



## REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

MAY 6, 2026, 6:00 PM  
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at [norwalkct.gov/meetings](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. **#2026-23 CSPR - MGS Shorehaven LLC - 9 Shorehaven Road (District 3, Block 78, Lot 41) - Coastal site plan review for the construction of a detached accessory dwelling unit - Report & recommended action**
  - B. **#2025-95 CSPR - Bobby Paschalidis - 25 Shorefront Park (District 2, Block 85, Lot 59) - Coastal site plan review application for the construction of a new single-family detached dwelling - Report & recommended action**
- IV. **PUBLIC HEARINGS**
  - A. **#2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Road (District 5, Block 23, Lot 10) - Special permit application to modify Special Permit #19-05 to**

remove the condition that the existing community building not be rented out for any events - Continuation of public hearing, report & recommended action

- B. #2026-32 R - Planning & Zoning Commission - Proposed modification to the Planning & Zoning Fee Schedule - Public hearing, report & recommended action

V. DISCUSSION

- A. #2026-38 R - Planning & Zoning Commission - Zoning regulation text amendment to Table 4.3.12.B-1 Vehicular Parking Requirements - Preliminary review
- B. Pre-Approved Accessory Dwelling Unit Plans

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: April 22, 2026

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

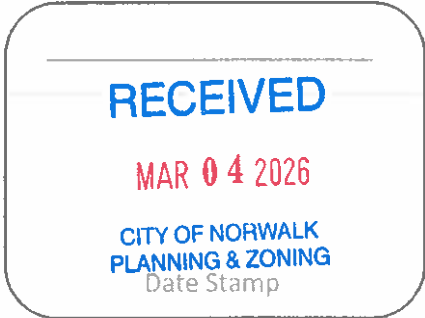
May 20, 2026



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.



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 Application Completion Date: \_\_\_\_\_ Official Receipt Date: 3/4/26 Fee Paid: \$ 310.00  
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1. Property Address: 9 SHOREHAVEN RD 2. D/B/L/U: 3/78/41-0  
 3. Proposed Work: DETACHED ADU 4. Zone: AE/VE

#### 5. Applicant Identification:

Applicant Name: GREG ALTSHULER  
 Address: 9 SHOREHAVEN RD  
 Phone Number: 917 575 8532 Email: GREGALTSHULER@GMAIL.COM  
 Interest in Property:  fee simple  option  lessee  easement  other (specify): \_\_\_\_\_  
 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: MGS SHOREHAVEN LLC  
 Address: 9 SHOREHAVEN RD  
 Phone Number: SAME Email: SAME

#### 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:

9 SHOREHAVEN RD

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:

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:

SINGLE FAMILY DETACHED DWELLING  
SAME AS ADJACENT SITES

e) Indicate the area of the project site: \_\_\_\_\_ acres or 52,961 ± 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 PROJECT CONSISTS OF ADDING DETACHED ADU TO EXISTING SINGLE FAMILY DWELLING. THE BUILDING AREA IS FLAT AND HAS NO TREES. GRADING IS MINIMAL. ADU WILL BE CONSTRUCTED ON ONE LEVEL. IT WILL INCREASE IMPERVIOUS COVERAGE FROM 14.6% TO 18.2%, TOTAL INCREASE OF 3.6%. CONSTRUCTION WILL COMMENCE UPON APPROVAL (EST JUNE 26) AND WILL TAKE 10 WEEKS.

**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):

SEE ENGINEERING PLAN

**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 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 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 checked="" type="checkbox"/>	<input 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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*):

SEE ATTACHED

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**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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**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"/>

The development avoids significant adverse impacts to the tidal wetlands and associated coastal resources by 1) proposing development activities on currently disturbed lands, 2) avoiding disturbance to tidal wetlands and land within the DEEP CJL line, 3) filtering stormwater runoff from the development by overland flow and recharge galleries to improve water quality, and 4) enhancing the existing establishing tidal wetland vegetated buffer with native plantings. The proposed development is consistent with the Coastal Management Act for the following reasons:

- a. **General Development** - The subject land has historically been used as a parking area for a nearby club. The proposed residential development is consistent with the surrounding neighborhood and will not adversely impact coastal resources. The proposed project does not disrupt the natural environment of the coastal resources and will not adversely impact sound economic growth. The project is consistent with this coastal use policy.
- b. **Sewer and Water Lines** - The sanitary sewer and water mains are presently located within Shorehaven Road. The proposed residence will connect into these existing lines. The project is consistent with this coastal use policy.
- c. **Estuarine Embayments** - The proposed activity will not encroach upon nor negatively impact estuarine embayments. The project is consistent with this coastal resource policy.
- d. **Intertidal Flat** - The proposed residence and associated amenities will not cause any disturbance to the intertidal flats. These areas will continue to be a valuable nutrient source and reservoir, provide shellfish habitat, and be a feeding area for invertebrates, fish, and shorebirds. The project is consistent with this coastal resource policy.
- e. **Tidal Wetlands** - All construction activities are located away from tidal vegetation. No direct or indirect adverse impacts to tidal wetlands are anticipated as a result from this project. The project is consistent with this coastal resource policy.
- f. **Coastal Hazard Areas** - Development in the coastal hazard area will be accomplished in a manner so as to minimize hazards to life and property. The new house will be constructed in accordance with the codes relating to flooding and coastal storms.
- g. **Shorelands** - The proposed development avoids disturbance to tidal wetlands. Native, salt resistant plants noted for their high wildlife value are proposed along the limits of disturbance for soil stabilization and enhancement of habitat areas adjacent to the existing marsh. The project is consistent with this coastal resource policy.

**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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\*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*):

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**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*):

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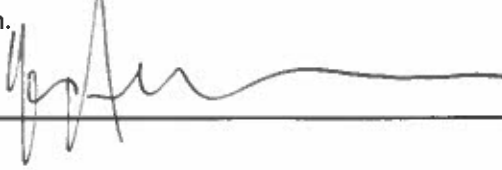
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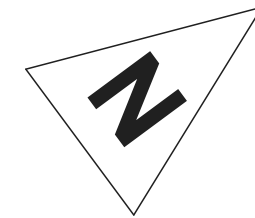
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By signing this application, the applicant or his/her agent certifies that they are familiar with the information provided in this application and are aware of the penalties for obtaining a permit through deception or by submission of inaccurate or 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:  DATE: 3/2/26

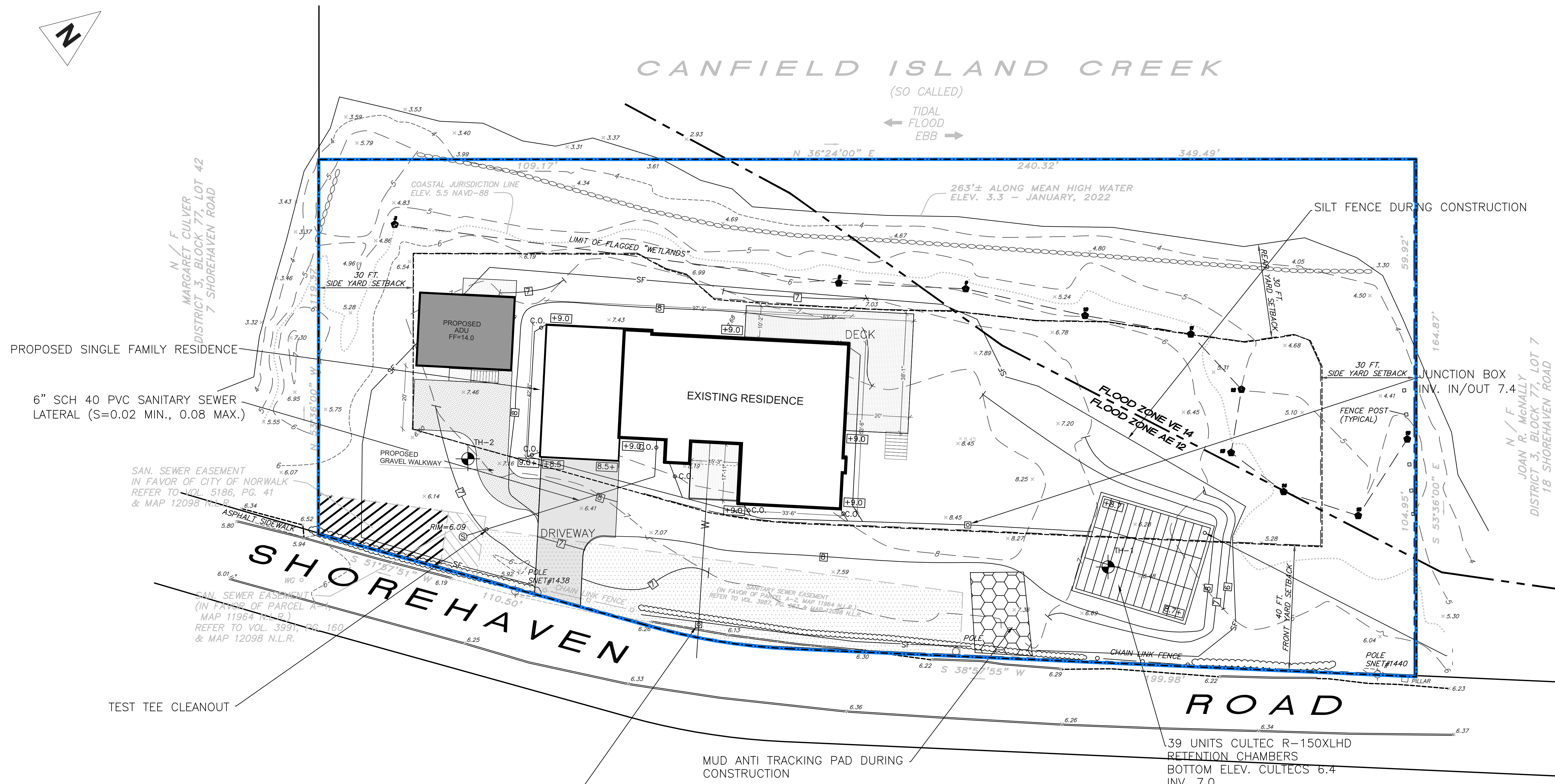
Agent's Signature: \_\_\_\_\_ DATE: \_\_\_\_\_



# CANFIELD ISLAND CREEK

(SO CALLED)

TIDAL FLOOD  
EBB →



PROPOSED SINGLE FAMILY RESIDENCE

6" SCH 40 PVC SANITARY SEWER LATERAL (S=0.02 MIN., 0.08 MAX.)

SAN. SEWER EASEMENT IN FAVOR OF CITY OF NORWALK REFER TO VOL. 5186, PG. 41 & MAP 12098 N.L.R.

SAN. SEWER EASEMENT (IN FAVOR OF PARCEL A-1, MAP 11964 N.L.R.) REFER TO VOL. 3991, PG. 160 & MAP 12098 N.L.R.

TEST TEE CLEANOUT

PROPOSED WATER METER PIT

MUD ANTI TRACKING PAD DURING CONSTRUCTION

39 UNITS CULTEC R-150XLHD RETENTION CHAMBERS  
BOTTOM ELEV. CULTECS 6.4  
INV. 7.0



**NEW ACCESSORY DWELLING UNIT (ADU)**  
9 SHOREHAVEN RD,  
NORWALK, CT

MARK	DATE	DESCRIPTION

ISSUE:
PROJECT NO:
CAD FILE:
DATE:
DRAWN BY:
CHECKED BY:
COPYRIGHT:
SHEET TITLE:
DRAWING SHEET NO:



**NEW ACCESSORY DWELLING UNIT (ADU)**  
**9 SHOREHAVEN RD,**  
**NORWALK, CT**

MARK	DATE	DESCRIPTION
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ISSUE:

PROJECT NO:

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S1  
A1-06

E3  
A1-04

E4  
A1-05

E2  
A1-03

E1  
A1-02



#	NAME	AREA
1	ENTRY	90
2	LIVING	276
3	MECH	9
4	BATHROOM	38
5	BEDROOM 1	110
6	BEDROOM 2	110
		<b>633 ft<sup>2</sup></b>

**NEW ACCESSORY DWELLING  
UNIT (ADU)**  
**9 SHOREHAVEN RD, NORWALK,  
CT**

SCALE:

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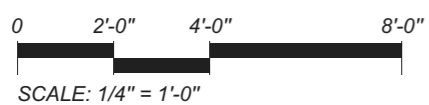
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FLOOR PLAN

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NO:

A1-01



**E1 ELEVATION**

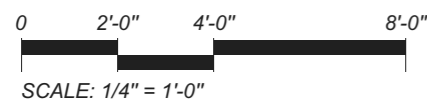


**NEW ACCESSORY DWELLING  
UNIT (ADU)**  
**9 SHOREHAVEN RD, NORWALK,  
CT**

**WINDOWS LEGEND**

Mark	D1	W1	W2	W3	W4
Count, pcs	1	1	1	1	1
Opening Size, ft	4'-6"×8'-0"	6'-0"×8'-0"	6'-0"×8'-0"	11'-0"×8'-0"	3'-6"×8'-0"
Sill, ft	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"
Image (outside view)					

**Elevation materials**



SCALE:

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PROJECT NO:

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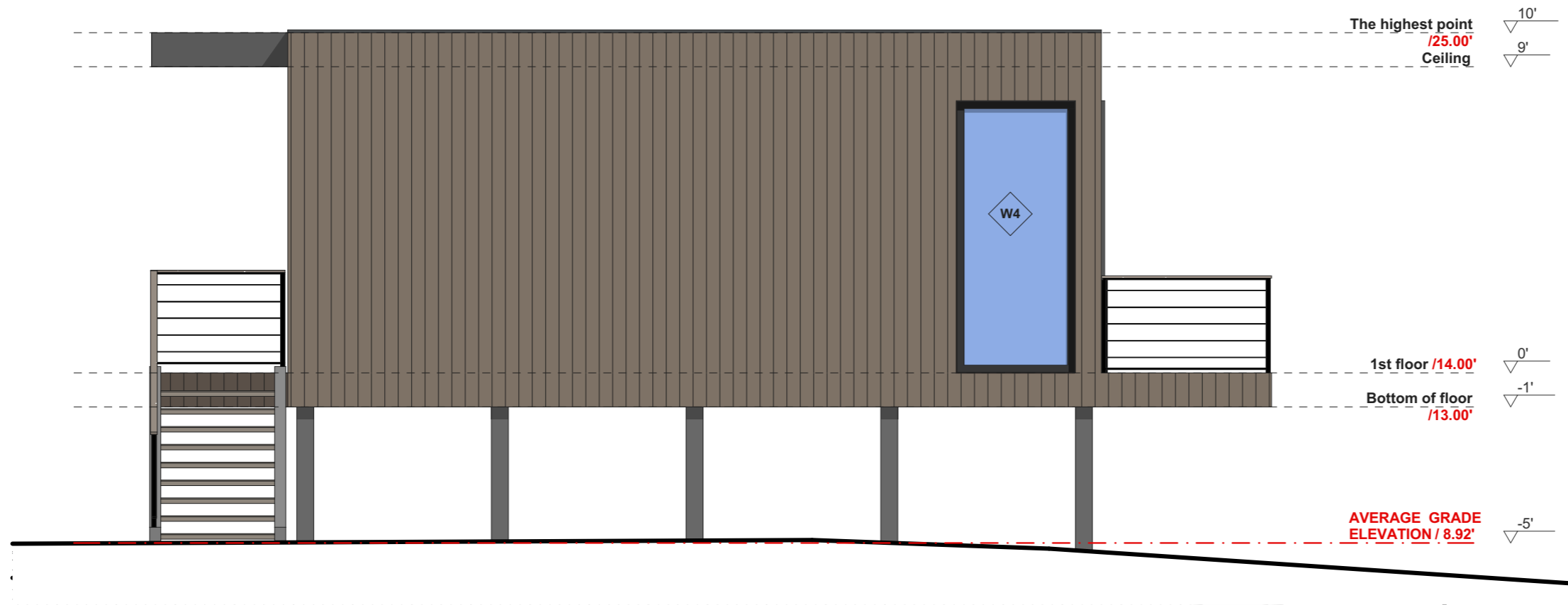
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**ELEVATION**

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**A1-02**

**E2 ELEVATION**



**NEW ACCESSORY DWELLING  
UNIT (ADU)**  
**9 SHOREHAVEN RD, NORWALK,  
CT**

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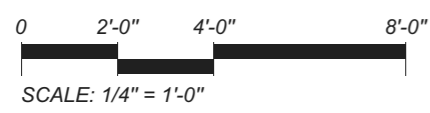
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ELEVATION

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A1-03

**Elevation materials**



**E3 ELEVATION**



**NEW ACCESSORY DWELLING  
UNIT (ADU)**  
**9 SHOREHAVEN RD, NORWALK,  
CT**

SCALE:

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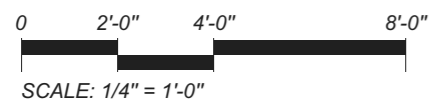
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TITLE:

ELEVATION

DRAWING SHEET  
NO:

A1-04

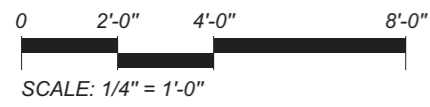
**Elevation materials**



**E4 ELEVATION**



**Elevation materials**  
 Wood clapboard



**NEW ACCESSORY DWELLING  
 UNIT (ADU)**  
**9 SHOREHAVEN RD, NORWALK,  
 CT**

SCALE:

ISSUE:

PROJECT NO:

CAD FILE:

DATE:

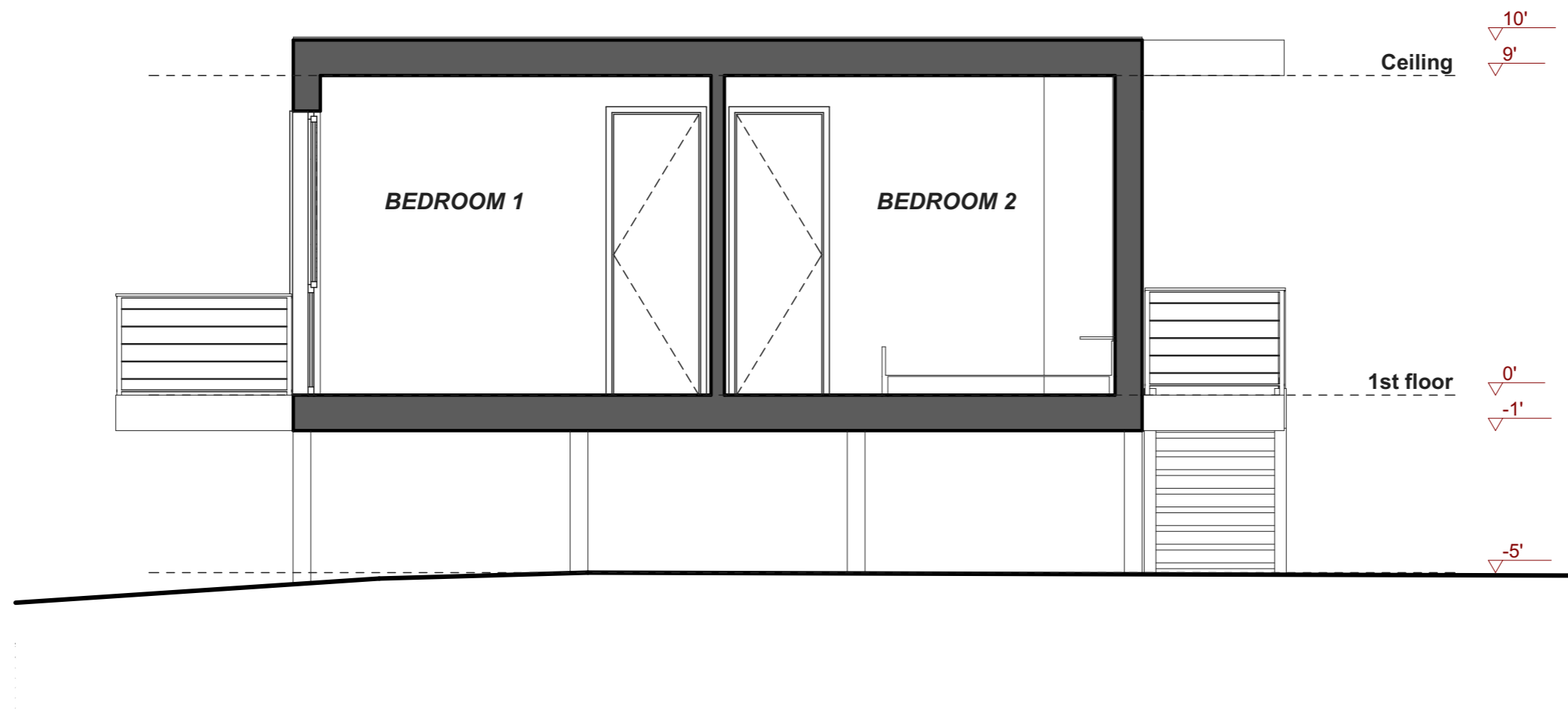
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COPYRIGHT:

SHEET  
 TITLE:  
  
 ELEVATION

DRAWING SHEET  
 NO:  
  
 A1-05



**NEW ACCESSORY DWELLING  
UNIT (ADU)**

**9 SHOREHAVEN RD, NORWALK,  
CT**

SCALE:

ISSUE:

PROJECT NO:

CAD FILE:

DATE:

DRAWN BY:

CHECKED BY:

COPYRIGHT:

SHEET  
TITLE:

SECTION

DRAWING SHEET  
NO:

A1-06

ZONING DATA CHART 'CD-1L SUB-URBAN LARGE LOT COMMUNITY DISTRICT'

	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	43,560 SQ. FT.	47,796± SQ. FT.	NO CHANGE
LOT WIDTH	150 FT. MIN.	354.38 FT.	NO CHANGE
FRONT YARD, PRINCIPAL	40 FT. MIN.	42.1± FT.	57.8 FT.
FRONT YARD, SECONDARY	40 FT. MIN.	N/A	NO CHANGE
SIDE YARD	30 FT. MIN.	70.0± FT.	30.6 FT.
REAR YARD	30 FT. MIN.	30.2± FT. TO MHW	37.9 FT.
BUILDING HEIGHT (STORIES)	2 1/2 MAX.	NOT MEASURED	REFER TO ARCH.
BUILDING HEIGHT (FEET)	35 FT. MAX. 40 FT. MAX. (TOTAL)	30.12 FT. TO PARAPET	16.1 FT (FLAT ROOF) (1) (PER ARCH.)
BUILDING COVERAGE LOTS >12,500 SQ. FT.	25% MAX. (11,949 SQ. FT.)	9.0±% (4,438± SQ. FT.)	10.8% (5,182 SQ. FT.)
IMPERVIOUS COVERAGE LOTS >12,500 SQ. FT.	35% MAX. (16,728 SQ. FT.)	14.6±% (7,000± SQ. FT.)	18.2 (6,712 SQ. FT.)

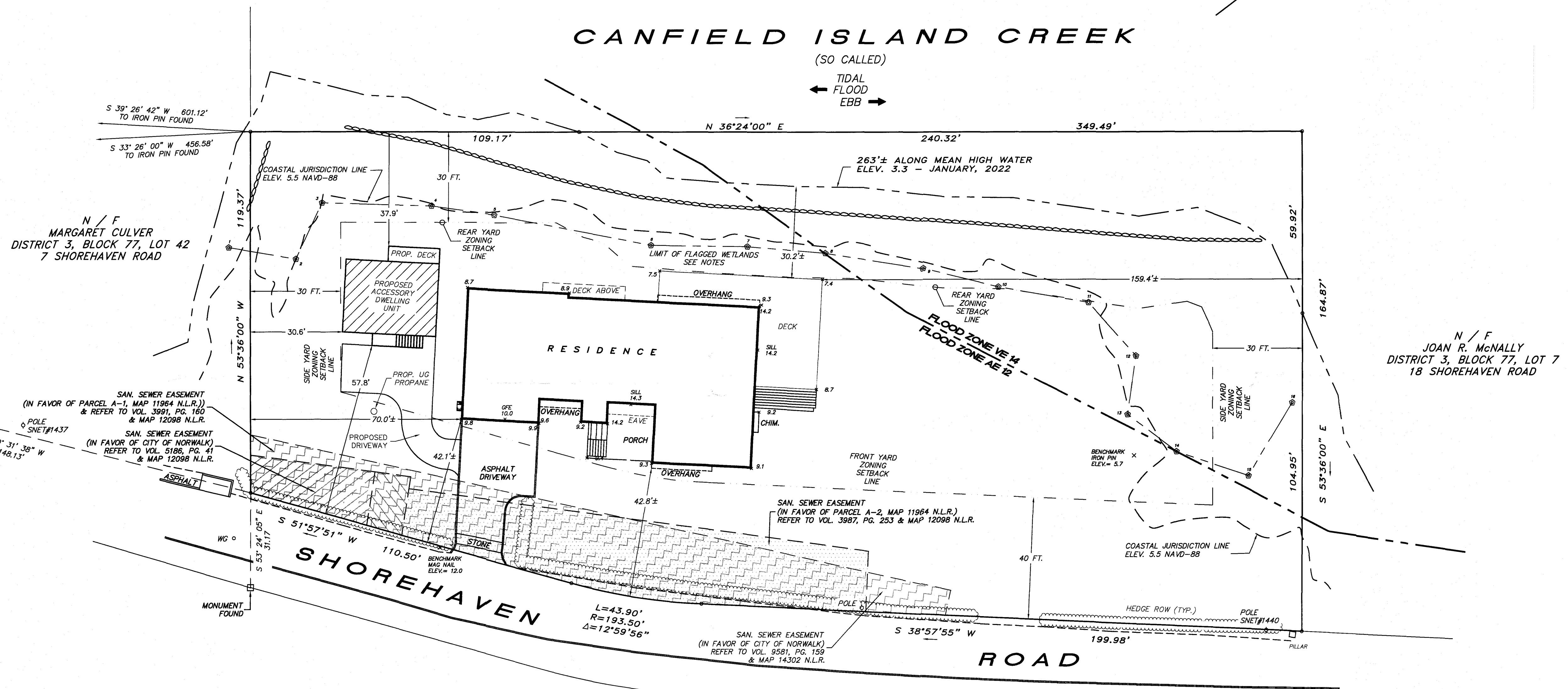
ACCESSORY DWELLING UNIT REQUIREMENTS

	REQUIRED / ALLOWED	PROPOSED
FRONT YARD, PRINCIPAL	NOT LOCATED CLOSER TO FRONT LOT/BUILDING SITE LINE THAN DWELLING (42.1± FEET)	57.8 FEET
FRONT YARD, SECONDARY		N/A
SIDE YARD	30 FT. MIN.	30.6 FT.
REAR YARD	30 FT. MIN.	37.9 FT.
BUILDING HEIGHT (FEET)	20 FT. MAX.	16.1 FT (FLAT ROOF) (PER ARCH.)
SQUARE FOOTAGE	700 SQ. FEET	633 SQ. FEET (PER ARCH.)

DISTRICT 3, BLOCK 77 (AKA 78), LOT 41

(1) PROPOSED ACCESSORY DWELLING UNIT

- SAN. SEWER EASEMENT (IN FAVOR OF PARCEL A-1, MAP 11964 N.L.R.) & REFER TO VOL. 3991, PG. 160 & MAP 12098 N.L.R.
- SAN. SEWER EASEMENT (IN FAVOR OF CITY OF NORWALK) REFER TO VOL. 5186, PG. 41 & MAP 12098 N.L.R.
- SAN. SEWER EASEMENT (IN FAVOR OF PARCEL A-2, MAP 11964 N.L.R.) REFER TO VOL. 3987, PG. 253 & MAP 12098 N.L.R.



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A ZONING LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO DEPICT THE PROPOSED ACCESSORY DWELLING UNIT FOR BUILDING PERMIT APPLICATION PURPOSES.

SPOT ELEVATIONS NOTED HEREON ARE BASED ON N.A.V.D. 1988 AND CONFORM TO VERTICAL ACCURACY CLASS "V-3".

THIS MAP AND DECLARATION HEREON ARE INVALID WITHOUT THE LICENSED LAND SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.

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

DISTANCES NOTED ± FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

REFER A TRUSTEE'S DEED RECORDED IN VOL. 7089, PG. 298 OF THE NORWALK LAND RECORDS.

REFER TO PARCEL B, MAP 11964 OF THE NORWALK LAND RECORDS.

REFER TO UNRECORDED MAP TITLED "IMPROVEMENT LOCATION SURVEY - RECORD, 9 SHOREHAVEN ROAD, NORWALK, CONNECTICUT, PREPARED FOR MGS SHOREHAVEN, LLC" DATED APRIL 19, 2024, PREPARED BY SEYMOUR SURVEYING.

PROPERTY IS LOCATED IN 'CD-1L SUB-URBAN LARGE LOT COMMUNITY DISTRICT'.

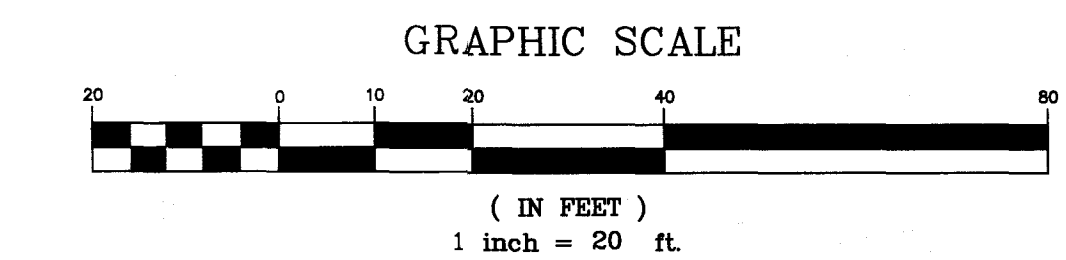
LIMIT OF FLAGGED WETLANDS WAS FIELD LOCATED ON SEPTEMBER 15, 2022 BY THIS OFFICE. REFER TO A SOILS REPORT PREPARED BY SOIL & WETLAND SCIENCE LLC DATED APRIL 17, 2022.

PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - PANEL NO. 090001005340, EFFECTIVE JULY 8, 2019 AND IS DEPICTED AS LYING ENTIRELY WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARIES AS DEPICTED HEREON. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

**LOT AREAS**  
**PARCEL B, MAP 11964 = 52,961± Sq. FT. OR 1.2158± ACRES**  
**TO MEAN HIGH WATER = 47,796± Sq. FT. OR 1.0972± ACRES**



VERTICAL DATUM: N.A.V.D. 1988

**SEYMOUR**  
 SURVEYING  
 LAND SURVEYORS & ZONING & LAND USE CONSULTANTS  
 199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©  
 WWW.WWS-LS.COM ~ INFO@SEYMOURSURVEYING.COM

ZONING LOCATION SURVEY  
 DEPICTING PROPOSED ADU  
 9 SHOREHAVEN ROAD  
 NORWALK, CONNECTICUT  
 PREPARED FOR  
**MGS SHOREHAVEN LLC**

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

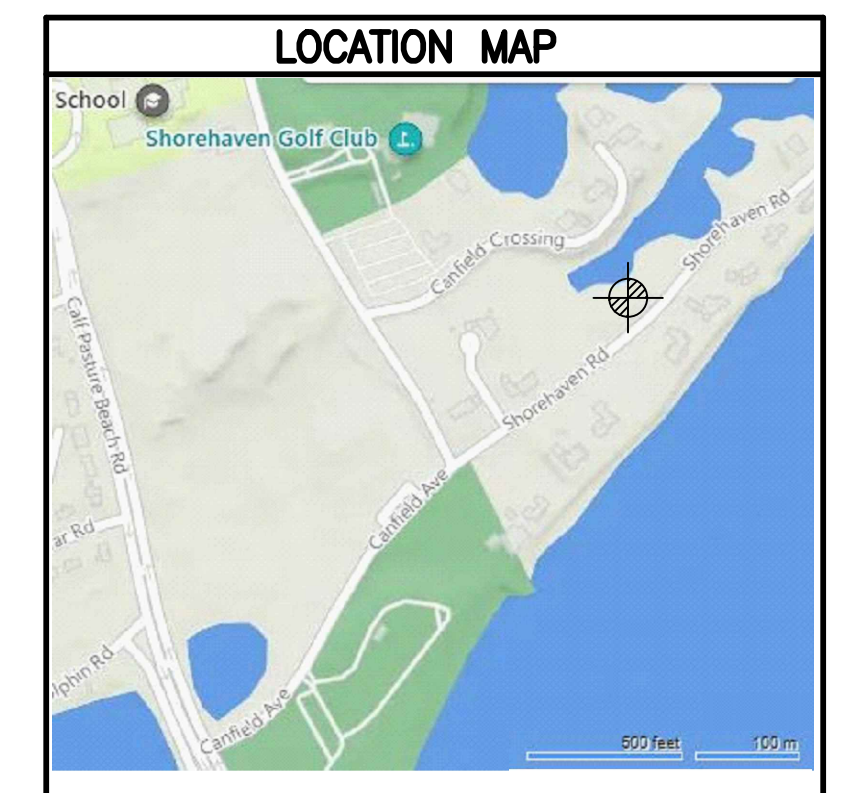
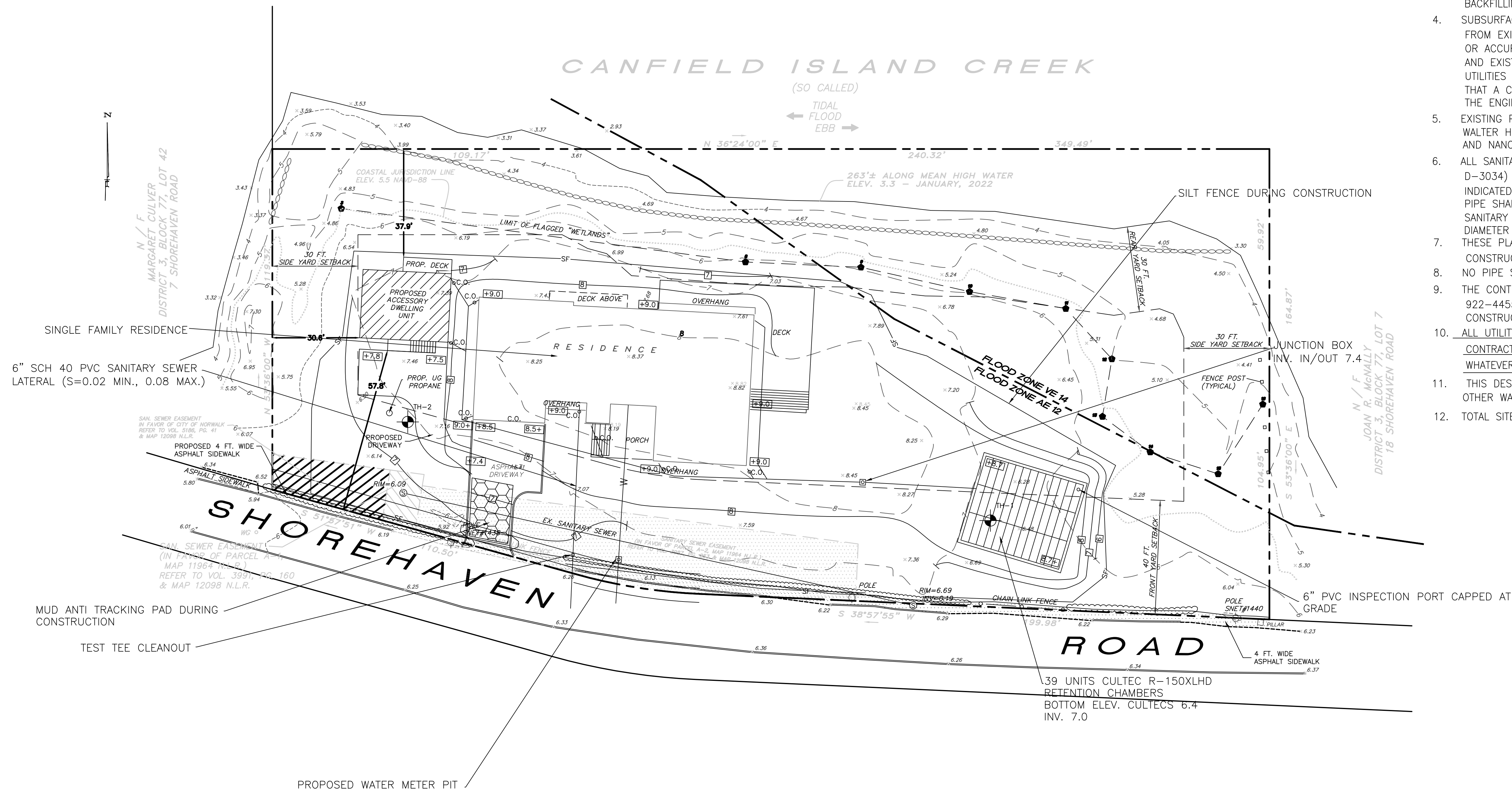
Paul A. Brouillegam  
 CT LIS #15166

SCALE: 1" = 20'  
 DATE: 2/19/2026  
 DRAWN BY: PAB  
 CHECKED BY: PAB  
 DWG. NO: 21-188 ZLSAP

DATE	REVISION
2/26/26	U.G. PROPRANE LOCATION REVISED ADU REQ. CHART ADDED

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
- EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY WALTER H. SKIDD TITLED "ZONING LOCATION SURVEY PREPARED FOR ROBERT AND NANCY FRIEDMAN", DATED JULY 9, 2008.
- ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
- THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
- NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- TOTAL SITE AREA = 1.097 ACRES

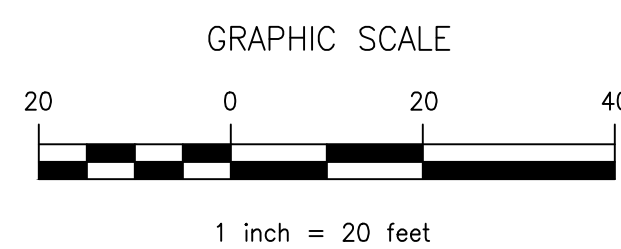


SEDIMENTATION AND EROSION CONTROL NOTES

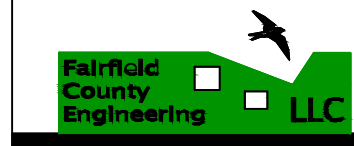
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
- ALL EROSION AND SEDIMENT CONTROL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

ALL PIPES ARE TO BE 6" PVC (S=0.01 MIN.) UNLESS OTHERWISE INDICATED.

RETENTION CHAMBERS TO BE INSTALLED NO LOWER THAN ELEVATION SHOWN.



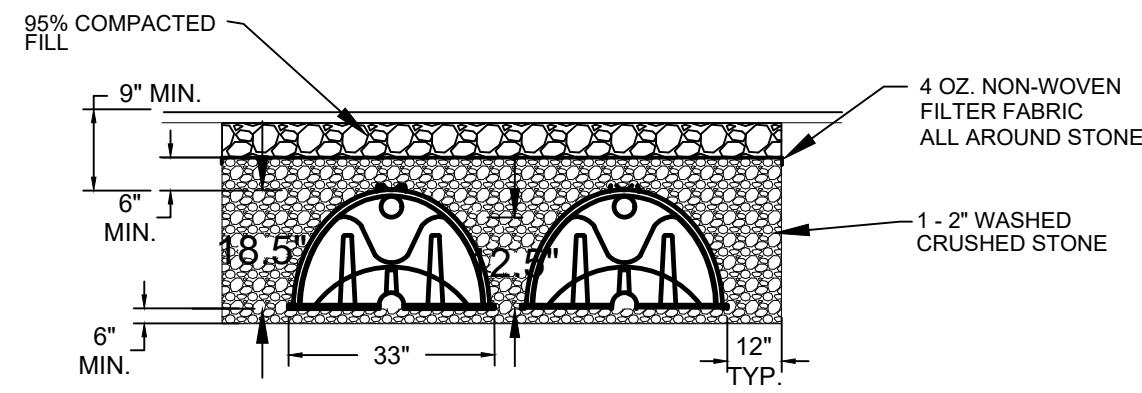
2-12-26  
date



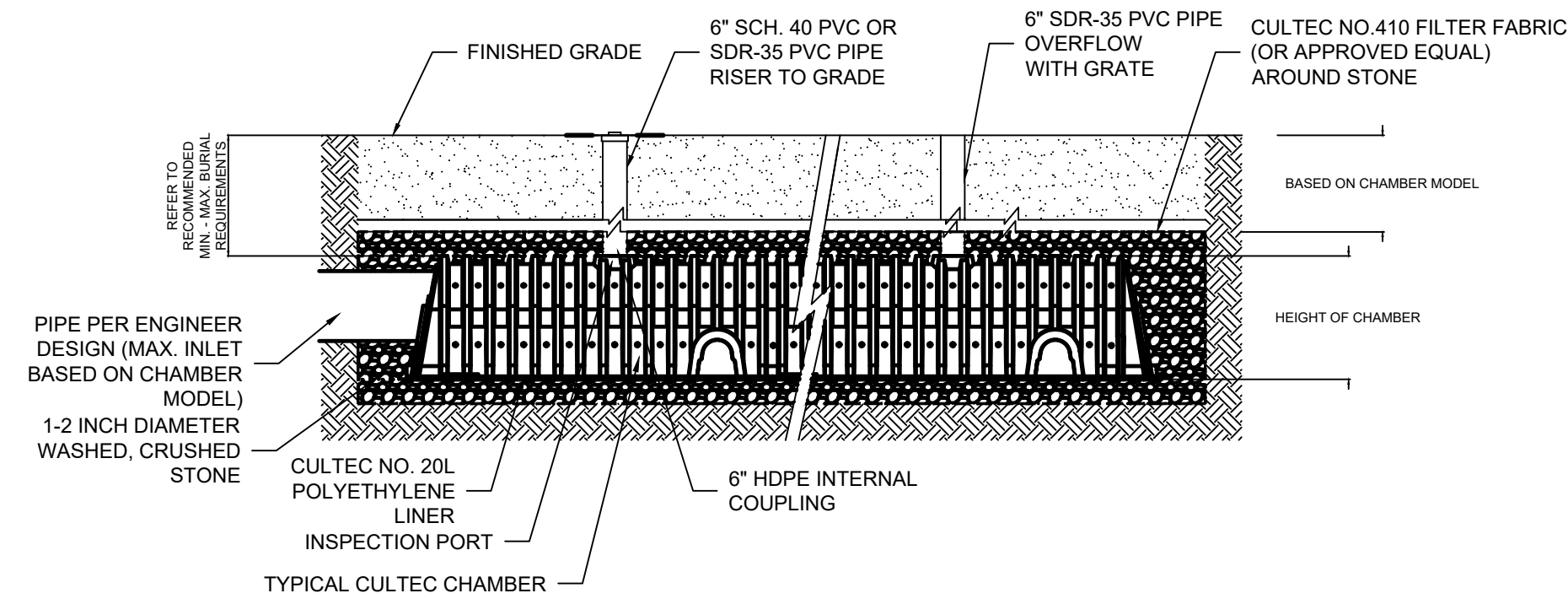
FAIRFIELD COUNTY ENGINEERING L.L.C.  
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

<b>MAELLE GAVET</b>	
9 SHOREHAVEN ROAD NORWALK, CONNECTICUT	
DRAINAGE PLAN	
CIVIL ENGINEERS	2784 project
1 OF 2 sheet	

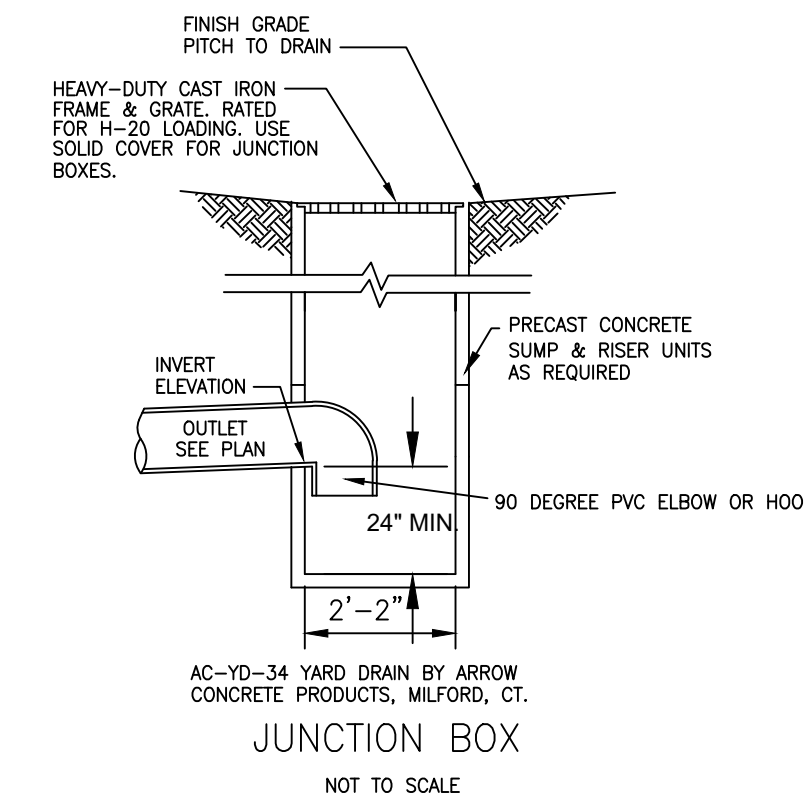
FCE Project #	1980	Date Performed:	4/5/2022
Client:	Maelle Gavet		
Location:	9 Shorehaven Road, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 1:			
	0-2"	Topsoil	
	2-36"	Brown Silty Loam	
	36-60"	Grey Sand	
	No Ledge		
	No Mottling		
	Groundwater @ 19"		
	Roots to 9"		
Test Hole 2:			
	0-8"	Topsoil	
	8-24"	Light Brown Gravel with Silt	
	24-60"	Grey Sand	
	No Ledge		
	No Mottling		
	Groundwater @ 45"		
	Roots to 17"		



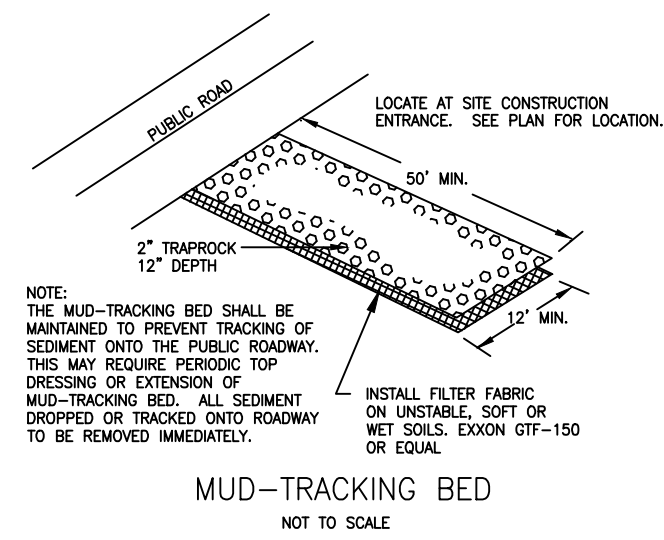
CULTEC RECHARGER 150XLHD  
TYPICAL CROSS SECTION



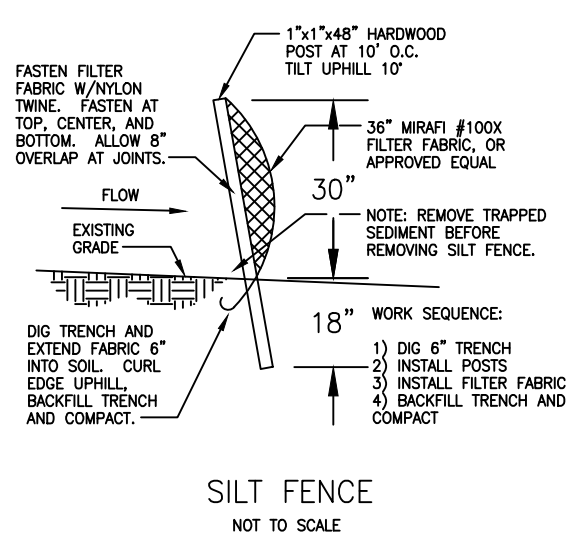
CULTEC INSPECTION PORT AND OVERFLOW  
(AS APPLICABLE)



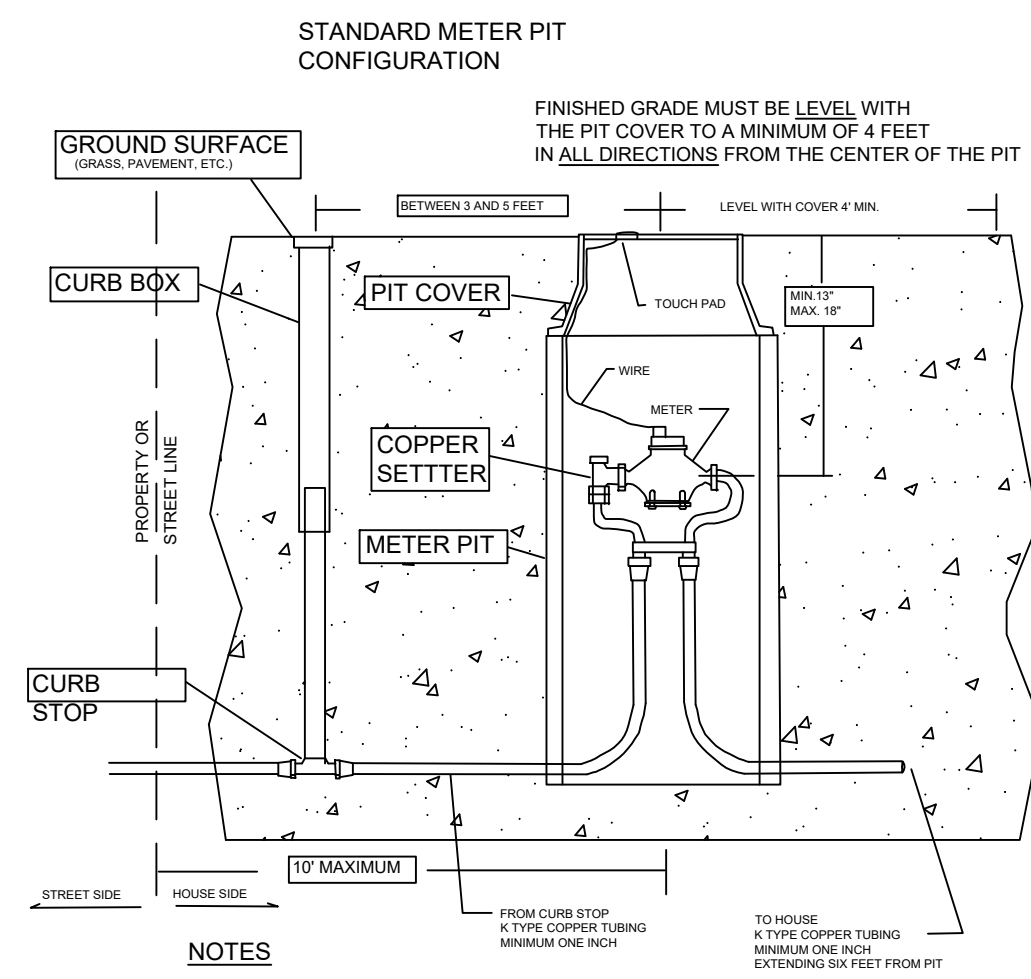
JUNCTION BOX  
NOT TO SCALE



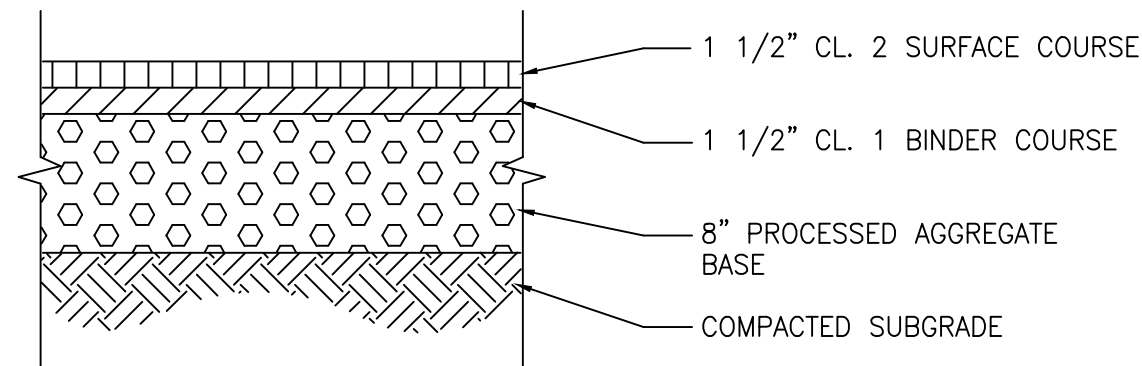
MUD-TRACKING BED  
NOT TO SCALE



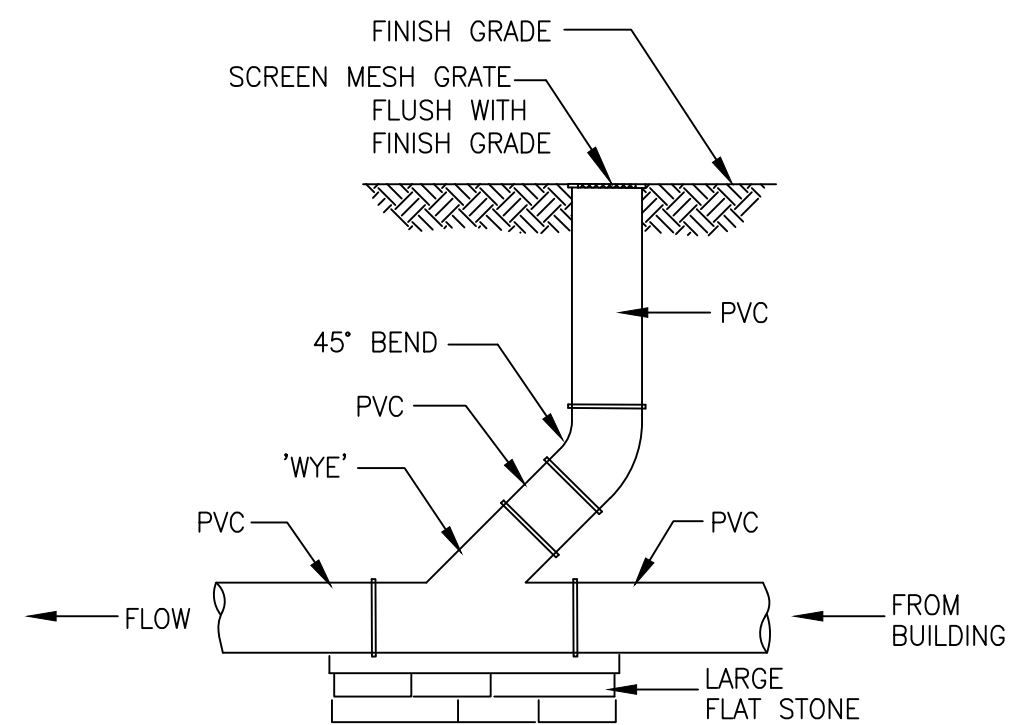
SILT FENCE  
NOT TO SCALE



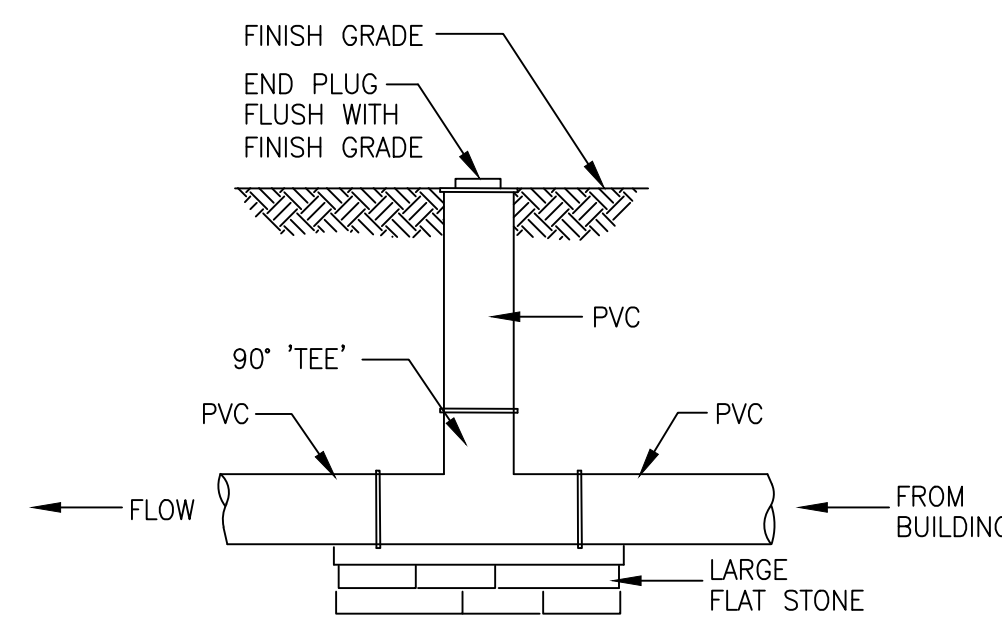
NOTES:  
1. THE METER PIT SHALL BE INSTALLED WITHIN TEN FEET (10') OF THE PROPERTY OR STREET LINE.  
2. MINIMUM SERVICE PIPE COVER IS 18" BELOW FINISH GRADE.  
3. THE WATER DEPARTMENT WILL INSTALL A WATER METER WITH A TOUCH PAD WIRE TO THE PIT COVER LID AFTER THE PIT INSTALLATION HAS BEEN INSPECTED AND APPROVED.  
4. MATERIALS REQUIRED FOR METER PIT SET:  
METER PIT  
METER PIT COVER  
COPPER SETTLER  
METER W/COVER TOUCH  
CURB BOX (if required)  
CURB STOP (if required)  
\* SUPPLIED BY WATER DEPT.  
\* MATERIALS TO BE PURCHASED FROM THE WATER DEPT.



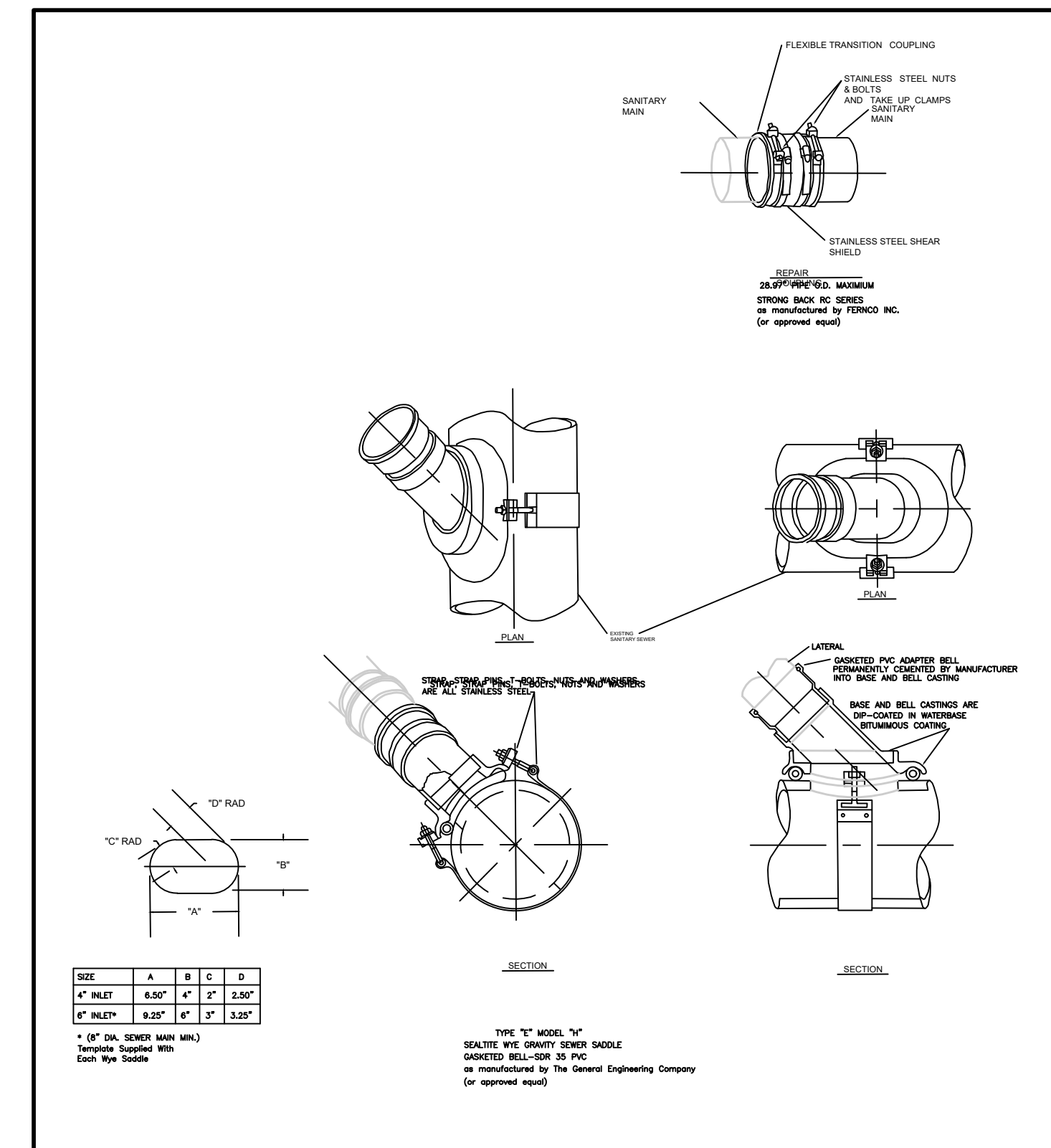
DRIVEWAY PAVEMENT  
NOT TO SCALE



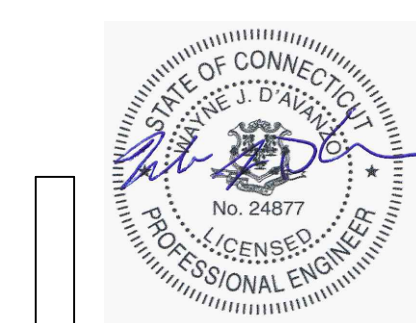
TYPICAL CLEANOUT  
NOT TO SCALE



TEST TEE CLEANOUT  
NOT TO SCALE



SIZE	A	B	C	D
4" INLET	6.50"	4"	2"	2.50"
6" INLET	8.25"	4"	2"	3.25"



2-12-26 date

Maelle Gavet  
9 SHOREHAVEN ROAD NORWALK, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2784 project

2 OF 2 sheet

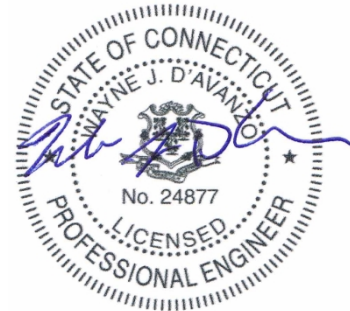
FAIRFIELD COUNTY ENGINEERING L.L.C.  
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

**DRAINAGE REPORT**  
**PREPARED FOR**  
**EXISTING AND PROPOSED SITE CONDITIONS**

LOCATED AT:

9 SHOREHAVEN ROAD

FCE #2784



NORWALK, CONNECTICUT

February 12, 2026

**FAIRFIELD COUNTY ENGINEERING, LLC**

**CIVIL ENGINEERS**

**60 WINFIELD ST.**  
**NORWALK, CONNECTICUT 06855**  
**(203) 831-8005**  
**FAX: (203) 831-8006**  
**E-mail to: [wayne@fairfieldce.com](mailto:wayne@fairfieldce.com)**



## NARRATIVE:

The subject of this report is a 1.097 acre parcel located on Shorehaven Road in Norwalk. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

## EXISTING CONDITIONS:

The subject parcel located on the north side of Shorehaven Road, approximately 800 feet from its intersection with Canfield Avenue. This analysis will consider the pre existing conditions as the vacant lot. The lot slopes gently down from the road to the rear, generally from the south to the north.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consists of Udorthents-Urban land complex, which has a Hydrologic classification of 'B'.

The pre-existing runoff as developed from a 100-Year rainfall event is 6.03 c.f.s.

## PROPOSED CONDITIONS:

The proposal for this property is to construct a detached ADU with associated driveway extension.

The proposed runoff accounting for the installed retention from a 100-Year rainfall event is 5.72 c.f.s.

## COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 100-year thru 2 Year storm event, which have a 1% and 50% chance of occurring in any given 12 month period, respectively.

### Pre Existing Conditions:

Lawn	47,797 s.f.	CN 69
Total -	47,797 s.f.	

Weighted CN - **69**

### Proposed Conditions:

House	4,287 s.f.	CN 98
Driveway	994 s.f.	CN 98
Decks	1,656 s.f.	CN 85
ADU	808 s.f.	CN 98
Driveway Extension	779 s.f.	CN 98
Deck	82 s.f.	CN 85
Lawn	39,191 s.f.	CN 69
Total -	47,797 s.f.	

