL RD UNIT A5
City, State, ZIP+4®	NORWALK, CT 06854-2844

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 30

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Certified Mail Fee		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage		
Total Po	2-48-42-0	
Sent To	BOMBINO STEVEN M	
Street a	188 FLAX HILL RD #C/7	
City, Sta	NORWALK, CT 06854	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 09

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Certified Mail Fee		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage		
Total Po	2-48-42-0	
Sent To	RUIZ YESSICA R	
Street a	188 FLAX HILL RD #C/1	
City, Sta	NORWALK, CT 06854	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 47

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Certified Mail Fee		Postmark FEB 4 2026 Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage		
Total Po	2-35-90-0	
Sent To	GEGA ARBY	
Street a	105 EUCLID AVE #1	
City, Sta	STAMFORD, CT 06902-6232	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 16

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Certified Mail Fee		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage		
Total Po	2-48-42-0	
Sent To	STEKLER CSILLA	
Street a	-	
City, State	HOUSTON, TX 77002-6308	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 54

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Certified Mail Fee		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage		
Total Po	2-48-42-0	
Sent To	FERRER EVELYN	
Street a	188 FLAX HILL RD #A-3	
City, Sta	NORWALK, CT 06854	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 23

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Certified Mail Fee		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage		
Total Po	2-48-42-0	
Sent To	MATOS STEPHEN	
Street a	188 FLAX HILL RD UNIT C4	
City, State	NORWALK, CT 06854-2846	

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204 FH 1  
L

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ Total Postage 2-48-42-0

\$ Sent To DIAMOND DAVID M REVOCABLE TRUST

\$ Street and Apt 188 FLAX HILL RD #B/7

\$ City, State, ZIP+4 NORWALK, CT 06854-2843

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204 FH 1

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ Total Postage 2-48-42-0

\$ Sent To STEBENS JEREMY A &

\$ Street and Apt 188 FLAX HILL RD UNIT C/10

\$ City, State, ZIP+4 NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6804 15

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here  
FEB 26 2026

Postage  
\$ Total Postage 2-48-42-0

\$ Sent To RUGGIERO JOSEPH

\$ Street and Apt 188 FLAX HILL RD #C2

\$ City, State, ZIP+4 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ Total Postage 2-48-42-0

\$ Sent To ARIAS AUGUSTO A

\$ Street and Apt 188 FLAX HILL RD #A/6

\$ City, State, ZIP+4 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6803 78

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ Total Postage 2-48-42-0

\$ Sent To TAMBRA NOORJEHAN M

\$ Street and Apt 17 HEMLOCK HILL DR

\$ City, State, ZIP+4 GLASTONBURY, CT 06033-1602

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9589 0710 5270 2676 6803 85

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204 FH 1

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ Total Postage 2-48-42-0

\$ Sent To KMECAK PAUL

\$ Street and Apt 188 FLAX HILL RD UNIT B-4

\$ City, State, ZIP+4 NORWALK, CT 06854-2845

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6804 53

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Post	2-48-42-0
Sent To	GILCHRIST JOSEPH
Street and A	188 FLAX HILL RD #A/4
City, State, Z	NORWALK, CT 06854

Postmark Here  
 FEB 26 2026  
 USPS

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9589 0710 5270 2676 6804 22

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Post	2-48-42-0
Sent To	GINSBERG CAROLYN H
Street and A	188 FLAX HILL RD #C5
City, State	NORWALK, CT 06853

Postmark Here  
 FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Post	2-48-42-0
Sent To	SAWYER ANDRE & BEVERLYN
Street	188 FLAX HILL RD # A/7
City, State	NORWALK, CT 06854-0000

Postmark Here  
 FEB 26 2026  
 USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6804 39

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Post	2-48-42-0
Sent To	HAYWOOD KAREN
Street and	188 FLAX HILL RD UNIT C/8
City, State	NORWALK, CT 06854-0000

Postmark Here  
 FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6804 77

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Post	2-48-42-0
Sent To	OBRIEN LAURA
Street and	188 FLAX HILL RD B/2
City, State	NORWALK, CT 06850

Postmark Here  
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 USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6804 46

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
Total Post	2-48-42-0
Sent To	HUANG MINNA & HUANG ZHAOHUA
Street and	188 FLAX HILL RD APT # A/1
City, State	NORWALK, CT 06854

Postmark Here  
 FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6805 14

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage: **2-48-42-0**

Sent To: **HOLMES MELISSA**

Street and: **188 FLAX HILL RD UNIT C/3**

City, State: **NORWALK, CT 06854-0000**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 1  
 FEB 26 2023  
 Postmark Here

9589 0710 5270 2676 6804 84

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage: **2-48-42-0**

Sent To: **GEE EUN HUI**

Street and: **188 FLAX HILL RD #B-5**

City, State: **NORWALK, CT 06854**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 1  
 FEB 26 2023  
 Postmark Here

9589 0710 5270 2676 6805 21

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage: **2-48-42-0**

Sent To: **WHELAN BETH ANN**

Street and: **292 BULLARD STREET**

City, State: **FAIRFIELD, CT 06825**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 1  
 FEB 26 2023  
 Postmark Here

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage: **2-48-42-0**

Sent To: **SHIRLEY WILLIAM H**

Street and: **188 FLAX HILL RD APT 8B**

City, State: **NORWALK, CT 06854-2843**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 1  
 FEB 26 2023  
 Postmark Here

9589 0710 5270 2676 6805 38

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage: **2-48-42-0**

Sent To: **ROJAS IVAN J &**

Street and: **188 FLAX HILL RD UNIT C/9**

City, State: **NORWALK, CT 06854-0000**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 1  
 FEB 26 2023  
 Postmark Here

9589 0710 5270 2676 6805 07

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage: **2-48-42-0**

Sent To: **VOSITS GERGELY**

Street and: **188 FLAX HILL RD UNIT C/11**

City, State: **NORWALK, CT 06854-0000**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 1  
 FEB 26 2023  
 Postmark Here

9589 0710 5270 2676 6805 76

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post 2-48-53-0

Sent To CINTRON OMAR

Street and 7 HAMILTON AVE UNIT 41

City, State NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

FEB 28 2026

9589 0710 5270 2676 6805 45

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post 2-48-42-0

Sent To ISLANDVIEW CONDO

Street 188 FLAX HILL RD

City, State NORWALK, CT 06854-2843

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

FEB 25 2026

9589 0710 5270 2676 6805 83

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post 2-48-53-0

Sent To BROWNE REGULAR KIM

Street and 7 HAMILTON AVE UNIT 4/4

City, State NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

9589 0710 5270 2676 6805 52

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post 2-48-53-0

Sent To GRABICKI KRISTIN

Street 7 HAMILTON AVE #2/2

City, State NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

9589 0710 5270 2676 6805 90

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post 2-48-59-0

Sent To PINEDA WILSON & MARCIA

Street and 134 GARDER RD

City, State MONROE, CT 06468-1236

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

9589 0710 5270 2676 6805 69

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Post 2-48-53-0

Sent To CASSAGNOL MIRLANDE & PRESSAT JIMMY

Street and 7 HAMILTON AVE UNIT 3/2

City, State NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

9589 0710 5270 2676 6806 37

U.S. Postal Service™ 204 PH 1  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage 2-48-59-0

Sent To DEVANNEY MEGAN

Street and 208 FLAX HILL RD UNIT 22

City, State NORWALK, CT 06854-0000

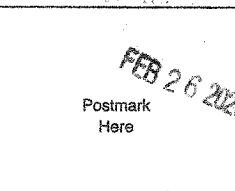
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6806 44

U.S. Postal Service™ 204 PH 1  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage 2-48-43-0

Sent To HUBBARD CHARLES P &  
8 STANWICH RD  
GREENWICH, CT 06830

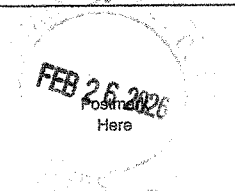
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6806 51

U.S. Postal Service™ 204 PH 1  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage 2-48-53-0

Sent To JACKSON NIKEIA DENEEN  
7 HAMILTON AVE UNIT 2/3  
NORWALK, CT 06854-3534

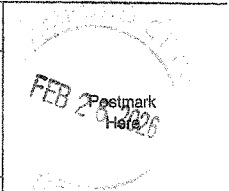
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6806 06

U.S. Postal Service™ 204 PH 1  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage 2-48-59-0

Sent To SZELOCH EWA

Street and 208 FLAX HILL RD #14

City, State NORWALK, CT 06854

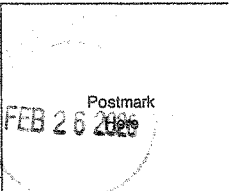
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6806 13

U.S. Postal Service™ 204 PH 1  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage 2-48-59-0

Sent To LABARDY MARIE LOURDES

Street and 208 FLAX HILL RD UNIT 17

City, State NORWALK, CT 06854-2842

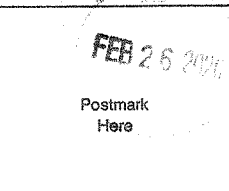
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6806 20

U.S. Postal Service™ 204 PH 1  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage 2-48-59-0

Sent To RECKER TRACEY L

Street and 208 FLAX HILL RD UNIT 2

City, State NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6806 68

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$  
 Total P 2-48-53-0

Sent To MUPPANENI VENKATESWARA RAO  
 Street 7 HAMILTON AVE 3/3  
 City, State NORWALK, CT 06854-3535

PS Form 3800, January 2023 PSN 7530-02-010-9047 See Reverse for Instructions

FEB 26 2026  
 Postmark  
 Here

9589 0710 5270 2676 6806 75

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$  
 Total P 2-48-53-0

Sent To FIATO RANDY  
 Street 7 HAMILTON AVE #4/2  
 City, State NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-010-9047 See Reverse for Instructions

FEB 26 2026  
 Postmark  
 Here

9589 0710 5270 2676 6806 82

**U.S. Postal Service™** 204 FH 1  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$  
 Total P 2-48-59-0


Sent To GERMAN ARMANDO & ELNA (99%  
 Street INT) &  
 City, State 208 FLAX HILL RD #1  
 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-010-9047 See Reverse for Instructions

FEB 26 2026  
 Postmark  
 Here



Certificate of Mailing — Firm

Name and Address of Sender Wofsey Rosen 600 Summer Street, 7th Floor Stamford, CT 06901	TOTAL NO. of Pieces Listed by Sender <b>46</b>	TOTAL NO. of Pieces Received at Post Office™ <b>46</b>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>	
	Postmaster, per (name of receiving employee) <b>ALP</b>		 0000	U.S. POSTAGE PAID STAMFORD, CT 06901 FEB 26, 26 AMOUNT <b>\$32.20</b> S2324D501188-22

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. Please see attached.				
2.				
3.				
4.				
5.				
6.				

## Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter and Parcel Return Service (for NSAs only).
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

**Privately Printed Forms:** The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal Service does not retain a copy).

## CERTIFICATE OF MAILING

### RE: Notice of Submission of Applications for Special Permit Application - 204 FLAX HILL ROAD

1. 2-48-59-0  
IGLESIAS ALEJANDRO  
588 MINNA ST  
SAN FRANCISCO, CA 94103-  
2811
2. 2-48-59-0  
LYSOBEY BARBARA  
9 PARK ST UNIT 302  
NORWALK, CT 06851
3. 2-48-59-0  
WILKINSON DAMIAN J  
208 FLAX HILL RD UNIT 18  
NORWALK, CT 06854-0000
4. 2-48-59-0  
TAYLOR MATTHEW J &  
208 FLAX HILL RD UNIT 20  
NORWALK, CT 06854-0000
5. 2-48-59-0  
ORLOSKI MAUREEN L  
208 FLAX HILL RD UNIT 23  
NORWALK, CT 06854-0000
6. 2-48-53-0  
LAM DAVID  
7 HAMILTON AVE UNIT 2/1  
NORWALK, CT 06854-0000
7. 2-48-53-0  
UZWIAK GEORGE & LANCE  
338 W CEDAR ST  
NORWALK, CT 06854-1720

8. 2-48-53-0  
LICARI JOHN PAUL  
7 HAMILTON AVE UNIT 3/4  
NORWALK, CT 06854-0000
  
9. 2-48-53-0  
UNIT43 LLC  
18 LEDGEWOOD DR  
NORWALK, CT 06850-0000
  
10. 2-48-59-0  
ERICKSON CAITLIN  
208 FLAX HILL RD UNIT 10  
NORWALK, CT 06854-0000
  
11. 2-48-59-0  
LAFONTAINE SCOTT M  
208 FLAX HILL RD APT 13  
NORWALK, CT 06854-2842
  
12. 2-48-59-0  
LAZCANO JULIET  
208 FLAX HILL RD #16  
NORWALK, CT 06854
  
13. 2-48-59-0  
CALLAHAN JONATHAN  
208 FLAX HILL RD UNIT 19  
NORWALK, CT 06854-0000
  
14. 2-48-59-0  
GABRIELSON MATTHEW &  
JENNIFER  
208 FLAX HILL RD #21  
NORWALK, CT 06854
  
15. 2-48-59-0  
MCDOWELL ELAINE  
208 FLAX HILL RD #24  
NORWALK, CT 06854

16. 2-48-59-0  
ERMAN IRINA  
208 FLAX HILL RD UNIT 25  
NORWALK, CT 06854
  
17. 2-48-59-0  
TORRES SANDRA  
208 FLAX HILL RD #28  
NORWALK, CT 06854
  
18. 2-48-59-0  
CHAVARRIA NERY &  
208 FLAX HILL RD UNIT 30  
NORWALK, CT 06854-0000
  
19. 2-48-59-0  
GIULIANI MICHAEL  
208 FLAX HILL RD #33  
NORWALK, CT 06854
  
20. 2-48-59-0  
SCOTT SUZANNE C  
208 FLAX HILL ROAD APT 36  
NORWALK, CT 06854-2842
  
21. 2-48-59-0  
ELIAS MARY ELLEN  
TRUSTEE  
208 FLAX HILL RD #39  
NORWALK, CT 06854
  
22. 2-48-59-0  
TEDESCO PATRICIA A  
208 FLAX HILL RD # 6  
NORWALK, CT 06854-0000
  
23. 2-48-59-0  
LYSOHOR VASYL  
208 FLAX HILL RD UNIT 9  
NORWALK, CT 06850-0000

24. 2-49-25-0  
MOLLO JAMIE  
120A EAST ROCKS ROAD  
NORWALK, CT 06851
  
25. 2-49-25-0  
VAZQUEZ YASIRIE RAMOS  
197 FLAX HILL RD UNIT C  
NORWALK, CT 06854-0000
  
26. 2-48-59-0  
ALTMAN KATHERINE  
208 FLAX HILL RD #26  
NORWALK, CT 06854
  
27. 2-48-59-0  
CORBI DEBORAH A  
208 FLAX HILL RD APT 29  
NORWALK, CT 06854-2842
  
28. 2-48-59-0  
FRA DIAVOLO HOLDINGS  
LLC  
106 WESTCHESTER  
POUND RIDGE, NY 10576
  
29. 2-48-59-0  
TORRES EDWARD V  
208 FLAX HILL RD #34  
NORWALK, CT 06854
  
30. 2-48-59-0  
DAVIS TAYLOR M  
208 FLAX HILL RD UNIT 37  
NORWALK, CT 06854-0000
  
31. 2-48-59-0  
ORTEGA CARLOS & GLORIA  
A  
208 FLAX HILL RD # 4  
NORWALK, CT 06854-2868

32. 2-48-59-0  
LYSOHOR VASYL  
208 FLAX HILL RD UNIT 7  
NORWALK, CT 06854-0000
33. 2-48-59-0  
FLAX HILL GARDENS CONDO  
208 FLAX HILL RD  
NORWALK, CT 06854-2840
34. 2-49-25-0  
RUSSO ALLAN A & MARIA L  
1135 DOUGLAS ST., SE  
PALM BAY, FL 32909
35. 2-49-25-0  
MORRIS PHILIP A JR  
197 FLAX HILL RD APT D  
NORWALK, CT 06854-2860
36. 2-48-59-0  
FOLGAR ZAIDA Y  
208 FLAX HILL RD #27  
NORWALK, CT 06854
37. 2-48-59-0  
SCHOR MARSHALL &  
31 MCQUEEN ST  
KATONAH, NY 10536-0000
38. 2-48-59-0  
LEPIGINA ELENA  
208 FLAX HILL RD UNIT 32  
NORWALK, CT 06854
39. 2-48-59-0  
TRDEVAJ ALEXANDER  
DURIM &  
208 FLAX HILL RD UNIT 35  
NORWALK, CT 06854-0000

- 40. 2-48-59-0  
SCHOR ARON  
58 DEERFIELD RD  
KATONAH, NY 10536-2625
  
- 41. 2-48-59-0  
RAJPUT BABAR &  
208 FLAX HILL RD UNIT 5  
NORWALK, CT 06854-0000
  
- 42. 2-48-59-0  
CHUBYNSKA OLEKSANDRA  
&  
208 FLAX HILL RD UNIT 8  
NORWALK, CT 06854-0000
  
- 43. 2-48-59-0  
FLAX HILL GARDENS CONDO  
208 FLAX HILL RD  
NORWALK, CT 06854-2840
  
- 44. 2-49-25-0  
SAYKO OSTAP & SAYKO  
YURIY &  
65 CLAREMONT CIR  
MILFORD, CT 06460-6801
  
- 45. 2-49-25-0  
ANGHEL SUSAN M  
197 FLAX HILL RD APT E  
NORWALK, CT 06854-2860
  
- 2-49-25-0
- 46. SOUTHPORT MANOR CONDO
- 47. 197 FLAX HILL RD
- 48.** NORWALK, CT 06854-2860

9589 0710 5270 2676 6820 06  
9589 0710 5270 2676 6820 13  
9589 0710 5270 2676 6820 20

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
FEB 26 2026

Postage

Total Postage \$ 2-48-59-0

Sent To TAYLOR MATTHEW J &  
208 FLAX HILL RD UNIT 20  
NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
FEB 26 2026

Postage

Total Postage \$ 2-48-59-0

Sent To ORLOSKI MAUREEN L  
208 FLAX HILL RD UNIT 23  
NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
FEB 26 2026

Postage

Total Postage \$ 2-48-53-0

Sent To LAM DAVID  
7 HAMILTON AVE UNIT 2/1  
NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage

Total Postage \$ 2-48-59-0

Sent To IGLESIAS ALEJANDRO  
588 MINNA ST  
SAN FRANCISCO, CA 94103-2811

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
FEB 26 2026

Postage

Total Postage \$ 2-48-59-0

Sent To LYSOBEY BARBARA  
9 PARK ST UNIT 302  
NORWALK, CT 06851

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
FEB 26 2026

Postage

Total Postage \$ 2-48-59-0

Sent To WILKINSON DAMIAN J  
208 FLAX HILL RD UNIT 18  
NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 2

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To ERICKSON CAITLIN

Street and 208 FLAX HILL RD UNIT 10

City, State NORWALK, CT 06854-0000

Postmark Here  
FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 2

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To LAFONTAINE SCOTT M

Street and 208 FLAX HILL RD APT 13

City, State NORWALK, CT 06854-2842

Postmark Here  
FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 2

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To LAZCANO JULIET

Street and 208 FLAX HILL RD #16

City, State NORWALK, CT 06854

Postmark Here  
FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 2

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-53-0

Sent To UZWIAK GEORGE & LANCE

Street and 338 W CEDAR ST

City, State NORWALK, CT 06854-1720

Postmark Here  
FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 2

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-53-0

Sent To LICARI JOHN PAUL

Street and 7 HAMILTON AVE UNIT 3/4

City, State NORWALK, CT 06854-0000

Postmark Here  
FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

204 FH 2

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-53-0

Sent To UNIT43 LLC

Street and 18 LEDGEWOOD DR

City, State NORWALK, CT 06850-0000

Postmark Here  
FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 29

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	2-48-59-0
\$	
Sent To	ERMAN IRINA
Street and	208 FLAX HILL RD UNIT 25
City, State	NORWALK, CT 06854

Postmark Here FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 36

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	2-48-59-0
\$	
Sent To	TORRES SANDRA
Street and	208 FLAX HILL RD #28
City, State	NORWALK, CT 06854

Postmark Here FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 43

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	2-48-59-0
\$	
Sent To	CHAVARRIA NERY &
Street and	208 FLAX HILL RD UNIT 30
City, State	NORWALK, CT 06854-0000

Postmark Here FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6820 99

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	2-48-59-0
\$	
Sent To	CALLAHAN JONATHAN
Street and	208 FLAX HILL RD UNIT 19
City, State	NORWALK, CT 06854-0000

Postmark Here FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 05

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	2-48-59-0
\$	
Sent To	GABRIELSON MATTHEW & JENNIFER
Street and	208 FLAX HILL RD #21
City, State	NORWALK, CT 06854

Postmark Here FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 12

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	2-48-59-0
\$	
Sent To	MCDOWELL ELAINE
Street and	208 FLAX HILL RD #24
City, State	NORWALK, CT 06854

Postmark Here FEB 26 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 81

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total F  
 \$ 2-48-59-0

Sent To  
 TEDESCO PATRICIA A

Street  
 208 FLAX HILL RD # 6

City, State  
 NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 50

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Pos 2-48-59-0

Sent To  
 GIULIANI MICHAEL

Street and  
 208 FLAX HILL RD #33

City, State  
 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 98

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To  
 LYSOHOR VASYL

Street and A,  
 208 FLAX HILL RD UNIT 9

City, State, Z  
 NORWALK, CT 06850-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 67

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Pos 2-48-59-0

Sent To  
 SCOTT SUZANNE C

Street and  
 208 FLAX HILL ROAD APT 36

City, State  
 NORWALK, CT 06854-2842

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6822 04

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Pc 2-49-25-0

Sent To  
 MOLLO JAMIE

Street a  
 120A EAST ROCKS ROAD

City, State  
 NORWALK, CT 06851

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6821 74

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Post 2-48-59-0

Sent To  
 ELIAS MARY ELLEN TRUSTEE

Street and  
 208 FLAX HILL RD #39

City, State  
 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6822 42

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage: 2-48-59-0

Sent To: FRA DIAVOLO HOLDINGS LLC  
 106 WESTCHESTER  
 POUND RIDGE, NY 10576

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6822 59

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage: 2-48-59-0

Sent To: TORRES EDWARD V  
 208 FLAX HILL RD #34  
 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6800 71