Weighted CN - **74**

### Water Quality Volume

$$I = (18.0 \times 0.009) + 0.05 = 0.2120$$

$$WQV = (0.2120 (1.097 \text{ acres})/12) \times 1.3 = 0.0251944 \text{ ac-ft} = 1,097.5 \text{ ft}^3.$$

### Groundwater Recharge Volume

$$GWV = 1,097.5 \text{ ft}^3 \times 0.25 = 274.4 \text{ ft}^3.$$

### Water Quality Volume Increased Impervious surfaces

$$8,606 \text{ s.f.} / 12 \times 1.3 = 932.3 \text{ ft}^3.$$

## SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	<b>6.03</b> c.f.s.	5.00 c.f.s.	4.06	2.86	1.13
Proposed Runoff : (with existing retention)	5.72 c.f.s.	4.78 c.f.s.	3.92	2.81	1.19
Runoff Retained:	0.96 c.f.s.	0.86 c.f.s.	0.76	0.62	0.40
Areas Bypassing Retention Plus overflow:	<b>5.89</b> c.f.s.	4.65 c.f.s.	3.80	2.71	1.13

Volume difference (100 Year) = 18,737 ft<sup>3</sup> – 18,195 ft<sup>3</sup> = 542 ft<sup>3</sup>

## CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from the roof of the ADU will be routed to the existing 39 units of Cultec R-150XLHD retention chambers.

This system will decrease the net peak runoff during a 100 Year storm to 5.89 c.f.s. from its current peak of 6.03 c.f.s.

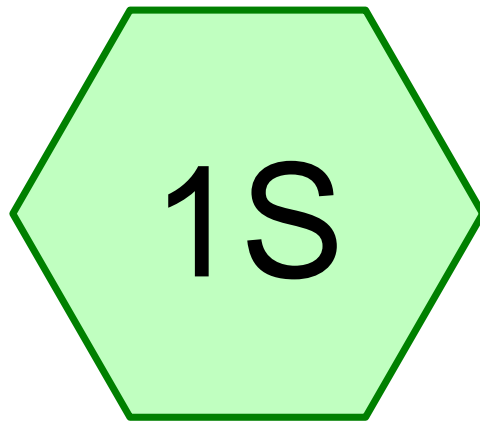
The proposed retention system provides 1,848 ft<sup>3</sup> of storage. This meets the Water Quality Volume for the added impervious surfaces, and provides groundwater recharge. There is no increase in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

There is one watershed on the property, with the runoff being directed generally from the south down to the north, from the road to the rear. The drainage pattern will not be altered by the proposed improvements.

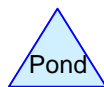
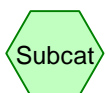
The property lies in Flood Zones AE 12 and VE 14.

The proposed drainage and stormwater retention system complies with the City of Norwalk DPW Drainage Manual of June, 2017.

The proposed improvements will have no adverse impact on surrounding properties.



# Existing Conditions



**Routing Diagram for 2784Existing**  
Prepared by Fairfield County Engineering LLC, Printed 2/26/2026  
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

**Summary for Subcatchment 1S: Existing Conditions**

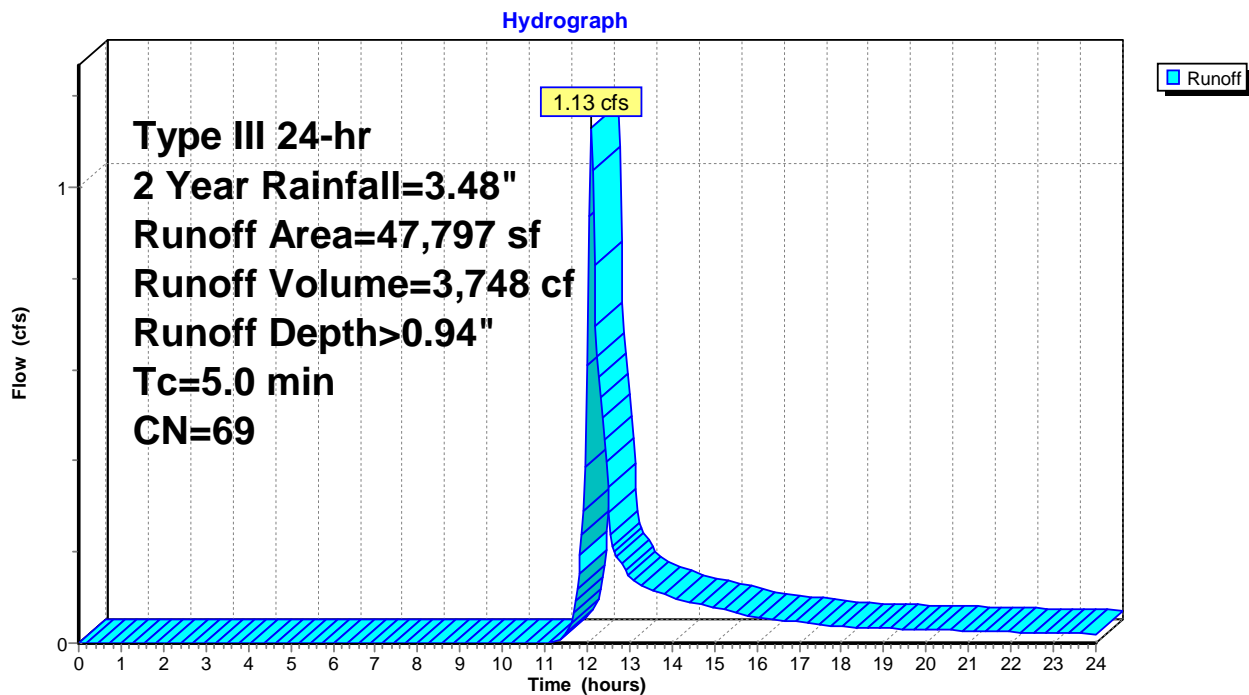
Runoff = 1.13 cfs @ 12.09 hrs, Volume= 3,748 cf, Depth> 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
47,797	69	50-75% Grass cover, Fair, HSG B
47,797		100.00% Pervious Area

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

**Subcatchment 1S: Existing Conditions**



### Summary for Subcatchment 1S: Existing Conditions

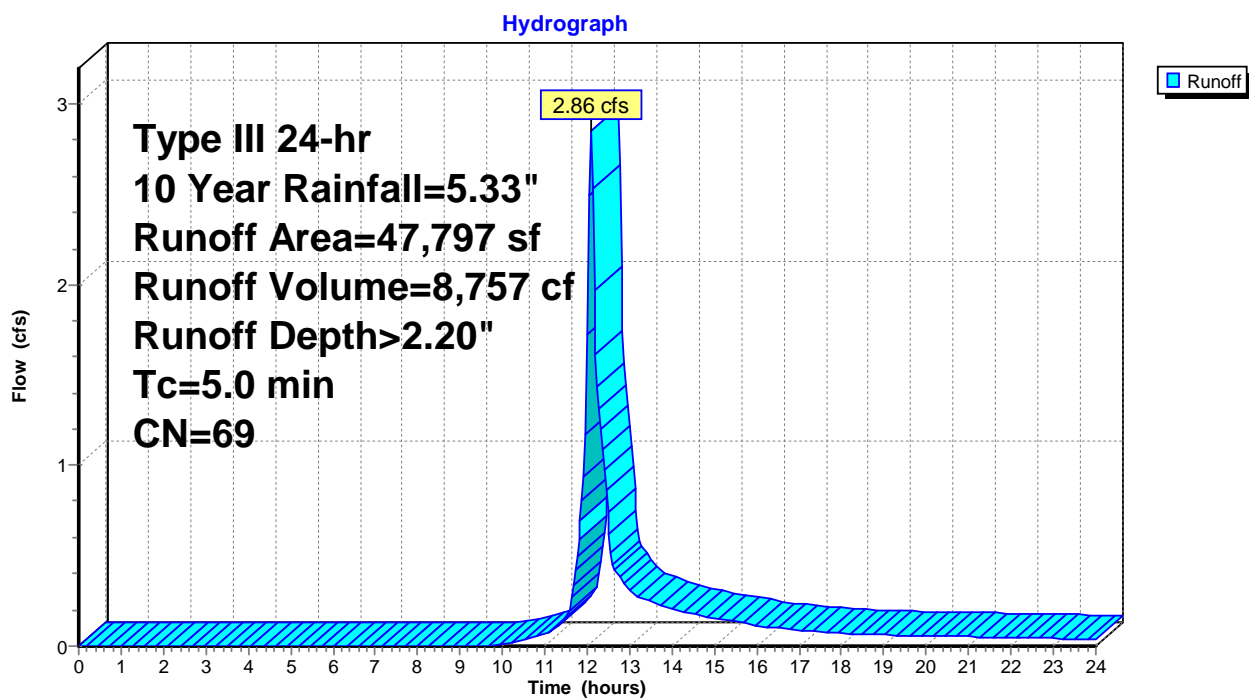
Runoff = 2.86 cfs @ 12.08 hrs, Volume= 8,757 cf, Depth> 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
47,797	69	50-75% Grass cover, Fair, HSG B
47,797		100.00% Pervious Area

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

### Subcatchment 1S: Existing Conditions



**Summary for Subcatchment 1S: Existing Conditions**

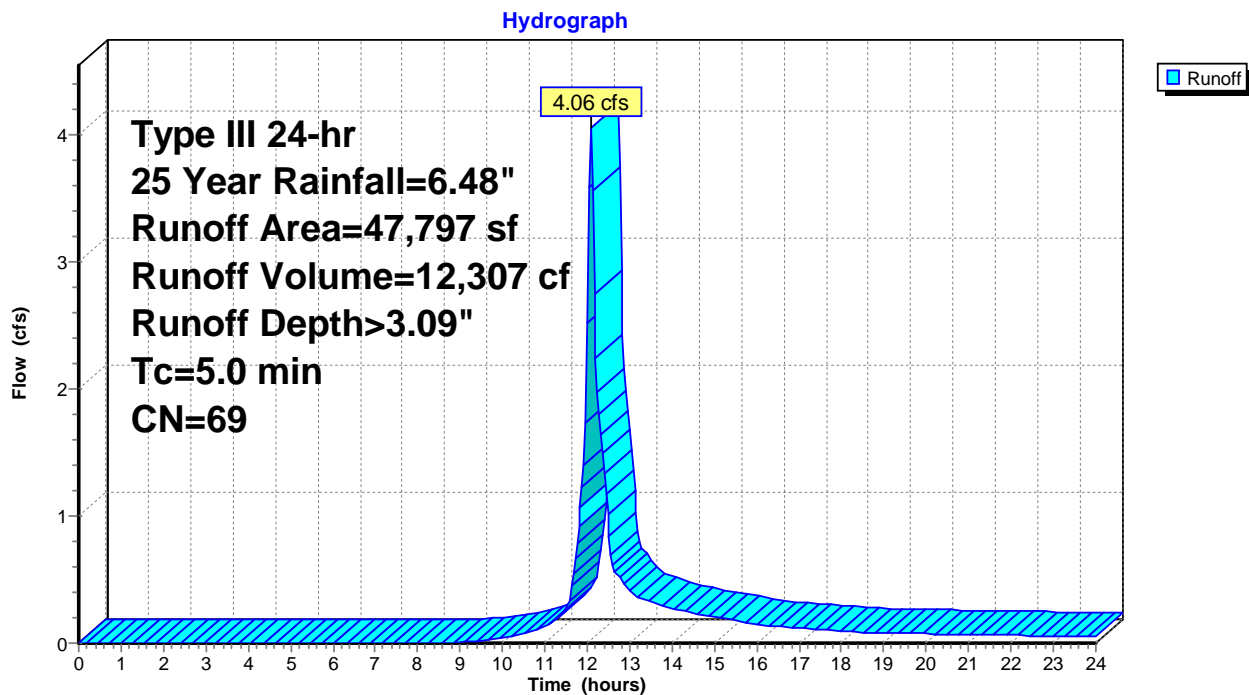
Runoff = 4.06 cfs @ 12.08 hrs, Volume= 12,307 cf, Depth> 3.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
47,797	69	50-75% Grass cover, Fair, HSG B
47,797		100.00% Pervious Area

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

**Subcatchment 1S: Existing Conditions**



### Summary for Subcatchment 1S: Existing Conditions

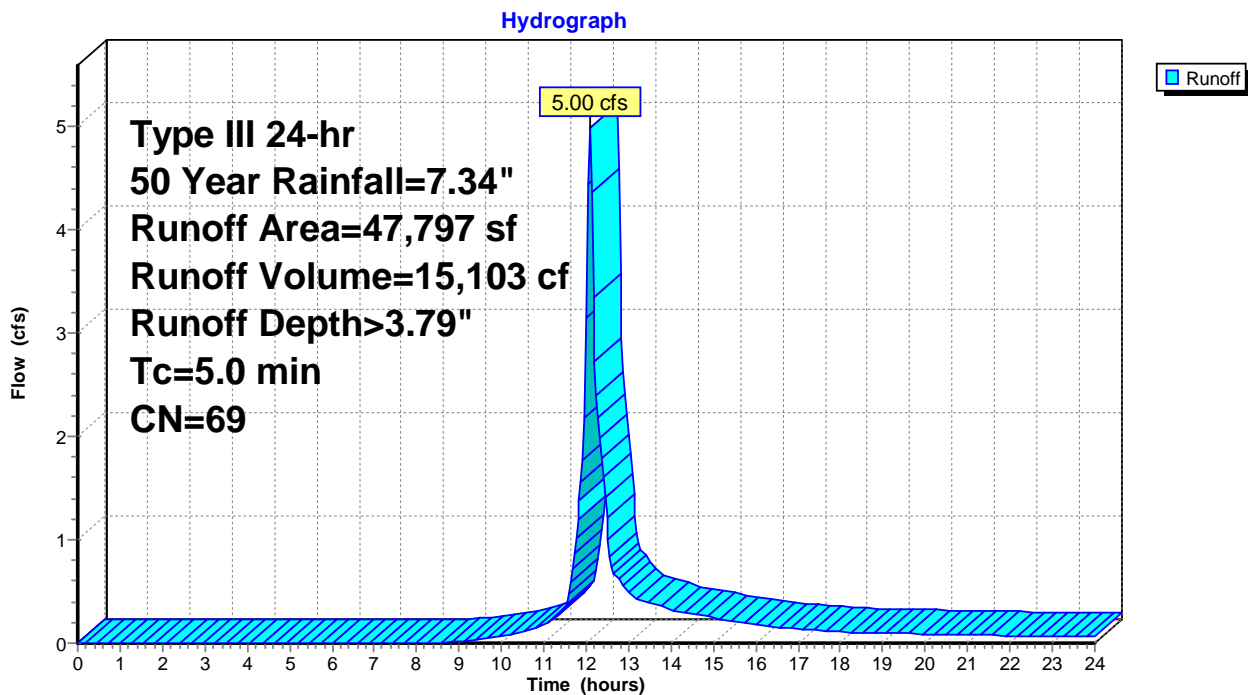
Runoff = 5.00 cfs @ 12.08 hrs, Volume= 15,103 cf, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
47,797	69	50-75% Grass cover, Fair, HSG B
47,797		100.00% Pervious Area

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

### Subcatchment 1S: Existing Conditions



### Summary for Subcatchment 1S: Existing Conditions

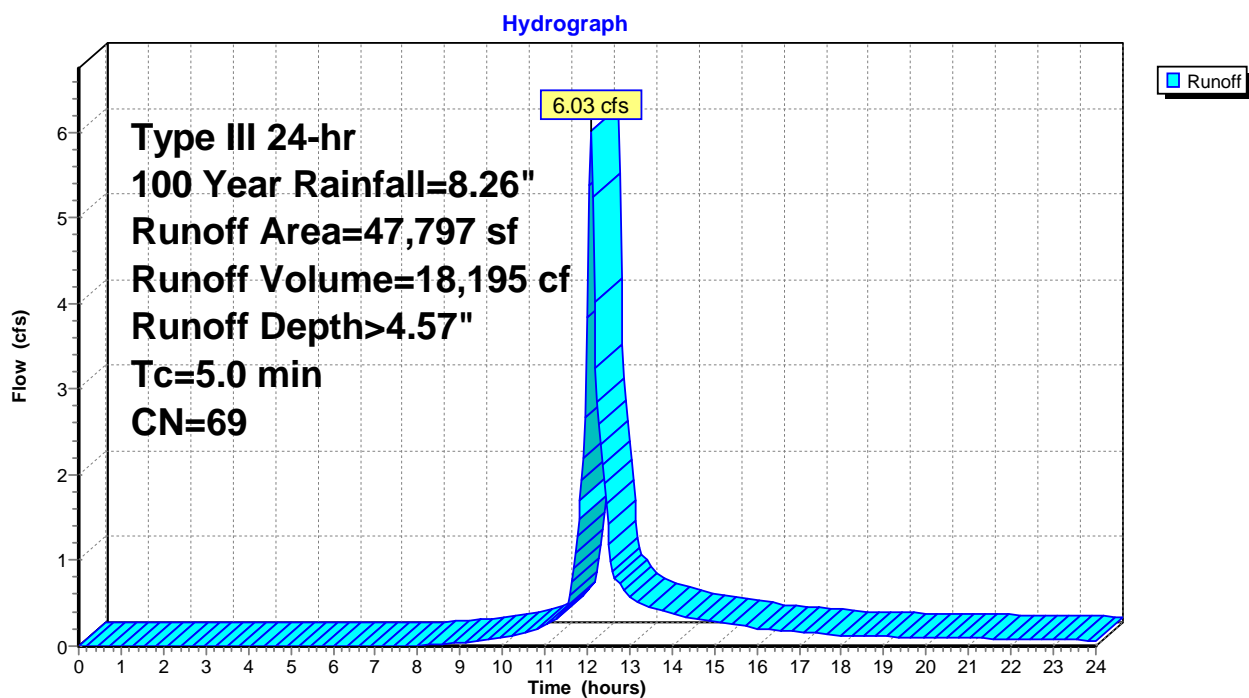
Runoff = 6.03 cfs @ 12.08 hrs, Volume= 18,195 cf, Depth> 4.57"

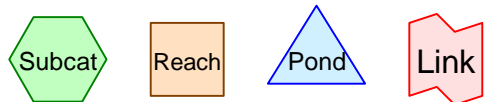
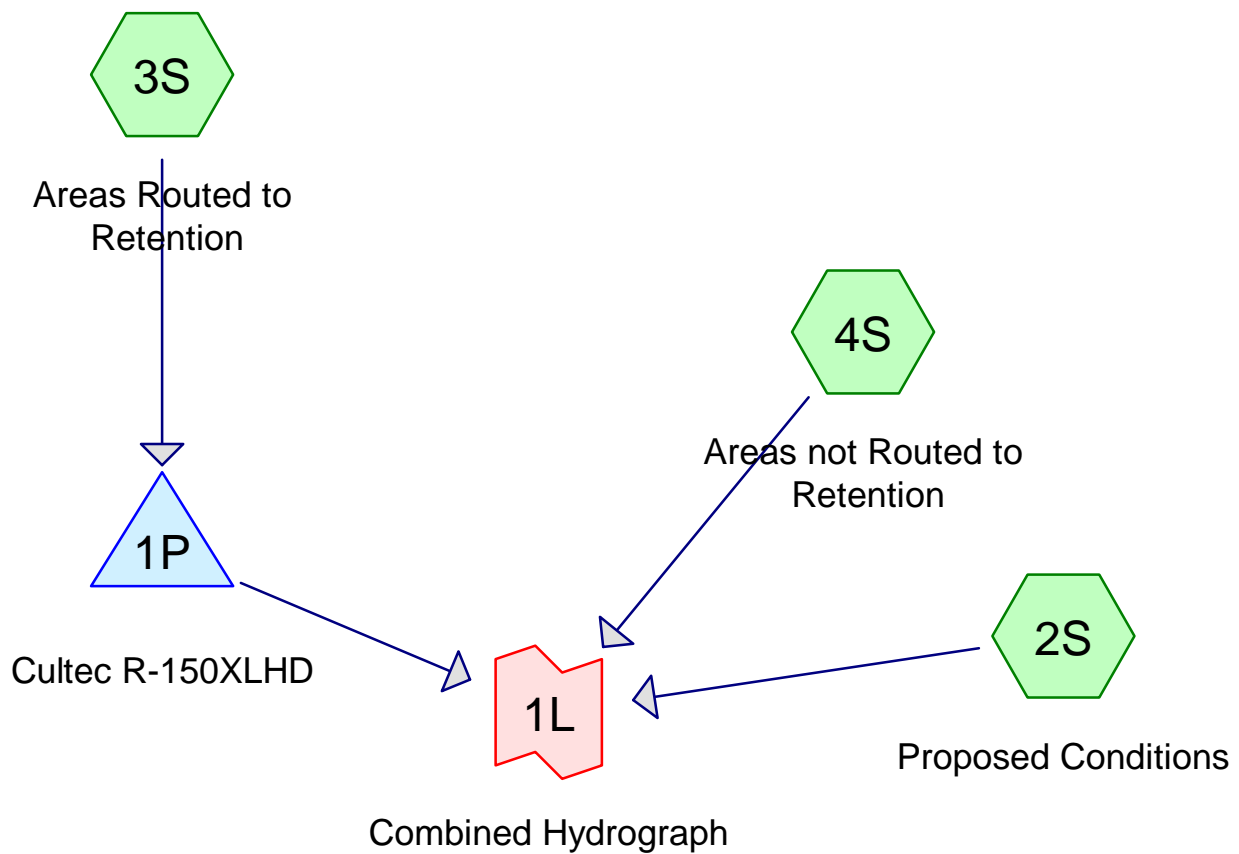
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
47,797	69	50-75% Grass cover, Fair, HSG B
47,797		100.00% Pervious Area

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

### Subcatchment 1S: Existing Conditions





**Routing Diagram for 2784Proposed**  
 Prepared by Fairfield County Engineering LLC, Printed 2/26/2026  
 HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

### Summary for Subcatchment 2S: Proposed Conditions

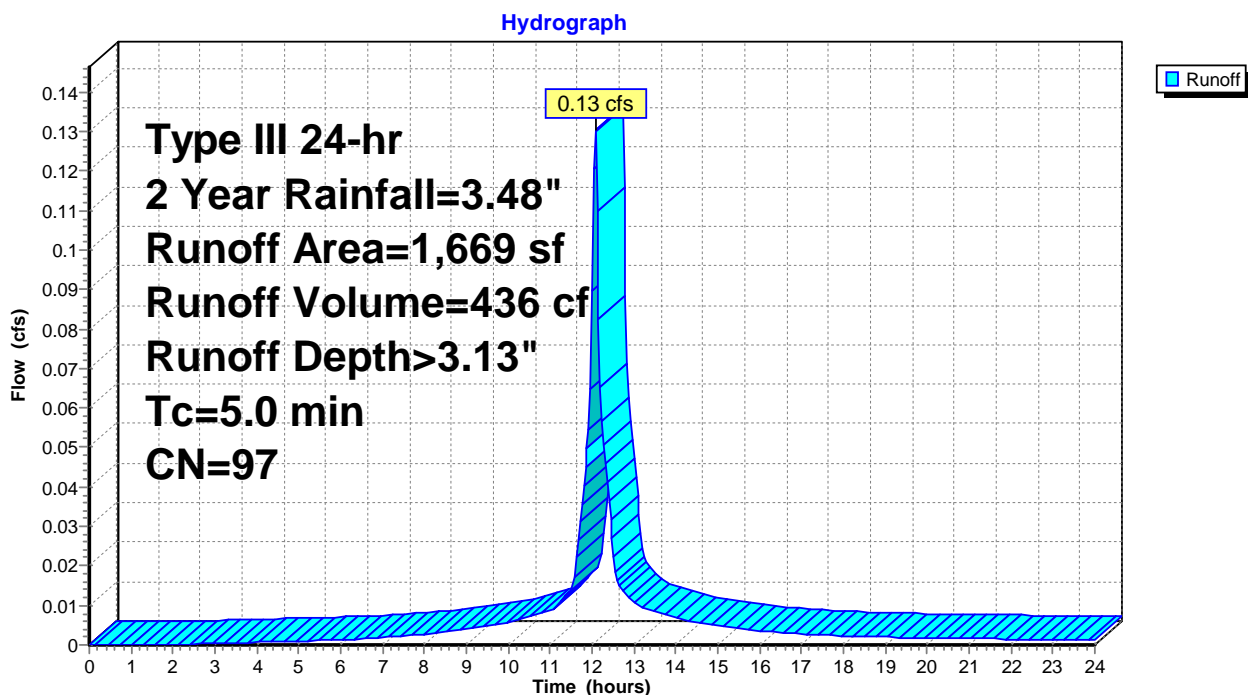
Runoff = 0.13 cfs @ 12.07 hrs, Volume= 436 cf, Depth> 3.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
* 808	98	ADU
* 779	98	Driveway
* 82	85	Deck
1,669	97	Weighted Average
82		4.91% Pervious Area
1,587		95.09% Impervious Area

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

### Subcatchment 2S: Proposed Conditions



### Summary for Subcatchment 3S: Areas Routed to Retention

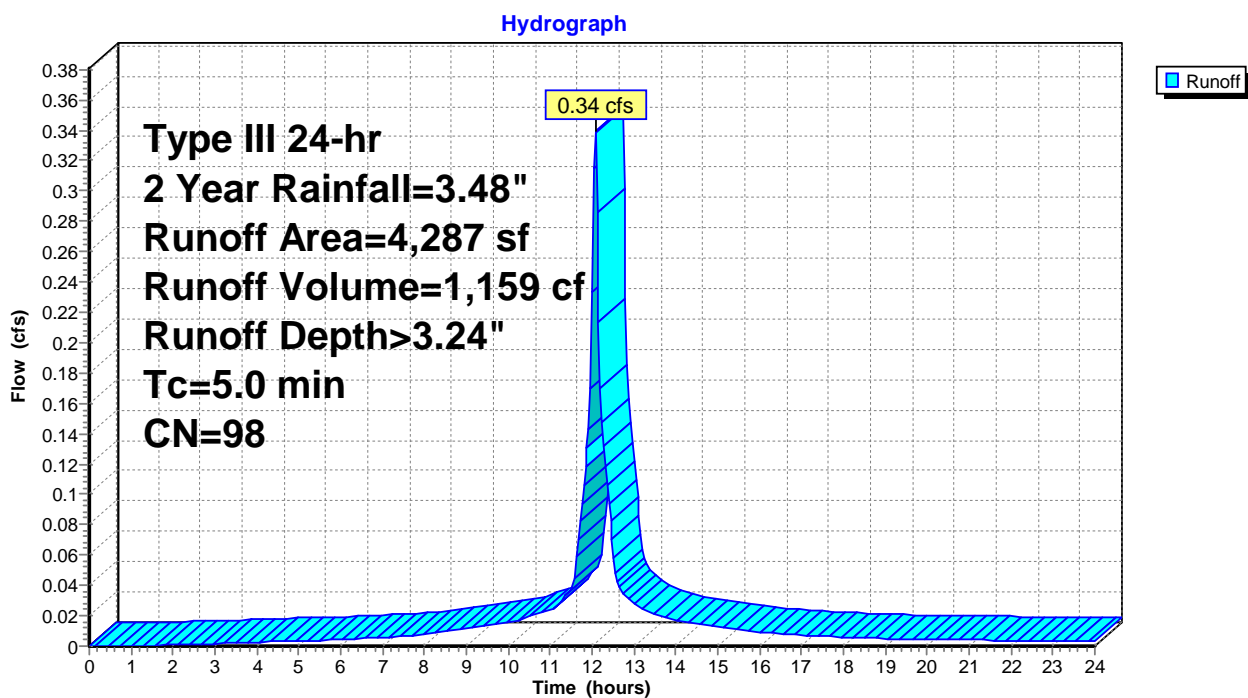
Runoff = 0.34 cfs @ 12.07 hrs, Volume= 1,159 cf, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

### Subcatchment 3S: Areas Routed to Retention



### Summary for Subcatchment 4S: Areas not Routed to Retention

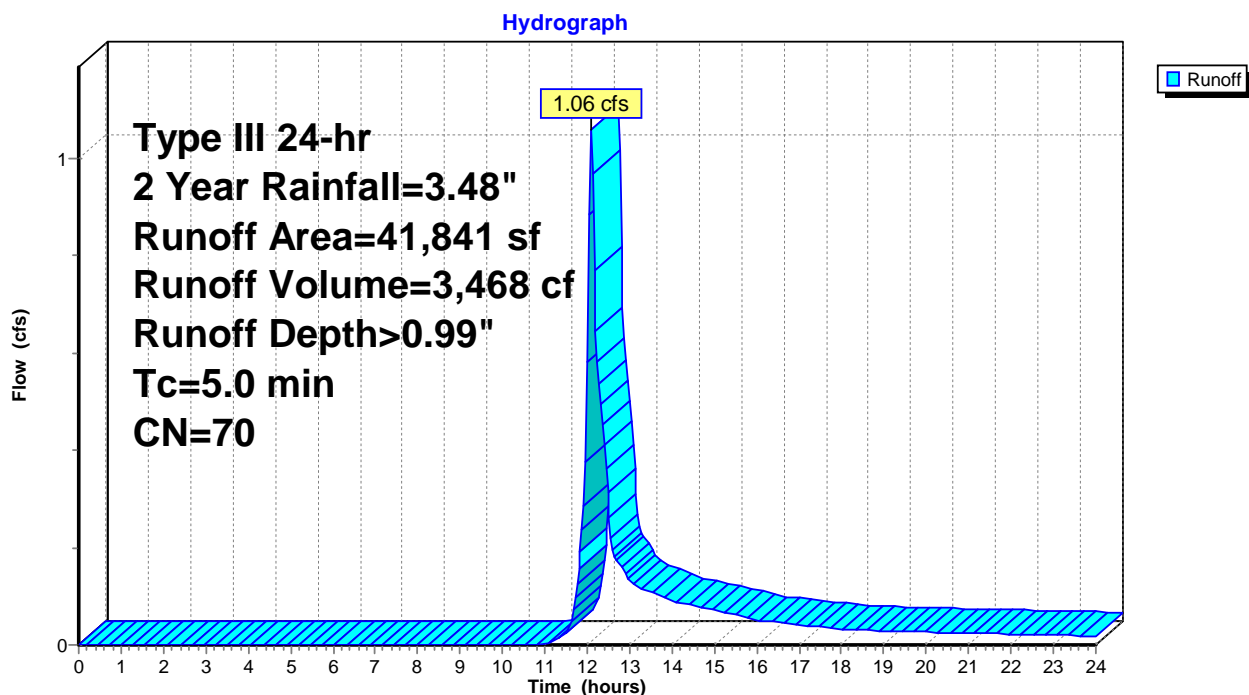
Runoff = 1.06 cfs @ 12.09 hrs, Volume= 3,468 cf, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 4,287 sf, 100.00% Impervious, Inflow Depth > 3.24" for 2 Year event  
 Inflow = 0.34 cfs @ 12.07 hrs, Volume= 1,159 cf  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 7.44' @ 24.00 hrs Surf.Area= 1,466 sf Storage= 1,159 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no outflow)

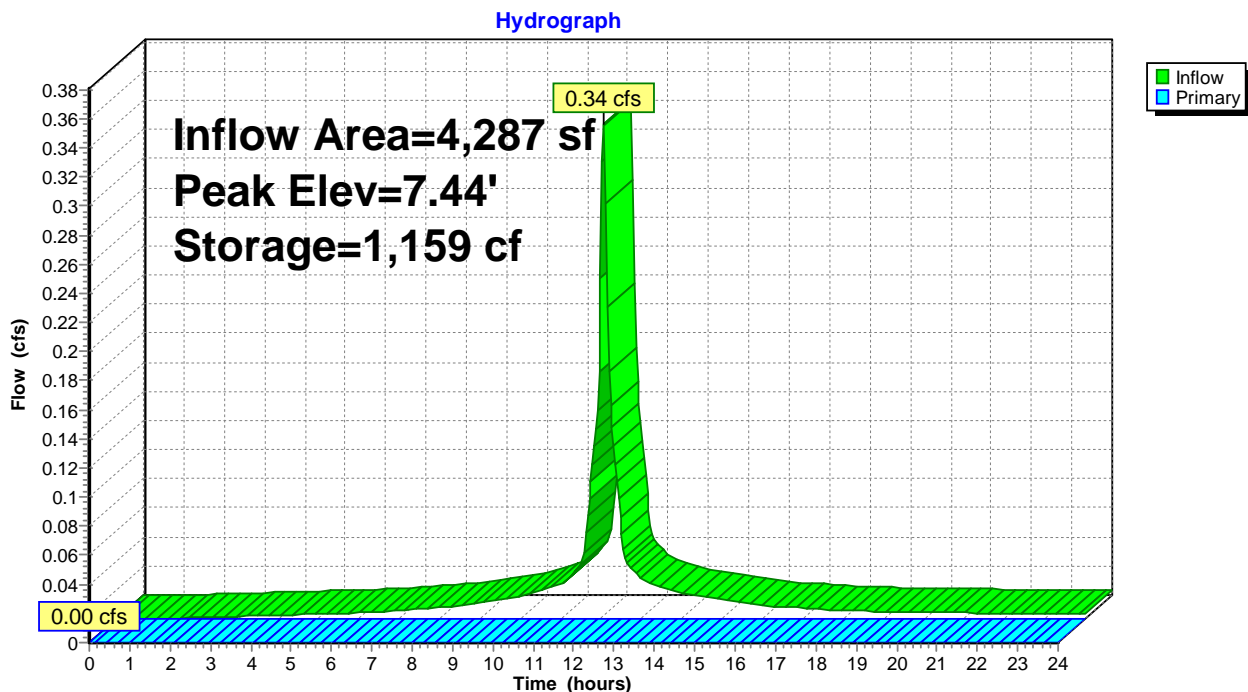
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
		1,848 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.40' (Free Discharge)  
 ↑1=Orifice/Grate ( Controls 0.00 cfs)

### Pond 1P: Cultec R-150XLHD

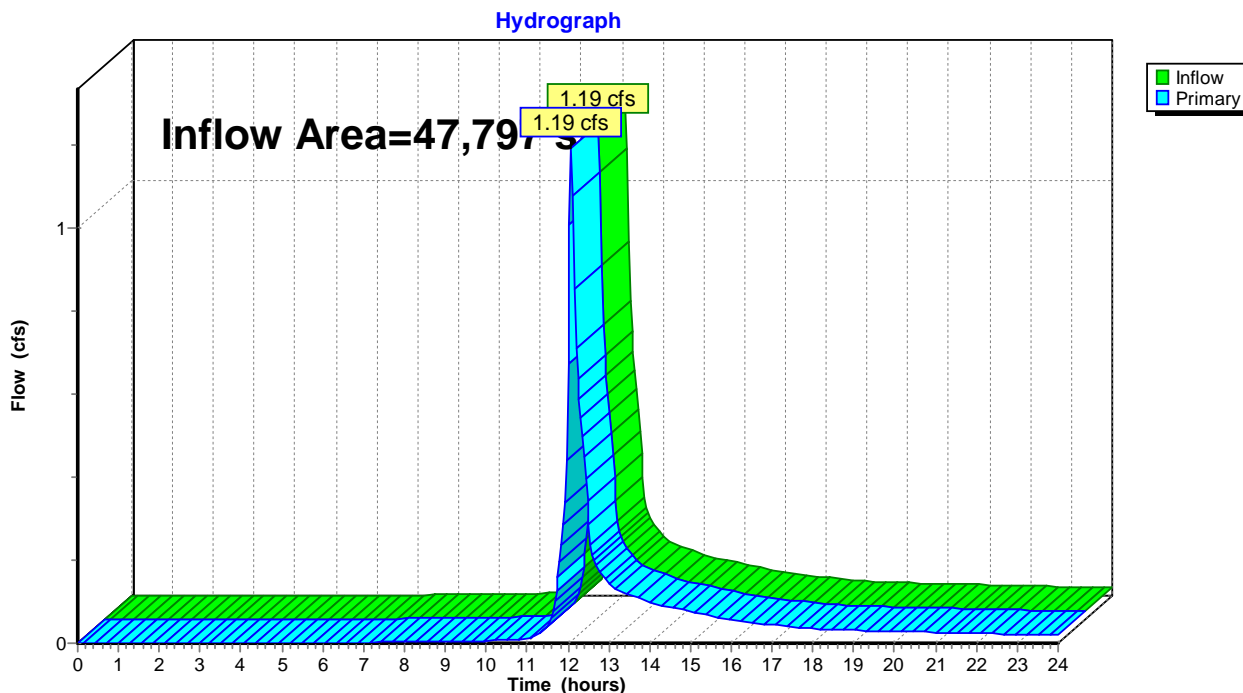


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 0.98" for 2 Year event  
Inflow = 1.19 cfs @ 12.08 hrs, Volume= 3,904 cf  
Primary = 1.19 cfs @ 12.08 hrs, Volume= 3,904 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



### Summary for Subcatchment 2S: Proposed Conditions

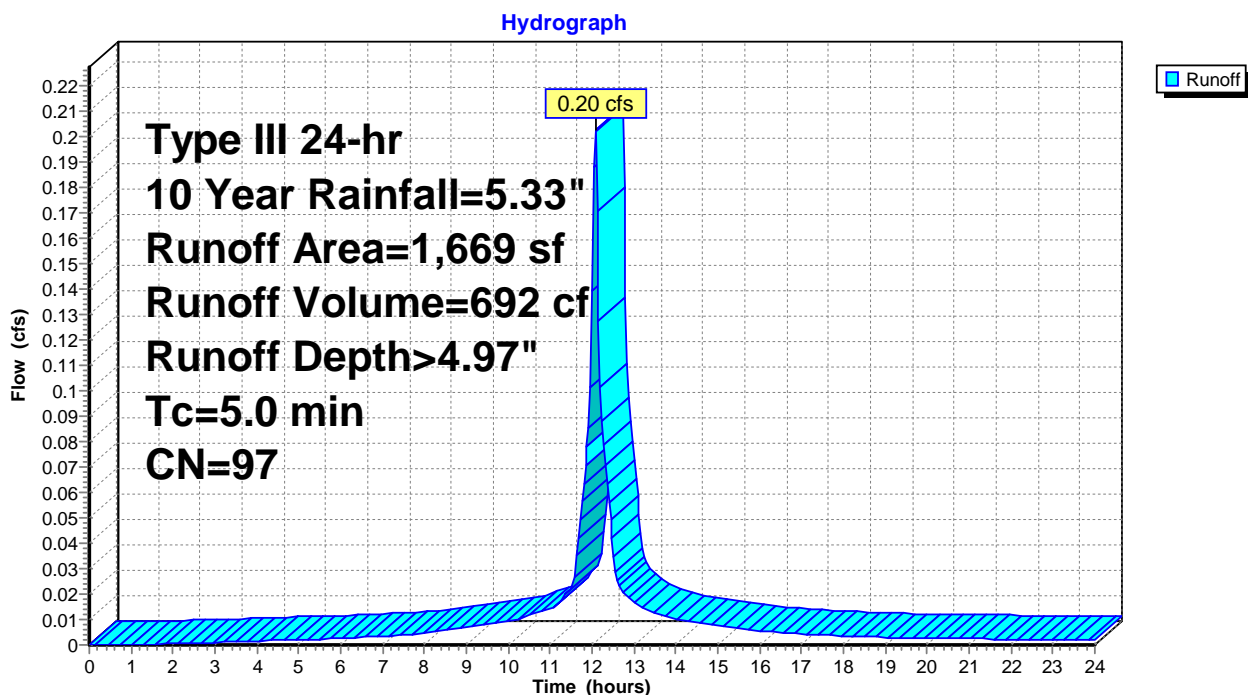
Runoff = 0.20 cfs @ 12.07 hrs, Volume= 692 cf, Depth> 4.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
* 808	98	ADU
* 779	98	Driveway
* 82	85	Deck
1,669	97	Weighted Average
82		4.91% Pervious Area
1,587		95.09% Impervious Area

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

### Subcatchment 2S: Proposed Conditions



### Summary for Subcatchment 3S: Areas Routed to Retention

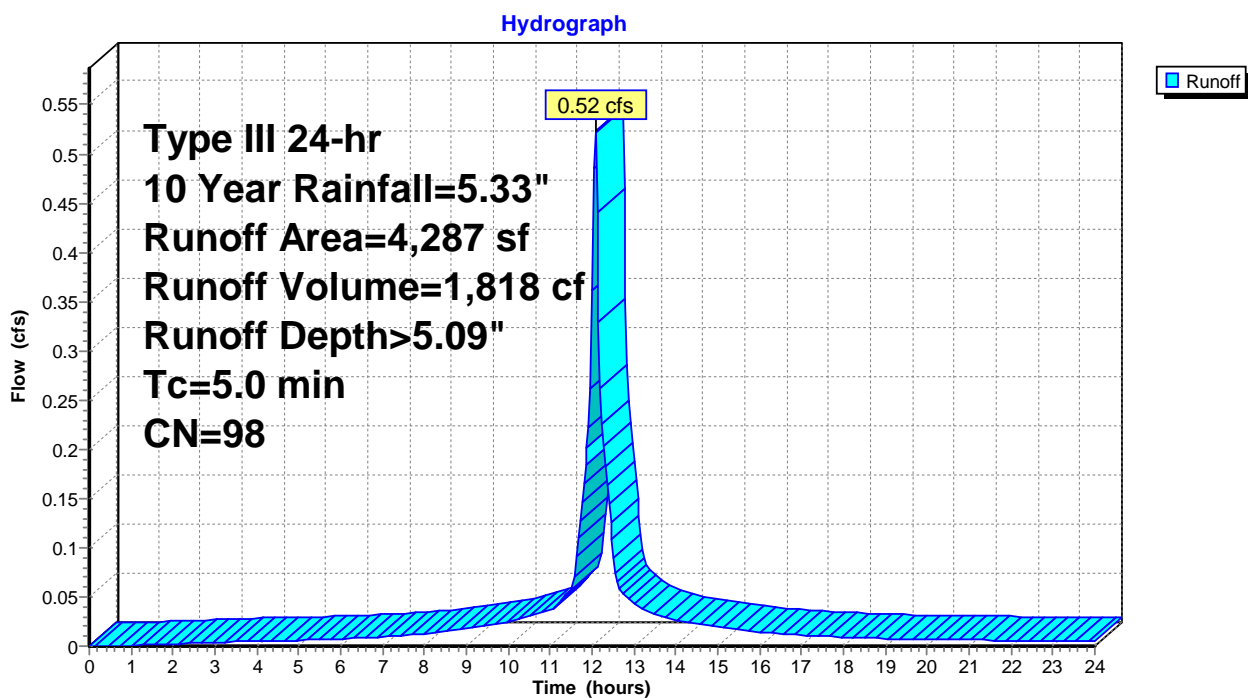
Runoff = 0.52 cfs @ 12.07 hrs, Volume= 1,818 cf, Depth> 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

### Subcatchment 3S: Areas Routed to Retention



### Summary for Subcatchment 4S: Areas not Routed to Retention

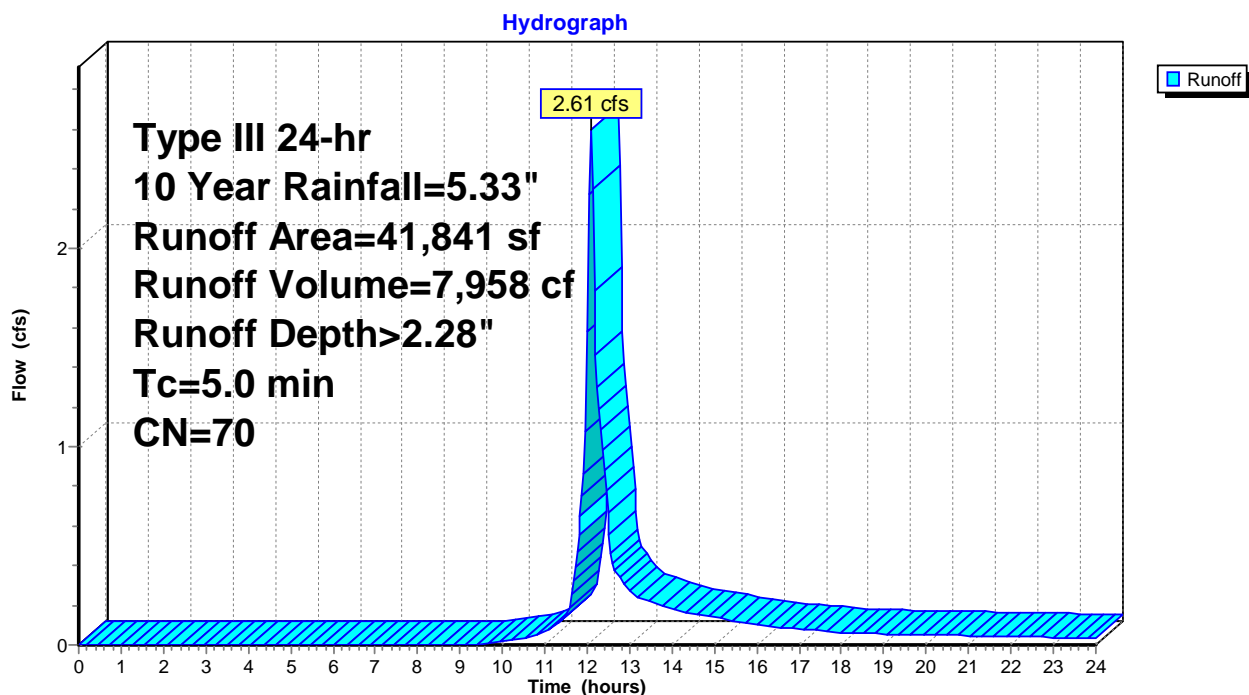
Runoff = 2.61 cfs @ 12.08 hrs, Volume= 7,958 cf, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 4,287 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 Year event  
 Inflow = 0.52 cfs @ 12.07 hrs, Volume= 1,818 cf  
 Outflow = 0.02 cfs @ 15.75 hrs, Volume= 260 cf, Atten= 97%, Lag= 220.8 min  
 Primary = 0.02 cfs @ 15.75 hrs, Volume= 260 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 7.96' @ 15.75 hrs Surf.Area= 1,466 sf Storage= 1,565 cf

Plug-Flow detention time= 703.8 min calculated for 259 cf (14% of inflow)  
 Center-of-Mass det. time= 383.9 min ( 1,129.6 - 745.7 )

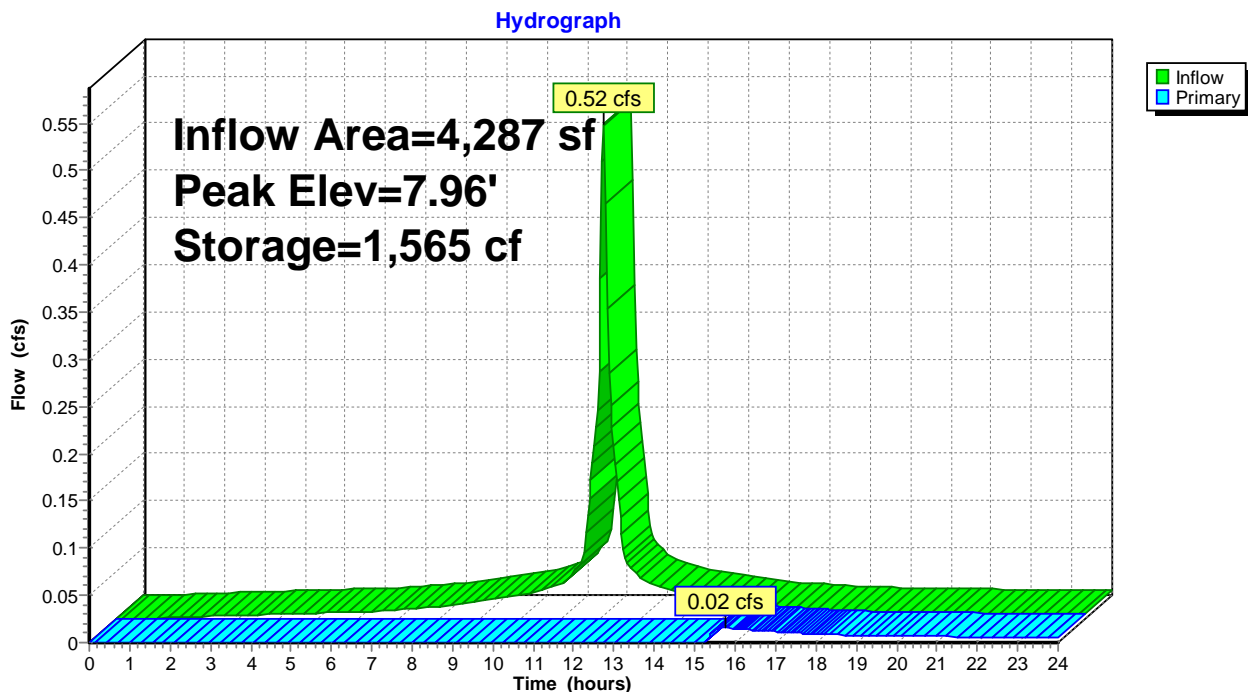
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
		1,848 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.01 cfs @ 15.75 hrs HW=7.96' (Free Discharge)  
 ←1=Orifice/Grate (Weir Controls 0.01 cfs @ 0.46 fps)

### Pond 1P: Cultec R-150XLHD

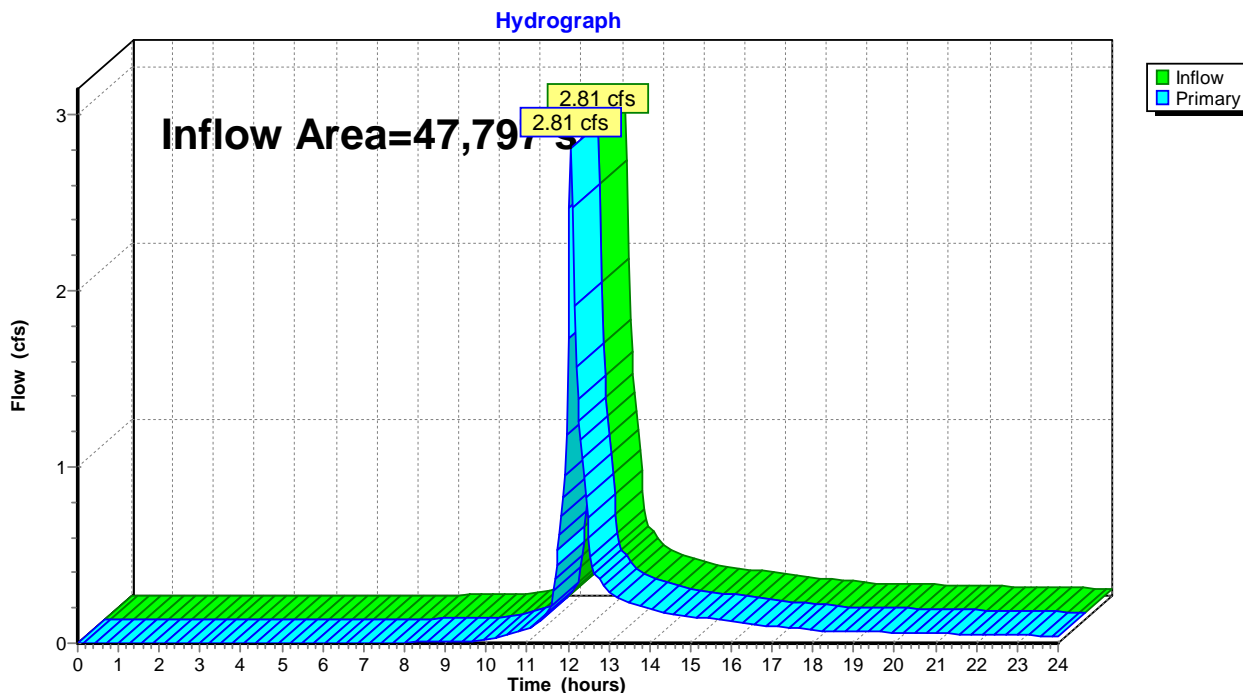


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 2.24" for 10 Year event  
Inflow = 2.81 cfs @ 12.08 hrs, Volume= 8,909 cf  
Primary = 2.81 cfs @ 12.08 hrs, Volume= 8,909 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



### Summary for Subcatchment 2S: Proposed Conditions

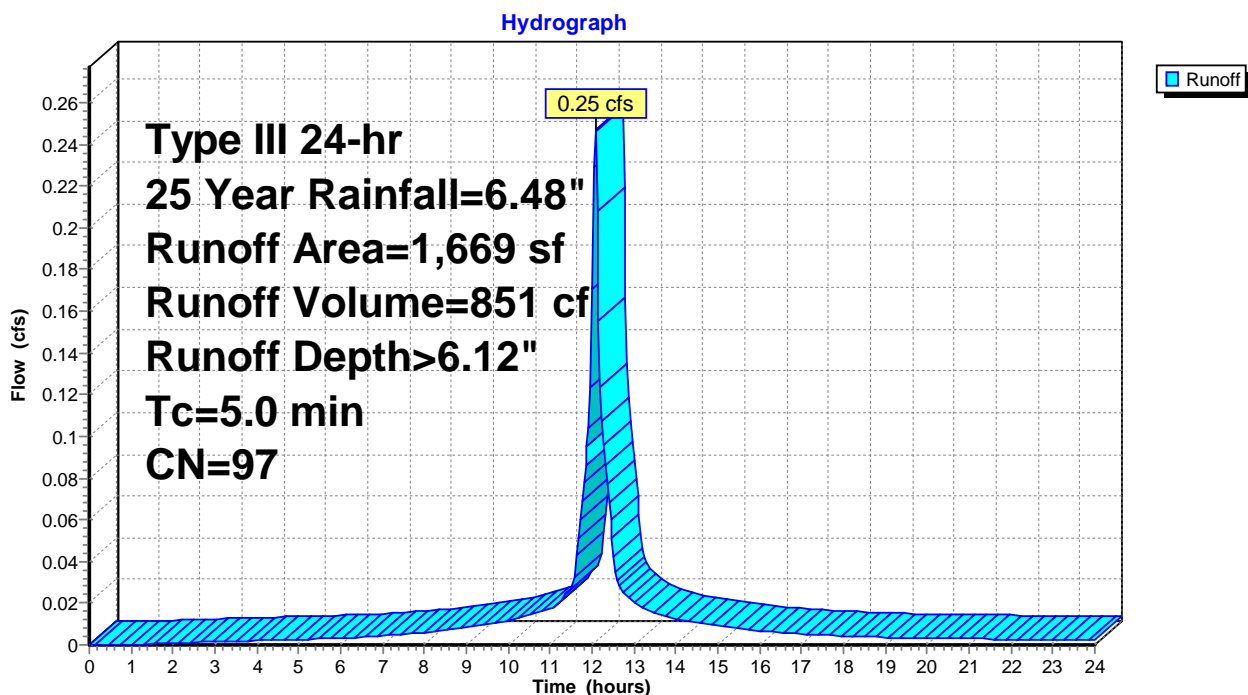
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 851 cf, Depth> 6.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
* 808	98	ADU
* 779	98	Driveway
* 82	85	Deck
1,669	97	Weighted Average
82		4.91% Pervious Area
1,587		95.09% Impervious Area

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

### Subcatchment 2S: Proposed Conditions



**Summary for Subcatchment 3S: Areas Routed to Retention**

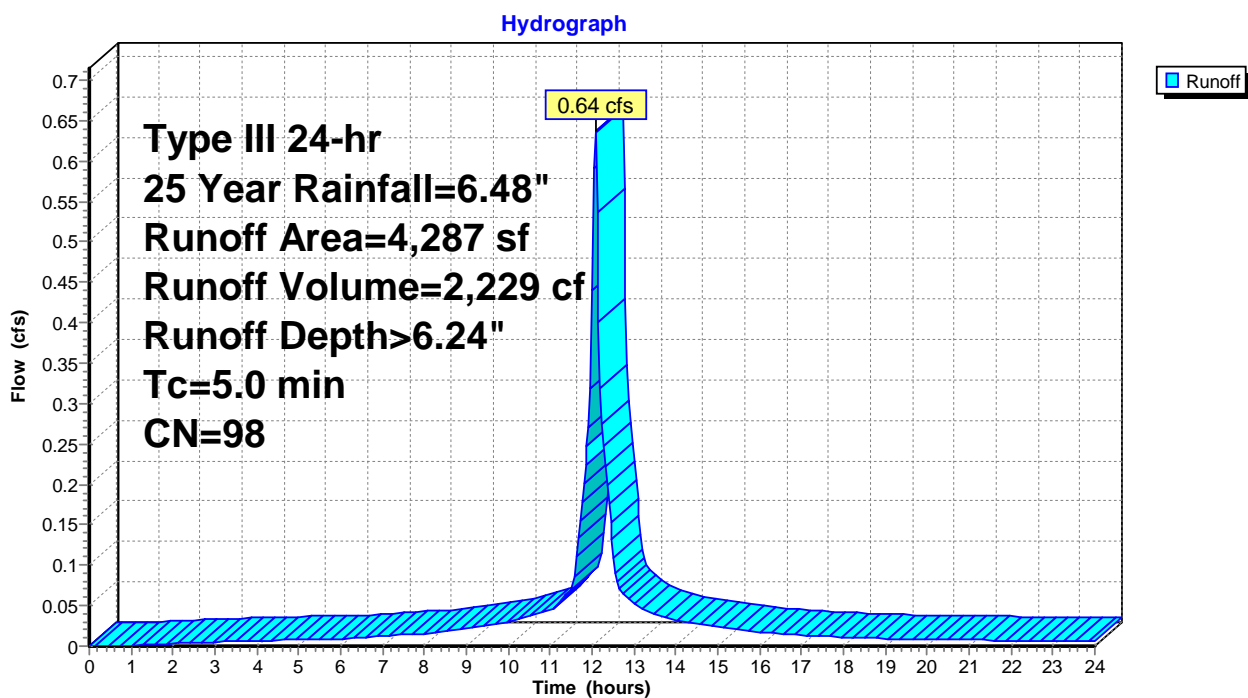
Runoff = 0.64 cfs @ 12.07 hrs, Volume= 2,229 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

**Subcatchment 3S: Areas Routed to Retention**



### Summary for Subcatchment 4S: Areas not Routed to Retention

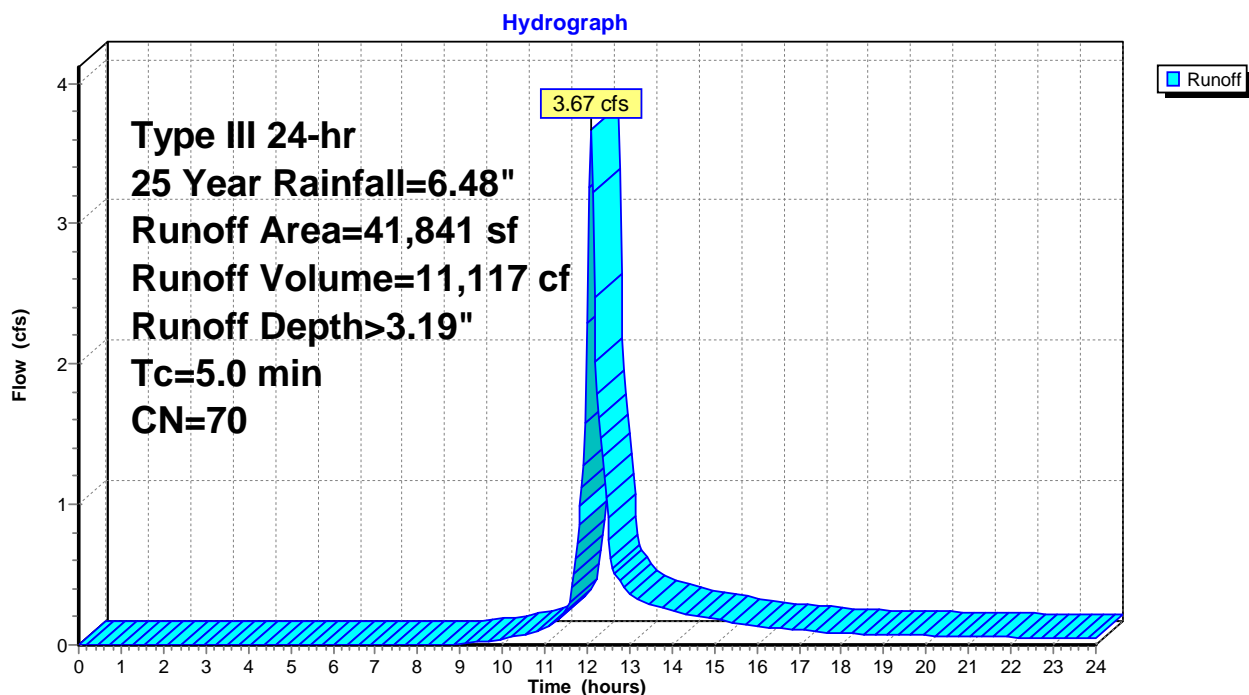
Runoff = 3.67 cfs @ 12.08 hrs, Volume= 11,117 cf, Depth> 3.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 4,287 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 Year event  
 Inflow = 0.64 cfs @ 12.07 hrs, Volume= 2,229 cf  
 Outflow = 0.06 cfs @ 12.93 hrs, Volume= 669 cf, Atten= 91%, Lag= 51.2 min  
 Primary = 0.06 cfs @ 12.93 hrs, Volume= 669 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 7.99' @ 12.93 hrs Surf.Area= 1,466 sf Storage= 1,582 cf

Plug-Flow detention time= 430.6 min calculated for 668 cf (30% of inflow)  
 Center-of-Mass det. time= 229.2 min ( 971.9 - 742.7 )

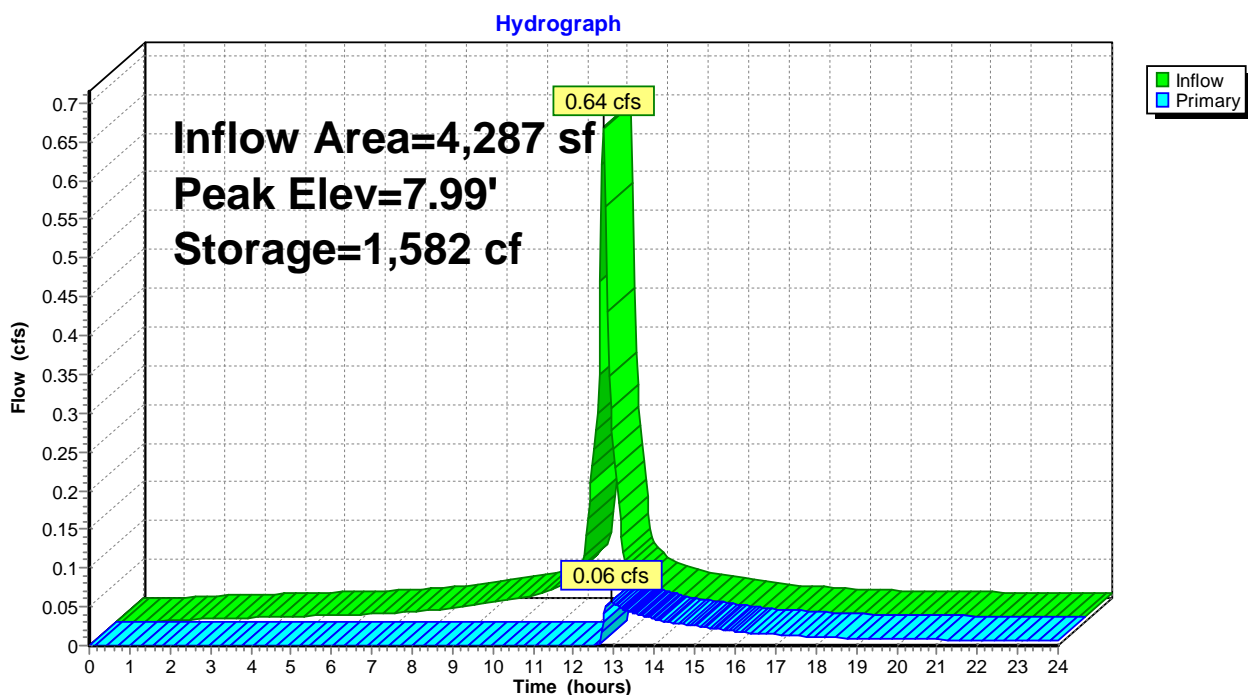
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
1,848 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.06 cfs @ 12.93 hrs HW=7.99' (Free Discharge)  
 ↑1=Orifice/Grate (Weir Controls 0.06 cfs @ 0.72 fps)