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage: 2-48-59-0

Sent To: DAVIS TAYLOR M  
 208 FLAX HILL RD UNIT 37  
 NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6822 11

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage: 2-49-25-0

Sent To: VAZQUEZ YASIRIE RAMOS  
 197 FLAX HILL RD UNIT C  
 NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6822 28

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage: 2-48-59-0

Sent To: ALTMAN KATHERINE  
 208 FLAX HILL RD #26  
 NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6822 35

**U.S. Postal Service™** 204 FH 2  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage: 2-48-59-0

Sent To: CORBI DEBORAH A  
 208 FLAX HILL RD APT 29  
 NORWALK, CT 06854-2842

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6801 18

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-49-25-0

Sent To **RUSSO ALLAN A & MARIA L**

Street and A **1135 DOUGLAS ST., SE**

City, State **PALM BAY, FL 32909**

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6801 25

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-49-25-0

Sent To **MORRIS PHILIP A JR**

Street and A **197 FLAX HILL RD APT D**

City, State **NORWALK, CT 06854-2860**

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6801 32

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 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To **FOLGAR ZAIDA Y**

Street and A **208 FLAX HILL RD #27**

City, State **NORWALK, CT 06854**

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6800 88

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To **ORTEGA CARLOS & GLORIA A**

Street and A **208 FLAX HILL RD # 4**

City, State **NORWALK, CT 06854-2868**

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6800 95

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To **LYSOHOR VASYL**

Street and A **208 FLAX HILL RD UNIT 7**

City, State **NORWALK, CT 06854-0000**

Postmark Here

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9589 0710 5270 2676 6801 01

**U.S. Postal Service™** 204 FH 2  
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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To **FLAX HILL GARDENS CONDO**

Street and A **208 FLAX HILL RD**

City, State **NORWALK, CT 06854-2840**

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To SCHOR ARON

Street and 58 DEERFIELD RD

City, State, KATONAH, NY 10536-2625

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U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT**  
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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To RAJPUT BABAR &

Street and 208 FLAX HILL RD UNIT 5

City, State, NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To CHUBYNSKA OLEKSANDRA &

Street and 208 FLAX HILL RD UNIT 8

City, State, NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To SCHOR MARSHALL &

Street and 31 MCQUEEN ST

City, State, KATONAH, NY 10536-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To LEPIGINA ELENA

Street and 208 FLAX HILL RD UNIT 32

City, State, NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT**  
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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post 2-48-59-0

Sent To TRDEVAJ ALEXANDER DURIM &

Street and 208 FLAX HILL RD UNIT 35

City, State, NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 31

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204 FH 2

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

FEB 26 2026  
Postmark  
Here

Postage	\$
Total Postage	2-49-25-0
Sent To	SOUTHPORT MANOR CONDO
Street and A	197 FLAX HILL RD
City, State, z	NORWALK, CT 06854-2860

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 00

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

FEB 26 2026  
Postmark  
Here

Postage	\$
Total Postage	2-48-59-0
Sent To	FLAX HILL GARDENS CONDO
Street and	208 FLAX HILL RD
City, State	NORWALK, CT 06854-2840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 17

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204 FH 2

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

FEB 26 2026  
Postmark  
Here

Postage	\$
Total Postage	2-49-25-0
Sent To	SAYKO OSTAP & SAYKO YURIY &
Street and	65 CLAREMONT CIR
City, State,	MILFORD, CT 06460-6801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6802 24

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT**  
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204 FH 2

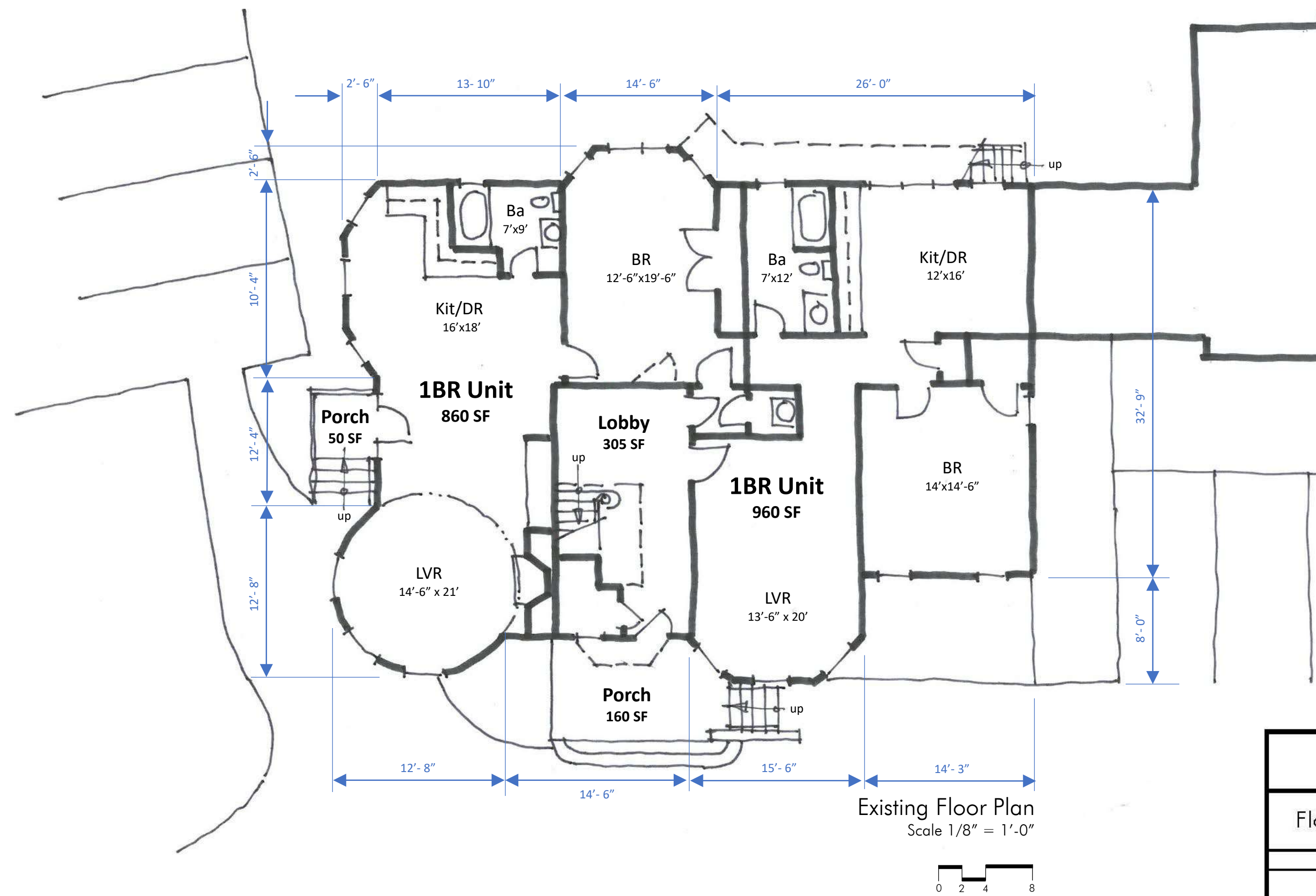
For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

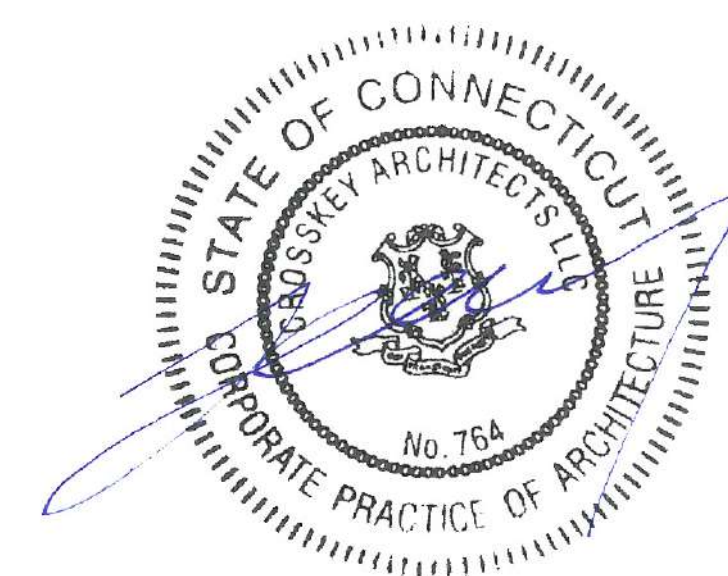
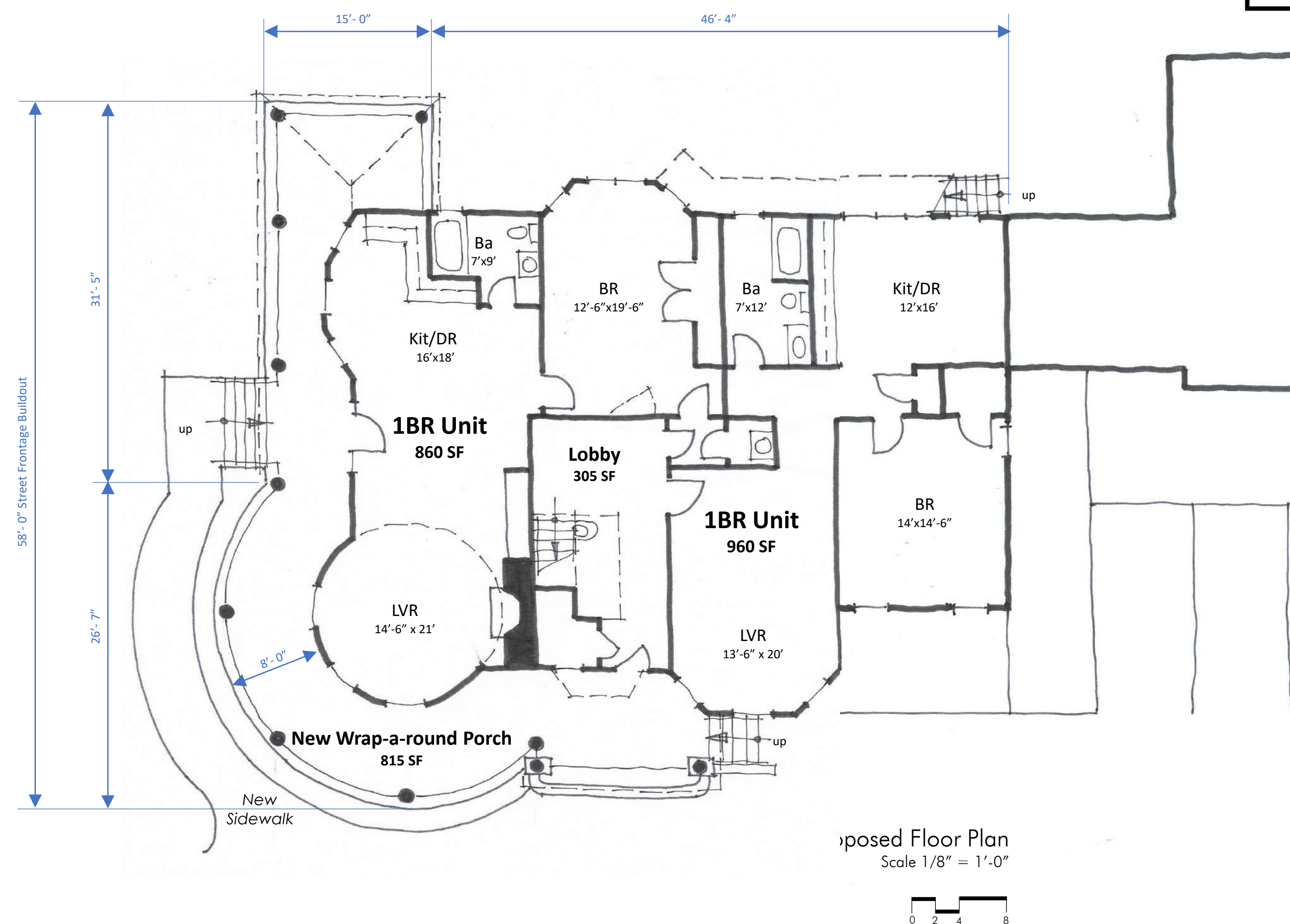
FEB 26 2026  
Postmark  
Here

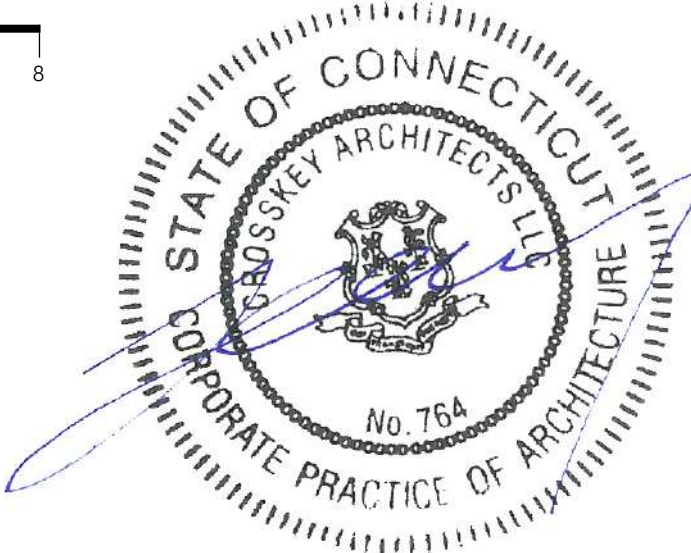
Postage	\$
Total Postage	2-49-25-0
Sent To	ANGHEL SUSAN M
Street and	197 FLAX HILL RD APT E
City, State	NORWALK, CT 06854-2860

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

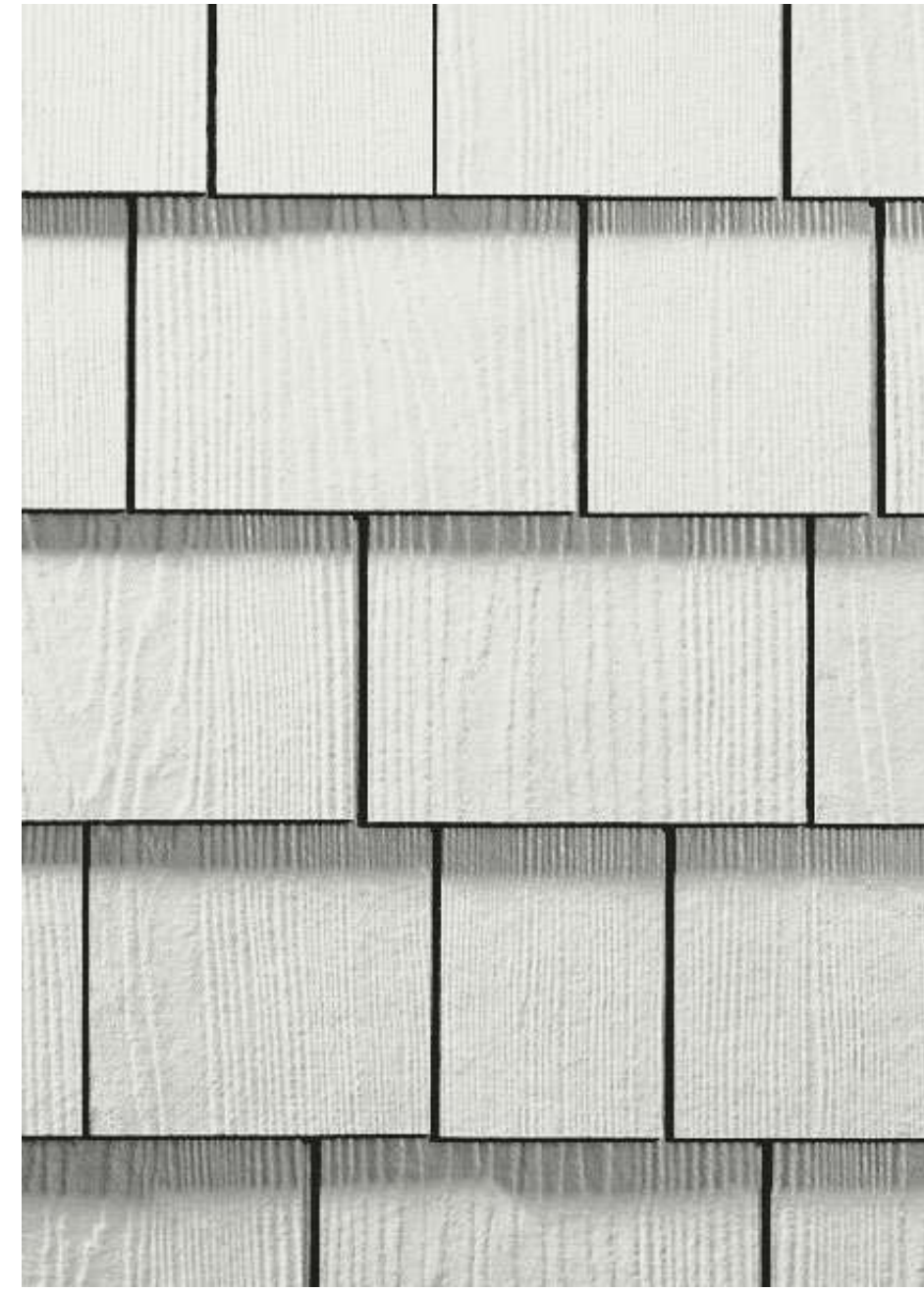


PROJECT SUMMARY						
Floor	Description	Unit Mix			Total	Gross SF
		Studio	1-BR	2-BR		
1	First Floor	0	2	0	2	2,935
2	Second Floor	0	2	0	2	2,119
3	Third Floor	0	2	0	2	2,119
<b>TOTAL</b>		<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>7,173</b>





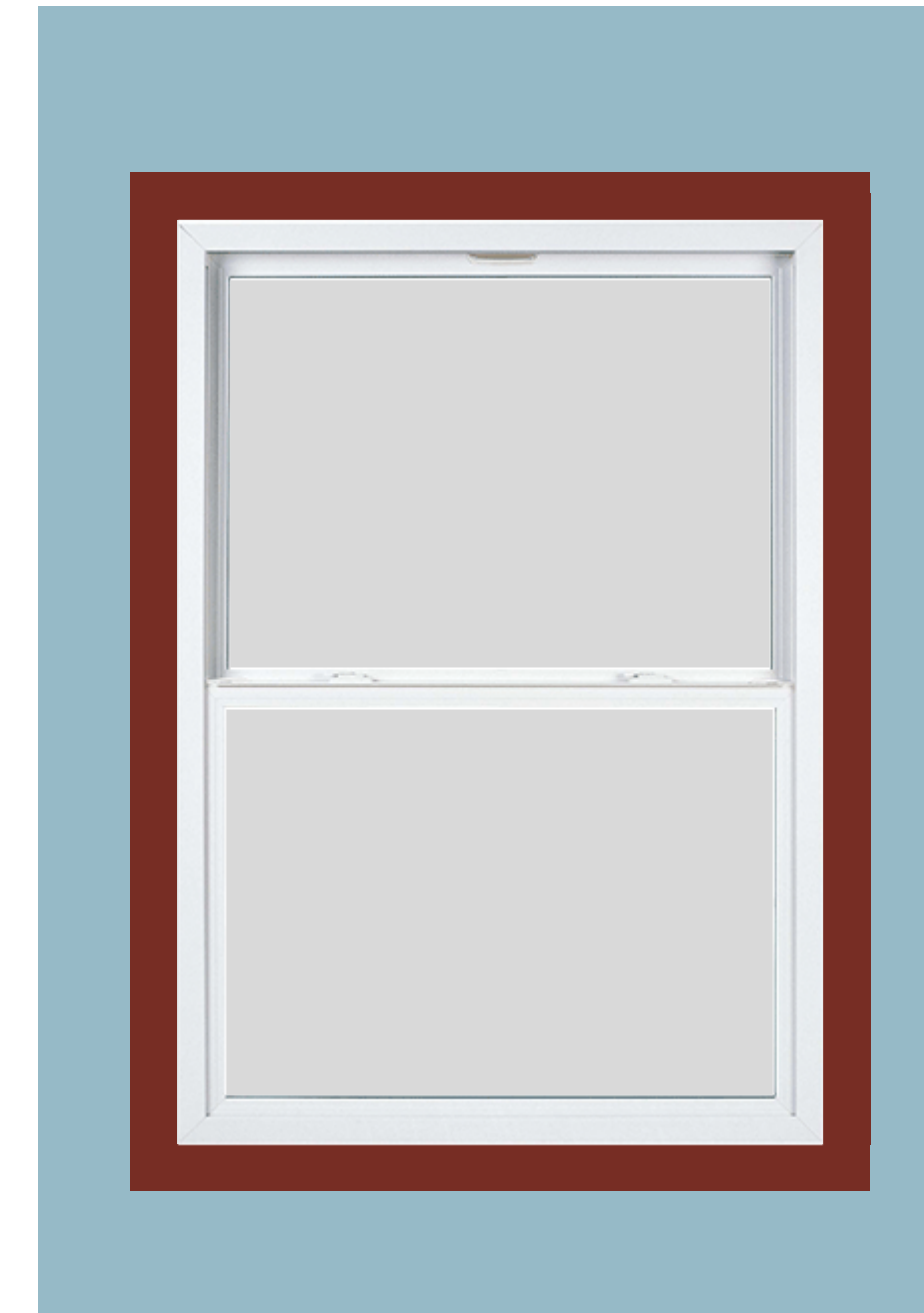
## Siding & Roofing Materials



**4** Shingle Siding - Cementitious or Equal 5" exposure

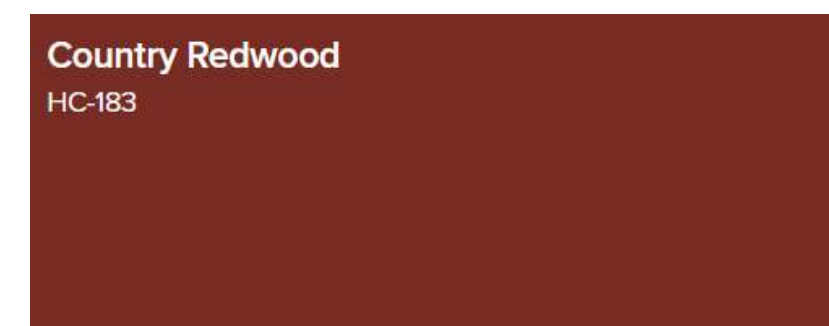
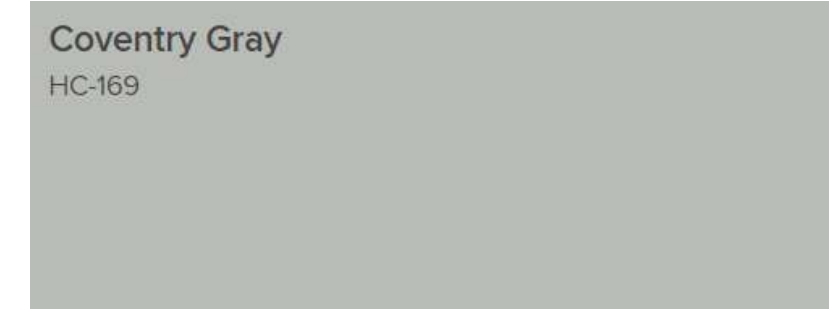


**5** Architectural Asphalt Shingles Oyster Grey

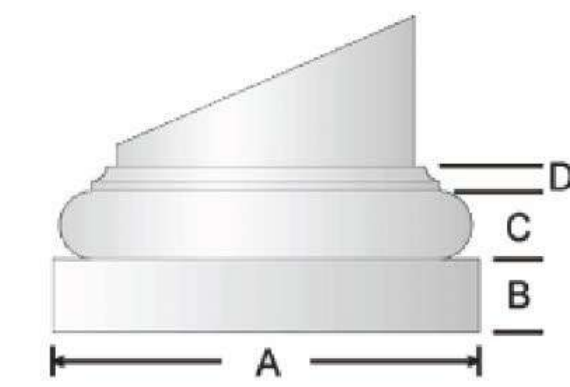


**6** Window Trim - PVC or Equal Painted - Country Redwood

## Paint Colors

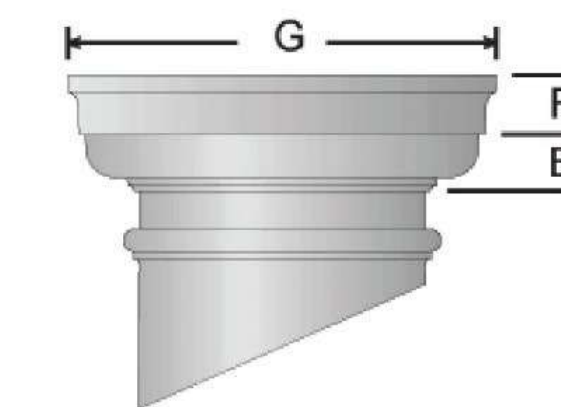


## Trim Materials & Types - PVC or Equal



TUSCAN BASE

Plinth		Torus		Total Height
A	B	C	D	B-D
16- 1/4"	2- 3/4"	2- 3/8"	7/8"	6"



TUSCAN CAPITAL

Echinus	Abacus		Total Height
E	F	G	E-F
1- 7/8"	2"	14- 5/8"	3- 7/8"

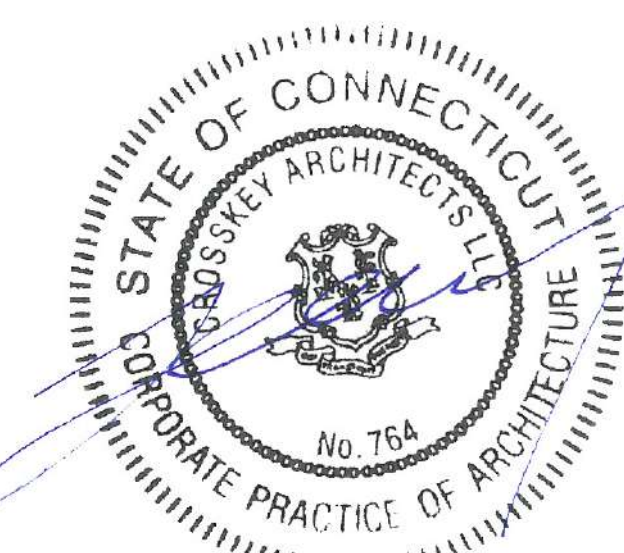


**11** Porch Columns - PVC/Fiberglass or Equal

COLUMN SPECIFICATIONS					
Plan Type A <sup>1</sup>	Trimming from bottom of shaft <sup>2</sup>				
	Unsplit / Whole	Column Height	w/o Interfering w/Taper	w/o Interfering w/Panels	
○	A	B	w/base	E	w/base
	96"	32- 3/4"	26- 3/4"	96"	90"

SHAFT SPECIFICATIONS					
Shaft Bottom		Shaft Top			
Outside	Inside	Outside	Inside	Astragal	Neck Height
C*	D**	H*	I**	F	G
12"	10- 3/4"	10"	9- 1/4"	3/4"	5"

\*Actual outside diameters are approximately 5/16" to 1/2" less than shown  
\*\*Actual inside diameters may vary by 3/8"



204  
**IVE** Flax Hill  
Road  
livingIVE.com

**NOTICE OF PUBLIC HEARING**  
A Public Hearing for a Special Permit Application  
for this Site is pending before the City of  
Norwalk's Planning & Zoning Commission on:  
**WEDNESDAY, APRIL 8, 2026, AT 6:00 P.M.**  
Hearing information can be found at:  
<https://apps.norwalkct.org/meetingboard/meetinglist>  
For Further Information, Contact  
Planning & Zoning Office: (203) 854-7780





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204  
**livingIVE** Flax Hill  
 Road  
 livingIVE.com



204  
**IVE** Flax Hill  
Road  
livingIVE.com

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**For Further Information, Contact  
Planning & Zoning Office: (203) 854-7780**









Adam J. Blank  
ablank@wrkk.com | 203-318-6936

March 20, 2026

*Via certified mail, with certificate of mailing*

**Re: 204 Flax Hill Road: Notice of Public Hearing on Special Permit Application**

To Whom It May Concern:

Please be advised that a public hearing date has been scheduled for 204 Flax Hill Road, Norwalk, Connecticut District 2, Block 48, Lot 44. **The public hearing will take place before the Norwalk Planning & Zoning Commission on Wednesday, April 8, 2026 at 6:00 p.m., with attendance options via Zoom at <https://norwalkct-org.zoom.us/j/82955531430> and at Norwalk City Hall, Council Chambers, 125 East Avenue, Norwalk, CT 06851.** More information about the meeting, including call-in information, is available at: <https://hub.norwalkct.gov/meetingboard/committee/62> .

The property is zoned CD-3 and is in the General Urban Community District. The proposal is for the modification of the existing residential apartment complex at 204 Flax Hill Road. The site currently has four buildings. The proposal is to renovate and rehabilitate the historic mansion on the site; to remove two of the other buildings on site; to replace one of the removed buildings with a new structure designed to complement the historic architecture of the mansion; and to leave the other building on site largely unchanged, although porches will be added to that building. The total unit count will increase from thirty-six to fifty-three.

You are being notified because your property is located within one hundred feet of the subject parcel. The application is on file in the Planning & Zoning Office located at Norwalk City Hall, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut 06856-5125. The phone number for the Planning & Zoning Department is 1 (203) 854-7780. The application can also be viewed online under the Planning and Zoning Department section of the City's website (<https://www.norwalkct.gov/18/Planning-Zoning>).



Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: Adam J. Blank  
Adam J. Blank, Esq.

Contact Information of Applicant:  
204 Flax Hill, LLC, c/o Edward Gormbley  
11 Day Street Norwalk, CT 06854  
Phone: (203) 856-6203



Certificate of Mailing — Firm

Name and Address of Sender Wofsey Rosen 600 Summer Street, 7th Floor Stamford, CT 06901 	TOTAL NO. of Pieces Listed by Sender <b>45</b>	TOTAL NO. of Pieces Received at Post Office™ <b>45</b>	Affix Stamp Here  U.S. POSTAGE PAID STAMFORD, CT 06901 MAR 23, 26 AMOUNT <b>\$31.50</b> S2324D501188-22
Postmaster, per (name of receiving employee) <b>AP</b>			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. Please see attached.				
2.				
3.				
4.				
5.				
6.				

## Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter and Parcel Return Service (for NSAs only).
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces or at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

**Privately Printed Forms:** The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).

**CERTIFICATE OF MAILING****RE: Notice of Public Hearing for the Special Permit Application  
- 204 FLAX HILL ROAD**

1. 2-35-89-0  
BELTZ PHYLLIS S  
10 FRESH MEADOW RD  
WESTON, CT 06883-0000
  
2. 2-48-42-0  
SECK PAUL  
188 FLAX HILL RD APT A2  
NORWALK, CT 06854-2844
  
3. 2-48-42-0  
GOMEZ BAYRON & GOMEZ YOLANDA  
188 FLAX HILL RD UNIT A5  
NORWALK, CT 06854-2844
  
4. 2-48-42-0  
FITTERON BRENT  
188 FLAX HILL RD #A/8  
NORWALK, CT 06854
  
5. 2-48-42-0  
DAHER DANIEL M  
188 FLAX HILL RD #B/3  
NORWALK, CT 06854
  
6. 2-48-42-0  
CASEY JERI M &  
188 FLAX HILL RD UNIT B/6  
NORWALK, CT 06854-0000
  
7. 2-48-42-0  
RUIZ YESSICA R

188 FLAX HILL RD #C/1  
NORWALK, CT 06854

8. 2-48-42-0  
STEKLER CSILLA  
-  
HOUSTON, TX 77002-6308
  
9. 2-48-42-0  
MATOS STEPHEN  
188 FLAX HILL RD UNIT C4  
NORWALK, CT 06854-2846
  
10. 2-48-42-0  
BOMBINO STEVEN M  
188 FLAX HILL RD #C/7  
NORWALK, CT 06854
  
11. 2-35-90-0  
GEGA ARBY  
105 EUCLID AVE #1  
STAMFORD, CT 06902-6232
  
12. 2-48-42-0  
FERRER EVELYN  
188 FLAX HILL RD #A-3  
NORWALK, CT 06854
  
13. 2-48-42-0  
ARIAS AUGUSTO A  
188 FLAX HILL RD #A/6  
NORWALK, CT 06854
  
14. 2-48-42-0  
TAMBRA NOORJEHAN M  
17 HEMLOCK HILL DR  
GLASTONBURY, CT 06033-1602

15. 2-48-42-0  
KMECAK PAUL  
188 FLAX HILL RD UNIT B-4  
NORWALK, CT 06854-2845
  
16. 2-48-42-0  
DIAMOND DAVID M REVOCABLE TRUST  
188 FLAX HILL RD #B/7  
NORWALK, CT 06854-2843
  
17. 2-48-42-0  
STEBENS JEREMY A &  
188 FLAX HILL RD UNIT C/10  
NORWALK, CT 06854-0000
  
18. 2-48-42-0  
RUGGIERO JOSEPH  
188 FLAX HILL RD #C2  
NORWALK, CT 06854
  
19. 2-48-42-0  
GINSBERG CAROLYN H  
188 FLAX HILL RD #C5  
NORWALK, CT 06853
  
20. 2-48-42-0  
HAYWOOD KAREN  
188 FLAX HILL RD UNIT C/8  
NORWALK, CT 06854-0000
  
21. 2-48-42-0  
HUANG MINNA & HUANG ZHAOHUA  
188 FLAX HILL RD APT # A/1  
NORWALK, CT 06854
  
22. 2-48-42-0  
GILCHRIST JOSEPH  
188 FLAX HILL RD #A/4

NORWALK, CT 06854

23. 2-48-42-0

SAWYER ANDRE & BEVERLYN  
188 FLAX HILL RD # A/7  
NORWALK, CT 06854-0000

24. 2-48-42-0

OBRIEN LAURA  
188 FLAX HILL RD B/2  
NORWALK, CT 06850

25. 2-48-42-0

GEE EUN HUI  
188 FLAX HILL RD #B-5  
NORWALK, CT 06854

26. 2-48-42-0

SHIRLEY WILLIAM H  
188 FLAX HILL RD APT 8B  
NORWALK, CT 06854-2843

27. 2-48-42-0

VOSITS GERGELY  
188 FLAX HILL RD UNIT C/11  
NORWALK, CT 06854-0000

28. 2-48-42-0

HOLMES MELISSA  
188 FLAX HILL RD UNIT C/3  
NORWALK, CT 06854-0000

29. 2-48-42-0

WHELAN BETH ANN  
292 BULLARD STREET  
FAIRFIELD, CT 06825

30. 2-48-42-0  
ROJAS IVAN J &  
188 FLAX HILL RD UNIT C/9  
NORWALK, CT 06854-0000
31. 2-48-42-0  
ISLANDVIEW CONDO  
188 FLAX HILL RD  
NORWALK, CT 06854-2843
32. 2-48-53-0  
GRABICKI KRISTIN  
7 HAMILTON AVE #2/2  
NORWALK, CT 06854
33. 2-48-53-0  
CASSAGNOL MIRLANDE & PRESSAT JIMMY  
7 HAMILTON AVE UNIT 3/2  
NORWALK, CT 06854
34. 2-48-53-0  
CINTRON OMAR  
7 HAMILTON AVE UNIT 41  
NORWALK, CT 06854-0000
35. 2-48-53-0  
BROWNE REGULAR KIM  
7 HAMILTON AVE UNIT 4/4  
NORWALK, CT 06854
36. 2-48-59-0  
PINEDA WILSON & MARCIA  
134 GARDER RD  
MONROE, CT 06468-1236
37. 2-48-59-0  
SZELOCH EWA  
208 FLAX HILL RD #14

NORWALK, CT 06854

38. 2-48-59-0  
LABARDY MARIE LOURDES  
208 FLAX HILL RD UNIT 17  
NORWALK, CT 06854-2842
  
39. 2-48-59-0  
RECKER TRACEY L  
208 FLAX HILL RD UNIT 2  
NORWALK, CT 06854-0000
  
40. 2-48-59-0  
DEVANEY MEGAN  
208 FLAX HILL RD UNIT 22  
NORWALK, CT 06854-0000
  
41. 2-48-43-0  
HUBBARD CHARLES P &  
8 STANWICH RD  
GREENWICH, CT 06830
  
42. 2-48-53-0  
JACKSON NIKEIA DENEEN  
7 HAMILTON AVE UNIT 2/3  
NORWALK, CT 06854-3534
  
43. 2-48-53-0  
MUPPANENI VENKATESWARA RAO  
7 HAMILTON AVE 3/3  
NORWALK, CT 06854-3535
  
44. 2-48-53-0  
FIATO RANDY  
7 HAMILTON AVE #4/2  
NORWALK, CT 06854

45. 2-48-59-0

GERMAN ARMANDO & ELNA (99% INT) &  
208 FLAX HILL RD #1  
NORWALK, CT 06854

9589 0710 5270 2676 6807 43

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2026  
Postmark  
Here

Postage

Total Postage: 2-48-42-0

Sent To: FITTERON BRENT

Street and Apt.: 188 FLAX HILL RD #A/8

City, State, ZIP: NORWALK, CT 06854

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2026  
Postmark  
Here

Postage

Total Postage: 2-48-42-0

Sent To: DAHER DANIEL M

Street and Apt.: 188 FLAX HILL RD #B/3

City, State, ZIP: NORWALK, CT 06854

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2026  
Postmark  
Here

Postage

Total Postage: 2-48-42-0

Sent To: CASEY JERI M &

Street and Apt.: 188 FLAX HILL RD UNIT B/6

City, State, ZIP: NORWALK, CT 06854-0000

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2026  
Postmark  
Here

Postage

Total Postage: 2-35-89-0

Sent To: BELTZ PHYLLIS S

Street and Apt.: 10 FRESH MEADOW RD

City, State, ZIP: WESTON, CT 06883-0000

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2026  
Postmark  
Here

Postage

Total Postage: 2-48-42-0

Sent To: SECK PAUL

Street and Apt.: 188 FLAX HILL RD APT A2

City, State, ZIP: NORWALK, CT 06854-2844

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2026  
Postmark  
Here

Postage

Total Postage: 2-48-42-0

Sent To: GOMEZ BAYRON & GOMEZ YOLANDA

Street and Apt.: 188 FLAX HILL RD UNIT A5

City, State, ZIP: NORWALK, CT 06854-2844

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	2-48-42-0
\$	
Sent To	BOMBINO STEVEN M
Street and	188 FLAX HILL RD #C/7
City, State	NORWALK, CT 06854

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	2-35-90-0
\$	
Sent To	GEGA ARBY
Street and	105 EUCLID AVE #1
City, State	STAMFORD, CT 06902-6232

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	2-48-42-0
\$	
Sent To	FERRER EVELYN
Street and	188 FLAX HILL RD #A-3
City, State	NORWALK, CT 06854

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	2-48-42-0
\$	
Sent To	RUIZ YESSICA R
Street and	188 FLAX HILL RD #C/1
City, State	NORWALK, CT 06854

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	2-48-42-0
\$	
Sent To	STEKLER CSILLA
Street and	
City, State	HOUSTON, TX 77002-6308

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Post	2-48-42-0
\$	
Sent To	MATOS STEPHEN
Street and	188 FLAX HILL RD UNIT C4
City, State	NORWALK, CT 06854-2846

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage **2-48-42-0**

Sent To **DIAMOND DAVID M REVOCABLE TRUST**

Street and A/c **188 FLAX HILL RD #B/7**

City, State, Zi **NORWALK, CT 06854-2843**

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Post **2-48-42-0**

Sent To **ARIAS AUGUSTO A**

Street and **188 FLAX HILL RD #A/6**

City, State, **NORWALK, CT 06854**

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Pos **2-48-42-0**

Sent To **STEBENS JEREMY A &**

Street an **188 FLAX HILL RD UNIT C/10**

City, State **NORWALK, CT 06854-0000**

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage **188 FLAX HILL RD #A/8**

Sent To **NORWALK, CT 06854**

Street and A/c **2-48-42-0**

City, State, Zi **TAMBRA NOORJEHAN M**

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage **2-48-42-0**

Sent To **RUGGIERO JOSEPH**

Street and A/c **188 FLAX HILL RD #C2**

City, State, Zi **NORWALK, CT 06854**

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Pos **2-48-42-0**

Sent To **KMECAK PAUL**

Street and **188 FLAX HILL RD UNIT B-4**

City, State **NORWALK, CT 06854-2845**

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2025  
Postmark  
Here

Postage \$

Total Postage **2-48-42-0**

Sent To **GILCHRIST JOSEPH**

Street and # **188 FLAX HILL RD #A/4**

City, State, ZIP **NORWALK, CT 06854**

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2025  
Postmark  
Here

Postage \$

Total Postage **2-48-42-0**

Sent To **SAWYER ANDRE & BEVERLYN**

Street and # **188 FLAX HILL RD # A/7**

City, State, ZIP **NORWALK, CT 06854-0000**

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2025  
Postmark  
Here

Postage \$

Total Postage **2-48-42-0**

Sent To **GINSBERG CAROLYN H**

Street and # **188 FLAX HILL RD #C5**

City, State, ZIP **NORWALK, CT 06853**

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2025  
Postmark  
Here

Postage \$

Total Postage **2-48-42-0**

Sent To **HAYWOOD KAREN**

Street and # **188 FLAX HILL RD UNIT C/8**

City, State, ZIP **NORWALK, CT 06854-0000**

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2025  
Postmark  
Here

Postage \$

Total Postage **2-48-42-0**

Sent To **OBRIEN LAURA**

Street and # **188 FLAX HILL RD B/2**

City, State, ZIP **NORWALK, CT 06850**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6809 10

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 23 2025  
Postmark  
Here

Postage \$

Total Postage **2-48-42-0**

Sent To **HUANG MINNA & HUANG ZHAOHUA**

Street and Apt # **188 FLAX HILL RD APT # A/1**

City, State, ZIP **NORWALK, CT 06854**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6809 89

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	2-48-42-0
\$	
Sent To	HOLMES MELISSA
Street and Apt	188 FLAX HILL RD UNIT C/3
City, State, ZIP	NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
 Here  
 MAR 23 2026

9589 0710 5270 2676 6809 58

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	2-48-42-0
\$	
Sent To	GEE EUN HUI
Street and Apt	188 FLAX HILL RD #B-5
City, State, ZIP	NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
 Here  
 MAR 23 2026

9589 0710 5270 2676 6809 96

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	2-48-42-0
\$	
Sent To	WHELAN BETH ANN
Street and Apt	292 BULLARD STREET
City, State, ZIP	FAIRFIELD, CT 06825

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
 Here  
 MAR 23 2026

9589 0710 5270 2676 6809 65

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	2-48-42-0
\$	
Sent To	SHIRLEY WILLIAM H
Street and Apt	188 FLAX HILL RD APT 8B
City, State, ZIP	NORWALK, CT 06854-2843

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
 Here  
 MAR 23 2026

9589 0710 5270 2676 6810 09

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	2-48-42-0
\$	
Sent To	ROJAS IVAN J &
Street and Apt	188 FLAX HILL RD UNIT C/9
City, State, ZIP	NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
 Here  
 MAR 23 2026

9589 0710 5270 2676 6809 72

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage	2-48-42-0
\$	
Sent To	VOSITS GERGELY
Street and Apt	188 FLAX HILL RD UNIT C/11
City, State, ZIP	NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
 Here  
 MAR 23 2026

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage **2-48-53-0**

Sent To **CINTRON OMAR**

Street and Apt **7 HAMILTON AVE UNIT 41**

City, State, Zip **NORWALK, CT 06854-0000**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage **2-48-53-0**

Sent To **BROWNE REGULAR KIM**

Street **7 HAMILTON AVE UNIT 4/4**

City, State, Zip **NORWALK, CT 06854**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage **2-48-59-0**

Sent To **PINEDA WILSON & MARCIA**

Street and Apt **134 GARDER RD**

City, State, Zip **MONROE, CT 06468-1236**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage **2-48-42-0**

Sent To **ISLANDVIEW CONDO**

Street and Apt **188 FLAX HILL RD**

City, State, Zip **NORWALK, CT 06854-2843**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage **2-48-53-0**

Sent To **GRABICKI KRISTIN**

Street and Apt **7 HAMILTON AVE #2/2**

City, State, Zip **NORWALK, CT 06854**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage **2-48-53-0**

Sent To **CASSAGNOL MIRLANDE & PRESSAT JIMMY**

Street and Apt **7 HAMILTON AVE UNIT 3/2**

City, State, Zip **NORWALK, CT 06854**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6811 08

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To DEVANNEY MEGAN  
 Street and A 208 FLAX HILL RD UNIT 22  
 City, State, Z NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6810 78

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To SZELOCH EWA  
 Street and A 208 FLAX HILL RD #14  
 City, State, Z NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6811 15

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-43-0

Sent To HUBBARD CHARLES P &  
 Street and A 8 STANWICH RD  
 City, State, Z GREENWICH, CT 06830

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6810 85

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To LABARDY MARIE LOURDES  
 Street and A 208 FLAX HILL RD UNIT 17  
 City, State, Z NORWALK, CT 06854-2842

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6811 22

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-53-0

Sent To JACKSON NIKEIA DENEEN  
 Street and A 7 HAMILTON AVE UNIT 2/3  
 City, State, Z NORWALK, CT 06854-3534

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6810 92

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
 \$ \_\_\_\_\_

Total Postage 2-48-59-0

Sent To RECKER TRACEY L  
 Street and A 208 FLAX HILL RD UNIT 2  
 City, State, Z NORWALK, CT 06854-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6811 39

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 25 2026  
Postmark Here

Postage \$

Total Postage 2-48-53-0

Sent To MUPPANENI VENKATESWARA RAO

Street and No. 7 HAMILTON AVE 3/3

City, State, ZIP+4® NORWALK, CT 06854-3535

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6811 46

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 25 2026  
Postmark Here

Postage \$

Total Postage 2-48-53-0

Sent To FIATO RANDY

Street and No. 7 HAMILTON AVE #4/2

City, State, ZIP+4® NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2676 6811 53

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

MAR 25 2026  
Postmark Here

Postage \$

Total Postage 2-48-59-0

Sent To GERMAN ARMANDO & ELNA (99% INT) &



Street and No. 208 FLAX HILL RD #1

City, State, ZIP+4® NORWALK, CT 06854

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Certificate of Mailing — Firm

Name and Address of Sender Wofsey Rosen 600 Summer Street, 7th Floor Stamford, CT 06901 	TOTAL NO. of Pieces Listed by Sender 46	TOTAL NO. of Pieces Received at Post Office™ 46	Affix Stamp Here with Date of Receipt. 
	Postmaster, per (name of receiving employee) AP		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. Please see attached.				
2.				
3.				
4.				
5.				
6.				

## Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter and Parcel Return Service (for NSAs only).
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

**Privately Printed Forms:** The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).

## CERTIFICATE OF MAILING

### **RE: Notice of Public Hearing for the Special Permit Application - 204 FLAX HILL ROAD**

1. 2-48-59-0  
IGLESIAS ALEJANDRO  
588 MINNA ST  
SAN FRANCISCO, CA 94103-2811
  
2. 2-48-59-0  
LYSOBEY BARBARA  
9 PARK ST UNIT 302  
NORWALK, CT 06851
  
3. 2-48-59-0  
WILKINSON DAMIAN J  
208 FLAX HILL RD UNIT 18  
NORWALK, CT 06854-0000
  
4. 2-48-59-0  
TAYLOR MATTHEW J &  
208 FLAX HILL RD UNIT 20  
NORWALK, CT 06854-0000
  
5. 2-48-59-0  
ORLOSKI MAUREEN L  
208 FLAX HILL RD UNIT 23  
NORWALK, CT 06854-0000
  
6. 2-48-53-0  
LAM DAVID  
7 HAMILTON AVE UNIT 2/1  
NORWALK, CT 06854-0000
  
7. 2-48-53-0  
UZWIAK GEORGE & LANCE

338 W CEDAR ST  
NORWALK, CT 06854-1720

8. 2-48-53-0  
LICARI JOHN PAUL  
7 HAMILTON AVE UNIT 3/4  
NORWALK, CT 06854-0000
  
9. 2-48-53-0  
UNIT43 LLC  
18 LEDGEWOOD DR  
NORWALK, CT 06850-0000
  
10. 2-48-59-0  
ERICKSON CAITLIN  
208 FLAX HILL RD UNIT 10  
NORWALK, CT 06854-0000
  
11. 2-48-59-0  
LAFONTAINE SCOTT M  
208 FLAX HILL RD APT 13  
NORWALK, CT 06854-2842
  
12. 2-48-59-0  
LAZCANO JULIET  
208 FLAX HILL RD #16  
NORWALK, CT 06854
  
13. 2-48-59-0  
CALLAHAN JONATHAN  
208 FLAX HILL RD UNIT 19  
NORWALK, CT 06854-0000
  
14. 2-48-59-0  
GABRIELSON MATTHEW & JENNIFER  
208 FLAX HILL RD #21  
NORWALK, CT 06854

15. 2-48-59-0  
MCDOWELL ELAINE  
208 FLAX HILL RD #24  
NORWALK, CT 06854
  
16. 2-48-59-0  
ERMAN IRINA  
208 FLAX HILL RD UNIT 25  
NORWALK, CT 06854
  
17. 2-48-59-0  
TORRES SANDRA  
208 FLAX HILL RD #28  
NORWALK, CT 06854
  
18. 2-48-59-0  
CHAVARRIA NERY &  
208 FLAX HILL RD UNIT 30  
NORWALK, CT 06854-0000
  
19. 2-48-59-0  
GIULIANI MICHAEL  
208 FLAX HILL RD #33  
NORWALK, CT 06854
  
20. 2-48-59-0  
SCOTT SUZANNE C  
208 FLAX HILL ROAD APT 36  
NORWALK, CT 06854-2842
  
21. 2-48-59-0  
ELIAS MARY ELLEN TRUSTEE  
208 FLAX HILL RD #39  
NORWALK, CT 06854
  
22. 2-48-59-0  
TEDESCO PATRICIA A  
208 FLAX HILL RD # 6

NORWALK, CT 06854-0000

23. 2-48-59-0

LYSOHOR VASYL  
208 FLAX HILL RD UNIT 9  
NORWALK, CT 06850-0000

24. 2-49-25-0

MOLLO JAMIE  
120A EAST ROCKS ROAD  
NORWALK, CT 06851

25. 2-49-25-0

VAZQUEZ YASIRIE RAMOS  
197 FLAX HILL RD UNIT C  
NORWALK, CT 06854-0000

26. 2-48-59-0

ALTMAN KATHERINE  
208 FLAX HILL RD #26  
NORWALK, CT 06854

27. 2-48-59-0

CORBI DEBORAH A  
208 FLAX HILL RD APT 29  
NORWALK, CT 06854-2842

28. 2-48-59-0

FRA DIAVOLO HOLDINGS LLC  
106 WESTCHESTER  
POUND RIDGE, NY 10576

29. 2-48-59-0

TORRES EDWARD V  
208 FLAX HILL RD #34  
NORWALK, CT 06854

30. 2-48-59-0  
DAVIS TAYLOR M  
208 FLAX HILL RD UNIT 37  
NORWALK, CT 06854-0000
31. 2-48-59-0  
ORTEGA CARLOS & GLORIA A  
208 FLAX HILL RD # 4  
NORWALK, CT 06854-2868
32. 2-48-59-0  
LYSOHOR VASYL  
208 FLAX HILL RD UNIT 7  
NORWALK, CT 06854-0000
33. 2-48-59-0  
FLAX HILL GARDENS CONDO  
208 FLAX HILL RD  
NORWALK, CT 06854-2840
34. 2-49-25-0  
RUSSO ALLAN A & MARIA L  
1135 DOUGLAS ST., SE  
PALM BAY, FL 32909
35. 2-49-25-0  
MORRIS PHILIP A JR  
197 FLAX HILL RD APT D  
NORWALK, CT 06854-2860
36. 2-48-59-0  
FOLGAR ZAIDA Y  
208 FLAX HILL RD #27  
NORWALK, CT 06854
37. 2-48-59-0  
SCHOR MARSHALL &  
31 MCQUEEN ST

KATONAH, NY 10536-0000

38. 2-48-59-0

LEPIGINA ELENA  
208 FLAX HILL RD UNIT 32  
NORWALK, CT 06854

39. 2-48-59-0

TRDEVAJ ALEXANDER DURIM &  
208 FLAX HILL RD UNIT 35  
NORWALK, CT 06854-0000

40. 2-48-59-0

SCHOR ARON  
58 DEERFIELD RD  
KATONAH, NY 10536-2625

41. 2-48-59-0

RAJPUT BABAR &  
208 FLAX HILL RD UNIT 5  
NORWALK, CT 06854-0000

42. 2-48-59-0

CHUBYNSKA OLEKSANDRA &  
208 FLAX HILL RD UNIT 8  
NORWALK, CT 06854-0000

43. 2-48-59-0

FLAX HILL GARDENS CONDO  
208 FLAX HILL RD  
NORWALK, CT 06854-2840

44. 2-49-25-0

SAYKO OSTAP & SAYKO YURIY &  
65 CLAREMONT CIR  
MILFORD, CT 06460-6801

45. 2-49-25-0



ANGHEL SUSAN M  
197 FLAX HILL RD APT E  
NORWALK, CT 06854-2860

46. 2-49-25-0  
SOUTHPORT MANOR CONDO  
197 FLAX HILL RD  
NORWALK, CT 06854-2860

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Sent To TAYLOR MATTHEW J &  
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Sent To ORLOSKI MAUREN L  
Street ar 208 FLAX HILL RD UNIT 23  
City, Sta NORWALK, CT 06854-0000

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Sent To LAM DAVID  
Street and Ay 7 HAMILTON AVE UNIT 2/1  
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Street and Ap 588 MINNA ST  
City, State, Zi SAN FRANCISCO, CA 94103-2811

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To LYSOBEY BARBARA  
Street and Ar 9 PARK ST UNIT 302  
City, State, Zi NORWALK, CT 06851

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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\$  
Total Posi 2-48-59-0

Sent To WILKINSON DAMIAN J  
Street and 208 FLAX HILL RD UNIT 18  
City, State, NORWALK, CT 06854-0000

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Sent To **ERICKSON CAITLIN**

Street and Apt. **208 FLAX HILL RD UNIT 10**

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Sent To **UZWIAK GEORGE & LANCE**

Street and Apt. **338 W CEDAR ST**

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Sent To **LAFONTAINE SCOTT M**

Street and Apt. **208 FLAX HILL RD APT 13**

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Total Postage **2-48-53-0**

Sent To **LICARI JOHN PAUL**

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Sent To **LAZCANO JULIET**

Street and Apt. **208 FLAX HILL RD #16**

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Total Postage and **2-48-53-0**

Sent To **UNIT43 LLC**

Street and Apt. No. **18 LEDGEWOOD DR**

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Sent To ERMAN IRINA

Street and Apt 208 FLAX HILL RD UNIT 25

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Sent To TORRES SANDRA

Street and Apt 208 FLAX HILL RD #28

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Sent To CHAVARRIA NERY &

Street and Apt 208 FLAX HILL RD UNIT 30

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Sent To CALLAHAN JONATHAN

Street and Apt 208 FLAX HILL RD UNIT 19

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Sent To GABRIELSON MATTHEW & JENNIFER

Street and Apt 208 FLAX HILL RD #21

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Sent To MCDOWELL ELAINE

Street and Apt 208 FLAX HILL RD #24

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Sent To: TEDESCO PATRICIA A

Street and Ap: 208 FLAX HILL RD # 6

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Total Postage: 2-48-59-0

Sent To: LYSOHOR VASYL

Street and Ap: 208 FLAX HILL RD UNIT 9

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Total Postage: 2-49-25-0

Sent To: MOLLO JAMIE

Street and Ap: 120A EAST ROCKS ROAD

City, State, Zi: NORWALK, CT 06851

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Total Postage: 2-48-59-0

Sent To: GIULIANI MICHAEL

Street and Ap: 208 FLAX HILL RD #33

City, State, Zi: NORWALK, CT 06854

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Sent To: SCOTT SUZANNE C

Street and Ap: 208 FLAX HILL ROAD APT 36

City, State, Zi: NORWALK, CT 06854-2842

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Sent To: ELIAS MARY ELLEN TRUSTEE

Street and Ap: 208 FLAX HILL RD #39

City, State, Zi: NORWALK, CT 06854

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Total Postage **2-49-25-0**

Sent To **RUSSO ALLAN A & MARIA L**

Street and Apt. N **1135 DOUGLAS ST., SE**

City, State, ZIP+4 **PALM BAY, FL 32909**

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Sent To **MORRIS PHILIP A JR**

Street and Apt. **197 FLAX HILL RD APT D**

City, State, ZIP **NORWALK, CT 06854-2860**

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Sent To **FOLGAR ZAIDA Y**

Street and Apt. **208 FLAX HILL RD #27**

City, State, ZIP **NORWALK, CT 06854**

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Sent To **ORTEGA CARLOS & GLORIA A**

Street **208 FLAX HILL RD # 4**

City, State, ZIP **NORWALK, CT 06854-2868**

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Street and Apt. **208 FLAX HILL RD UNIT 7**

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Sent To **FLAX HILL GARDENS CONDO**

Street and Apt. **208 FLAX HILL RD**

City, State, ZIP **NORWALK, CT 06854-2840**

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Street and: 58 DEERFIELD RD

City, State: KATONAH, NY 10536-2625

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Street and: 31 MCQUEEN ST

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Sent To: RAJPUT BABAR &

Street and: 208 FLAX HILL RD UNIT 5

City, State, Z: NORWALK, CT 06854-0000

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Sent To: LEPIGINA ELENA

Street and Apt: 208 FLAX HILL RD UNIT 32

City, State, Zip: NORWALK, CT 06854

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City, State: NORWALK, CT 06854-0000

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Street and Apt: 208 FLAX HILL RD UNIT 35

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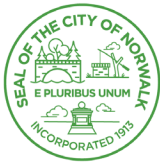
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# Transportation Mobility & Parking

CITY OF NORWALK  
Transportation Mobility & Parking  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

Sent via email to: [edignoti@wrkk.com](mailto:edignoti@wrkk.com), [ablank@wrkk.com](mailto:ablank@wrkk.com)

To: Emma L. Dignoti – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)  
Adam Blank, Esq. – WRKK

From: Benjamin Yeung, P.E. – Senior Traffic Engineer, Norwalk TMP  
James Travers, Director – Norwalk TMP

Date: March 24, 2026

**Subject: 204 Flax Hill Road – Proposed Residential Addition – TMP Conditional Sign-Off**

---

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a substantive review of the following documents related to the special permit modification application, #2026-16 SP, for the construction of 17 additional residential apartments at 204 Flax Hill Road. When combined with the 36 existing units on site, the location is proposed to accommodate a total of 53 dwelling units.

- “204 Flax Hill – Narrative Description of Special Permit Modification Application”, prepared by WRKK, submitted February 27, 2026;
- “Site Development Plans for 204 Flax Hill Road”, prepared by Landtech, dated September 24, 2024, revised February 17, 2026;
- “Zoning Location Survey & Topographic Survey for 204 Flax Hill Road”, prepared by Landtech, dated August 14, 2024; and
- “Traffic Generation Study, 204 Flax Hill Road”, prepared by DTS Provident, dated October 3, 2024.

A similar special permit application for the same site had been filed in 2025, with the latest correspondence having been sent by TMP on June 23, 2025. The outstanding comment from TMP on the curb cut/driveway replacement from Flax Hill Road has been dropped from this latest review.

TMP takes no exception to the project moving forward, subject to the following conditions:

1. Please clarify that the proposed driveway apron should be constructed with concrete and be a Type ‘B’ drive. Add a callout on Sheet C-1.0 and remove unnecessary details from the Notes & Details sheets to clarify this.
2. Given the expected completion of Norwalk DPW’s Flax Hill Road sidewalk project in early 2026, which includes a new pedestrian curb ramp along the site frontage for a new marked crosswalk across Flax Hill Road, the Applicant should coordinate with DPW on timing and installation.

This letter signifies final departmental sign-off from TMP. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Benjamin Yeung, P.E., Senior Traffic Engineer – TMP



James Travers, Director – Norwalk TMP

Cc: DPW Permits  
Jay Habansky - Chief of Economic and Community Development  
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP  
Nathan Fankhanel, E.I.T., Junior Engineer – TMP  
Vanessa Valadares, P.E., Chief of Department of Public Works  
Wilber Giron, P.E., Permit Engineer – Department of Public Works  
Christine Cardascia, P.E., Assistant Engineer – Department of Public Works  
Steven Kleppin, Director – Planning and Zoning  
Bryan Baker, Principal Planner – Planning and Zoning  
Michelle Andrzejewski, Land Use Planner – Planning and Zoning  
Amelia Williams, Land Use Planner – Planning and Zoning  
William Ireland, Chief Building Official – Building and Code Enforcement  
Leo Guerrero, Assistant Building Official – Building and Code Enforcement  
Peter Kelly, Assistant Building Official – Building and Code Enforcement  
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA  
Mario Pizighelli, P.E., Stormwater Systems Manager - WPCA  
Christopher Cavaliere, Junior Engineer – WPCA  
Alexis Cherichetti, Senior Environmental Officer – Conservation Office  
William Mooney, Assistant Director of Health – Health Department  
Troy Donohue, Fire Marshal – Fire Department  
Kirk McDonald, Assistant Fire Marshal – Fire Department



CITY OF NORWALK  
**Christine Cardascia, P.E.**  
**Assistant Engineer /**  
**Department of Engineering**  
125 East Avenue  
Norwalk, CT 06851  
Office: (203) 854-7873  
Permits: (203) 854-4161  
[www.norwalkct.gov](http://www.norwalkct.gov)  
[ccardascia@norwalkct.gov](mailto:ccardascia@norwalkct.gov)  
[dpwpermits@norwalkct.gov](mailto:dpwpermits@norwalkct.gov)

March 30, 2026

Sent via email to: [ablank@wrkk.com](mailto:ablank@wrkk.com)

Adam Blank, Esq.  
Wofsey Rosen Kweskin & Kuriansky, LLP

**RE: 204 Flax Hill Road (District 02, Block 48, Lot 44)**  
**Proposed Site Improvements for a Proposed Multi-Family Residential Building (17 Units Proposed + 36 Units Existing = 53 Units Total)**  
**Department of Engineering's and WPCA Plan Review Comments**

Dear Mr. Blank:

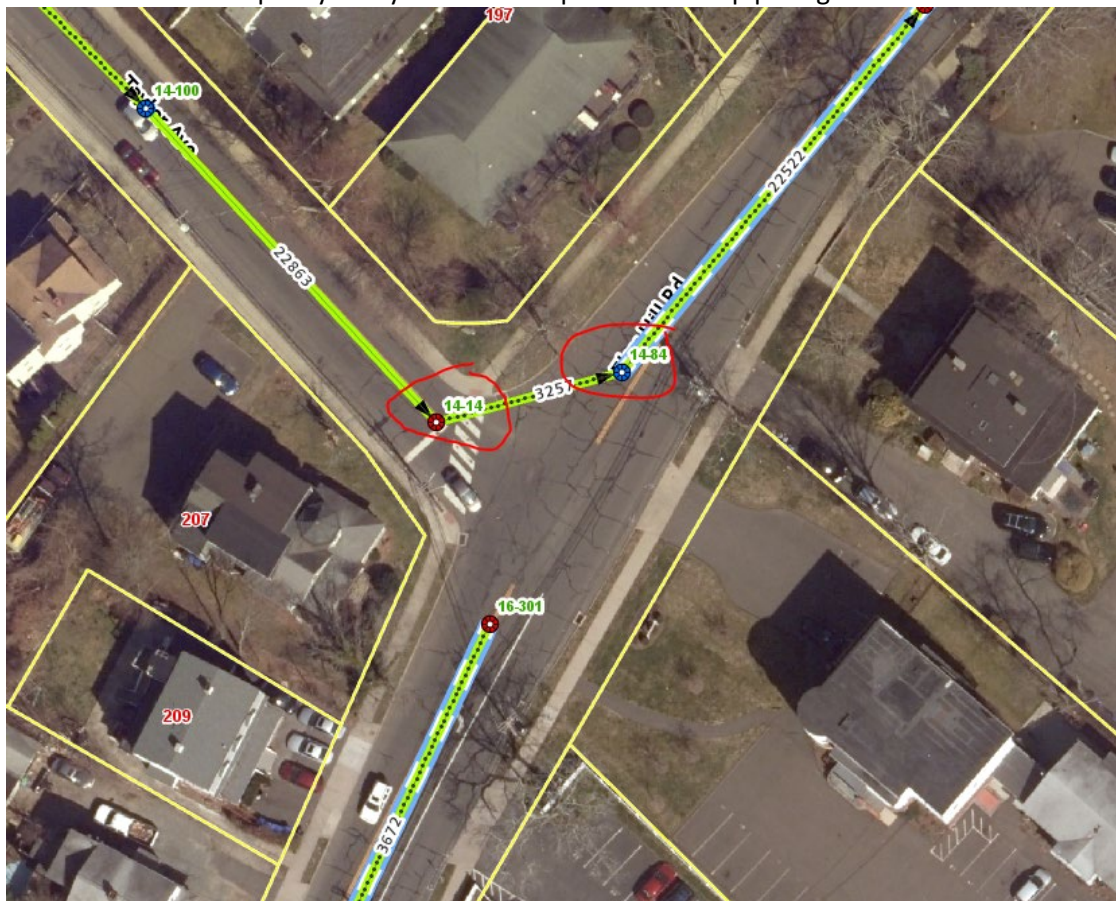
The Department of Engineering and the Water Pollution Control Authority (WPCA) for the City of Norwalk (City) have reviewed the supportive documents associated with the proposed development at the above-referenced property. The focus of our review has been to confirm the documents provided are in conformance with the standards set forth in the City of Norwalk (City) Department of Public Works (DPW) Roadway Standards, and Standard Specifications, as amended and supplemented, Drainage Manual, as amended and supplemented, Standard Detailed Drawings, as amended and supplemented, DPW and WPCA Sanitary Sewer Permit Process and Sanitary Sewer Main Extension Policy and other applicable design standards.