### Pond 1P: Cultec R-150XLHD

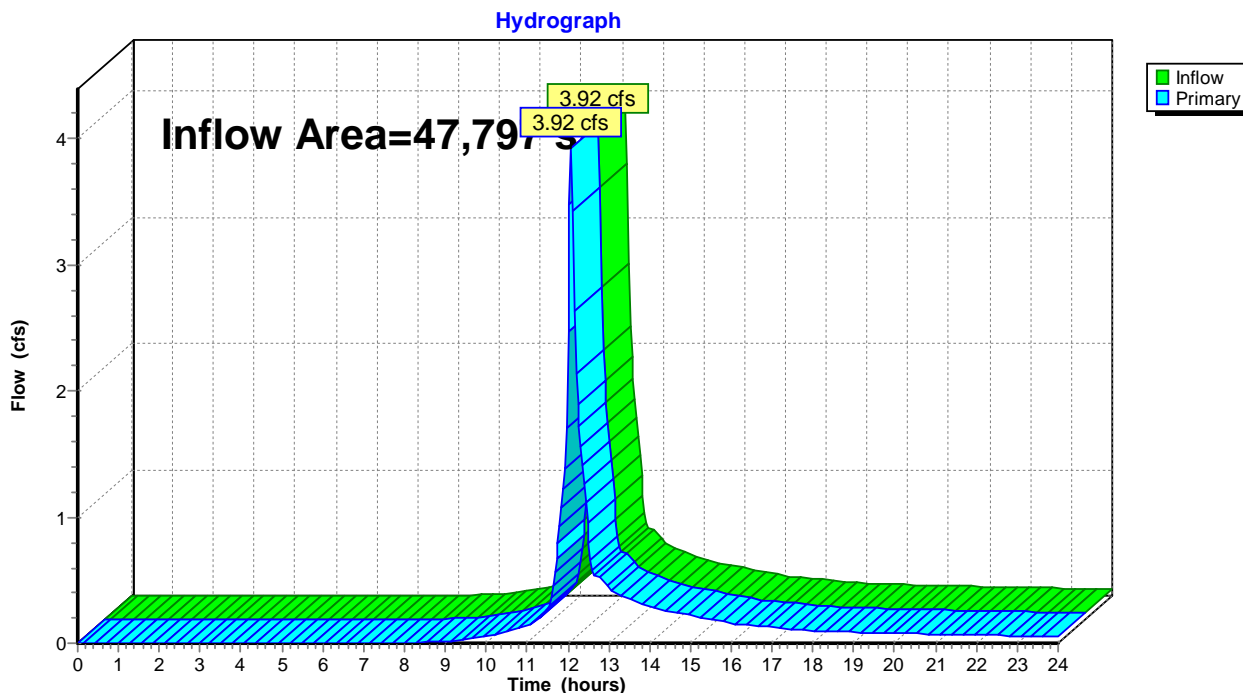


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 3.17" for 25 Year event  
Inflow = 3.92 cfs @ 12.08 hrs, Volume= 12,637 cf  
Primary = 3.92 cfs @ 12.08 hrs, Volume= 12,637 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



### Summary for Subcatchment 2S: Proposed Conditions

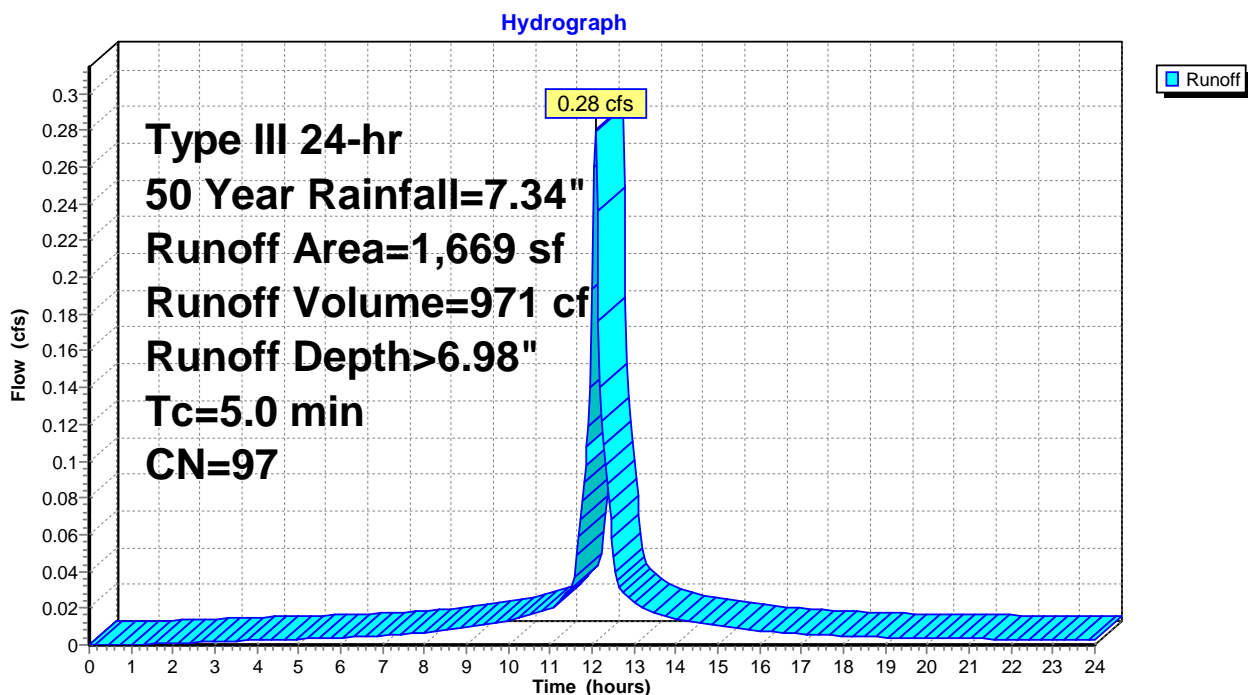
Runoff = 0.28 cfs @ 12.07 hrs, Volume= 971 cf, Depth> 6.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
* 808	98	ADU
* 779	98	Driveway
* 82	85	Deck
1,669	97	Weighted Average
82		4.91% Pervious Area
1,587		95.09% Impervious Area

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

### Subcatchment 2S: Proposed Conditions



### Summary for Subcatchment 3S: Areas Routed to Retention

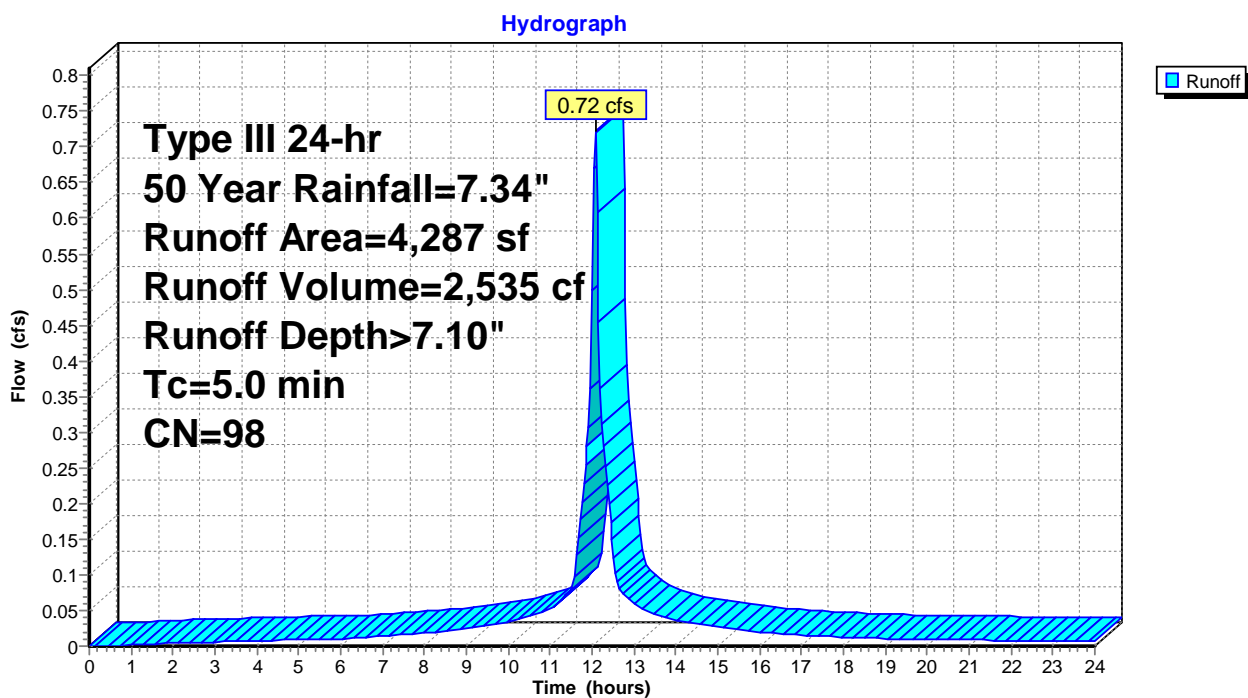
Runoff = 0.72 cfs @ 12.07 hrs, Volume= 2,535 cf, Depth> 7.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

### Subcatchment 3S: Areas Routed to Retention



### Summary for Subcatchment 4S: Areas not Routed to Retention

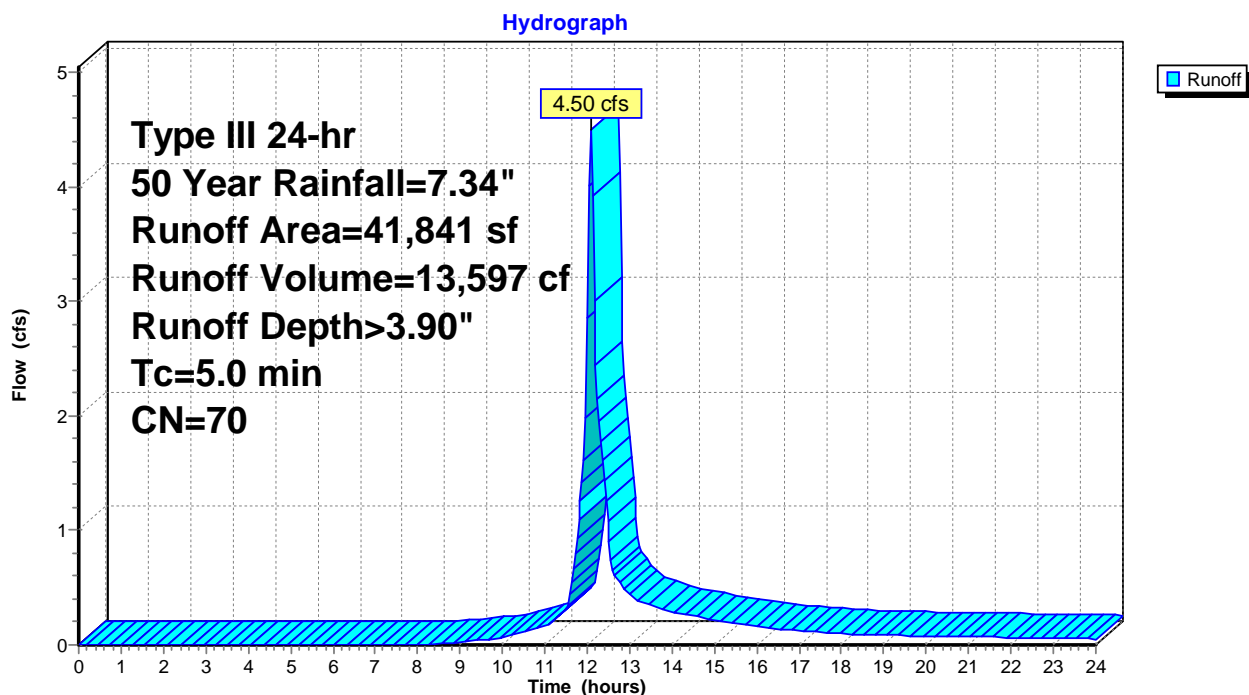
Runoff = 4.50 cfs @ 12.08 hrs, Volume= 13,597 cf, Depth> 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 4,287 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 Year event  
 Inflow = 0.72 cfs @ 12.07 hrs, Volume= 2,535 cf  
 Outflow = 0.18 cfs @ 12.43 hrs, Volume= 975 cf, Atten= 75%, Lag= 21.6 min  
 Primary = 0.18 cfs @ 12.43 hrs, Volume= 975 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 8.05' @ 12.43 hrs Surf.Area= 1,466 sf Storage= 1,617 cf

Plug-Flow detention time= 347.7 min calculated for 975 cf (38% of inflow)  
 Center-of-Mass det. time= 181.4 min ( 922.4 - 741.0 )

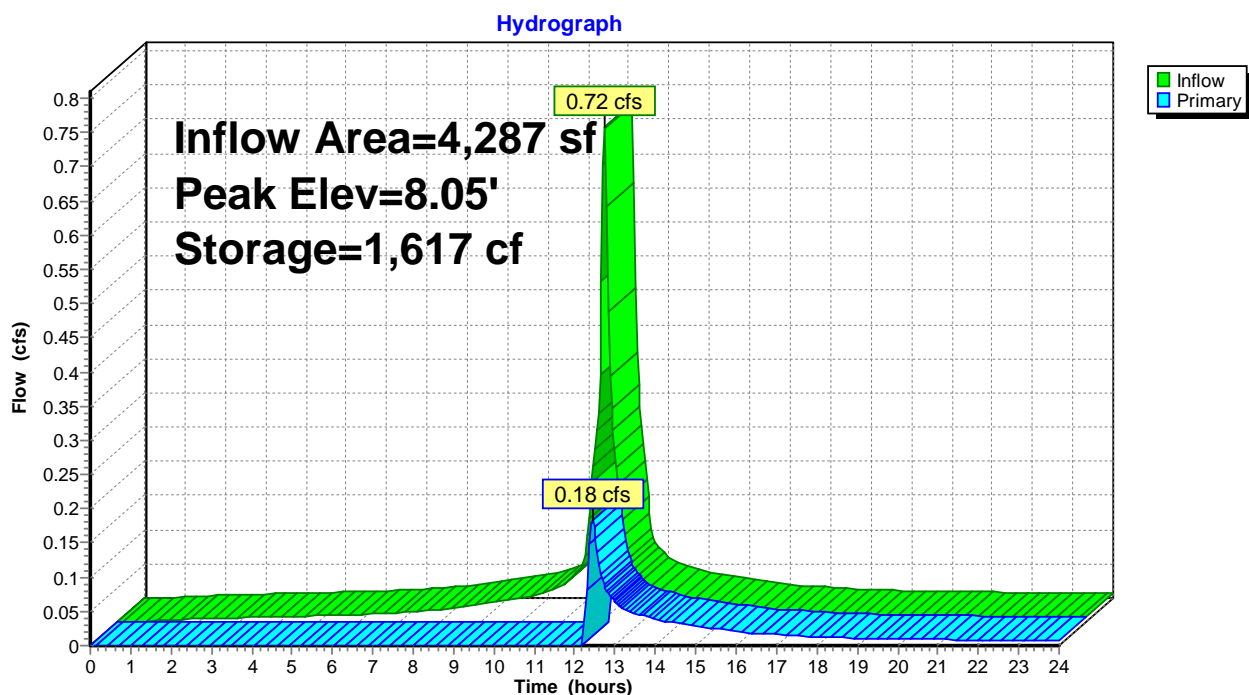
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
1,848 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.18 cfs @ 12.43 hrs HW=8.05' (Free Discharge)  
 ↑1=Orifice/Grate (Weir Controls 0.18 cfs @ 1.07 fps)

### Pond 1P: Cultec R-150XLHD

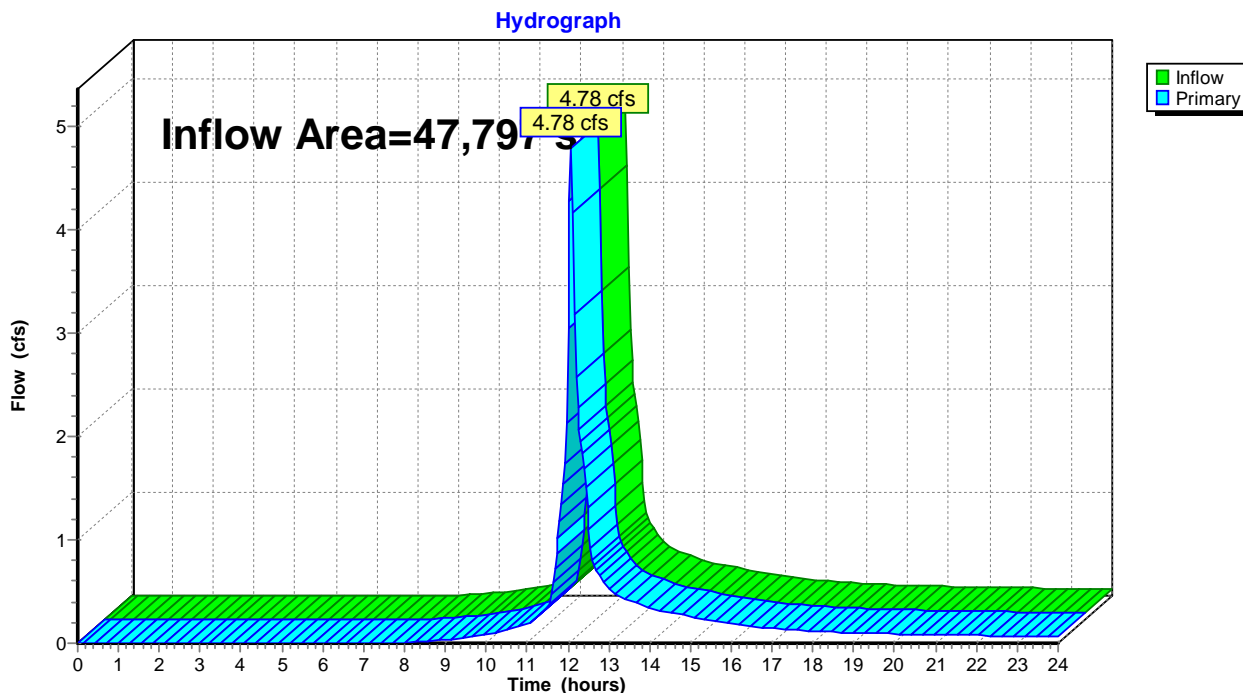


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 3.90" for 50 Year event  
Inflow = 4.78 cfs @ 12.08 hrs, Volume= 15,543 cf  
Primary = 4.78 cfs @ 12.08 hrs, Volume= 15,543 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



### Summary for Subcatchment 2S: Proposed Conditions

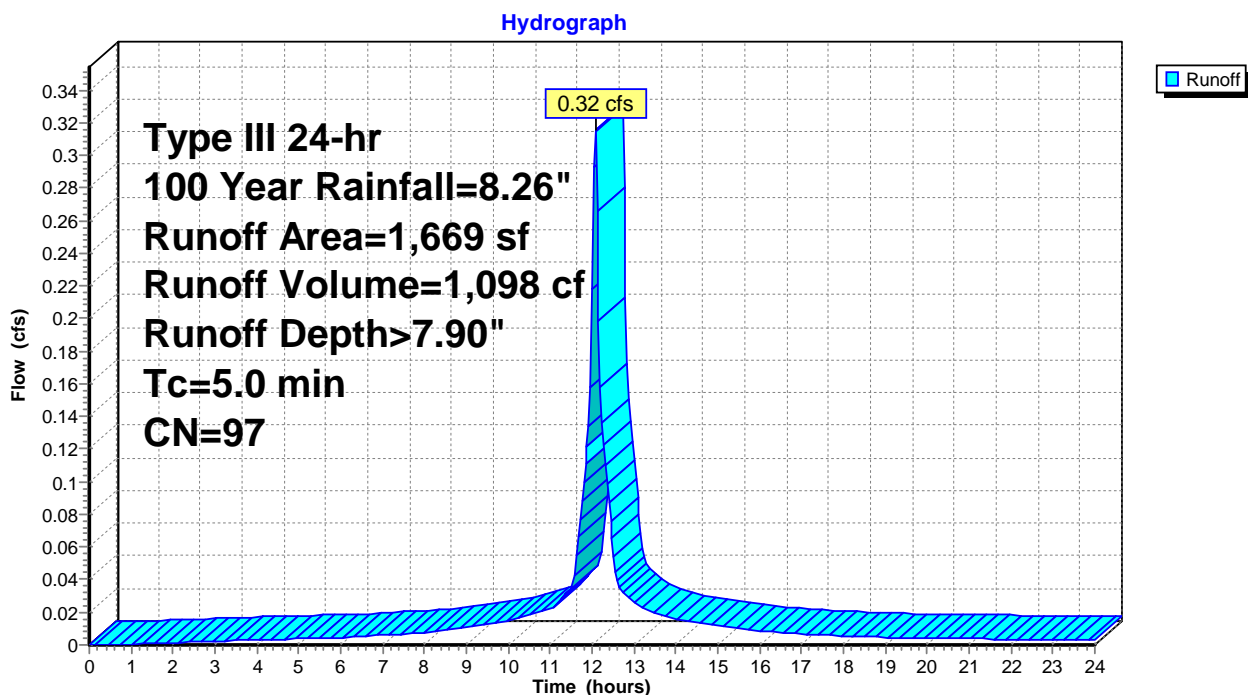
Runoff = 0.32 cfs @ 12.07 hrs, Volume= 1,098 cf, Depth> 7.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
* 808	98	ADU
* 779	98	Driveway
* 82	85	Deck
1,669	97	Weighted Average
82		4.91% Pervious Area
1,587		95.09% Impervious Area

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

### Subcatchment 2S: Proposed Conditions



### Summary for Subcatchment 3S: Areas Routed to Retention

Runoff = 0.81 cfs @ 12.07 hrs, Volume= 2,864 cf, Depth> 8.02"

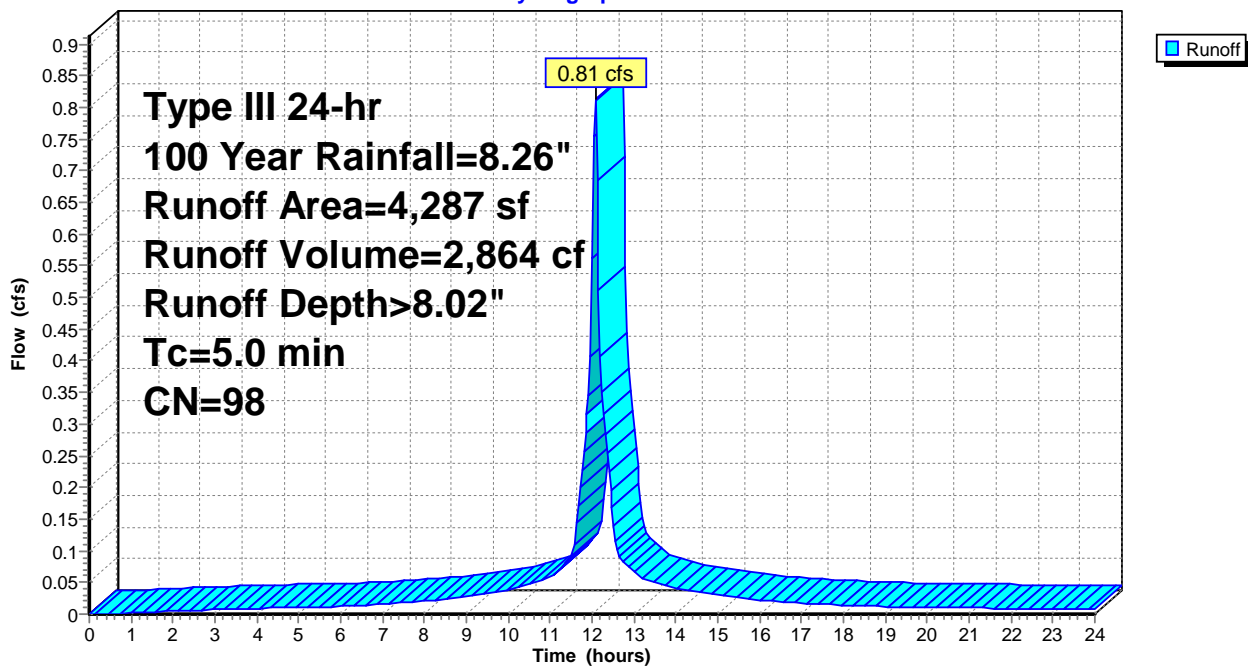
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

### Subcatchment 3S: Areas Routed to Retention

Hydrograph



**Summary for Subcatchment 4S: Areas not Routed to Retention**

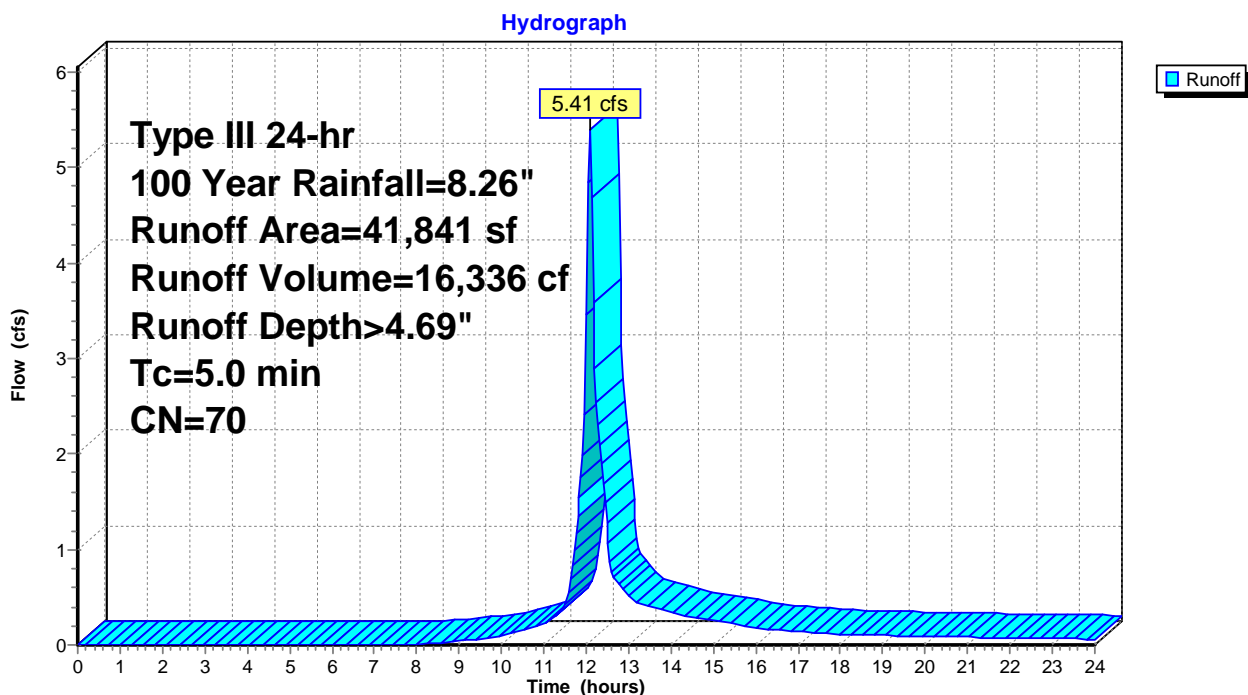
Runoff = 5.41 cfs @ 12.08 hrs, Volume= 16,336 cf, Depth> 4.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

**Subcatchment 4S: Areas not Routed to Retention**



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 4,287 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event  
 Inflow = 0.81 cfs @ 12.07 hrs, Volume= 2,864 cf  
 Outflow = 0.33 cfs @ 12.27 hrs, Volume= 1,303 cf, Atten= 60%, Lag= 12.0 min  
 Primary = 0.33 cfs @ 12.27 hrs, Volume= 1,303 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 8.10' @ 12.27 hrs Surf.Area= 1,466 sf Storage= 1,647 cf

Plug-Flow detention time= 297.7 min calculated for 1,301 cf (45% of inflow)  
 Center-of-Mass det. time= 153.4 min ( 893.0 - 739.5 )

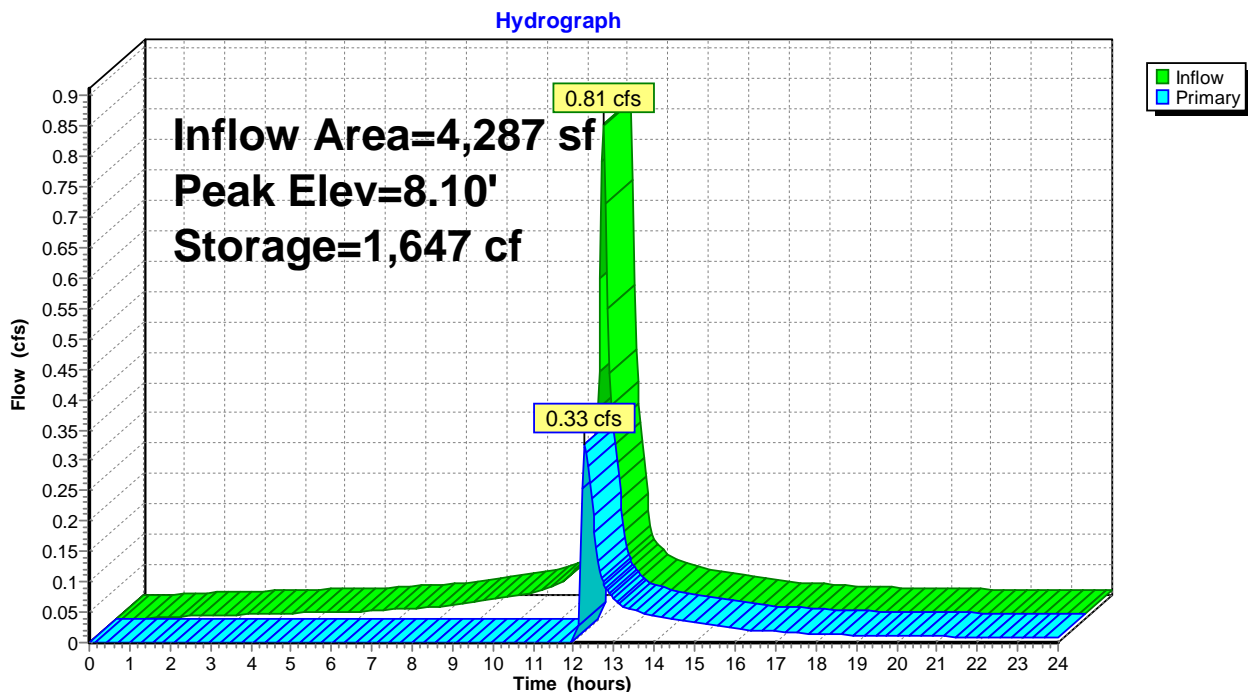
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
		1,848 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.33 cfs @ 12.27 hrs HW=8.10' (Free Discharge)  
 ←1=Orifice/Grate (Weir Controls 0.33 cfs @ 1.30 fps)