The following documents were provided and included in our review:

- Site Plan titled "Site Improvements for a Proposed Multi-Family Residential Building," prepared by Landtech Inc., dated 09/24/2024 and last revised 02/17/2026
- Stormwater Report titled "Stormwater Management Report for 204 Flax Hill Road Norwalk, CT," prepared by Landtech Inc., dated 02/26/2025 and last revised 02/17/2026
- Engineering Report titled "Operation and Maintenance Plan 204 Flax Hill Road, Norwalk, CT," prepared by Landtech Inc., dated 02/26/2025

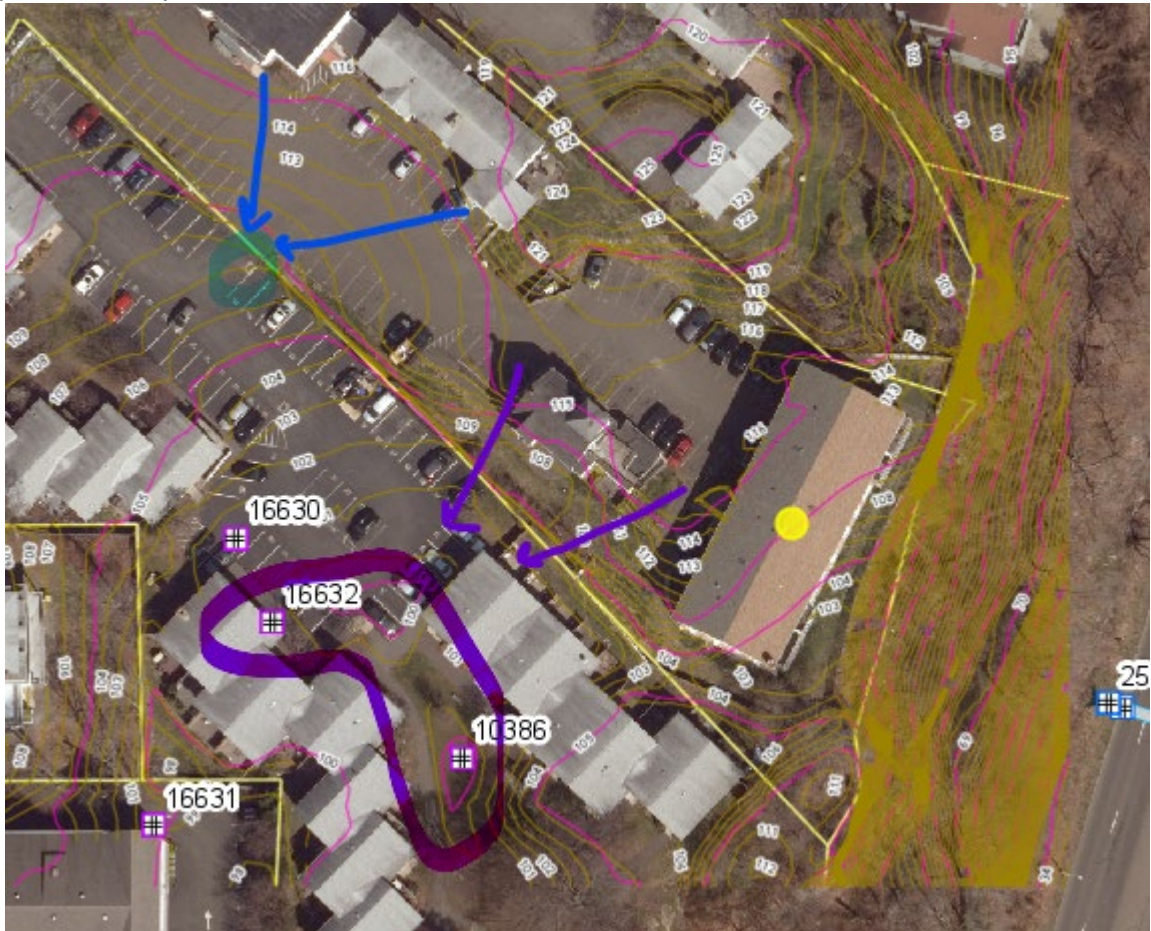
The following are the Department of Engineering and Water Pollution Control Authorities' review comments highlighting sections that will require revision or additional information prior to our departmental sign-off. **A written response addressing each comment is required as part of the resubmittal:**

1. Flax Hill Road is anticipated to have street scape work and ultimately be paved in Early Spring 2026. Please be advised no road excavation will be allowed on Flax Hill Road 2 years after the road is paved. Should road excavations be performed after the 2-year moratorium, the road restoration requirements will be determined at the time of permitting.
  - a. The City currently has a roadway improvement project on going on Flax Hill, coordination of the sidewalk, curb and driveway work will be done at the time of permitting.
2. Residential parcels of 10 units or greater are required to conduct sanitary sewer flow monitoring and prepare a sewer capacity analysis report.
  - a. Sanitary sewer flow monitoring shall be a minimum of 4 weeks (monitoring should include 2 rain events, with at least 1 a significant event of 0.5 inches or greater) of the sanitary sewer main as directed by the WPCA.
  - b. A sewer capacity analysis is required to show that the existing and proposed peak flow will provide at least 25% reserve capacity remaining in each section of the sewer main as directed by the WPCA. Sewage flow calculations should be based on TR-16 “Guides for the Design of Wastewater Treatment Works”, Connecticut Department of Public Health – Public Health Code, or other good engineering practice standards.
  - c. Flow monitoring should be performed in MH14-14 or MH14-84 as shown on map below. Sewer Capacity Analysis should be performed on pipe segments 3257 and 22522.

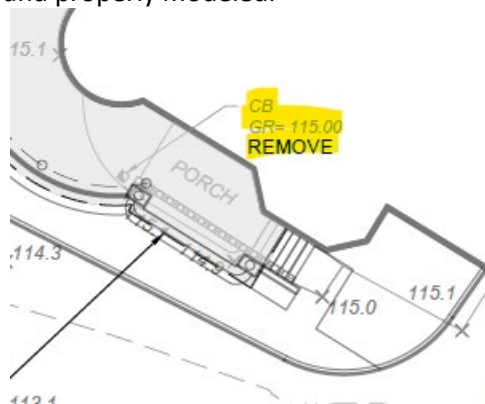


3. The 80 Cultec 300HD Galleries call for an 80” overflow, the City below this is refereeing to the 8” Overflow Pipe. Please revise the plans accordingly.

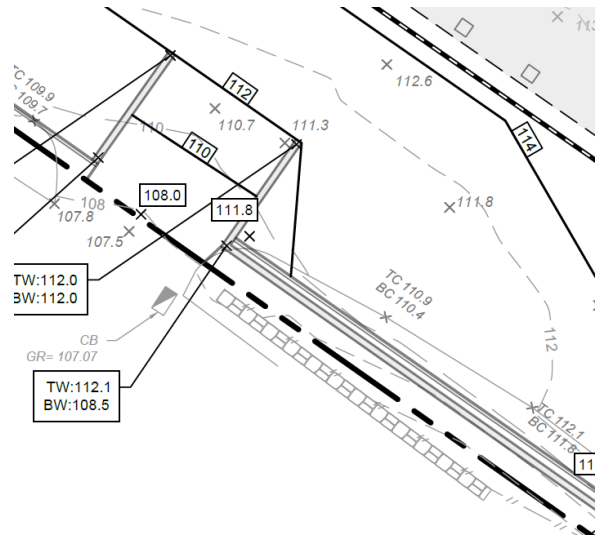
4. The City does not agree with the delineation of POC 1. The blue portion appears to drain toward the catch basin at the shared driveway entrance, whereas the purple section appears to flow more toward the rear of the lots. The drainage analysis shall be revised to reflect these POCs as separate points of analysis.



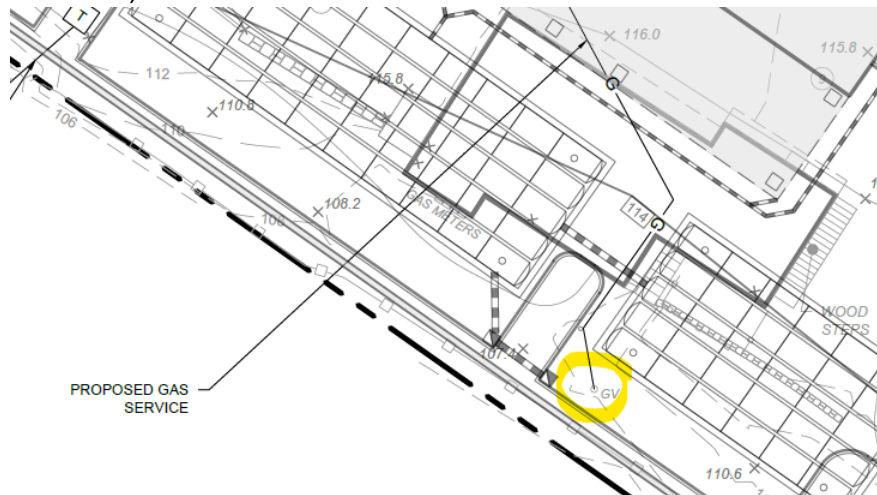
5. The proposed plans indicate that an existing catch basin on the property is to be removed. Please investigate and verify the function of this catch basin, confirm all existing connections, and clarify whether an existing stormwater management system is present on site. The applicant shall demonstrate that the proposed removal will not adversely affect site drainage. The drainage analysis and calculations shall be revised if necessary, to ensure that all existing drainage elements are accurately represented and properly modeled.



- The City believes water would pool at the 11.8' spot shot to the 112' contour, as the top of wall appears to be 112.1'. Please confirm if this is the intent of the design or revise the grading accordingly.



- The Utility Plan shall include the location of all existing utility laterals and mains, both in the property, right-of-way and neighboring properties, as well as the proposed location of the service connection(s). The Utility Plan shall also depict all existing utilities to remain and/or be abandoned.
- Please confirm the invert connection at the building and the invert connection at the manhole for the proposed sanitary sewer lateral. Sanitary sewer laterals shall be installed with a minimum of 2% and a maximum of 8% slope.
- Add the manhole shelf detail and service connections into an existing manhole detail in accordance with City Standard Details. Ensure proposed invert elevations and configuration are consistent with the referenced detail.
- Please clarify how the proposed sewer connection into the existing manhole will be constructed. Reference the applicable City standard detail or provide a proposed connection detail on the plans.
- Please clarify the status of the gas connection at this location. Confirm whether this is an active and verified connection point, where it connects to, if there are any existing services currently connected to this line, etc.



Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

*Christine Cardascia*

Christine Cardascia, P.E.  
Assistant Engineer

Cc: DPW Permits  
Vanessa Valares, P.E., Chief of Public Works & Operations - Department of Public Works & Operations  
James Meehan, P.E., Principal Engineer – Department of Engineering  
Paul Sotnik, P.E., Senior Civil Engineer – Department of Engineering  
Wilber Giron, P.E., Permit Engineer – Department of Engineering  
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority  
Mario Pizighelli, P.E., Stormwater Systems Manager – Water Pollution Control Authority  
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking  
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking  
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking  
Steven Kleppin, Director – Planning and Zoning  
Bryan Baker, Principal Planner – Planning and Zoning  
Michelle Andrzejewski, Senior Planner – Planning and Zoning  
Amelia Williams, Land Use Planner – Planning and Zoning  
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning  
Alexis Cherichetti, Senior Environmental Officer/Assistant Director – Conservation and Planning and Zoning

April 2, 2026

**Memorandum**

**To:** Planning & Zoning Commission – Chapin Bryce, Chair  
**From:** Bryan Baker, AICP, Principal Planner  
**Re:** #2026-16 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit application for a historic preservation development for a property currently used as multifamily per Section 4.3.20 of the zoning regulations to renovate an existing historic structure, construct a 4-story addition, and demolish two separate existing structures for a total of 53 dwelling units

Commissioners,

The property at 204 Flax Hill Road is currently improved with four structures combining for a total of 36-dwelling units. Of the four structures, the structure located nearest the street, named “The Mansion,” is historic and is on the Norwalk Historic Resource Inventory. The applicant is proposing to demolish a non-historic addition to the Mansion as well another non-historic structure near the rear of the property to make room for a 29-unit addition to the Mansion, bringing the total number of dwelling units on the site to 53.

The Commission had previously granted a special permit approval for a historic preservation development on this property in 2025 for a total of 53 dwelling units on the property. This approval can be viewed here: <https://www.norwalkct.gov/3667/204-Flax-Hill-Road>

The historic preservation regulations (Section 4.3.20) can be summarized as allowing for the Commission to grant, through a special permit, either an increase or decrease in various maximum/minimum requirements by up to 30% from the originating standard. This application is similar to the previous approval in terms of any increases or decreases in any standards, which is largely related to density, and other standards are met under the basic zoning regulation requirements. The three new requests within this application to adjust a standard are: number of stories, where the existing zoning regulation allows for a maximum of three-and-a-half stories and the applicant is requesting four stories; maximum height of retaining walls, where four feet is the max height and the applicant is requesting just over five feet; and setbacks for retaining walls, where a five-foot setback is required and the applicant is requesting three-and-a-half feet.

The biggest difference between this application and the last approval is site layout and architecture. Additionally, the proposed renovations to and preservation of the Mansion, which is what enables this application to be made, is not proposed to be changed from what had been approved, and the alterations under this application are limited to work behind the Mansion. Below is a comparison of the differences between this application and the last approval:

ZONING DATA					
ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"					
ADDRESS: 204 FLAX HILL ROAD					
DIMENSIONAL		REQUIRED/ALLOWED	HISTORIC RELIEF ADJUSTEMENT (30%)	EXISTING	PROPOSED
LOT AREA		NOT REGULATED	NOT REGULATED	61,986 SF (1.423 AC)	61,986 SF (1.423 AC)
LOT WIDTH		50' MIN, 100' MAX	35' MIN, 130' MAX	120.05'	120.05'
DENSITY	MAX.	1 UNIT/1,650 SF	1 UNIT/1,155 SF	EXISTING	53 UNITS (1 UNIT/1,170 SF)
COVERAGE	MAX.	80% (49,589 SF)	100% (61,986 SF)	68.4% (42,403 SF)	66.8% (41,379 SF)
	FRONT	6' MIN, 12' MAX	4.2' MIN, 15.6' MAX	68.8'	57.4'
YARDS	SIDE	0'	0'	5.9, 8.9'	8.9', 10.9'
	REAR	3'	2.1'	15.7'	4.3'
	BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES (PRINCIPAL)	5 STORIES (PRINCIPAL)	3 STORIES (BUILDING 1) 3 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)

PARKING REQUIREMENTS		
USE: MULTI - FAMILY DWELLING UNIT		
	SPACES REQUIRED	SPACES PROVIDED
MULTI - FAMILY DWELLING UNIT 53 UNITS	1.3 SPACE PER DWELLING UNIT 53 X 1.3 = 69 SPACES  TOTAL = 69 SPACES 25% REDUCTION WITHIN 1/4 MILES OF TRAIN STATION = 52 30% HISTORIC RELIEF ADJUSTMENT = 37 SPACES	54 SPACES INCLUDING 3 ADA SPACES

Zoning Chart for this application

ZONING DATA					
ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"					
ADDRESS: 204 FLAX HILL ROAD					
DIMENSIONAL		REQUIRED/ALLOWED	HISTORIC RELIEF ADJUSTEMENT (30%)	EXISTING	PROPOSED
LOT AREA		NOT REGULATED	NOT REGULATED	61,986 SF (1.423 AC)	61,986 SF (1.423 AC)
LOT WIDTH		50' MIN, 100' MAX	35' MIN, 130' MAX	120.05'	120.05'
DENSITY	MAX.	1 UNIT/1,650 SF	1 UNIT/1,155 SF	EXISTING	53 UNITS (1 UNIT/1,170 SF)
COVERAGE	MAX.	80% (49,589 SF)	100% (61,986 SF)	60.6% (37,565 SF)	64.8% (40,157 SF)
	FRONT	6' MIN, 12' MAX	4.2' MIN, 15.6' MAX	68.8'	57.4'
YARDS	SIDE	0'	0'	5.9, 8.9'	5.9', 18.9'
	REAR	3'	2.1'	15.7'	15.7'
	BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES (PRINCIPAL)	5 STORIES (PRINCIPAL)	3 STORIES (BUILDING 1) 3 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)

PARKING REQUIREMENTS		
USE: MULTI - FAMILY DWELLING UNIT		
	SPACES REQUIRED	SPACES PROVIDED
MULTI - FAMILY DWELLING UNIT 53 UNITS	1.3 SPACE PER DWELLING UNIT 53 X 1.3 = 69 SPACES  TOTAL = 69 SPACES 25% REDUCTION WITHIN 1/4 MILES OF TRAIN STATION = 52 30% HISTORIC RELIEF ADJUSTMENT = 37 SPACES	52 SPACES INCLUDING 3 ADA SPACES

Zoning Chart from last approval

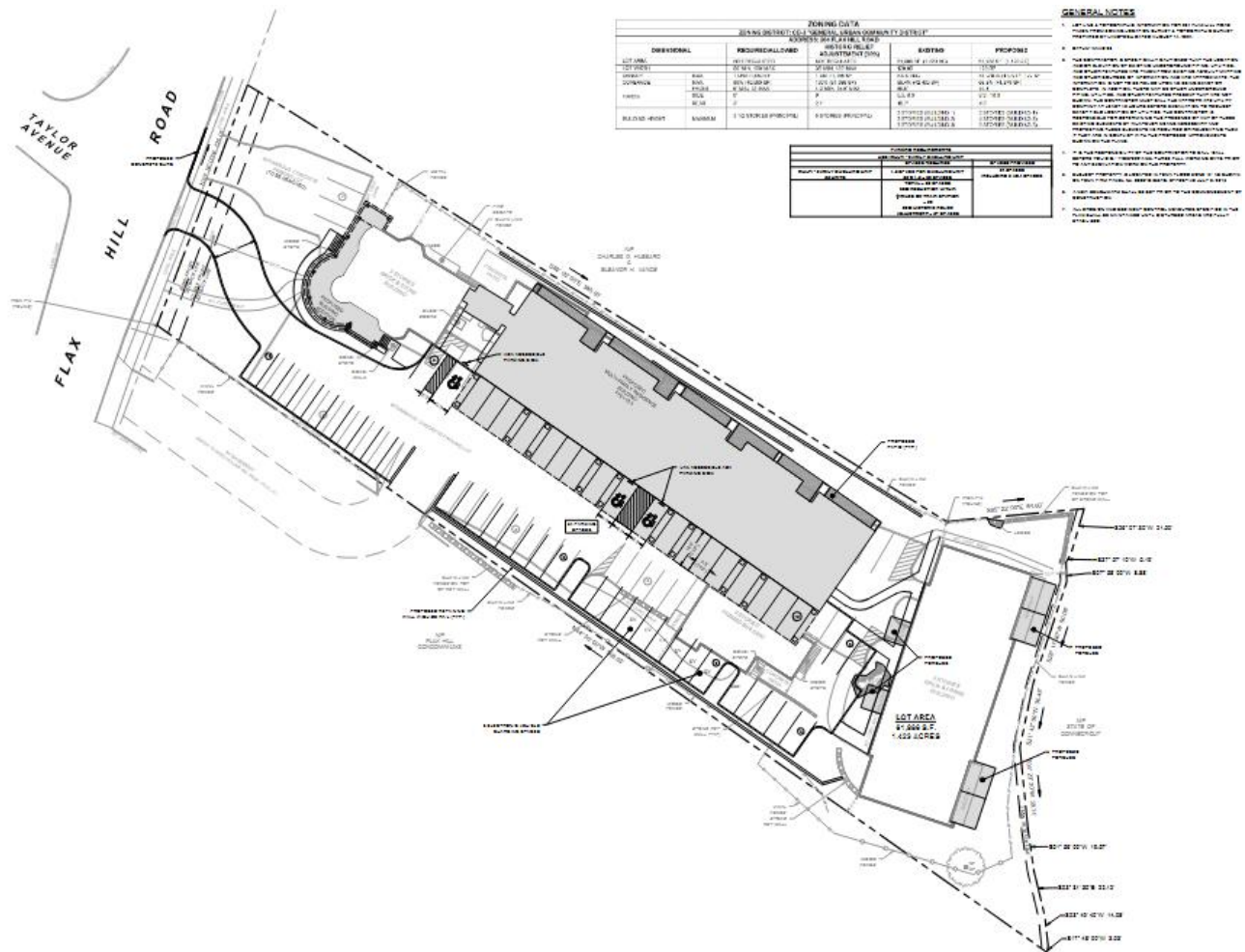


Existing "Mansion"



Approved and Proposed "Mansion"

The new structure where most of the new dwelling units will be located, is shown below in grey (replacing the existing addition to the Mansion):



Rendering of the proposed addition to the Mansion



*Approved replacement of rear structure (no longer proposed in this application)*

It is Staff’s opinion that the application as proposed meets the intent of the historic preservation regulation and that the proposed addition under this application is an improvement compared to the previous approval. This application is similar to other historic preservation developments that have been approved, including 3 East Wall Street and 3 Elmcrest Terrace, where an existing historic structure is rehabilitated, preserved, and continues to be the focal point of the property, in exchange for some flexibility of the zoning regulations. Staff offers the following resolution for consideration by the Commission:

*Draft resolution to approve:*

**THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-16 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit application for a historic preservation development for a property currently used as multifamily per Section 4.3.20 of the zoning regulations to renovate an existing historic structure, construct a 4 story addition, and demolish two separate existing structures for a total of 53 dwelling units be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
  - a. Per the Site Plans entitled “Site Improvements for a Proposed Multi-Family Residential Building,” prepared for “204 Flax Hill, LLC,” prepared by LandTech, and dated 2/17/26; and
  - b. Per Architectural Plans entitled “204 Flax Hill Rd,” prepared by Beinfield Architecture, dated 2/12/26; and
  - c. Per Architectural Plans entitled “Ferris Mansion, 204 Flax Hill Road,” prepared by Crosskey Architects, dated 5/21/25; and
2. That the site plans and architectural drawings shall be modified as follows:
  - a. That a landscaping streetscreen shall be provided to screen the parking as much as possible; and
3. That a certificate of special permit and mylar map of the approved site (as revised by any conditions of approval) shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

4. That a surety be submitted, in an amount to be determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
5. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work and that additional controls shall be installed at the direction of the Commission's Staff (Staff), if necessary; and
6. That a final Workforce Housing Plan showing a total of two new workforce housing unit(s), and a total of five workforce housing unit equivalents on-site, shall be submitted for Staff review and approval and shall include deed restriction documents, architectural floor plans, and a list of the number of studio, one-bedroom, two-bedroom and three-bedroom workforce housing units, prior to the issuance of a Certificate of Zoning Compliance; and
  - a. Further provided that such workforce housing units shall be deed restricted in perpetuity and meet all requirements of Section 6.12 of the Norwalk Zoning Regulations; and
  - b. That the Workforce Housing Plan shall be filed on the Norwalk Land Records; and
7. That all mechanical equipment shall be adequately screened from the Front Lot or Building Site Line and from adjacent and abutting property(s); and
8. That a Connecticut licensed engineer shall certify that all of the required improvements were installed to all applicable City standards prior to the issuance of a Certificate of Zoning Compliance; and
9. That a surety shall be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan and all modifications to the plan as well as all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
10. That all conditions as required by the Norwalk Water Pollution Control Authority (WPCA) shall be applicable to this approval; and
11. That all conditions as required by the Norwalk Department of Public Works (DPW) shall be applicable to this approval; and
12. That all conditions as required by the Norwalk Department of Transportation, Mobility, and Parking (TMP) shall be applicable to this approval; and
13. That all conditions as required by the Norwalk Fire Marshal shall be applicable to this approval; and
14. That any revisions to the approved plans shall be submitted to Staff for review and approval prior to implementation, and that should any revisions be determined to be substantive by Staff, shall be submitted to the Commission for review and approval prior to implementation; and

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

**BE IT FURTHER RESOLVED** that the effective date of this action is April 17, 2026.

April 2, 2026

**Memorandum**

**To:** Planning & Zoning Commission – Chapin Bryce, Chair

**From:** Bryan Baker, AICP, Principal Planner

**Re:** #2026-02 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4 and Article 9 regarding Accessory Dwelling Units

Commissioners,

Staff has revised the proposed accessory dwelling unit (ADU) regulations based on comments from the January 7, 2026, meeting. Highlighted sections are new. Staff recommends further discussion regarding 3.a.iii and 3.c regarding public notifications for ADU applications.

Article 4: Modify Section 4.3.9.G Uses Permitted with Limitations to include the following amendments:

Accessory Dwelling Units (**ADU**) shall be permitted in accordance with the applicable Use Table, subject to the following:

1. ~~The Accessory Dwelling Unit **ADU** is located on the same Lot as a Single-Family **Detached** Dwelling;~~
2. ~~A property **Lot** shall be limited to one (1) Accessory Dwelling Unit **ADU**;~~
3. ~~Any proposed detached Accessory Dwelling Units require a Site Plan approval from the Planning & Zoning Commission as indicated in Section 8.4.5.1;~~
4. ~~The Accessory Dwelling Unit Shall not be located closer to the front Lot/Building Site Line than the Single-Family **Detached** Dwelling;~~
5. ~~Shall meet the minimum Side and Rear Setbacks for Principal Structures within the District, except that detached Accessory Buildings in existence prior to the effective date of these Regulations that are within the Side and/or Rear Setback are permitted to be used as an Accessory Dwelling Unit provided that all other standards are met;~~
6. ~~The owner of the property **Lot** must reside on the premises **Lot**;~~
7. ~~The minimum rental duration shall be no less than six (6) months;~~
8. ~~Properties **Lots** utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Properties **Lots** utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;~~
9. ~~Accessory Dwelling Units shall not exceed fifteen (15) feet in height when located less than twenty (20) feet from a Side and Rear Lot/Building Site Line, or twenty (20) feet in height when located twenty (20) feet or more from a Side and Rear Lot/Building Site Line;~~
10. ~~Attached Accessory Dwelling Units shall not exceed 1,000 square feet in Floor Area;~~
11. ~~Detached Accessory Dwelling Units shall not exceed 700 square feet;~~
12. ~~An Accessory Dwelling Unit, whether attached or detached, shall be designed to maintain the architectural design, style, and appearance of the existing Single-Family Dwelling located on the property;~~
13. ~~All Accessory Dwelling Units must be located on and affixed to a permanent foundation;~~
14. ~~Mobile homes, Recreational Vehicles, travel trailers, shipping containers, storage containers and any other wheeled or transportable Structures shall not be used as an Accessory Dwelling Unit;~~
15. ~~That one (1) additional off-street Parking space shall be provided for the Accessory Dwelling Unit and that no existing conforming Parking spaces that are required to meet the minimum parking requirements for the zone shall be removed as part of the application;~~

- ~~16. Applications for Accessory Dwelling Units shall be subject to the approval by the Planning and Zoning Director; and~~
- ~~17. A certificate in the form of an affidavit which verifies the owner continues to reside on the premises, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.~~

1. General requirements:

- a. The ADU is located on the same Lot as a Single-Family Detached Dwelling;
- b. The Lot shall be limited to one (1) ADU;
- c. The ADU may be within and/or attached to a Principal Building or Accessory Building;
- d. The owner of the Lot must reside on the Lot;
- e. The minimum rental duration of the ADU shall be no less than six (6) months;
- f. Lots utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Lots utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;
- g. The ADU shall be designed to generally maintain the architectural design, style, and appearance similar to a Cottage Principal Building Type;
- h. Recreational Vehicles, travel trailers, and any other wheeled or transportable Structures shall not be used as an ADU;
- i. The ADU is subject to Section 4.3.4.C.3.a which states that the Footprint of a detached Accessory Building shall not exceed 60% of the Principal Building.

2. Height, bulk, and location standards:

a. Attached ADUs:

- i. Shall comply with Principal Building Setback requirements;
- ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Principal Buildings permitted within the Zoning District, not to exceed 2 ½ Stories;
- iii. Shall not exceed 1,000 square feet in Floor Area;
- iv. Existing Principal Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;

b. Detached ADUs:

- i. Shall comply with Accessory Building Setback requirements, except that the Principal Building Front Setback(s) may be used provided that the ADU is not located between the Front Lot or Building Site Line and the Single-Family Detached Dwelling;
- ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Accessory Buildings permitted within the Zoning District, not to exceed 1 ½ Stories;
- iii. Shall not exceed 1,000 square feet in Floor Area;
- iv. Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;

3. Permitting procedures:

a. Permitted by Zoning Permit in accordance with Section 8.4.10:

- i. All ADUs that comply with Principal Building Setback requirements;
- ii. Attached ADUs in accordance with 2.a.iv of this section;

- iii. Notice of the decision shall be published in a newspaper having a substantial circulation in the City. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.
- b. Permitted by Site Plan Review in accordance with Section 8.4.5:
  - i. Detached ADUs that comply **only** with Accessory Building Setback requirements;
  - ii. Detached ADUs in accordance with 2.b.iv of this section;
- c. For all ADU applications, mailed notice shall be sent by the Applicant using U.S.P.S. Mail, with a Certificate of Mailing-Firm, to all owners of Lots that are within one hundred (100) feet of the subject Lot, as indicated on the Assessor's records. When a Residential condominium is located within one hundred (100) feet of the subject Lot, mailed notice may be sent to the Residential condominium association in lieu of the individual unit owners. This section shall supersede Section 8.4.4.D.6.f.
- d. A certificate in the form of an affidavit which verifies that the owner continues to reside on the Lot, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.



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**RE: Accessory dwelling**

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**From** Kleppin, Steven <skleppin@norwalkct.gov>  
**Date** Wed 4/1/2026 1:58 PM  
**To** Howard Kaplan <kapassoc@aol.com>  
**Cc** Baker, Bryan <bbaker@norwalkct.gov>

Hi Carol,

Your email will be shared with the Commission and become part of the record.

Steve

---

**From:** Howard Kaplan <kapassoc@aol.com>  
**Sent:** Wednesday, April 1, 2026 9:37 AM  
**To:** Kleppin, Steven <skleppin@norwalkct.gov>  
**Subject:** Accessory dwelling

You don't often get email from [kapassoc@aol.com](mailto:kapassoc@aol.com). [Learn why this is important](#)  
**CAUTION:** EXTERNAL Email: Don't open links or attachments from untrusted senders

Good morning,  
We are hoping you will include these dwellings have to include parking. There are so many cars on the streets now it is hard to get by. We live on Jenny Jenks Rd and the sand trucks have had to back down, you would not be able to get a fire truck down when cars are parked on both sides.  
At night when people get home from work the streets look like parking lots. PLEASE include Parking on their own property.  
Thank you  
Carol Kaplan

[Sent from the all new AOL app for iOS](#)

March 24, 2026

Bryan Baker  
Principal Planner  
Planning and Zoning  
City of Norwalk  
125 East Avenue, R. 129  
Norwalk, CT 06856

RE: ADU Regulation Amendment - #2026-02R

Dear Bryan:

I write this letter as a Norwalk resident and as an attorney regularly representing property owners in Norwalk with respect to land use matters. I do not write this letter on behalf of any client, nor is any client paying me to write this letter.

I am generally supportive of the proposed ADU regulation changes; however, I would like to propose a minor change that I believe will make it much easier for homeowners to convert existing accessory structures to ADUs – which is the point of the regulation. I regularly receive inquiries from homeowners looking to convert existing detached garages, in whole or in part, into ADUs. These structures sometimes do not fit the current setback requirements for ADUs, sometimes they don't meet the height or story requirements, sometimes they are modestly larger than 1,000 sq. ft. As a result, homeowners must decide whether to demolish the existing structure and attempt to build a new one that complies with current regulations or simply abandon the ADU conversion. Nearly universally, the ADU is abandoned. It is simply too costly to demolish a detached garage only to replace it with a similar structure.

As a result of this concern, I respectfully ask that you consider replacing proposed Section 2(b)(iv) with a new section 2(b)(iv) stating: **“A legally conforming or legally non-conforming Accessory Building in existence as of the effective date of this amendment may be converted into an ADU and need not comply with Section 2(b)(i) or 2(b)(ii) or 2(b)(iii) above.”** The full text is set forth below.

Thank you for your time and attention to this matter.

Sincerely yours,

Adam J. Blank  
Adam J. Blank

**PROPOSED ADU REVISION**

2. Height, bulk, and location standards:

\*\*\*\*\*

b. Detached ADUs:

i. Shall comply with Accessory Building Setback requirements, except that the Principal Building Front Setback(s) may be used provided that the ADU is not located between the Front Lot or Building Site Line and the Single-Family Detached Dwelling;

ii. The Height, as to Building Structure shall not exceed twenty (20) feet and 1 ½ Stories;

iii. Shall not exceed 1,000 square feet in Floor Area;

iv. ~~Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area may be converted into an ADU provided that all other requirements under this section are met;~~

iv. A legally conforming or legally non-conforming Accessory Building in existence as of the effective date of this amendment may be converted into an ADU and need not comply with Section 2(b)(i) or 2(b)(ii) or 2(b)(iii) above.



CITY OF NORWALK  
Harbor Management Commission

www.norwalkct.gov  
Norwalk City Hall  
Room 129  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

March 26, 2026

Bryan Baker  
Principal Planner  
City of Norwalk

RE: **Accessory Dwelling Unit Regulation Amendment Referral - Application #2026-02**

Dear Mr. Baker:

At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, March 25<sup>th</sup>, 2026, the above-referenced text amendment application referral was reviewed. The proposal consists of amending the Zoning Regulations to rewrite the City's Accessory Dwelling Unit regulations. The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams  
Staff to the Harbor Management Commission

April 6, 2026

**Memorandum**

**To:** Planning & Zoning Commission – Chapin Bryce, Chair  
**From:** Bryan Baker, AICP, Principal Planner  
**Re:** #2026-02 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4 and Article 9 regarding Accessory Dwelling Units

Commissioners,

Staff has received two comments related to the proposed Accessory Dwelling Unit (ADU) changes. The first is from Atty. Adam Blank where Staff’s proposed language is suggested to be changed as follows:

2. Height, bulk, and location standards:

\*\*\*\*\*

b. Detached ADUs:

i. Shall comply with Accessory Building Setback requirements, except that the Principal Building Front Setback(s) may be used provided that the ADU is not located between the Front Lot or Building Site Line and the Single-Family Detached Dwelling;

ii. The Height, as to Building Structure shall not exceed twenty (20) feet and 1 ½ Stories;

iii. Shall not exceed 1,000 square feet in Floor Area;

~~iv. Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area may be converted into an ADU provided that all other requirements under this section are met;~~

**iv. A legally conforming or legally non-conforming Accessory Building in existence as of the effective date of this amendment may be converted into an ADU and need not comply with Section 2(b)(i) or 2(b)(ii) or 2(b)(iii) above.**

This change would allow accessory structures that exist prior to the effective date of the ADU regulation changes, to be converted to an ADU regardless of their height, location or size. An example of where this change would be applicable would be for the detached ADU application that the Commission approved for 128 Perry Avenue in 2025 (<https://www.norwalkct.gov/3635/128-Perry-Avenue>). In this application, the applicant had an accessory building on the property that exceeded the maximum 700 square foot limit for a detached ADU. The applicant then had to configure the interior of the ADU so that only 700 square feet of the structure was considered floor area for the ADU. The proposed language from Atty. Blank would allow the property owner of 128 Perry Avenue to convert the entire accessory building to an ADU. Should the Commission agree with Atty. Blank’s recommended changes to the proposed changes, Staff would like to add some clarification language, as follows (**in bold, red, italicized font**):

iv. A legally conforming or legally non-conforming Accessory Building in existence as of the effective date of this amendment may be converted into an ADU and need not comply with Section 2(b)(i), 2(b)(ii) or 2(b)(iii) above, **provided that said Accessory Building shall not be made anymore non-conforming.**

This change would add some clarity that if an existing accessory building that is non-conforming in respect to height is proposed to be converted into an ADU then it cannot be made any taller; if it is non-conforming in respect to setbacks then it cannot extend farther into the setback; and if it is non-conforming in respect to floor area then no more floor area can be added. Should any applicant seek to utilize this regulation, keep in mind that it is still subject to a site plan review application.

We also received comments from Carol Kaplan who recommended that the proposed language be modified to include a minimum parking requirement for ADUs. Staff understands that on-street parking is limited, however, effective July 1, 2026, Public Act No. 25-1 (HB No. 8002) becomes effective regarding municipalities ability to regulate off-street parking. This change essentially prohibits municipalities from regulating off-street parking for residential developments of 16 dwelling units or less, of which, an ADU would fall under. Therefore, the language proposed by Staff would comply with the state legislation. Additionally, ADUs seem to be a modest way to provide additional housing within the city. There has been an increase in the amount of ADUs being constructed since changes were adopted in 2022, however, the two biggest hurdles that remain for most residents who are interested in constructing an ADU are the cost of construction and the off-street parking requirement. While it may be out our scope to address the cost of construction issue, we are able to address the off-street parking issue by removing the requirement altogether.

***Proposed Accessory Dwelling Unit changes:***

Article 4: Modify Section 4.3.9.G Uses Permitted with Limitations to include the following amendments:

Accessory Dwelling Units (**ADU**) shall be permitted in accordance with the applicable Use Table, subject to the following:

1. ~~The Accessory Dwelling Unit **ADU** is located on the same Lot as a Single-Family **Detached** Dwelling;~~
2. ~~A property **Lot** shall be limited to one (1) Accessory Dwelling Unit **ADU**;~~
3. ~~Any proposed detached Accessory Dwelling Units require a Site Plan approval from the Planning & Zoning Commission as indicated in Section 8.4.5.1;~~
4. ~~The Accessory Dwelling Unit Shall not be located closer to the front Lot/Building Site Line than the Single-Family **Detached** Dwelling;~~
5. ~~Shall meet the minimum Side and Rear Setbacks for Principal Structures within the District, except that detached Accessory Buildings in existence prior to the effective date of these Regulations that are within the Side and/or Rear Setback are permitted to be used as an Accessory Dwelling Unit provided that all other standards are met;~~
6. ~~The owner of the property **Lot** must reside on the premises **Lot**;~~
7. ~~The minimum rental duration shall be no less than six (6) months;~~
8. ~~Properties **Lots** utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Properties **Lots** utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;~~
9. ~~Accessory Dwelling Units shall not exceed fifteen (15) feet in height when located less than twenty (20) feet from a Side and Rear Lot/Building Site Line, or twenty (20) feet in height when located twenty (20) feet or more from a Side and Rear Lot/Building Site Line;~~
10. ~~Attached Accessory Dwelling Units shall not exceed 1,000 square feet in Floor Area;~~

- 11. Detached Accessory Dwelling Units shall not exceed 700 square feet;
- 12. An Accessory Dwelling Unit, whether attached or detached, shall be designed to maintain the architectural design, style, and appearance of the existing Single-Family Dwelling located on the property;
- 13. All Accessory Dwelling Units must be located on and affixed to a permanent foundation;
- 14. Mobile homes, Recreational Vehicles, travel trailers, shipping containers, storage containers and any other wheeled or transportable Structures shall not be used as an Accessory Dwelling Unit;
- 15. That one (1) additional off-street Parking space shall be provided for the Accessory Dwelling Unit and that no existing conforming Parking spaces that are required to meet the minimum parking requirements for the zone shall be removed as part of the application;
- 16. Applications for Accessory Dwelling Units shall be subject to the approval by the Planning and Zoning Director; and
- 17. A certificate in the form of an affidavit which verifies the owner continues to reside on the premises, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.

1. General requirements:

- a. The ADU is located on the same Lot as a Single-Family Detached Dwelling;
- b. The Lot shall be limited to one (1) ADU;
- c. The ADU may be within and/or attached to a Principal Building or Accessory Building;
- d. The owner of the Lot must reside on the Lot;
- e. The minimum rental duration of the ADU shall be no less than six (6) months;
- f. Lots utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Lots utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;
- g. The ADU shall be designed to generally maintain the architectural design, style, and appearance similar to a Cottage Principal Building Type;
- h. Recreational Vehicles, travel trailers, and any other wheeled or transportable Structures shall not be used as an ADU;
- i. The ADU is subject to Section 4.3.4.C.3.a which states that the Footprint of a detached Accessory Building shall not exceed 60% of the Principal Building.

2. Height, bulk, and location standards:

- a. Attached ADUs:
  - i. Shall comply with Principal Building Setback requirements;
  - ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Principal Buildings permitted within the Zoning District, not to exceed 2 ½ Stories;
  - iii. Shall not exceed 1,000 square feet in Floor Area;
  - iv. Existing Principal Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;
- b. Detached ADUs:
  - i. Shall comply with Accessory Building Setback requirements, except that the Principal Building Front Setback(s) may be used provided that the ADU is not located between the Front Lot or Building Site Line and the Single-Family Detached Dwelling;

- ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Accessory Buildings permitted within the Zoning District, not to exceed 1 ½ Stories;
  - iii. Shall not exceed 1,000 square feet in Floor Area;
  - iv. Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;
3. Permitting procedures:
- a. Permitted by Zoning Permit in accordance with Section 8.4.10:
    - i. All ADUs that comply with Principal Building Setback requirements;
    - ii. Attached ADUs in accordance with 2.a.iv of this section;
    - iii. Notice of the decision shall be published in a newspaper having a substantial circulation in the City. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.
  - b. Permitted by Site Plan Review in accordance with Section 8.4.5:
    - i. Detached ADUs that comply **only** with Accessory Building Setback requirements;
    - ii. Detached ADUs in accordance with 2.b.iv of this section;
  - c. For all ADU applications, mailed notice shall be sent by the Applicant using U.S.P.S. Mail, with a Certificate of Mailing-Firm, to all owners of Lots that are within one hundred (100) feet of the subject Lot, as indicated on the Assessor's records. When a Residential condominium is located within one hundred (100) feet of the subject Lot, mailed notice may be sent to the Residential condominium association in lieu of the individual unit owners. This section shall supersede Section 8.4.4.D.6.f.
  - d. A certificate in the form of an affidavit which verifies that the owner continues to reside on the Lot, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.

Article 9: Modify definition of Accessory Dwelling Unit to include the following amendments:

Accessory Dwelling Unit: a Dwelling Unit having habitable space not greater than ~~700~~ 1,000 square feet which shares ownership and utility connections with the Principal Building; it may or may not be within an Accessory Building.

***Draft resolution:***

**THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2022-30 R – Planning & Zoning Commission – Zoning regulations text amendment to Article 10 and Article 42 to revise Accessory Dwelling Unit (ADU) regulations be **APPROVED**.

**BE IT FURTHER RESOLVED** that the approved language is the following:

1. General requirements:
  - a. The ADU is located on the same Lot as a Single-Family Detached Dwelling;
  - b. The Lot shall be limited to one (1) ADU;
  - c. The ADU may be within and/or attached to a Principal Building or Accessory Building;

- d. The owner of the Lot must reside on the Lot;
  - e. The minimum rental duration of the ADU shall be no less than six (6) months;
  - f. Lots utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Lots utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;
  - g. The ADU shall be designed to generally maintain the architectural design, style, and appearance similar to a Cottage Principal Building Type;
  - h. Recreational Vehicles, travel trailers, and any other wheeled or transportable Structures shall not be used as an ADU;
  - i. The ADU is subject to Section 4.3.4.C.3.a which states that the Footprint of a detached Accessory Building shall not exceed 60% of the Principal Building.
2. Height, bulk, and location standards:
- a. Attached ADUs:
    - i. Shall comply with Principal Building Setback requirements;
    - ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Principal Buildings permitted within the Zoning District, not to exceed 2 ½ Stories;
    - iii. Shall not exceed 1,000 square feet in Floor Area;
    - iv. Existing Principal Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;
  - b. Detached ADUs:
    - i. Shall comply with Accessory Building Setback requirements, except that the Principal Building Front Setback(s) may be used provided that the ADU is not located between the Front Lot or Building Site Line and the Single-Family Detached Dwelling;
    - ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Accessory Buildings permitted within the Zoning District, not to exceed 1 ½ Stories;
    - iii. Shall not exceed 1,000 square feet in Floor Area;
    - iv. Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;
3. Permitting procedures:
- a. Permitted by Zoning Permit in accordance with Section 8.4.10:
    - i. All ADUs that comply with Principal Building Setback requirements;
    - ii. Attached ADUs in accordance with 2.a.iv of this section;
    - iii. Notice of the decision shall be published in a newspaper having a substantial circulation in the City. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.
  - b. Permitted by Site Plan Review in accordance with Section 8.4.5:
    - i. Detached ADUs that comply **only** with Accessory Building Setback requirements;
    - ii. Detached ADUs in accordance with 2.b.iv of this section;
  - c. For all ADU applications, mailed notice shall be sent by the Applicant using U.S.P.S. Mail, with a Certificate of Mailing-Firm, to all owners of Lots that are within one hundred (100) feet of the subject Lot, as indicated on the Assessor's records. When a Residential condominium is located within one

- hundred (100) feet of the subject Lot, mailed notice may be sent to the Residential condominium association in lieu of the individual unit owners. This section shall supersede Section 8.4.4.D.6.f.
- d. A certificate in the form of an affidavit which verifies that the owner continues to reside on the Lot, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.