### Pond 1P: Cultec R-150XLHD

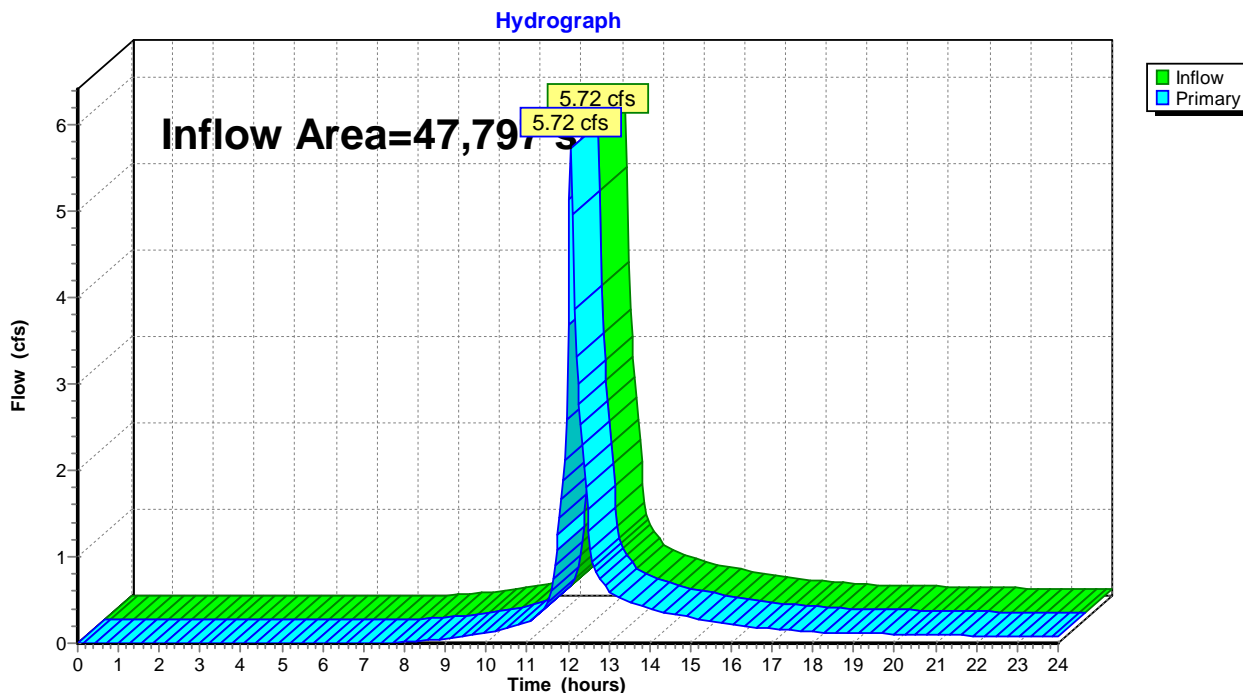


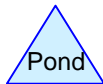
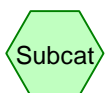
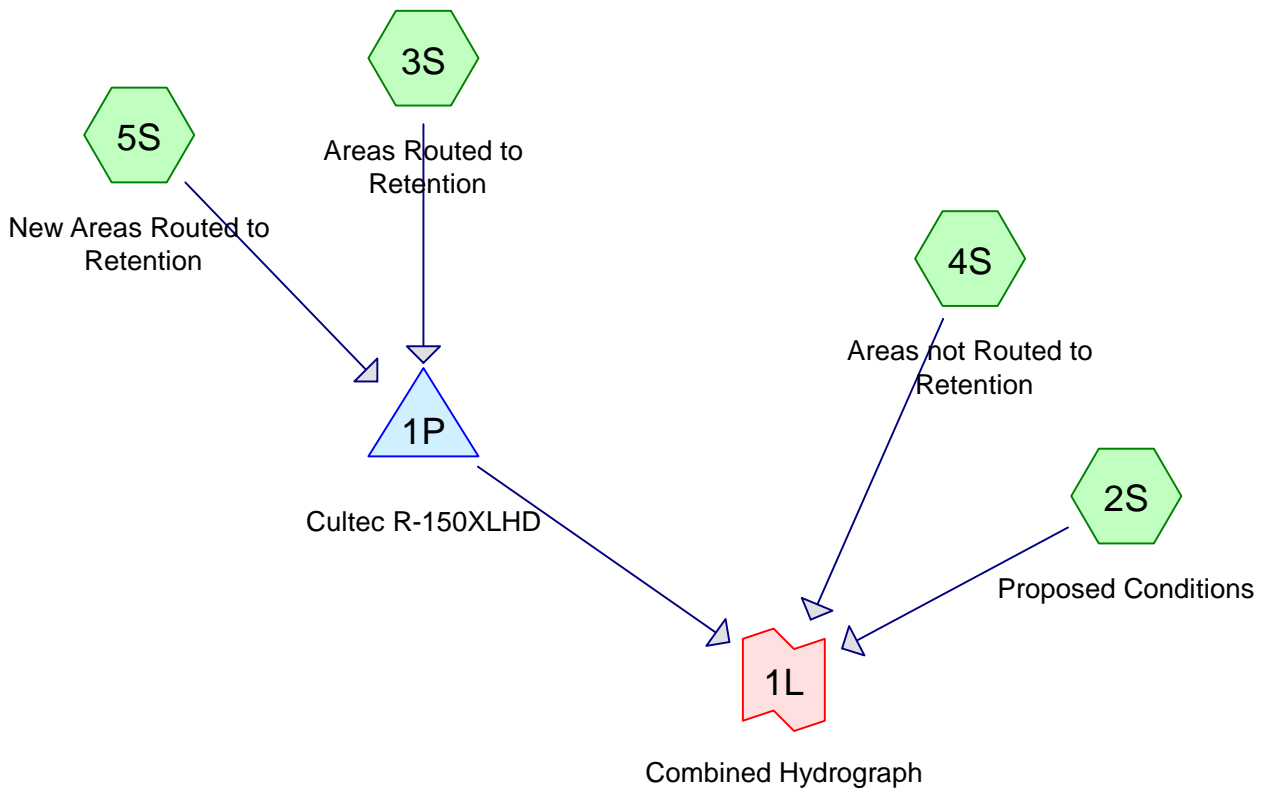
### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 4.70" for 100 Year event  
Inflow = 5.72 cfs @ 12.08 hrs, Volume= 18,737 cf  
Primary = 5.72 cfs @ 12.08 hrs, Volume= 18,737 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph





**Routing Diagram for 2784Combined**  
 Prepared by Fairfield County Engineering LLC, Printed 2/26/2026  
 HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

**Summary for Subcatchment 2S: Proposed Conditions**

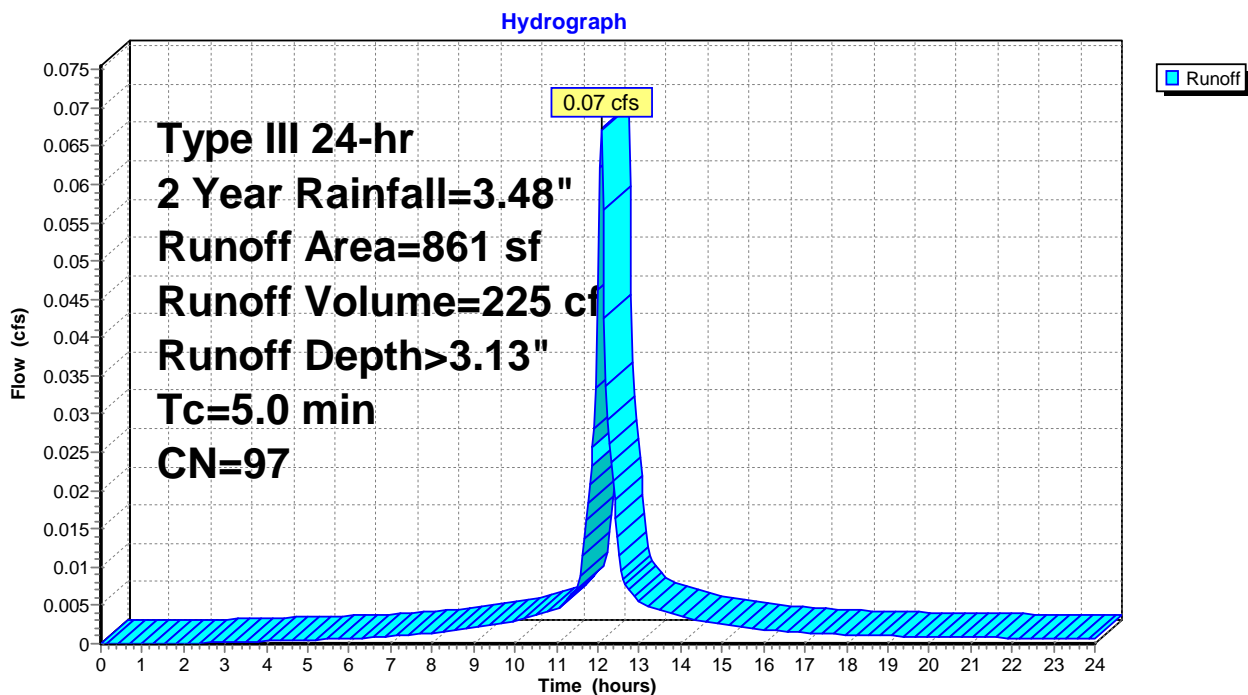
Runoff = 0.07 cfs @ 12.07 hrs, Volume= 225 cf, Depth> 3.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 2 Year Rainfall=3.48"

	Area (sf)	CN	Description
*	779	98	Driveway
*	82	85	Deck
	861	97	Weighted Average
	82		9.52% Pervious Area
	779		90.48% Impervious Area

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

**Subcatchment 2S: Proposed Conditions**



### Summary for Subcatchment 3S: Areas Routed to Retention

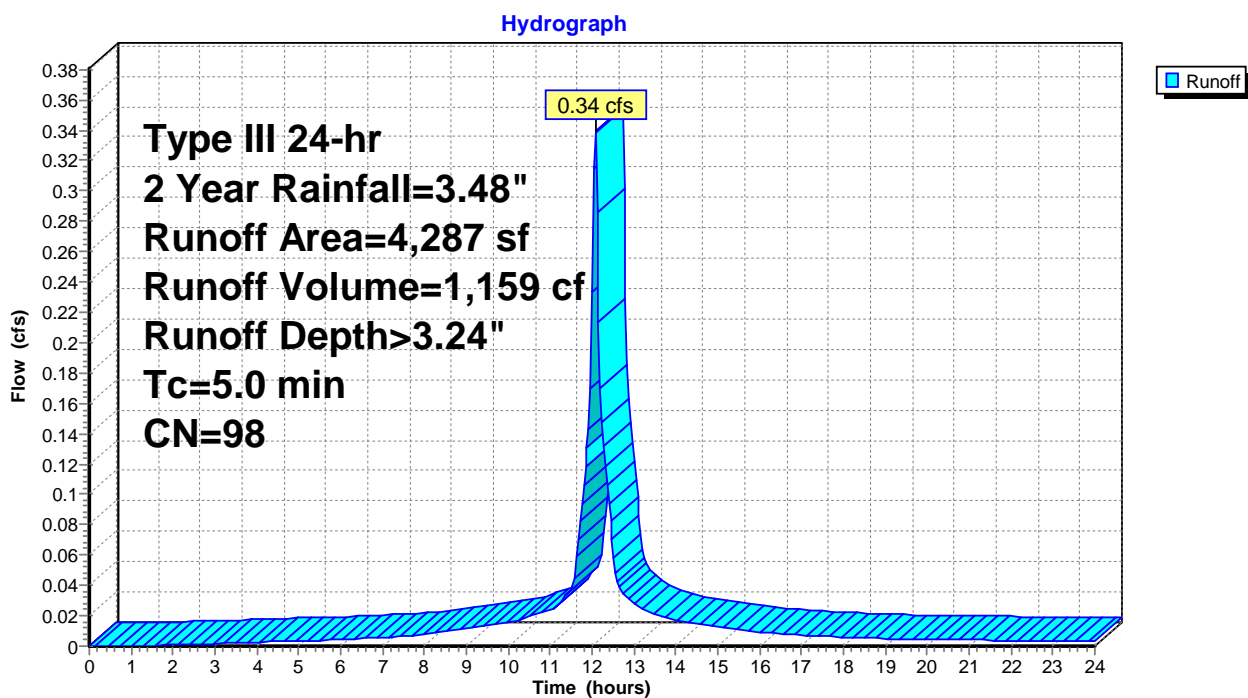
Runoff = 0.34 cfs @ 12.07 hrs, Volume= 1,159 cf, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

### Subcatchment 3S: Areas Routed to Retention



### Summary for Subcatchment 4S: Areas not Routed to Retention

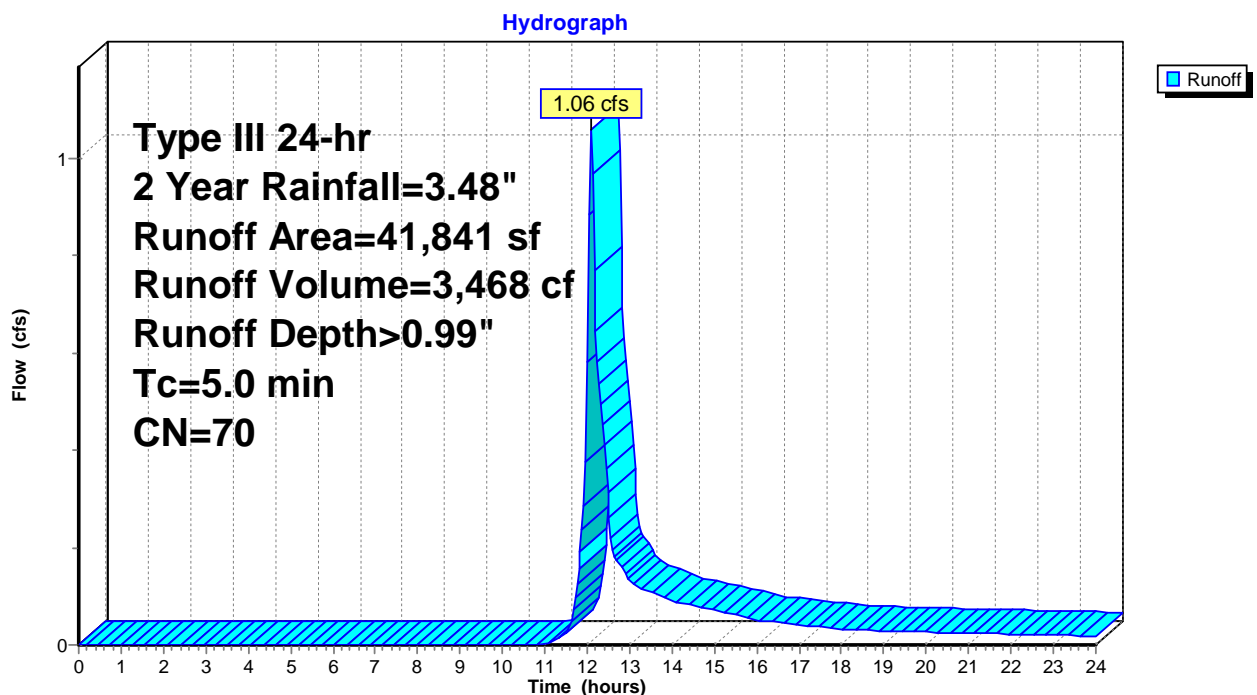
Runoff = 1.06 cfs @ 12.09 hrs, Volume= 3,468 cf, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



**Summary for Subcatchment 5S: New Areas Routed to Retention**

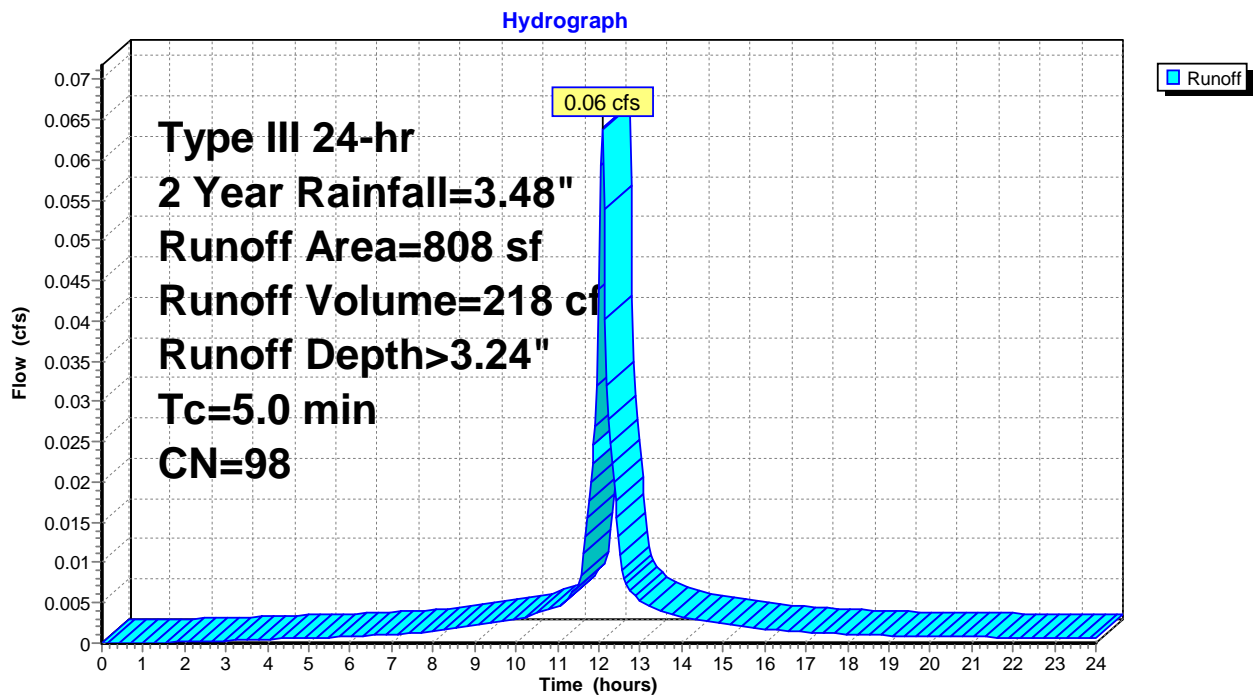
Runoff = 0.06 cfs @ 12.07 hrs, Volume= 218 cf, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
* 808	98	ADU
808		100.00% Impervious Area

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

**Subcatchment 5S: New Areas Routed to Retention**



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 5,095 sf, 100.00% Impervious, Inflow Depth > 3.24" for 2 Year event  
 Inflow = 0.40 cfs @ 12.07 hrs, Volume= 1,378 cf  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 7.68' @ 24.00 hrs Surf.Area= 1,466 sf Storage= 1,378 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

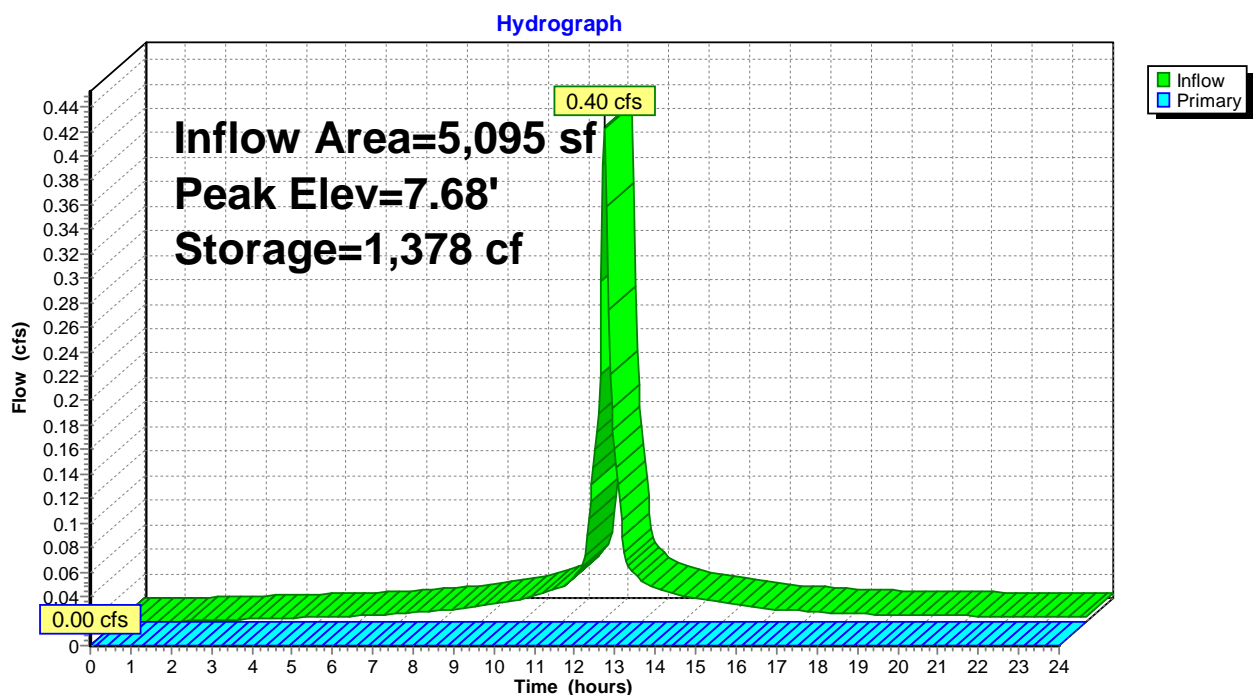
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
		1,848 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.40' (Free Discharge)  
 ↑1=Orifice/Grate ( Controls 0.00 cfs)

### Pond 1P: Cultec R-150XLHD

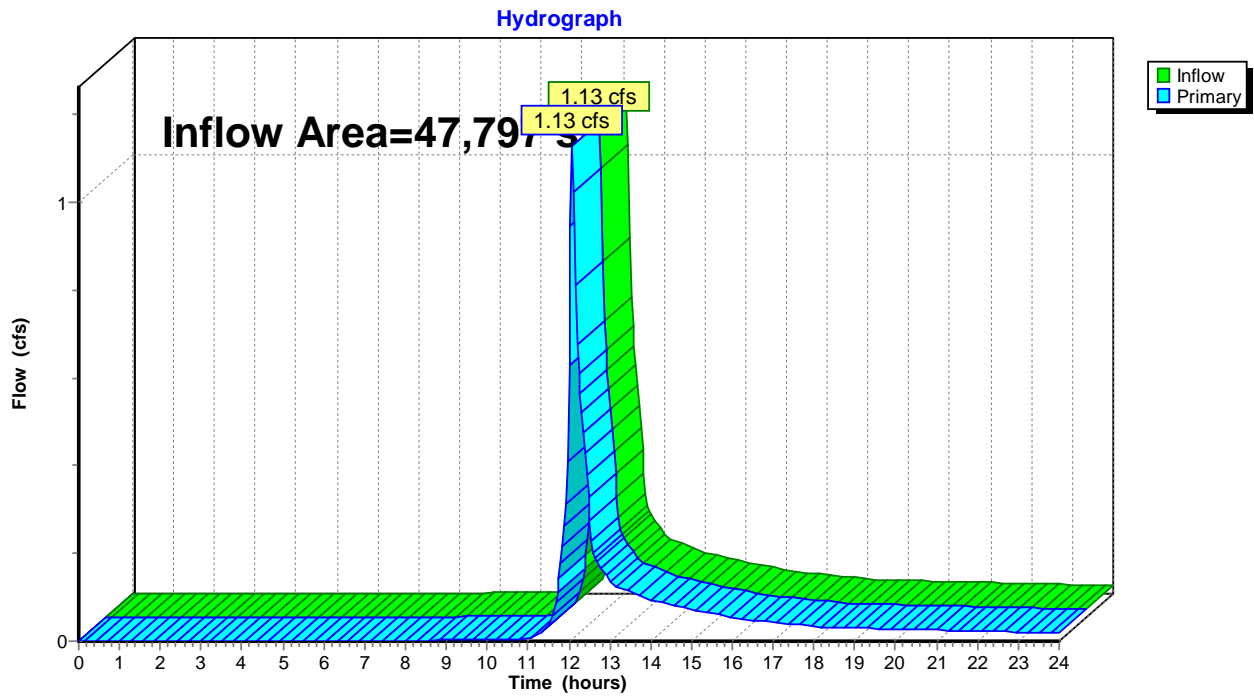


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 0.93" for 2 Year event  
Inflow = 1.13 cfs @ 12.09 hrs, Volume= 3,693 cf  
Primary = 1.13 cfs @ 12.09 hrs, Volume= 3,693 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



**Summary for Subcatchment 2S: Proposed Conditions**

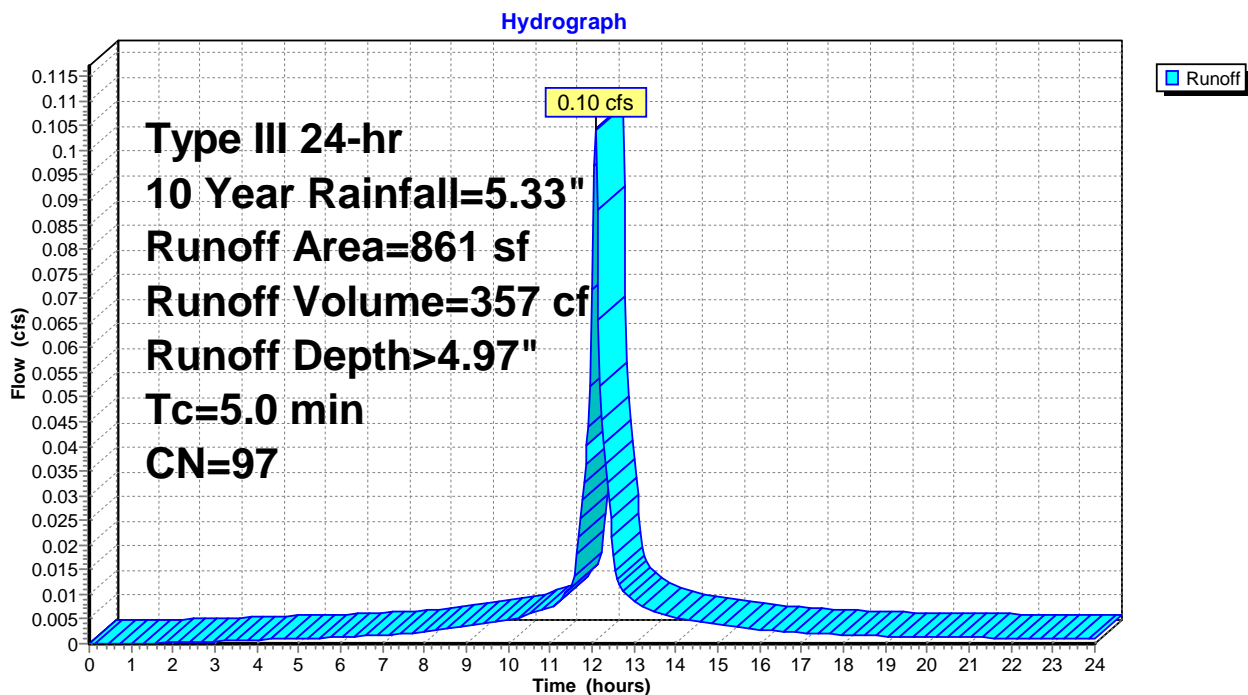
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 357 cf, Depth> 4.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

	Area (sf)	CN	Description
*	779	98	Driveway
*	82	85	Deck
	861	97	Weighted Average
	82		9.52% Pervious Area
	779		90.48% Impervious Area

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

**Subcatchment 2S: Proposed Conditions**



### Summary for Subcatchment 3S: Areas Routed to Retention

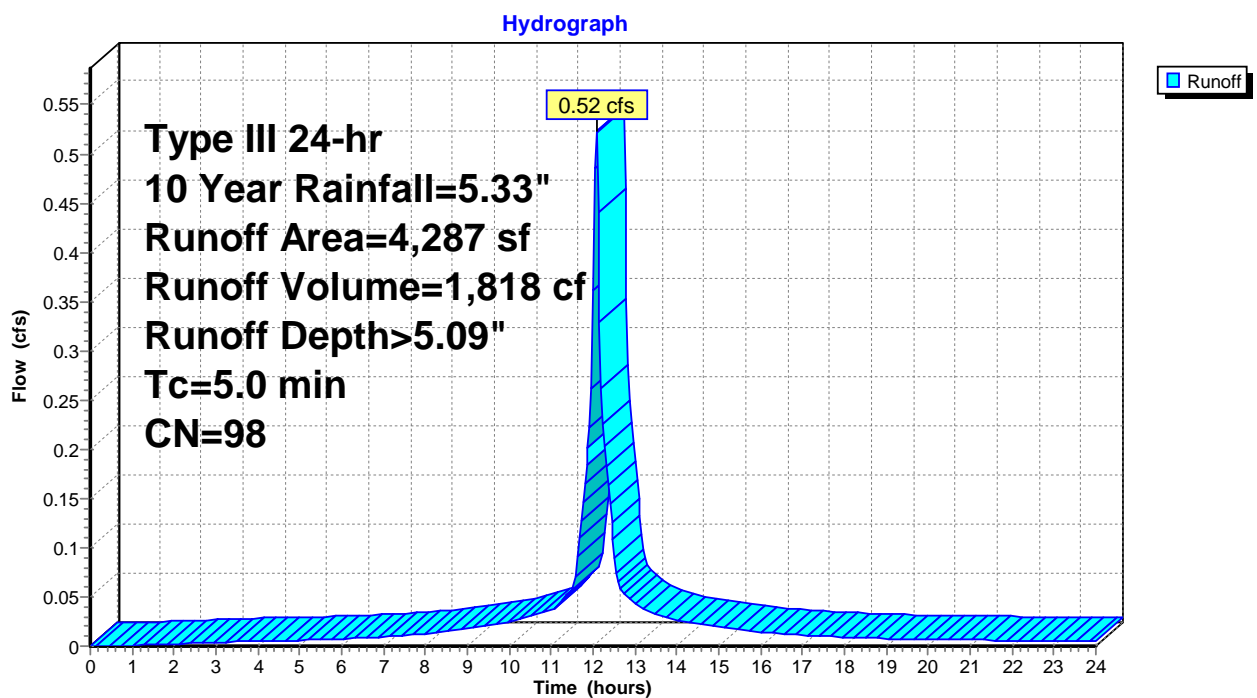
Runoff = 0.52 cfs @ 12.07 hrs, Volume= 1,818 cf, Depth> 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

### Subcatchment 3S: Areas Routed to Retention



### Summary for Subcatchment 4S: Areas not Routed to Retention

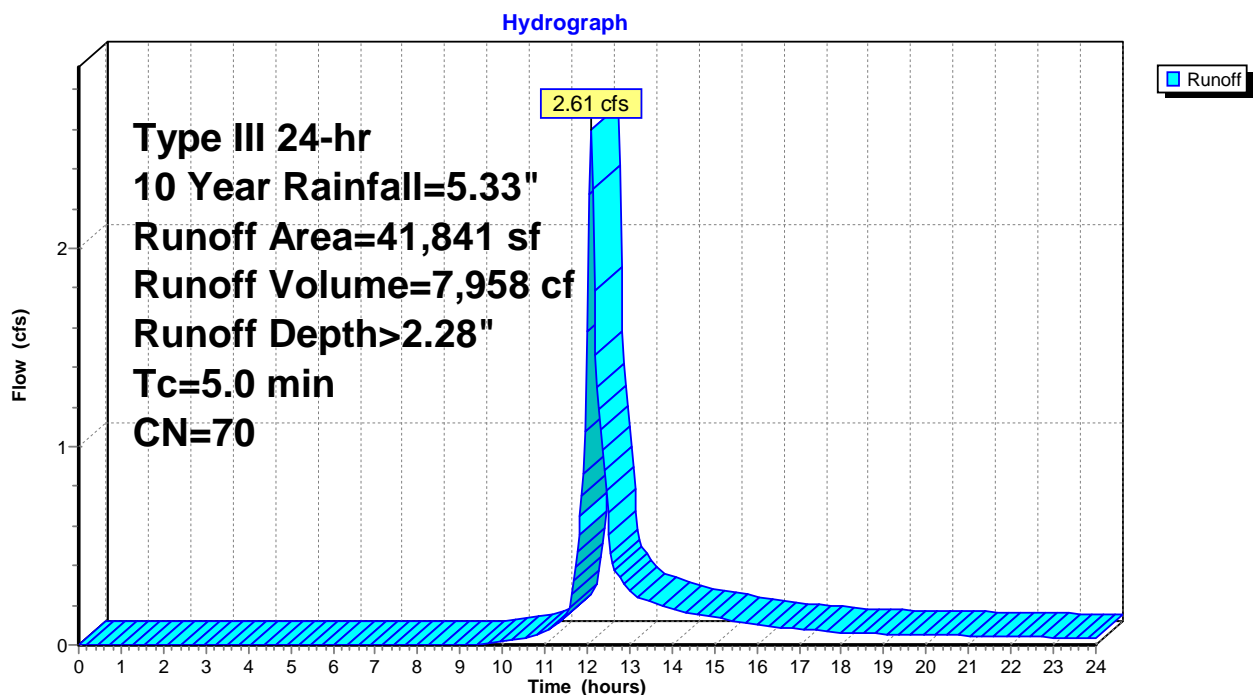
Runoff = 2.61 cfs @ 12.08 hrs, Volume= 7,958 cf, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



**Summary for Subcatchment 5S: New Areas Routed to Retention**

Runoff = 0.10 cfs @ 12.07 hrs, Volume= 343 cf, Depth> 5.09"

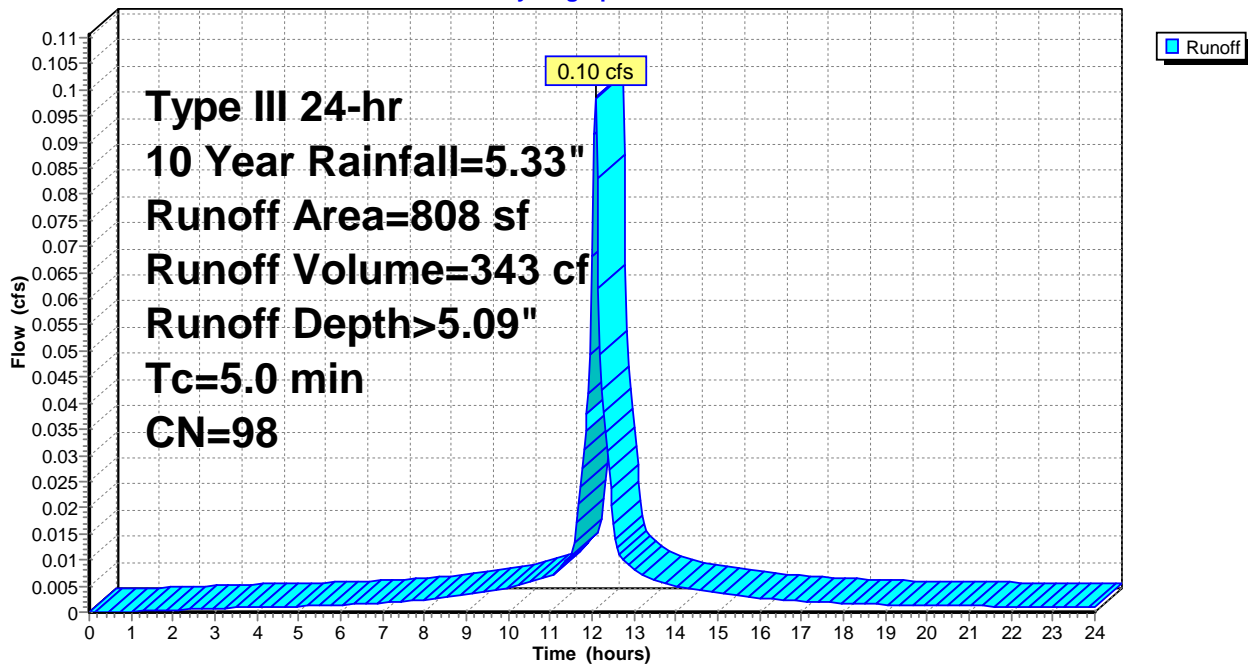
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
* 808	98	ADU
808		100.00% Impervious Area