**BE IT FURTHER RESOLVED** that the reasons for this action are:

1. To achieve Plan of Conservation and Development Goal 1 listed in Chapter 4: Housing Choice & Healthy Lifestyles: *“Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms,”* by:
  - a. Enacting a policy to *“Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes,”* and the policy to *“Maintain the predominately single-family character of established single-family neighborhoods;”* and
  - b. Enacting a policy to *“Promote diverse housing types, such as townhouses, condos, live-work units and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts where appropriate and through redevelopment,”* by:
    - i. The action to *“Encourage redevelopment in mixed-use clusters, including housing, of suburban-style commercial land uses along major corridors such as Route 1...The City should take a proactive approach to the redevelopment that will happen over the next ten years with new zoning and design standards, and support for alternative transportation and mixed-income housing;”* and
    - ii. The action to *“Identify potential markets for downsizing by empty-nesters and aging seniors who want to stay in Norwalk and encourage housing for that market;”* and
    - iii. The action to *“As part of the zoning re-write, explore innovative housing types such as cottage communities and create zoning and design standards,”* and
2. To achieve the Plan of Conservation and Development strategy to *“Seek solutions to provide sufficient safe and affordable housing for low-income and very low-income residents;”* and
3. To achieve Plan of Conservation and Development Goal 2 listed in Chapter 4: Housing Choice & Healthy Lifestyles: *“Incorporate healthy lifestyles in city design and improvements,”* by:
  - a. Enacting a policy to *“Prepare an Aging in Norwalk report to identify future needs to provide a supportive city environment for seniors to help them age in place,”* and
4. To achieve Plan of Conservation and Development Goal 3 listed in Chapter 12: Future Land Use, Urban Design & Zoning: *“The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD,”* by:
  - a. Enacting a policy to *“Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD,”* by:
    - i. The action to *“Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD...including [an] analysis of how well the regulations implement established City Policy, and how well the regulations integrate with other ordinances and initiatives to meet public expectations [and a] summary of ‘best practices’ for key issues;”* and

**BE IT FURTHER RESOLVED** that the effective date of this action is April 24, 2026.



125 East Avenue  
Norwalk, Connecticut 06851

**MEMORANDUM**

April 2, 2026

**TO:** Norwalk Planning & Zoning Commission; Chapin Bryce, Chairman  
**FROM:** Steve Kleppin, Planning & Zoning Director  
**SUBJECT:** #2026-03 R – Norwalk Planning & Zoning Commission – Regulation Amendments

**4.3.19 Public Realm Requirements. A. Exemptions.**

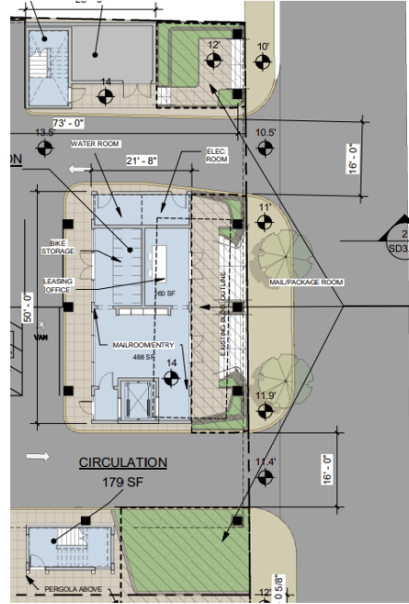
Existing Text

*Within CD-4, Buildings containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements. Within CD-3C, and Multifamily or Mixed-Use Development containing less than 29 Dwelling Units is exempt from Public Realm requirements.*

Proposed Text

1. Within the CD-3C zone, Developments containing less than thirty (30) units or Historic Structures are exempt from Public Realm requirements.
2. Within the CD-4 zone, Developments containing less than thirty (30) Dwelling Units may pay a fee in lieu of such requirement(s); provided that:
  - a. The Lot is located on a Downtown Street; and
  - b. The Lot is within 500 feet from a Park.

Payments in lieu of the required Public Realm shall be paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).

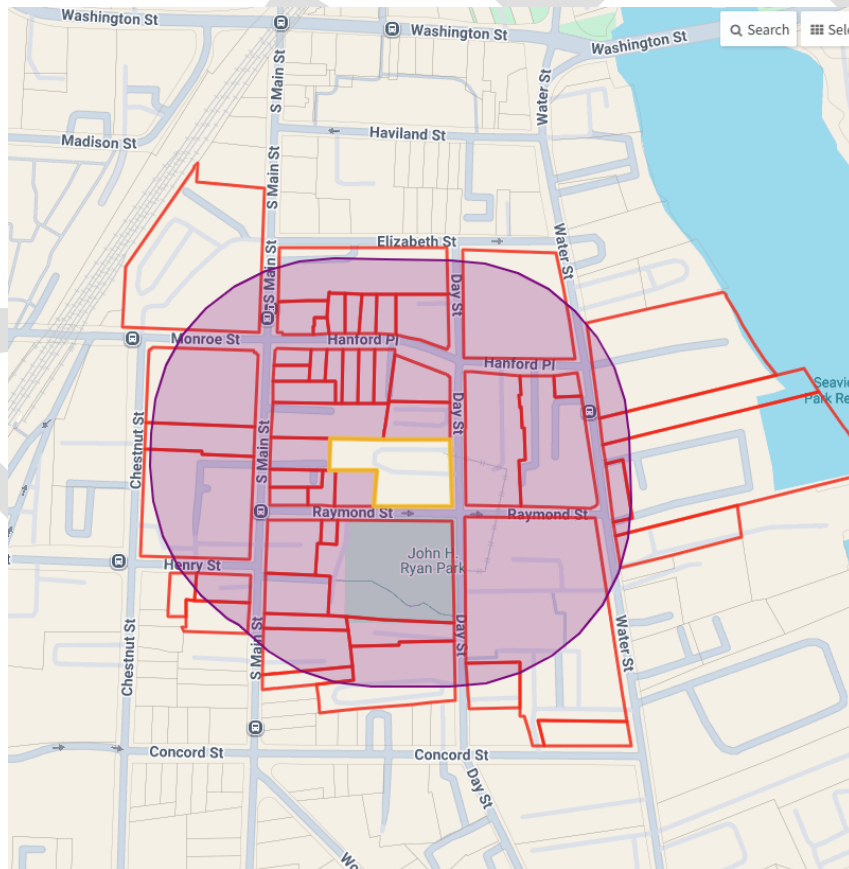


$1,622 \times 225 \times 0.05 = \$18,248$

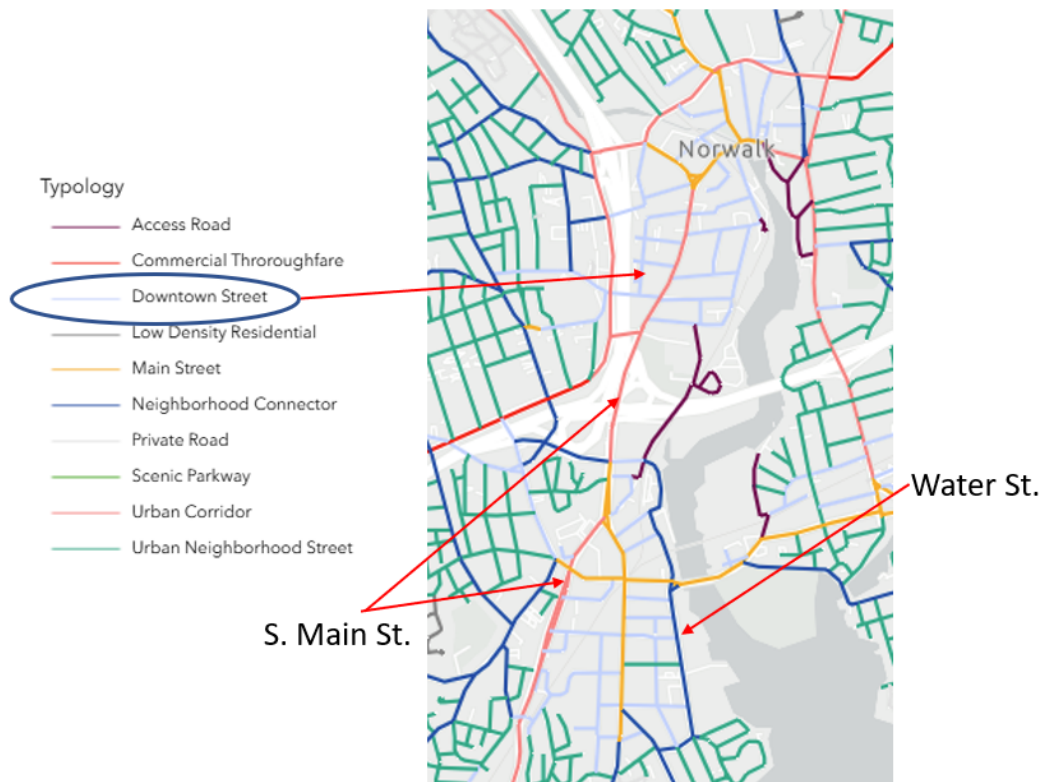
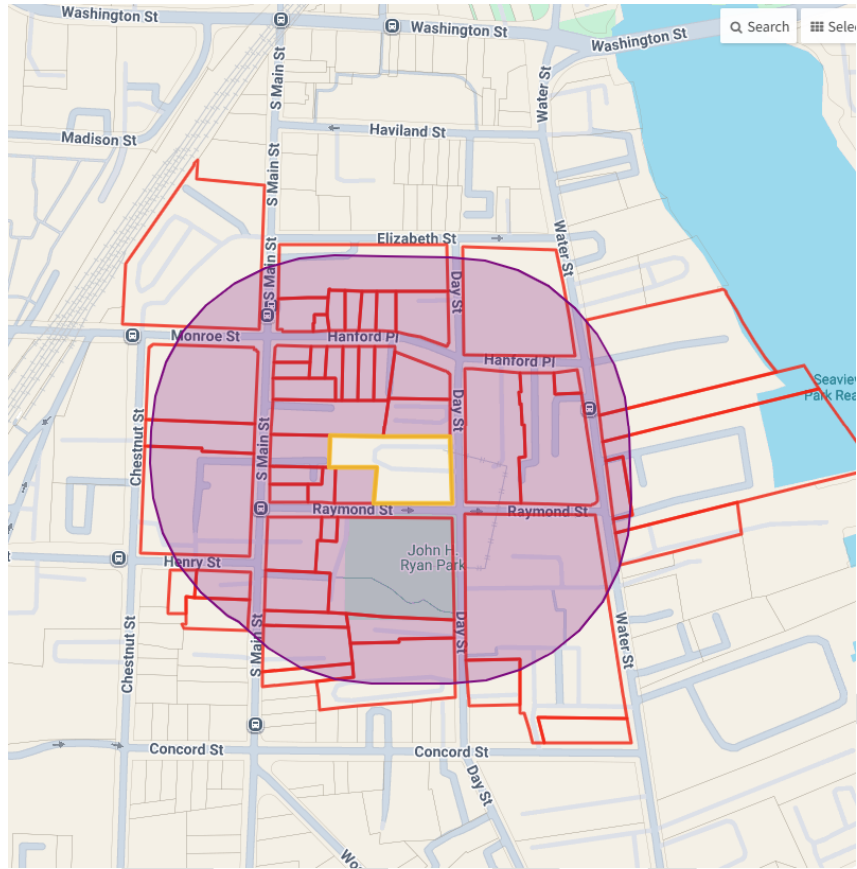
$1,622 \times 300 \times 0.05 = \$24,330$

1,622 SF PUBLIC REALM

**1,000' Radius**



# 500' Radius



**Article 6: Section 6.12.4 Regulations for Workforce Housing - Proposed Workforce Housing Inclusion:** Any Artist Live/Work Unit, designated as a Workforce Housing Unit, may count that Artist Live/Work Unit as two (2) Workforce Housing Units for purposes of complying with the ten percent (10%) requirement indicated in §6.12.4.2, provided that the aggregate number of Artist Live/Work units in such a Development that are counted as two affordable Dwelling Units shall not exceed the aggregate number of market-rate Artist Live/Work Units in such Development. A certificate in the form of an affidavit which verifies that the unit continues to be used and designated as an Artist Live/Work Unit shall be submitted to the Planning and Zoning Director by January 31 of each year.

**Article 7: SIGNS – Change location of Band Signs**

**ARTICLE 7: SIGN STANDARDS**

**BAND SIGN** **TABLE 7.12.B-2 SIGN TYPES**  
SPECIFIC STANDARDS



**Permitted Districts**  
CD-3 | CD-3W | CD-3C | CD-4 | CD-4W | SD-LI | SD-HI | SD-MC | CV

General Description	
A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Signs are intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.	
Dimensions	
Quantity (max)	1 per first floor business Frontage
Area	15 sf per linear ft of Facade
Width/Height	max 100% width of business Facade / max 3 ft
Depth / Projection	max 7 in
Clearance	min 7 ft

Additional Standards	
In addition to all other applicable standards, each Band Sign allowed under this Article:	
a. shall be applied to the first story Facade and not project vertically above the roof line;	a. When attached to a Building Façade, shall be applied to the first Story Façade and not project vertically above the roof line; or parapet, provided the parapet does not project more than five (5) feet above the roof line.
b. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background;	b. shall have letters individually attached to the wall or canopy, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background; and
c. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the business.	

A Sign that is flat against either the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings; or located flat against the canopy of a Motor Vehicle Fuel facility. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

When attached to a Building Façade, shall be applied to the first Story Façade and not project vertically above the roof line; or parapet, provided the parapet does not project more than five (5) feet above the roof line.

**Article 9: DEFINITIONS**

Modify Section 9.3 Defined Terms to include the following amendment(s):

**Dormer Definition**

Existing:

~~Dormer: Any Structure whose framing projects out from a sloping roof to form a vertical wall designed to accommodate a window or other opening. When constructed as part of a Half Story, Dormers shall be setback a minimum of two (2) feet from all building faces. Dormers located on the front of the structure facing the street, shall occupy no more than fifty percent (50%) of the length of the second story roof and shall comply with the Story definition. When the gabled end of the Structure faces the street, dormers on both roof faces shall occupy no more than fifty percent (50%) of the length of the second Story roof and shall comply with the Story definition criteria.~~

**Proposed:**

**Dormer:** A projection from a sloping roof which may accommodate a window or other opening and is clearly subordinate in area and volume to the sloping roof. When constructed within a Half-Story, Dormers shall not span more than 50% of the sloping roof from which it projects.

**Earth Processing and Contractor’s Materials Storage Yard:** A Lot or Building Site, with or without Structures, Used for the storage of equipment and materials Used in Construction, landscaping, **landscape nursery**, masonry or arborist trade; including, but not limited to, excavation and earth moving equipment, dump trucks, bulldozers, backhoes and other similar equipment and/or stockpiles of construction or property improvement materials, such as topsoil, fill, concrete, gravel, woodchips, logs, plant stock, masonry supplies, and other similar materials.

**Landscape Nursery:** A Lot or Building Site, with or without Structures, Used for the storage of or growing of plants for transplanting, for use as stocks for budding and grafting, or for sale.

Allowed zones: SD-HI, SD-LI and CD-3C with Limitations:

?? Landscape Nursery shall be permitted in accordance with the applicable Use Table, subject to the following:

1. Any Accessory equipment used in association with the Landscape Nursery shall not be stored in the Front Yard and not visible from any adjoining properties.
2. Any Accessory retail sales of materials, such as topsoil, plant material, etc., is clearly incidental to the Principal Use;
3. Within the SD-HI Zone, all stockpiled materials shall be limited to a maximum Height of twenty feet (20’) and covered when not in use. When in use, adequate measures to control dust must be employed;
4. When located in the SD-LI and CD-3C Zones:
  - a. No more than two (2) materials storage bins are permitted for topsoil or mulch only.
  - b. Material bins are limited to 20’x20’ in area and 10’ in height.
  - c. Material bins shall be covered when not in use. When in use, adequate measures to control dust must be employed.
  - d. There shall be no screening or sorting of materials on-site.

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Earth Processing and Contractor’s Materials Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP
Indoor Contractor Facility	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Junkyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP
Manufacturing & Processing, Boutique	NP	NP	NP	NP	SPU	SPU	PL	P	P	NP	NP	P	P	NP	NP
Manufacturing & Processing, Light	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Manufacturing & Processing, Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Landscape Nursery	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	P	NP	NP

**Patio:** An improved area located at-grade, with no structural supports, including retaining walls or roof, whose surface is no higher than the adjacent grade. A Patio shall not be deemed a Structure.

**Porch:** A portion of a structure which has a roof and a floor and is open to the air without walls or screened-in or glassed-in openings. When used as a Private Frontage type, having a planted Frontage, the Facade is generally set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback or Setback Area. This may be used with or without a Fence to maintain street spatial definition. See Table 4.3.7.A (Private Frontage Types).

**Stoop:** A landing or steps to a door of a building without a roof of any kind. When used as a Private Frontage type wherein the first Story is elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types)

**TABLE 4.3.10 ENCROACHMENTS**

Encroachments – Required Setbacks*			
<i>*Encroachments shall not violate Section 4.3.3.G, Visibility.</i>			
Encroachment Type	Front/street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, <del>including steps</del> , and Stoops	P <small>By no more than 10 ft.</small>	NP	NP

**Wetbar:** An area distinct from the Kitchen used for entertaining purposes; provided that:

- The counter area does not exceed eight (8) feet in length,
- Any sink does not exceed one (1) square foot,
- There are no cooking facilities,
- The only appliance is a small, under-counter refrigerator.

**Additional Standards for Village Overlays CD-3**

**GENERAL VILLAGE DISTRICT REVIEW STANDARDS**

All Uses, Buildings and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. 1. The Planning and Zoning Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Planning and Zoning Commission in making its decision.
2. Any Development within a Village District Overlay, that would otherwise be exempt from either Coastal Site Plan Review, Site Plan or Special Permit approval from the Commission is still subject to design review and must conform to applicable Village District Overlay design standards. The Commission shall authorize third-party peer review of the Development and upon verification from the third-party design reviewer that the Development is consistent with the Village District Overlay design standards, authorize the issuance of the Zoning Permit.

Staff offers the following resolutions for your consideration:

**RESOLUTION**

**THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-03 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6, 7 and 9 regarding details on public realm, workforce housing, signage and new definitions for Landscape Nursery, Patio, Porch, Stoop and Wetbar, be **APPROVED** to implement the following goals, policies, strategies and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
  - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”
  - b. Policy: “Support permit streamlining for projects with desired characteristics.”
    - i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”
      1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

**BE IT FURTHER RESOLVED** that the effective date of this action shall be April 17, 2026.

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CITY OF NORWALK  
Harbor Management Commission

www.norwalkct.gov  
Norwalk City Hall  
Room 129  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

March 26, 2026

Bryan Baker  
Principal Planner  
City of Norwalk

RE: **Various Amendments Referral - Application #2026-03**

Dear Mr. Baker:

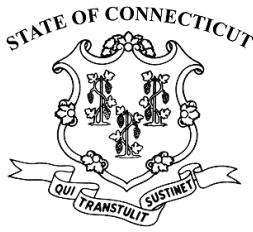
At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, March 25<sup>th</sup>, 2026, the above-referenced text amendment application referral was reviewed. The proposal consists of amending the Zoning Regulations with various minor changes. The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams  
Staff to the Harbor Management Commission



# Senate

General Assembly

**File No. 296**

February Session, 2026

Substitute Senate Bill No. 363

*Senate, April 1, 2026*

The Committee on Planning and Development reported through SEN. RAHMAN of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT ALLOWING MUNICIPALITIES TO IMPOSE COMMERCIAL VACANCY ASSESSMENTS IN CERTAIN DISTRICTS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2026, and applicable to assessment*  
2 *years commencing on or after October 1, 2026*) (a) As used in this section:

3 (1) "Active renovation" means construction or repair work lasting not  
4 less than ninety consecutive days and undertaken pursuant to an  
5 approved building permit;

6 (2) "Municipality" has the same meaning as provided in section 7-148  
7 of the general statutes; and

8 (3) "Vacant" means not occupied or actively used for greater than one  
9 hundred eighty days, consecutive or nonconsecutive, in an assessment  
10 year.

11 (b) Any municipality may, by vote of its legislative body, or, in a

12 municipality where the legislative body is a town meeting, its board of  
13 selectmen, adopt an ordinance imposing an assessment on any real  
14 property that is (1) vacant, (2) located in a zone that allows for  
15 commercial use and not used for any residential purpose, (3) located at  
16 ground level, if such real property is part of a building or structure  
17 containing two or more levels, and (4) located in a defined area adopted  
18 by the municipality in which such assessment is applicable. Such  
19 assessment shall be at a rate determined by the municipality, provided  
20 such rate does not exceed five dollars per square foot for any assessment  
21 year during which such property remains vacant.

22 (c) Notwithstanding the provisions of subsection (b) of this section,  
23 no assessment shall be imposed on real property pursuant to this section  
24 if:

25 (1) The owner of such real property is engaged in active renovation  
26 of the property, or a permit application concerning such property is  
27 pending;

28 (2) The owner identifies specific legal or regulatory barriers,  
29 including pending litigation, environmental reviews or permitting  
30 delays that have prevented occupancy or use of the real property during  
31 the preceding assessment year; or

32 (3) Such real property has been impacted by a natural disaster, or is  
33 deemed uninhabitable by state or local authorities.

34 (d) If a municipality adopts an ordinance imposing an assessment on  
35 vacant real property pursuant to this section, such municipality shall  
36 specify the form and manner of application for any owner of such  
37 property to claim an exemption from such assessment pursuant to  
38 subsection (c) of this section.

39 (e) Any assessment on real property pursuant to this section shall be  
40 due and payable on the same date as real property taxes collected  
41 pursuant to chapter 204 of the general statutes. Any such assessment  
42 may be appealed pursuant to the provisions of section 12-111 of the

43 general statutes.

44 (f) Any assessment collected pursuant to this section shall be  
 45 deposited into a fund established by the municipality. Such fund shall  
 46 be used solely for infrastructure improvements, the remediation of  
 47 blight or the promotion of development in the area defined by the  
 48 municipality pursuant to subdivision (4) of subsection (b) of this section.  
 49 The proceeds of such fund shall not be used for operating expenses of  
 50 any kind or be considered a part of the municipal general fund.  
 51 Expenditures from such fund shall be authorized in the same manner as  
 52 any other capital expenditure of the municipality. Any income earned  
 53 by any moneys on deposit in such fund shall accrue to the fund.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026, and applicable to assessment years commencing on or after October 1, 2026</i>	New section

**Statement of Legislative Commissioners:**

Subdiv. (a)(1) was rewritten for clarity; in Subdiv. (b)(2), "zoned" was changed to "located in a zone that allows", for accuracy; in Subdiv. (b)(4), "identified" was changed to "adopted", for accuracy, and "in which such assessment is applicable" was added for clarity; and in Subdiv. (c)(2), "or use" was added after "occupancy", for accuracy.

**PD**      *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

**OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
All Municipalities	Potential Revenue Gain	None	Potential

**Explanation**

The bill allows municipalities to impose a fine on vacant commercial property that meets certain criteria. This results in a revenue gain to municipalities beginning in FY 28 to the extent this fine is imposed. Any revenue gain is dependent on the number of fines imposed and the amount of the fine.<sup>1</sup>

The bill specifies how the revenue from fines must be spent which does not result in a fiscal impact.

**The Out Years**

The annualized ongoing fiscal impact identified above would continue into the future subject to the number and amount of fines.

<sup>1</sup> The bill allows the fine to be set at up to \$5 per square foot and charge it for each assessment year that the space is vacant.

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**OLR Bill Analysis****sSB 363*****AN ACT ALLOWING MUNICIPALITIES TO IMPOSE COMMERCIAL VACANCY ASSESSMENTS IN CERTAIN DISTRICTS.*****SUMMARY**

This bill allows municipalities to impose fines on certain property owners if their property (1) is in a municipally defined area; (2) is zoned for commercial use; and (3) has been vacant (meaning not occupied or actively used) for more than 180 days, either in a row or nonconsecutively. Under the bill, municipalities may impose the fine on vacant real property (generally land, buildings, and other improvements permanently attached to the land) that is not used for residential purposes, but only on the ground level of multi-story buildings.

It allows municipalities to set the fine at up to \$5 per square foot and charge it for each assessment year the space is vacant. Revenue from the fines must be used to improve the defined area, as described below.

Under the bill, a property is exempt from the fine if:

1. its owner is actively renovating it (doing permitted construction or repair work lasting at least 90 consecutive days);
2. a permit application for it is pending;
3. a natural disaster impacted it;
4. its owner identifies specific legal or regulatory barriers that kept it from being occupied or used during the last assessment year (including pending litigation, environmental reviews, or permitting delays); or

5. state or local authorities deemed it uninhabitable.

The bill requires municipalities to deposit collected fines into a fund the municipality establishes and use these funds and any interest that accrues solely to improve infrastructure, remediate blight, or promote development in the defined area. It specifies funds may not be used for the municipality’s operating expenses or treated as part of its general fund. It requires that authorizations to use these funds be made in the same way as for other capital expenditures.

Under the bill, to establish this fine and defined area, the municipality’s legislative body (or board of selectmen if the legislative body is a town meeting) must (1) vote to adopt an ordinance and (2) establish how owners may claim an exemption.

The bill makes the fines due on the same date as taxes on real property and allows people to appeal the fines to the board of assessment appeals in the same way as property taxes are appealed under existing law.

EFFECTIVE DATE: October 1, 2026, and applicable to assessment years starting on and after that date.

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 16 Nay 5 (03/13/2026)

**CITY OF NORWALK**  
**PLANNING & ZONING COMMISSION MINUTES**  
**March 18, 2026**

**PRESENT:** Chapin Bryce, Chair; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman (arrived after roll call)

**STAFF:** Steve Kleppin; Bryan Baker; Amelia Williams

**OTHERS:** Chief James Walsh; Paul McKnight; John Hilts; Jim Kousidis; Atty Liz Suchy; Vincent Hynes; Lou DeMasi

**I. CALL TO ORDER**

Mr. Bryce called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

**II. ROLL CALL & SEATING OF ALTERNATES**

Mr. Baker called the roll.

Mr. Bryce welcomed a new commissioner, John Hubers.

**III. REVIEW AND ACTION ON APPLICATIONS**

**A. #2026-22 Special Appropriation - City of Norwalk - Special appropriation request to authorize Mayor Barbara Smyth to execute a sole source purchase order on behalf of the Norwalk Police Department for the purchase of one (1) armored rescue vehicle for a total not to exceed \$361,000. Account #(09213610-5777 C0638) - Executive Session, report & recommended action**

Mr. Bryce appointed Ms. Lenkowsky and Ms. Tabachneck to be seated for the entire meeting. He then asked who would be presenting for this application. Police Chief James Walsh said he would be presenting on behalf of the city. Mr. Bryce asked him to present what he could outside of the Executive Session and if they needed to go into it, the commissioners would vote on that. Chief Walsh explained why the department was requesting funding for the armored rescue vehicle and explained its uses, among them protection and rescue of residents. He said that there are other large municipalities in the state that have them, but Norwalk does not have one. It could help protect citizens during active shooter situations.

Planning & Zoning Commission - Minutes

March 18, 2026  
Page 1 of 14

There was a discussion as to why they should go into executive session for this application. Chief Walsh had spoken with Corporation Counsel and had been advised that an Executive Session was allowed so that certain capabilities and vulnerabilities are not exposed to the public. There are guidelines for this type of procurement.

**\*\* MS. TABACHNECK MOVED that the Planning & Zoning Commission go into Executive Session.**

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

The Planning & Zoning Commission went into Executive Session at 6:06 pm and reconvened the meeting at 6:22 pm. Mr. Bryce said that they had not voted on the application in Executive Session and its purpose was to discuss an attorney-client privilege matter related to the special appropriation.

**\*\* MR. SCHULMAN MOVED to APPROVE #2026-22 Special Appropriation - City of Norwalk - Special appropriation request to authorize Mayor Barbara Smyth to execute a sole source purchase order on behalf of the Norwalk Police Department for the purchase of one (1) armored rescue vehicle for a total not to exceed \$361,000. Account #(09213610-5777 C0638).**

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**B. #09-11 SPR/#22-11 CAM - North Water LLC - 1 North Water Street and 20 Washington Street (District 2, Block 24, Lot 10) - Modifications to conditions of approval of mixed-use development (Ironworks) - Report & recommended action**

Paul McKnight, the representative for the applicant, began the presentation with a description of the project. He explained the Walk Bridge project would include the permanent closure of the North Water Driveway of their property on April 6. It will remain closed for the duration of the project which is scheduled to last 2-3 years. All vehicle operations, including trash removal and tenant move-ins, would be redirected to the

Washington Street entry where there is a fountain and public courtyard. They had previously received an approval in 2018 to relocate some of the parking. With the long delay, the relocated parking is no longer available. Traffic will increase significantly. He then discussed a traffic analysis that had been prepared which recommended removing the 2 hour parking spaces adjacent to Washington Street to maintain traffic flow. They would also enhance signage and add bollards to protect pedestrians. He noted how the public spaces would be used during the day for deliveries and other essential operations. After 7 pm the spaces would revert to the 2 hour public parking spaces during peak dining hours. Mr. McKnight said that these were temporary measures.

At this point, Mr. McKnight began sharing his screen so that the commissioners could see on the site plan where the 6 parking spaces were. He showed them where the construction would block off their garage, as well as the proposed traffic circulation. He noted that all traffic would now be moved to the Washington Street entrance. He showed them the proposed worksite area for the Walk Bridge project. There would not be any impacts to parking spaces on Washington Street. There is no other access to the garage from the back. Once the project is completed, the state will release its eminent domain over the property. Mr. McKnight said that there would be 225 cars coming in and out of the Washington Street entrance. He said that residents would have to get used to this because it was the only way in and out for the next several years. They would also create a pedestrian walkway around the bollards. He also explained that there would be no left turns onto Washington Street. However, he was not sure how this would be enforced. It was noted that this was not something the commission could control. There was a discussion about the construction timeline. Mr. McKnight said that they were told they would need to use this property for 2-3 years.

**\*\* MR. ROINA MOVED to APPROVE #09-11 SPR/#22-11 CAM - North Water LLC - 1 North Water Street and 20 Washington Street (District 2, Block 24, Lot 10) - Modifications to conditions of approval of mixed-use development (Ironworks).** This would include the condition that the applicant would return the site to its current state once the land is returned to them by the state Department of Transportation.

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**C. #2026-20 8-24 Referral - City of Norwalk - 467 West Avenue - Acceptance of pedestrian access easement areas - Report & recommended action**

Mr. Baker began the presentation by explaining that for the Pinnacle project, the widening of sidewalks was included. Public easements needed to be provided in favor of the city so the public has access to those portions of the sidewalk. He explained that in order for the city to accept those easements which are an acceptance of land, it would require an 824 referral.

**\*\* MR. JONES MOVED to APPROVE #2026-20 8-24 Referral - City of Norwalk - 467 West Avenue - Acceptance of pedestrian access easement areas.**

**Mr. Schulman seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**D. #2026-12 CSPR – John Hilts – 25 Commerce Street – Repair an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action**

John Hilts began the presentation by explaining that they would be disassembling a deteriorated stone seawall. There would be some improvements in terms of drainage material behind the wall. He has received approvals from the Connecticut Department of Energy and Environmental Protection (DEEP) as well as from the Harbor Commission and Army Corp of Engineers.

Ms. Williams noted that the staff had no concerns with Mr. Hilts application and shared the motion with the commission. There were no modifications to the resolution by the commission.

**\*\* MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** that application #2026-12 CSPR – John Hilts – 25 Commerce Street – Repair an existing Shoreline Flood and Erosion Control Structure (SF ECS) be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
  - a. Per plan set dated 10/12/2025 prepared by John Hilts, Norwalk, CT; and

2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

**BE IT FURTHER RESOLVED** that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be March 27th, 2026.

You must obtain a zoning approval prior to any work on the site.

**Mr. Roina seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**E. #2026-09 CSPR – Kousidis Engineering, LLC – 5 Shorehaven Road – Construct additions to a single family residence, reconfigure the driveway, and relocate a storm drain pipe within fifty (50) feet of tidal wetlands - Report & recommended action**

Jim Kousidis, the project engineer, began the presentation by introducing the project architect, Peter Cadoux. He then discussed the site plan which included the

Planning & Zoning Commission - Minutes

March 18, 2026

Page 5 of 14

location of the property. He then described the proposed project which would include two additions to the residence. He said that they were compliant with FEMA requirements. There would also be a modification to the existing driveway. They will have to relocate a municipal storm drain pipe that flows from Canfield Avenue all along down into the tidal waters. They would install a manhole in the area and they don't need a permit from DEEP. The pipe would be installed before the additions are constructed. He also discussed a drainage system in the northeast area of the property. He described the sediment and erosion control plan, including a silt fence.

There was a discussion about the circular garden in the middle of the driveway, which is being removed and paved over. There was also a discussion about the pipe that is being rerouted. There was a concern about it draining into a neighbor's yard. There was also a discussion about the total allowable impervious surface on the site. Peter Cadoux said the total proposed impervious surfaces on the site would be 26%. They were asked to replant the plantings from the island but Mr. Cadoux said there was only grass there now. He suggested that there would be more plantings than what is currently there once the project is completed. He also said that the two additions are only 1 story.

The presentation ended and Ms. Williams shared the resolution. The commissioners did not make any modifications to it.

**\*\* MS. LENKOWSKY MOVED: BE IT RESOLVED** that application #2026-09 CSPR – Kousidis Engineering, LLC – 5 Shorehaven Road – Construct additions to a single family residence, reconfigure the driveway, and relocate a storm drain pipe within fifty (50) feet of tidal wetlands be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
  - a. Per site development plan dated 1/21/2026 and revised 2/5/2026 prepared by Kousidis Engineering, LLC, Fairfield, CT
  - b. Per architectural plans dated 1/16/2026 and revised 2/4/2026 prepared by Peter Cadoux Architects, Westport, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

Planning & Zoning Commission - Minutes

March 18, 2026  
Page 6 of 14

5. That any changes to the plans be reviewed by Staff prior to implementation; and
6. That the applicant obtains the legal right to relocate the stormwater pipe and easement and provide Staff with the final revised easement that has been filed on the Norwalk Land Records (per DPW approval), prior to issuance of a zoning permit; and
7. That the total cost of work for the project (parts, labor, etc.) does not exceed 25% of the appraised value of the existing structure; and
8. That any utilities comply with setbacks and flood regulations; and
9. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
10. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by

the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be March 27th, 2026.

You must obtain a zoning approval and a building permit prior to any work on the site.

**Mr. Jones seconded.**

**Chapin Bryce; Diana Lenkowsky; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**Tammy Langalis abstained.**

**F. #2026-07 CSPR – Tomas Builders, LLC – 30 Charles Street (District 3, Block 7, Lot 14) – Coastal site plan review application for the construction of a two-family detached dwelling - Report & recommended action and G.#2026-08 CSPR – Tomas Builders, LLC – 32 Charles Street (District 3, Block 7, Lot 15) – Coastal site plan review application for the construction of a two-family detached dwelling - Report & recommended action**

Mr. Bryce noted that the presentation for both applications would be heard together.

Atty Liz Suchy, the attorney for the applicant, began the presentation with an introduction of the project team. She said that notices of the application had been sent to the neighbors. At this point, she then showed them the site plan for the properties. She then described the proposed construction of the 2 family detached houses. They had received approvals from the various city departments.

Vincent Hynes, the engineer on the project, continued the presentation by showing them the site plan for both sites. He said that the driveways and parking would be connected to the Osborne Avenue right of way. He noted that the front of the properties would be on Charles Street, a dead end. He described the entries and patios. He discussed the pervious and impervious coverage. He also noted that they had preliminary discussions with utility companies to route utilities to the site. He said that they were meeting the city's drainage requirements. There would be stone reservoirs that would do the same as the Coltech underground systems. He also said that the Department of Public Works (DPW) had comments which they will address to modify the plans. He said that the project was consistent with others in the neighborhood.

Atty Suchy thanked Mr. Baker for his help because there were issues with the two lots, including the topography.

There was a discussion about the grading, specifically the planting plan, and how they would stabilize the bank during the construction. There was also a discussion about the driveway being on Charles Street since there were concerns about the fire department. It was suggested that the addresses be changed. There was a discussion about whether these would be condos or rentals. Mr. Baker said that they could not tell the applicant what the ownership should be. There was a discussion about the third room in the units which was described as an office, and not a third bedroom. Lou DeMasi, the architect on the project, said that it was not large enough to be a bedroom. Many people work from a home office these days. He also explained why the units were side by side and not on top of one another. There was a discussion about the numbering on the proposed houses which seemed to be confusing. It was suggested that the applicant

attempt to change the address to Osborne and have them be in order. Atty Suchy said that they would work with DPW on this.

Atty Suchy concluded the presentation by noting that there could be another application before them for 34 Charles Street, if they were successful with the Zoning Board of Appeals.

**\*\* MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-07 CSPR – Tomas Builders, LLC – 30 Charles Street (District 3, Block 7, Lot 14) – Coastal site plan review application for the construction of a two-family detached dwelling be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

**BE IT FURTHER RESOLVED** that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

a. Per site plan package entitled “Zoning Site Plan Depicting 30, 32, & 34 Charles Street,” prepared by Redniss & Mead, dated 12/12/2025; and

b. Per architectural drawings entitled “30 Charles Street Norwalk, Connecticut” prepared by DeMais Architects P.C., dated 1/5/2026; and

2. That the overhead service wires and all other utilities shall be installed underground; and

3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and

4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and

5. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of

Planning & Zoning Commission - Minutes

March 18, 2026

Page 9 of 14

approval under this special permit/coastal site plan review prior to the issuance of a COZC; and

7. That the applicant shall work with the Department of Public Works to determine the possibility of readdressing the site; and

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

**BE IT FURTHER RESOLVED** that the effective date of this approval is March 27, 2026.

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**\*\* MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-08 C SPR – Tomas Builders, LLC – 32 Charles Street (District 3, Block 7, Lot 15) – Coastal site plan review application for the construction of a two-family detached dwelling be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

**BE IT FURTHER RESOLVED** that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

a. Per site plan package entitled “Zoning Site Plan Depicting 30, 32, & 34 Charles Street,” prepared by Redniss & Mead, dated 12/12/2025; and

b. Per architectural drawings entitled “32 Charles Street Norwalk, Connecticut” prepared by DeMais Architects P.C., dated 1/5/2026; and

2. That the overhead service wires and all other utilities shall be installed underground; and

3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
5. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and
6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and
7. That the applicant shall work with the Department of Public Works to determine the possibility of readdressing the site; and

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

**BE IT FURTHER RESOLVED** that the effective date of this approval is March 27, 2026.

**Ms. Wells seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

#### **IV. DISCUSSION**

##### **A. State of Connecticut House Bill No. 8002 - November Special Session, Public Act No. 25-1 - An Act Concerning Housing Growth - Discussion**

Mr. Kleppin began the discussion, as Mr. Baker shared a memo prepared by Mr. Kleppin about the Connecticut House Bill No. 8002. Mr. Kleppin said that parts of the bill would not be under the jurisdiction of the commission. The memo addressed the parts of the bill that would affect the city through the Planning & Zoning Commission. He began with the changes to state law for parking regulations that would start as of July 1, 2026. What the state did was it said that municipalities could no longer require parking for

residential developments. During the zoning regulations re-write this had been discussed but then ultimately put back into the regulations with some exceptions. The bill did allow for exceptions which Mr. Kleppin asked them to think about which areas in the city they would require parking.

Mr. Kleppin then explained the process for which the state would have to approve the zoning amendment. He said that they have also reached out to the Office of Policy and Management for further guidance on how the process would work, especially for cases where they may have developers submitting applications. Ms. Langalis asked that Mr. Baker and Mr. Kleppin point out areas in the city where this might be problematic so that it could help the commissioners decide where it would work. They would have to make modifications to the parking standards in the zoning regulations to reflect the new law. Mr. Kleppin said the no parking requirement only applies to developments of 16 units or less. There was a discussion as to the role of public transportation. Mr. Kleppin said he could check with other municipalities to see if they had submitted paperwork for a zoning amendment. He also said that Norwalk's state legislators had not spoken with him about this new law.

Mr. Kleppin also discussed the section of the bill about housing growth planning which he found confusing and heard that others had as well. However, there was some time before it went into effect. He said that this item would be on their agenda again in the future to have more in-depth conversations. Mr. Jones said that he had attempted to read the bill but that the memo was more readable.

#### **B. Pre-Approved Accessory Dwelling Unit Plans - Discussion**

Mr. Kleppin began a discussion about the pre-approved ADU plans. The zoning department would have pre-approved plans for residents which would be designed by the creative community in Norwalk, including architects, designers, etc. They would put out a poll and let Norwalk residents decide which plans they liked. He explained that there were several reasons why they were doing these pre-approved plans. There was a discussion about the notification process for the neighbors if someone constructed an ADU on their property.

### **V. ACCEPTANCE OF MINUTES**

#### **A. Regular Meeting: March 4, 2026**

**\*\* MS. LANGALIS MOVED to approve the March 4, 2026 minutes.  
Harvey Jones seconded.**

**Diana Lenkowsky; Tammy Langalis; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**  
**No one opposed.**  
**Chapin Bryce; John Hubers abstained.**

## **VI. COMMENTS OF DIRECTOR**

Mr. Kleppin reminded the commissioners that they would have a joint meeting with Economic Development in April. They could also watch the presentation which would be recorded.

Mr. Kleppin said that there would be meetings once a month, in person. He said it would be based upon what types of items were on the agenda, such as larger applications with public interest. The first in person meeting would be on April 8.

## **VII. COMMENTS OF COMMISSIONERS**

Mr. Schulman discussed a bill in the state legislature, #3663, which deals with an issue that he would like to see the commission take a position on. He has spoken with the mayor, Josh Goldstein and Bob Duff. He noticed that the retail spaces in large developments are vacant and there are tax advantages for the developer. This bill will enable the city to establish a tax on retail space that is left vacant so it would encourage them to be rented. He asked Mr. Kleppin to send the draft legislation to everyone. He would like the commissioners to support it. There was a discussion about where this has been implemented and is working. Mr. Schulman said that it has not been implemented in Connecticut but rather, in other cities outside the state. There was also a discussion about the rate of the vacancy tax, which Mr. Schulman was not sure if the amount that was proposed was enough. Mr. Kleppin said that they would do some research on this subject. Mr. Bryce said that the staff could add this to the April 22 agenda.

Ms. Langalis said she noticed that no vehicles are using the second entrance to the Costco in order to get traffic off the roads. She suggested that before they receive a zoning permit, they add a sign about the lower level parking. She believed that no one seemed to know it was there. Mr. Kleppin said that the commission could suggest it and that he would check on it.

## **VIII. ADJOURNMENT**

**Ms. Langalis made a Motion to Adjourn.**

Planning & Zoning Commission - Minutes

March 18, 2026

Page 13 of 14

**Mr. Roina seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Louis Schulman; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Diana Palmentiero