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

**Subcatchment 5S: New Areas Routed to Retention**

Hydrograph



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 5,095 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 Year event  
 Inflow = 0.62 cfs @ 12.07 hrs, Volume= 2,161 cf  
 Outflow = 0.04 cfs @ 13.21 hrs, Volume= 602 cf, Atten= 93%, Lag= 68.3 min  
 Primary = 0.04 cfs @ 13.21 hrs, Volume= 602 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 7.98' @ 13.21 hrs Surf.Area= 1,466 sf Storage= 1,578 cf

Plug-Flow detention time= 452.3 min calculated for 601 cf (28% of inflow)  
 Center-of-Mass det. time= 243.6 min ( 989.3 - 745.7 )

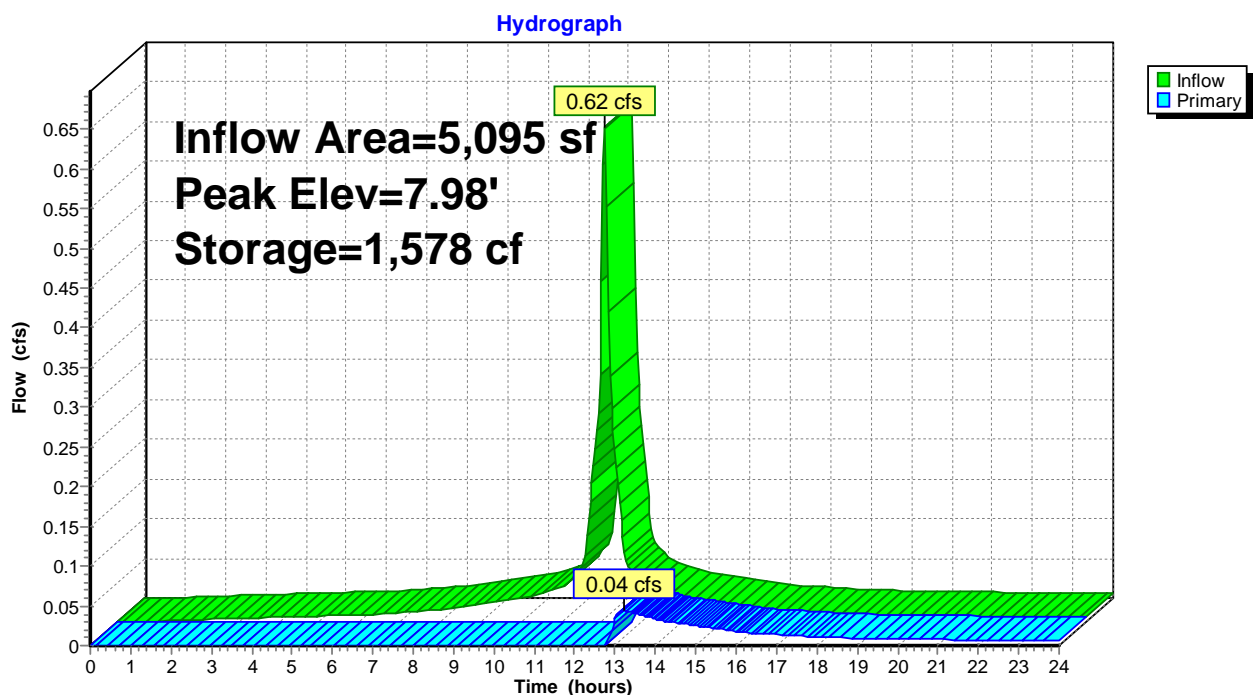
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
1,848 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.04 cfs @ 13.21 hrs HW=7.98' (Free Discharge)  
 ↑=Orifice/Grate (Weir Controls 0.04 cfs @ 0.66 fps)

### Pond 1P: Cultec R-150XLHD

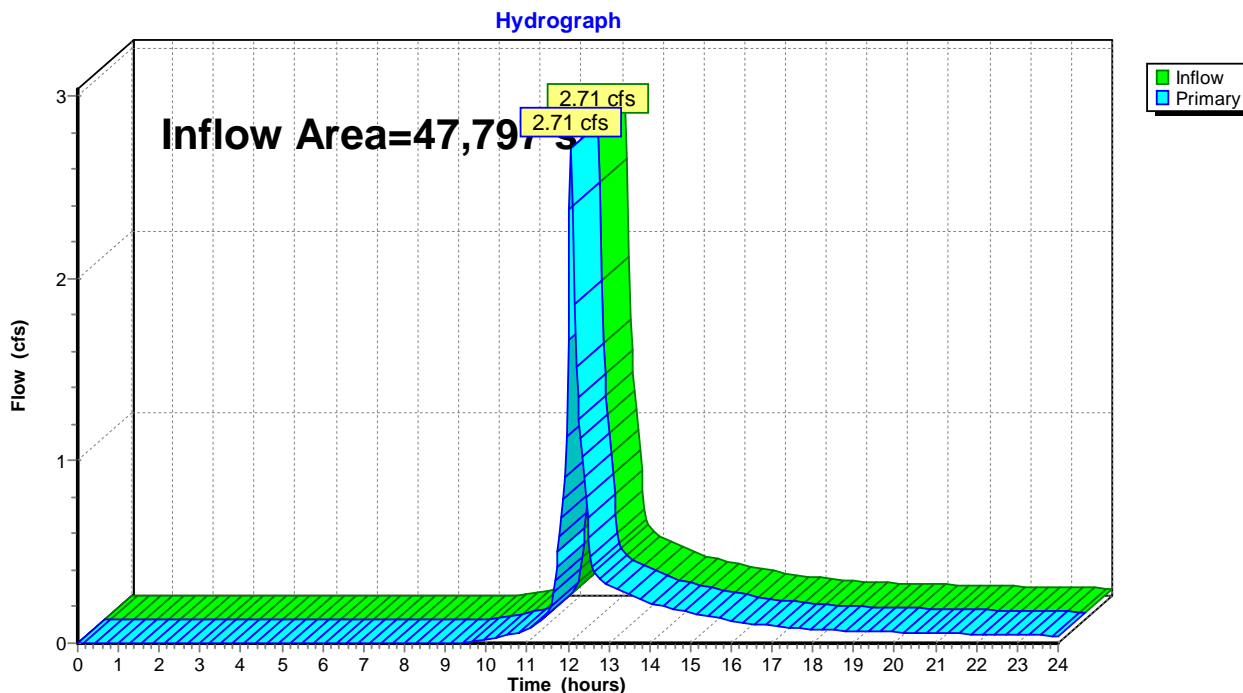


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 2.24" for 10 Year event  
Inflow = 2.71 cfs @ 12.08 hrs, Volume= 8,916 cf  
Primary = 2.71 cfs @ 12.08 hrs, Volume= 8,916 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



**Summary for Subcatchment 2S: Proposed Conditions**

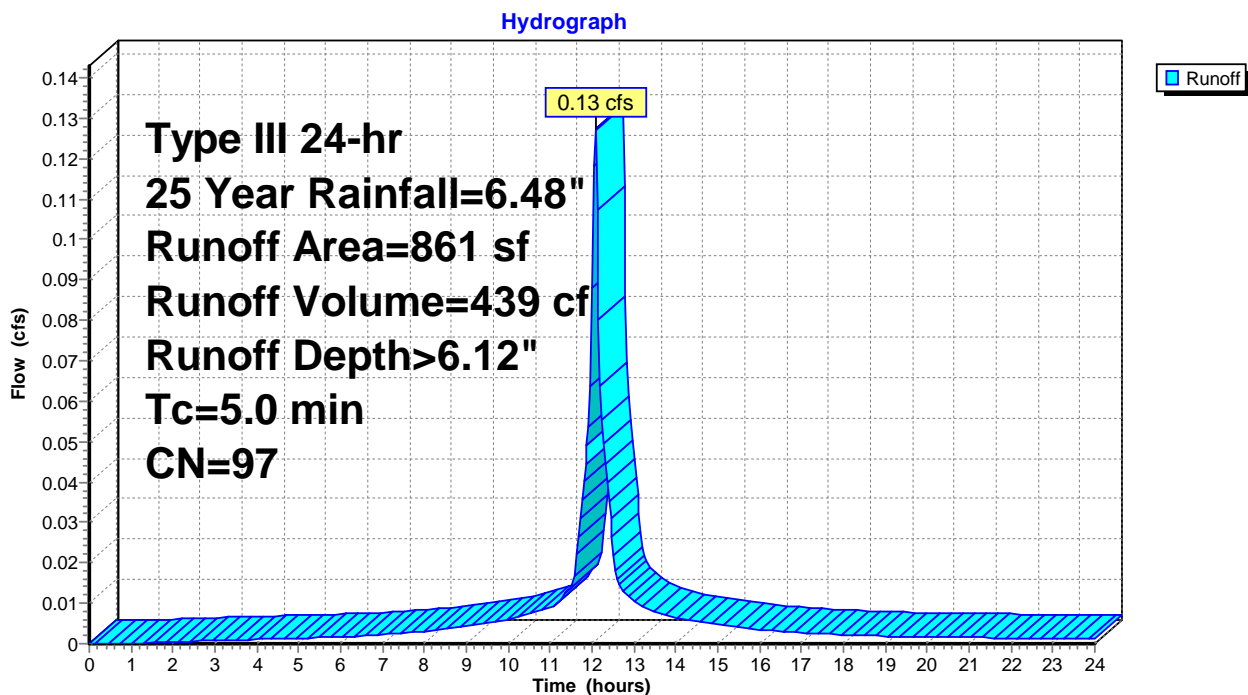
Runoff = 0.13 cfs @ 12.07 hrs, Volume= 439 cf, Depth> 6.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 25 Year Rainfall=6.48"

	Area (sf)	CN	Description
*	779	98	Driveway
*	82	85	Deck
	861	97	Weighted Average
	82		9.52% Pervious Area
	779		90.48% Impervious Area

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

**Subcatchment 2S: Proposed Conditions**



**Summary for Subcatchment 3S: Areas Routed to Retention**

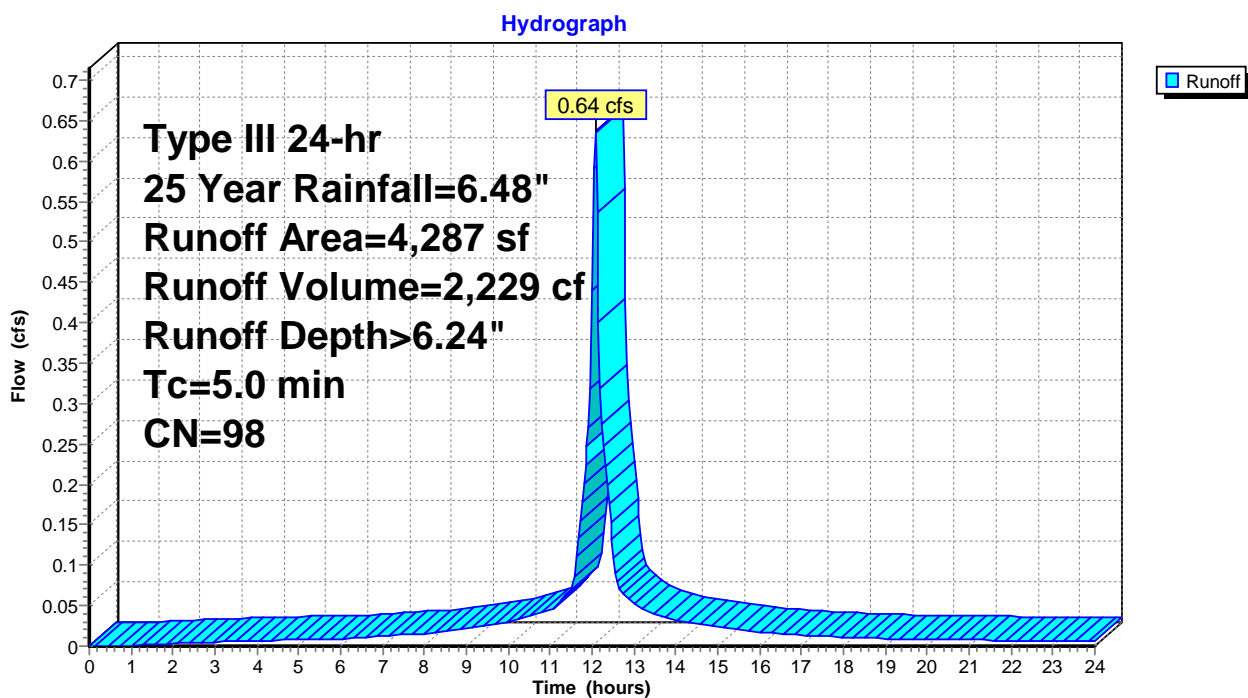
Runoff = 0.64 cfs @ 12.07 hrs, Volume= 2,229 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

**Subcatchment 3S: Areas Routed to Retention**



**Summary for Subcatchment 4S: Areas not Routed to Retention**

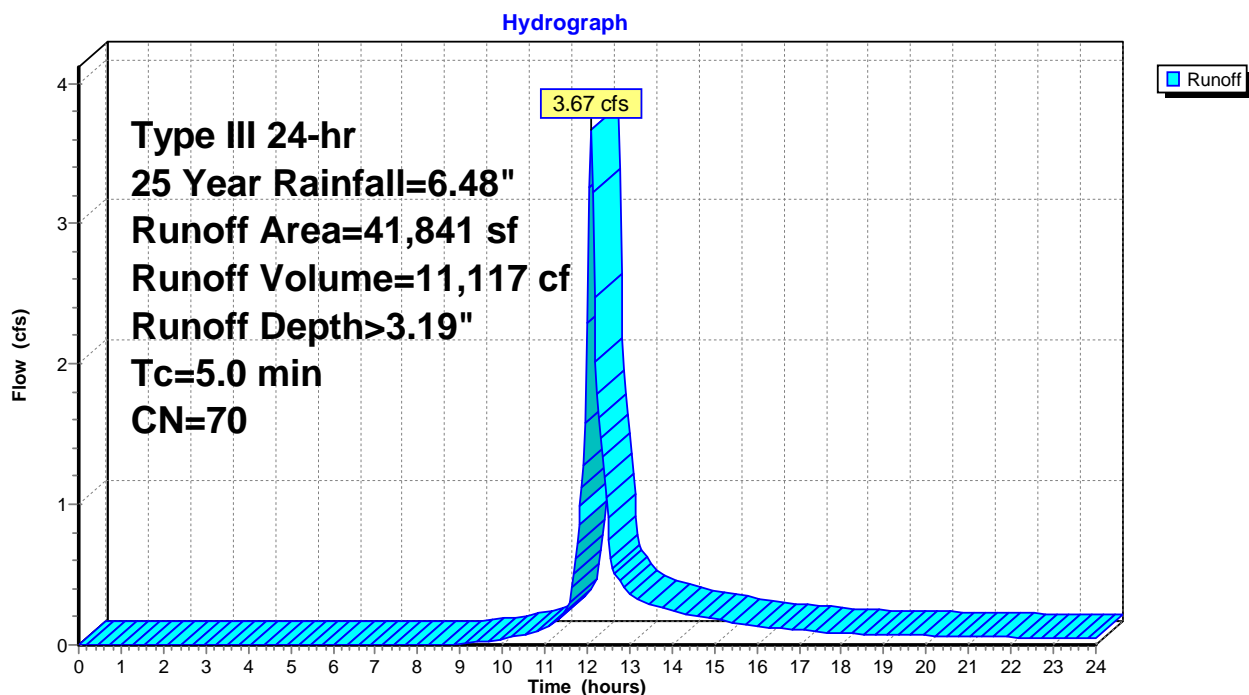
Runoff = 3.67 cfs @ 12.08 hrs, Volume= 11,117 cf, Depth> 3.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

**Subcatchment 4S: Areas not Routed to Retention**



**Summary for Subcatchment 5S: New Areas Routed to Retention**

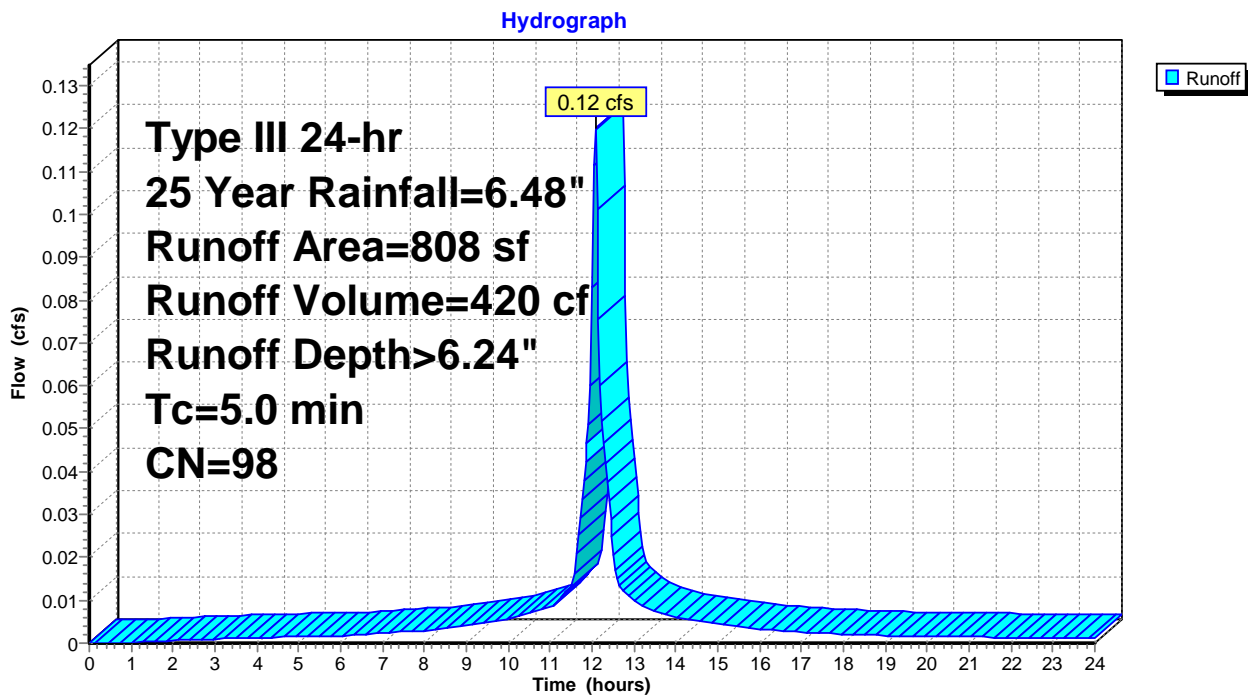
Runoff = 0.12 cfs @ 12.07 hrs, Volume= 420 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
* 808	98	ADU
808		100.00% Impervious Area

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

**Subcatchment 5S: New Areas Routed to Retention**



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 5,095 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 Year event  
 Inflow = 0.76 cfs @ 12.07 hrs, Volume= 2,649 cf  
 Outflow = 0.23 cfs @ 12.37 hrs, Volume= 1,088 cf, Atten= 70%, Lag= 18.1 min  
 Primary = 0.23 cfs @ 12.37 hrs, Volume= 1,088 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 8.07' @ 12.37 hrs Surf.Area= 1,466 sf Storage= 1,628 cf

Plug-Flow detention time= 323.5 min calculated for 1,086 cf (41% of inflow)  
 Center-of-Mass det. time= 168.6 min ( 911.4 - 742.7 )

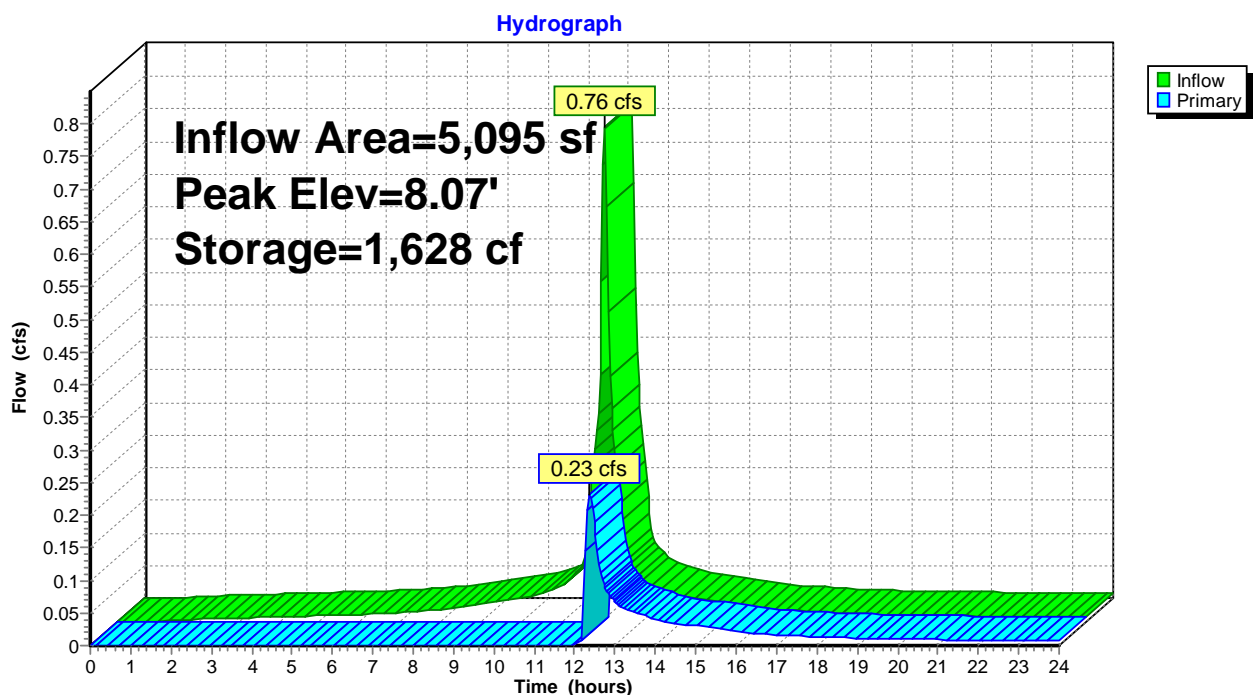
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
		1,848 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.23 cfs @ 12.37 hrs HW=8.07' (Free Discharge)  
 ↑1=Orifice/Grate (Weir Controls 0.23 cfs @ 1.16 fps)

### Pond 1P: Cultec R-150XLHD

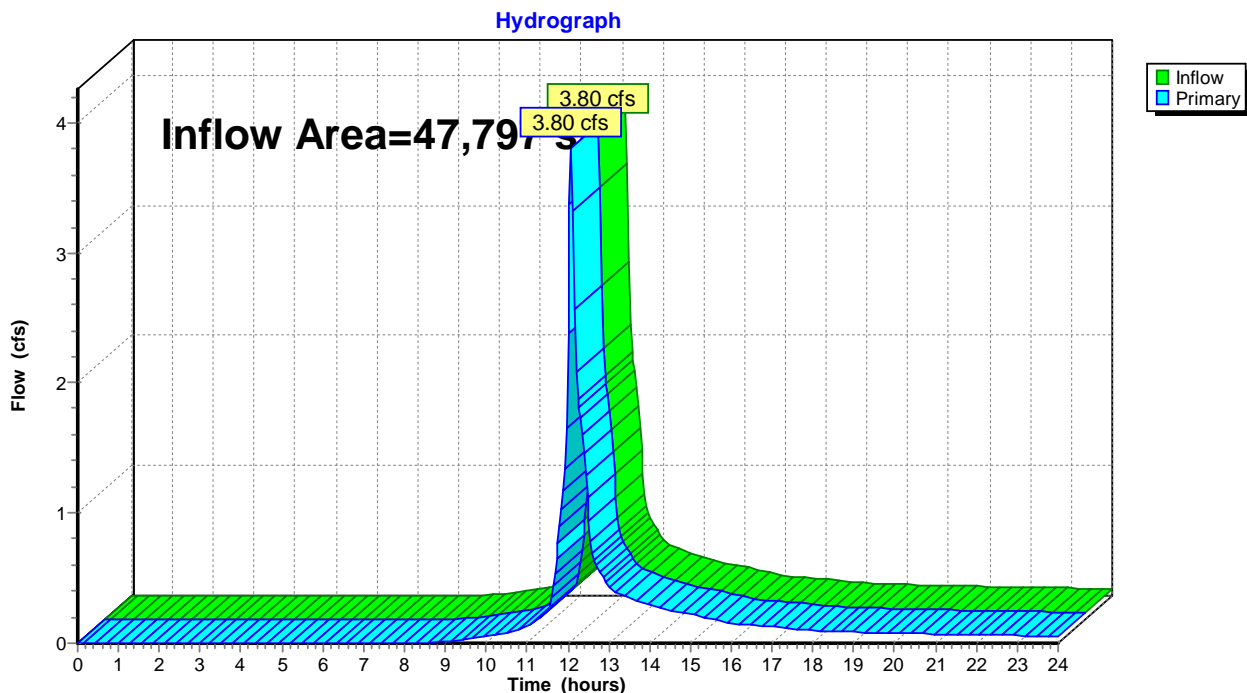


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 3.17" for 25 Year event  
Inflow = 3.80 cfs @ 12.08 hrs, Volume= 12,644 cf  
Primary = 3.80 cfs @ 12.08 hrs, Volume= 12,644 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



### Summary for Subcatchment 2S: Proposed Conditions

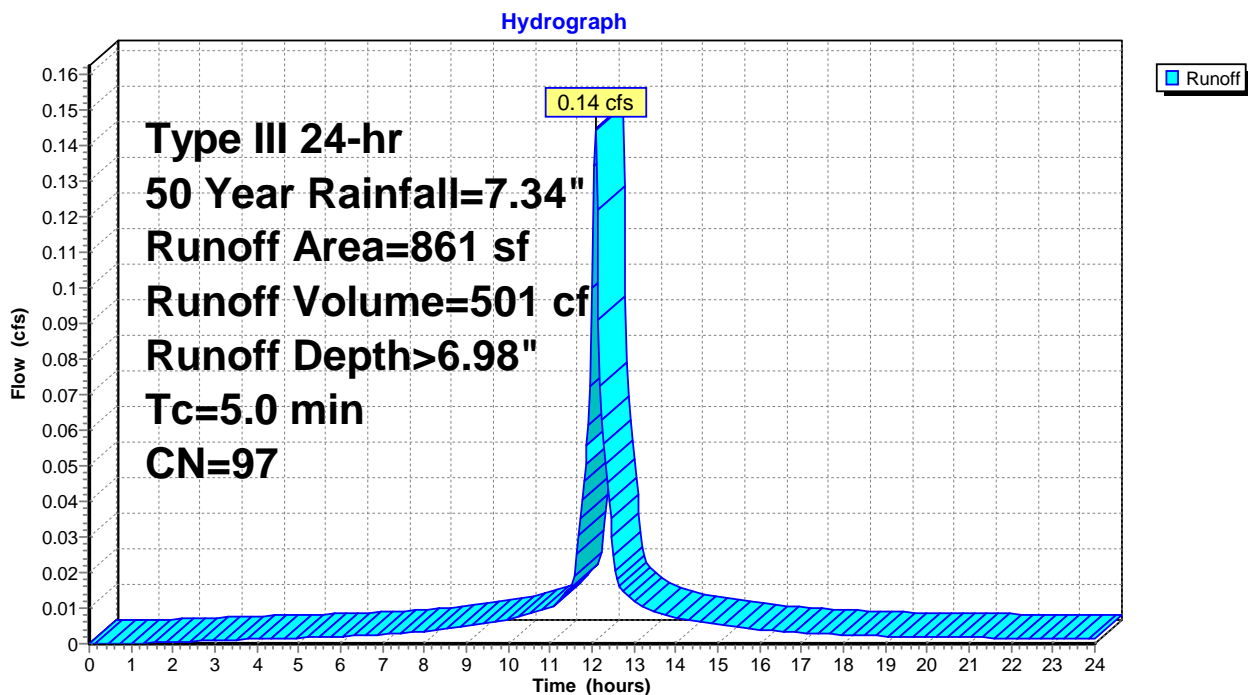
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 501 cf, Depth> 6.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 50 Year Rainfall=7.34"

	Area (sf)	CN	Description
*	779	98	Driveway
*	82	85	Deck
	861	97	Weighted Average
	82		9.52% Pervious Area
	779		90.48% Impervious Area

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

### Subcatchment 2S: Proposed Conditions



**Summary for Subcatchment 3S: Areas Routed to Retention**

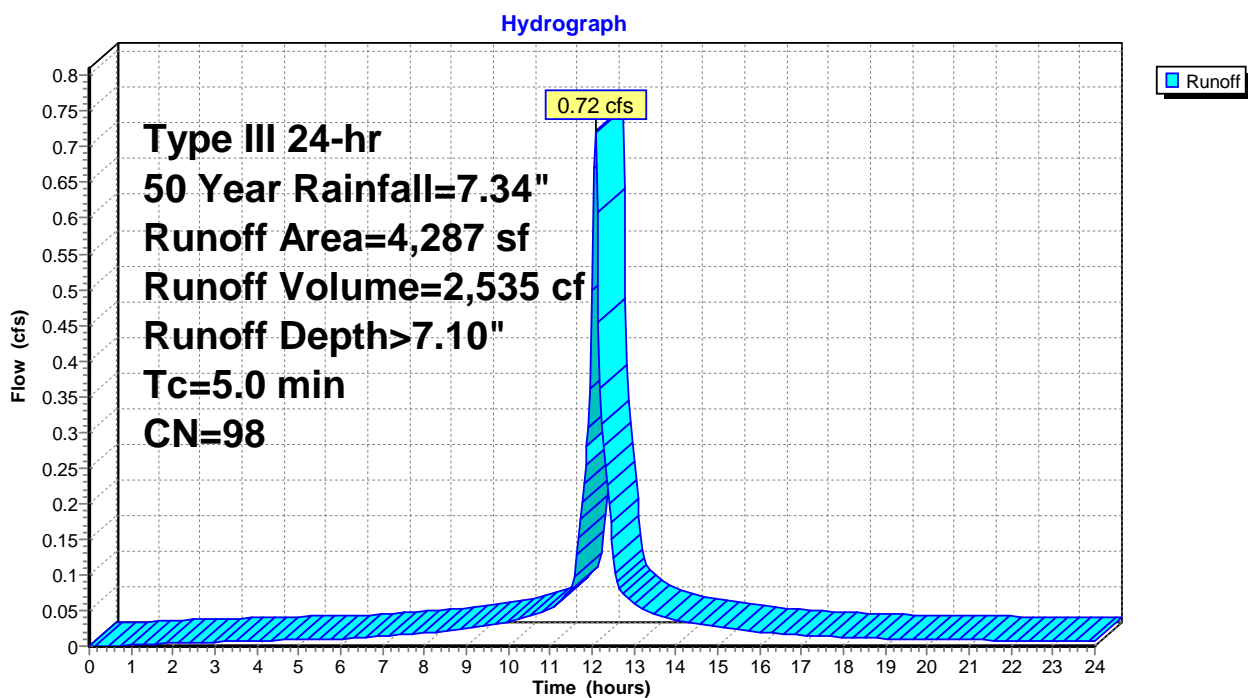
Runoff = 0.72 cfs @ 12.07 hrs, Volume= 2,535 cf, Depth> 7.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

**Subcatchment 3S: Areas Routed to Retention**



### Summary for Subcatchment 4S: Areas not Routed to Retention

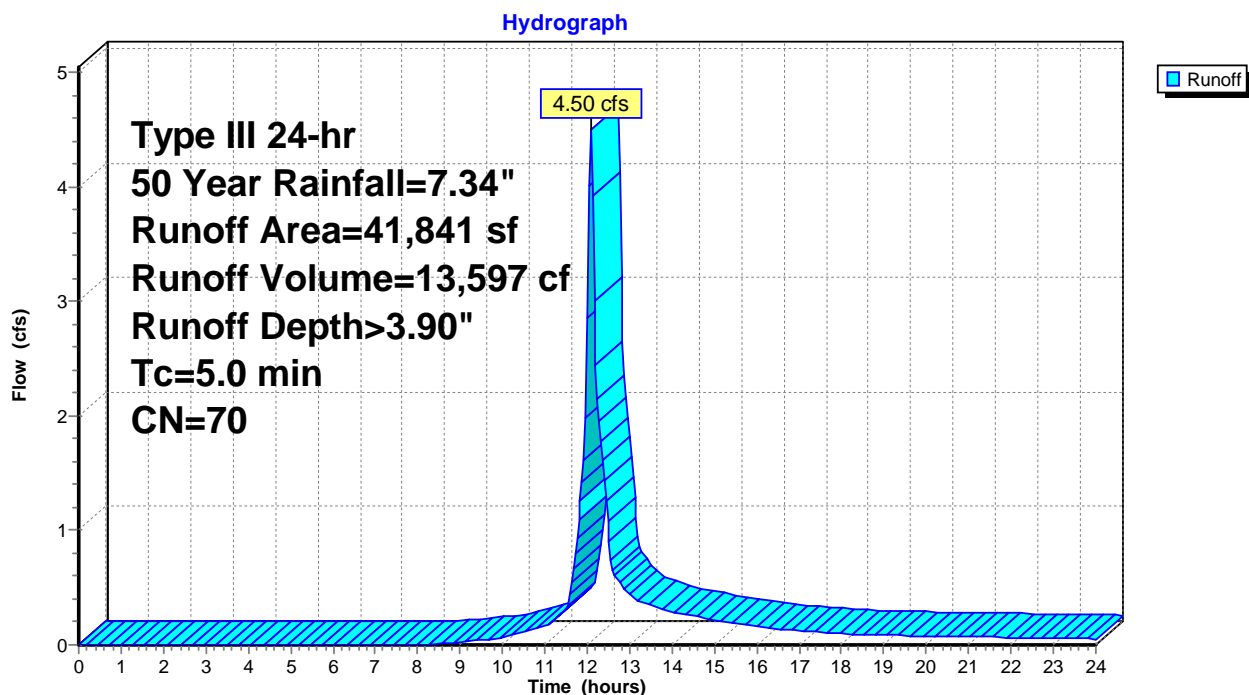
Runoff = 4.50 cfs @ 12.08 hrs, Volume= 13,597 cf, Depth> 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



**Summary for Subcatchment 5S: New Areas Routed to Retention**

Runoff = 0.14 cfs @ 12.07 hrs, Volume= 478 cf, Depth> 7.10"

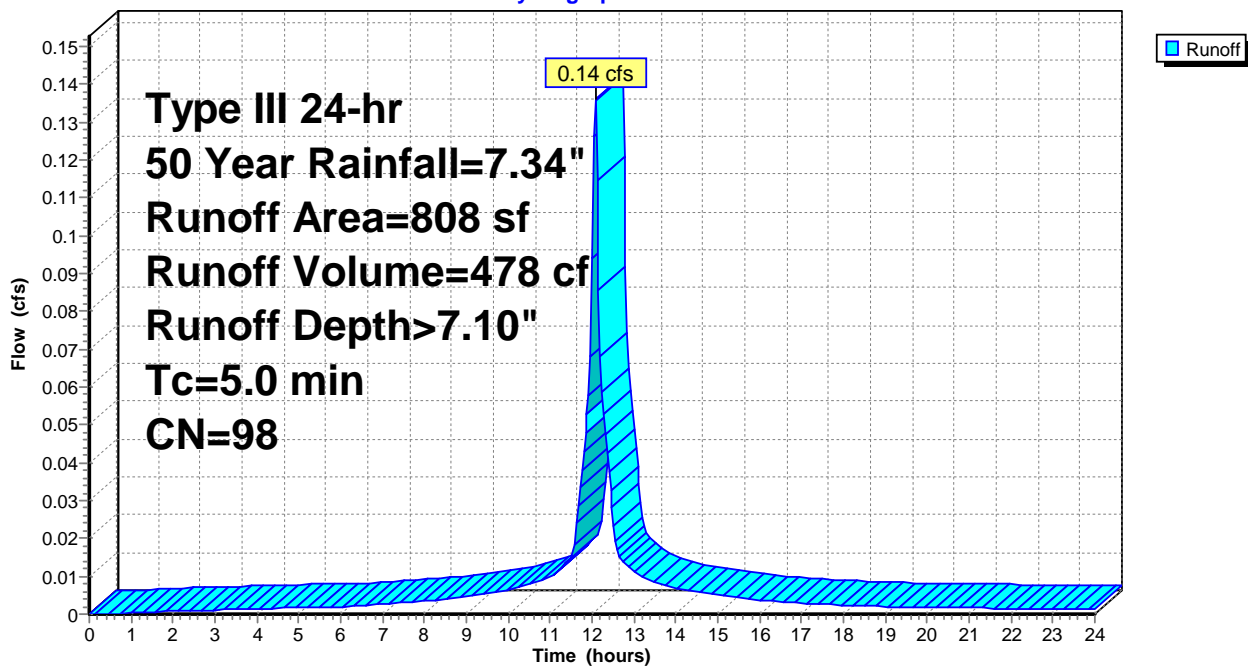
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
* 808	98	ADU
808		100.00% Impervious Area

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

**Subcatchment 5S: New Areas Routed to Retention**

Hydrograph



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 5,095 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 Year event  
 Inflow = 0.86 cfs @ 12.07 hrs, Volume= 3,013 cf  
 Outflow = 0.41 cfs @ 12.22 hrs, Volume= 1,452 cf, Atten= 52%, Lag= 8.8 min  
 Primary = 0.41 cfs @ 12.22 hrs, Volume= 1,452 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 8.13' @ 12.22 hrs Surf.Area= 1,466 sf Storage= 1,665 cf

Plug-Flow detention time= 279.3 min calculated for 1,450 cf (48% of inflow)  
 Center-of-Mass det. time= 143.4 min ( 884.4 - 741.0 )

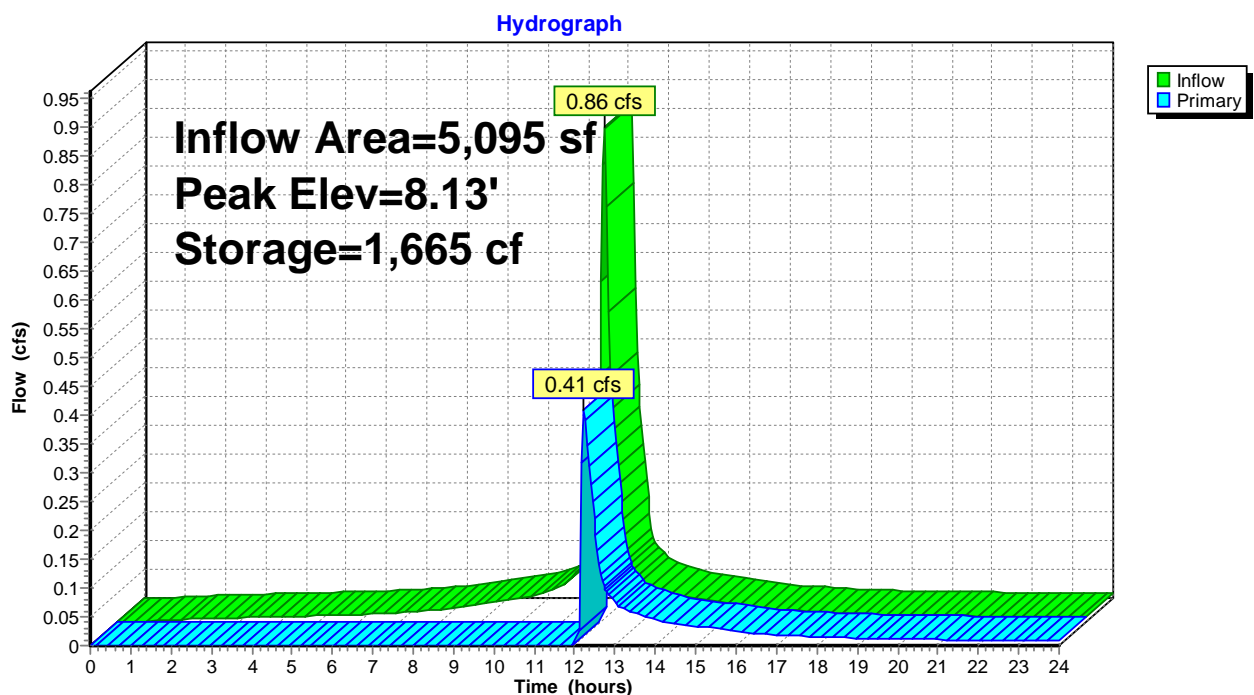
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
		1,848 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.41 cfs @ 12.22 hrs HW=8.13' (Free Discharge)  
 ↑1=Orifice/Grate (Orifice Controls 0.41 cfs @ 2.08 fps)

### Pond 1P: Cultec R-150XLHD

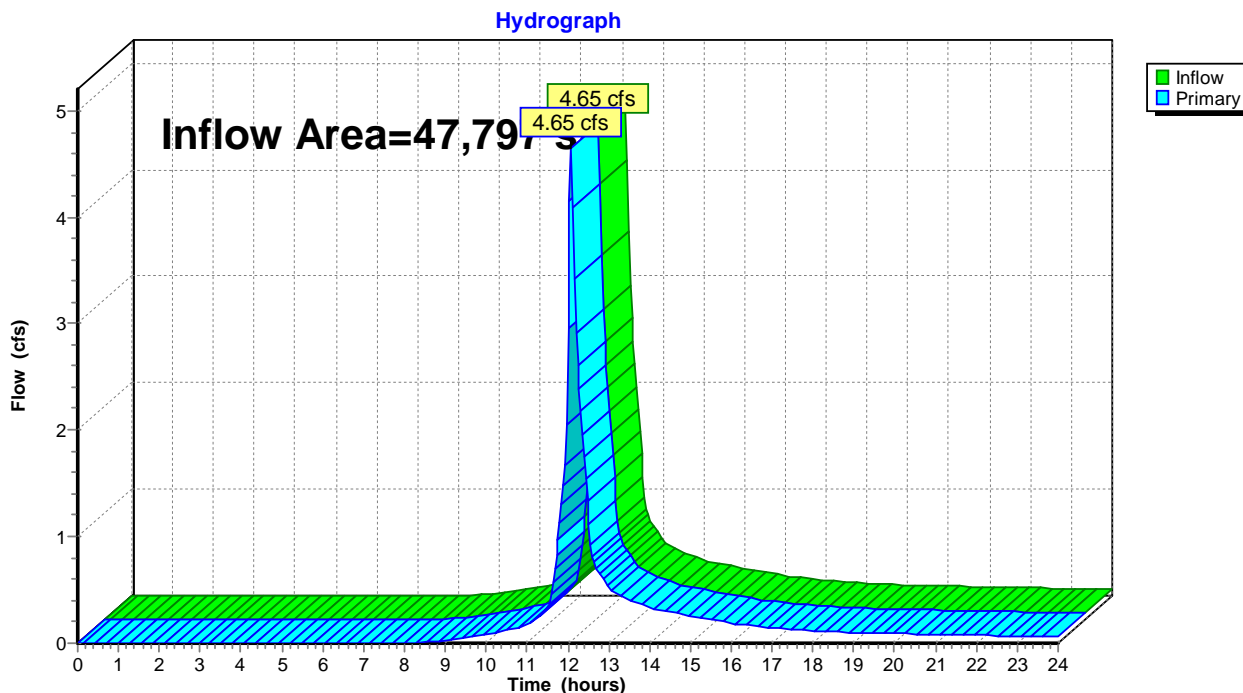


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 3.90" for 50 Year event  
Inflow = 4.65 cfs @ 12.08 hrs, Volume= 15,550 cf  
Primary = 4.65 cfs @ 12.08 hrs, Volume= 15,550 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



**Summary for Subcatchment 2S: Proposed Conditions**

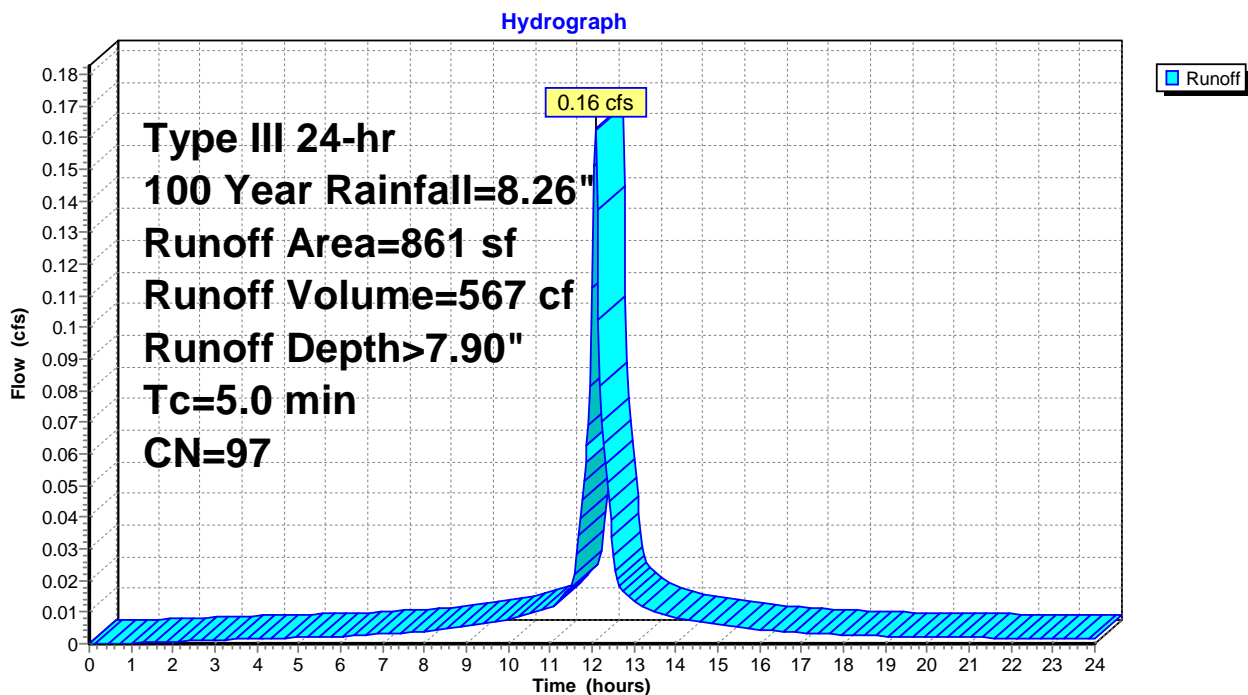
Runoff = 0.16 cfs @ 12.07 hrs, Volume= 567 cf, Depth> 7.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 100 Year Rainfall=8.26"

	Area (sf)	CN	Description
*	779	98	Driveway
*	82	85	Deck
	861	97	Weighted Average
	82		9.52% Pervious Area
	779		90.48% Impervious Area

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

**Subcatchment 2S: Proposed Conditions**



**Summary for Subcatchment 3S: Areas Routed to Retention**

Runoff = 0.81 cfs @ 12.07 hrs, Volume= 2,864 cf, Depth> 8.02"

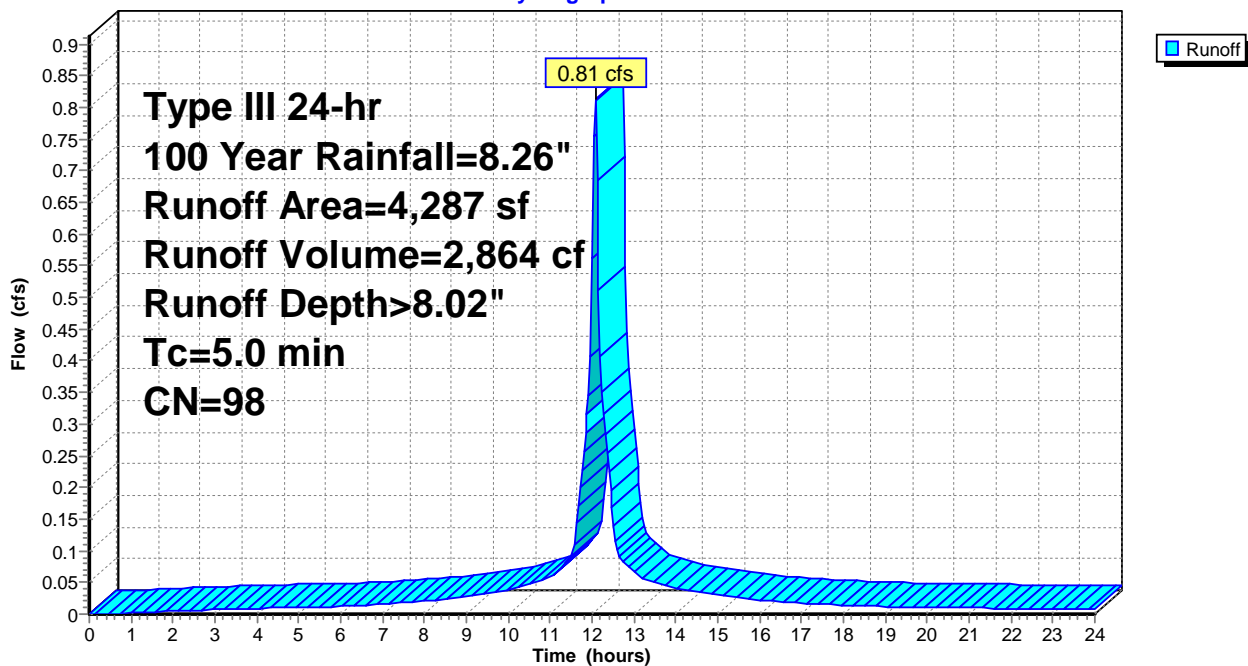
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
* 4,287	98	House
4,287		100.00% Impervious Area

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

**Subcatchment 3S: Areas Routed to Retention**

Hydrograph



### Summary for Subcatchment 4S: Areas not Routed to Retention

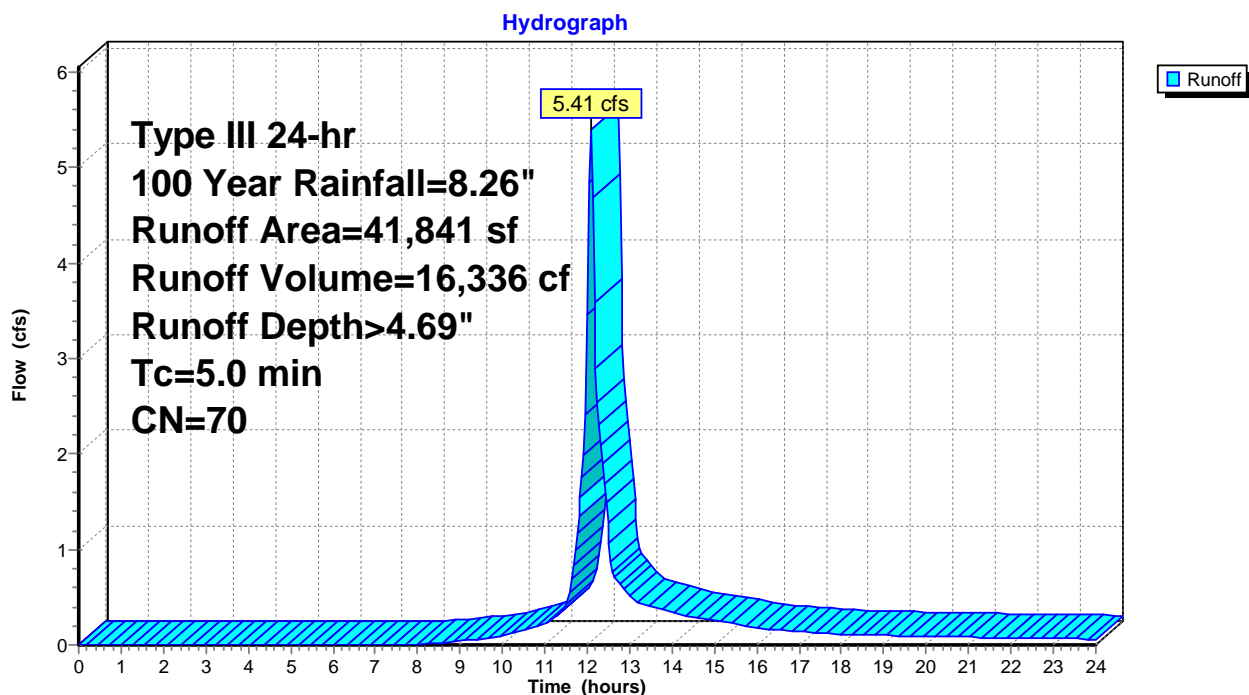
Runoff = 5.41 cfs @ 12.08 hrs, Volume= 16,336 cf, Depth> 4.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
* 994	98	Driveway
* 1,656	85	Decks
39,191	69	50-75% Grass cover, Fair, HSG B
41,841	70	Weighted Average
40,847		97.62% Pervious Area
994		2.38% Impervious Area

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

### Subcatchment 4S: Areas not Routed to Retention



**Summary for Subcatchment 5S: New Areas Routed to Retention**

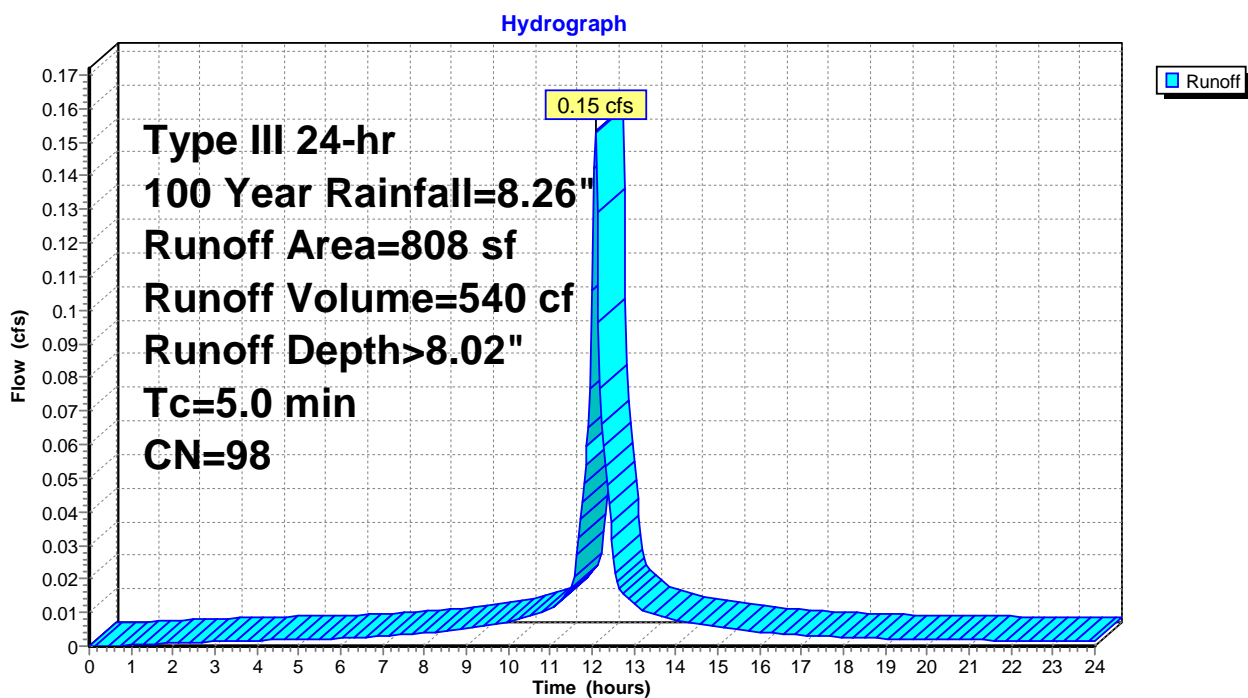
Runoff = 0.15 cfs @ 12.07 hrs, Volume= 540 cf, Depth> 8.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
* 808	98	ADU
808		100.00% Impervious Area

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

**Subcatchment 5S: New Areas Routed to Retention**



### Summary for Pond 1P: Cultec R-150XLHD

Inflow Area = 5,095 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event  
 Inflow = 0.97 cfs @ 12.07 hrs, Volume= 3,403 cf  
 Outflow = 0.54 cfs @ 12.18 hrs, Volume= 1,842 cf, Atten= 44%, Lag= 6.7 min  
 Primary = 0.54 cfs @ 12.18 hrs, Volume= 1,842 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs  
 Peak Elev= 8.27' @ 12.18 hrs Surf.Area= 1,466 sf Storage= 1,745 cf

Plug-Flow detention time= 250.8 min calculated for 1,839 cf (54% of inflow)  
 Center-of-Mass det. time= 127.5 min ( 867.1 - 739.5 )

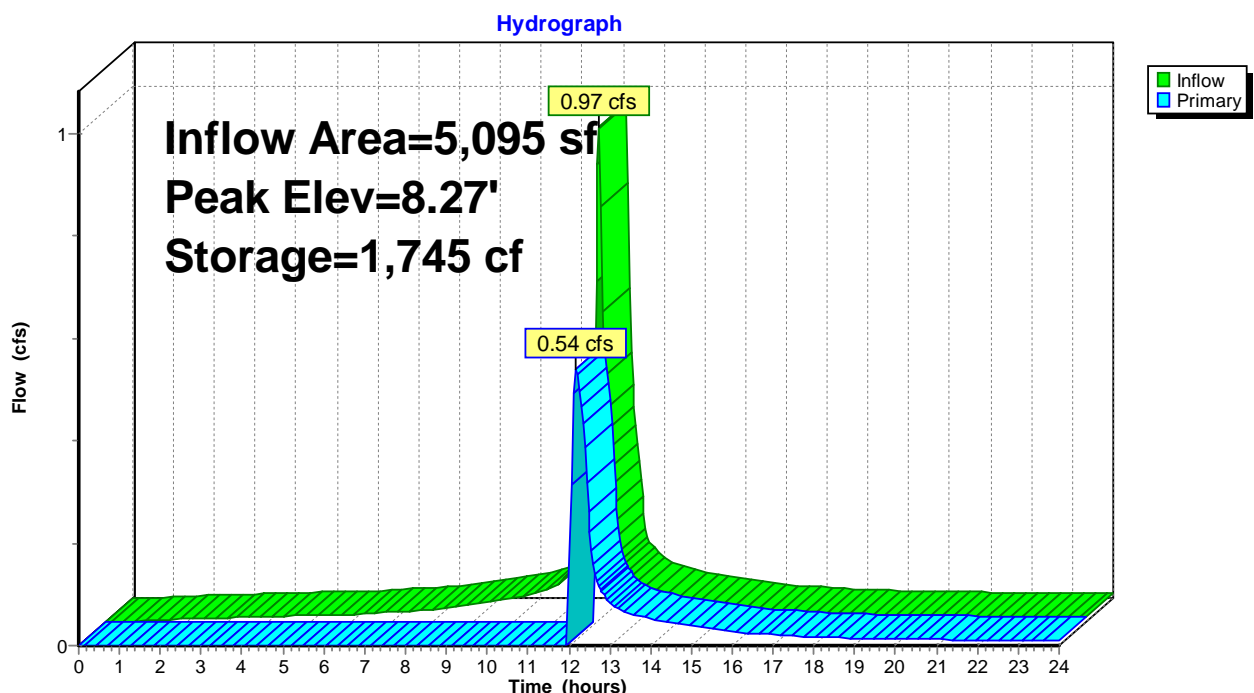
Volume	Invert	Avail.Storage	Storage Description
#1A	6.40'	763 cf	<b>43.75'W x 33.50'L x 2.04'H Field A</b> 2,992 cf Overall - 1,085 cf Embedded = 1,908 cf x 40.0% Voids
#2A	6.40'	1,085 cf	<b>Cultec R-150XLHD</b> x 39 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 13 rows
1,848 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.94'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.54 cfs @ 12.18 hrs HW=8.26' (Free Discharge)  
 ↳1=Orifice/Grate (Orifice Controls 0.54 cfs @ 2.74 fps)

### Pond 1P: Cultec R-150XLHD

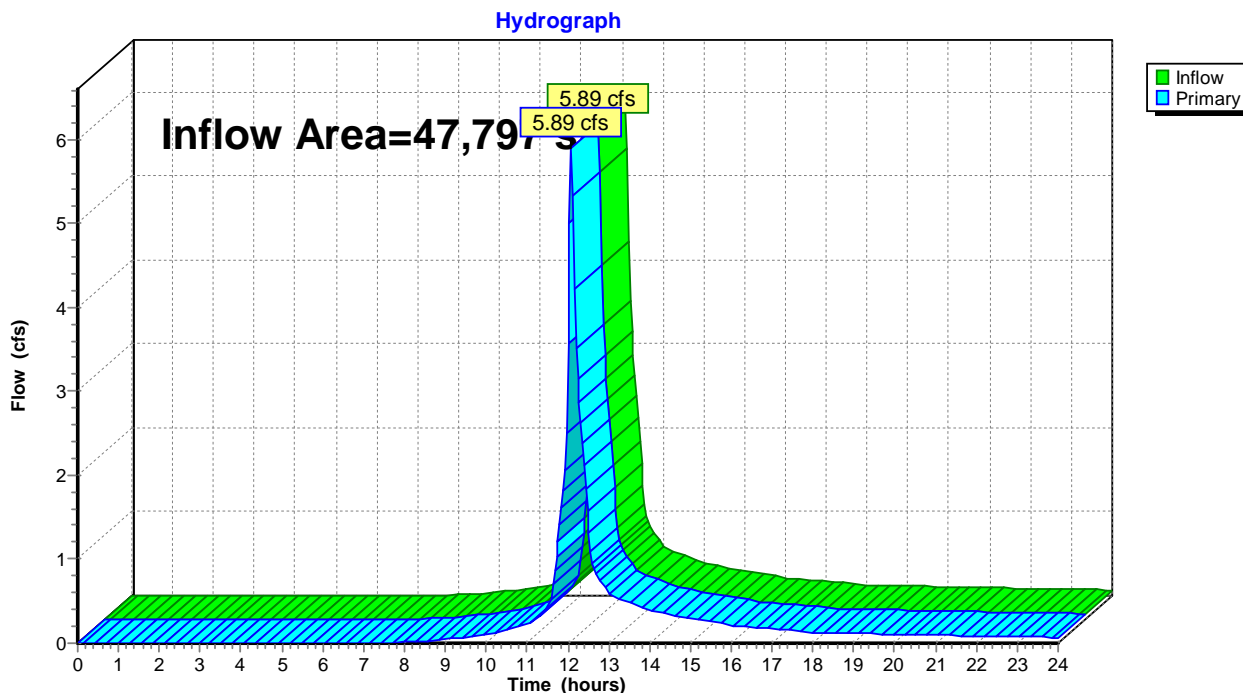


### Summary for Link 1L: Combined Hydrograph

Inflow Area = 47,797 sf, 14.37% Impervious, Inflow Depth > 4.71" for 100 Year event  
Inflow = 5.89 cfs @ 12.08 hrs, Volume= 18,744 cf  
Primary = 5.89 cfs @ 12.08 hrs, Volume= 18,744 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

### Link 1L: Combined Hydrograph



# **Stormwater Facilities Maintenance Plan**

**Maelle Gavet**

**9 Shorehaven Road, Norwalk, CT**

## **Scope:**

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 9 Shorehaven Road are maintained by the property owner in operational condition throughout the life of the project.

## **Recommended Frequency of Service:**

All of the stormwater components installed for this property shall be checked periodically by the Owner and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash, etc.); however it is recommended that the facility be inspected and cleaned a minimum of four times a year. The guidelines for the timing of service include early spring, after the last snowfall, and late fall after the leaves have fallen from the trees.

## **Service Procedures:**

1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leader: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Junction box: The maintenance of the junction box shall be in accordance with the aforementioned schedule and shall include the inspection of the structure's integrity. Debris shall be removed from the inlet and outlet pipes. The sump shall be cleaned of any silt or other debris or sediment.

## **Reporting:**

A maintenance log shall be kept by the Owner of each inspection outlining the items inspected and the maintenance performed. These logs shall be kept on file by the Owner, and must be shared with the City upon request.

## Norwalk Planning & Zoning Commission

125 East Avenue  
Norwalk, Connecticut

May 1, 2026

### Memorandum

**To:** Planning & Zoning Commission – Chapin Bryce, Chair  
**From:** Bryan Baker, Principal Planner  
**Re:** #2026-23 C SPR – MGS Shorehaven LLC – 9 Shorehaven Road (District 3, Block 78, Lot 41) – Coastal site plan review for the construction of a detached accessory dwelling unit

Commissioners,

In accordance with Connecticut General Statutes (CGS) Sec. 22a-105, coastal site plan reviews are required for, “activities or projects to be located fully or partially within the coastal boundary and landward of the mean high water mark,” which includes, “Site plans submitted to a zoning commission in accordance with section 22a-109.” Staff has prepared the following coastal site plan review to assist in your decision making for the above referenced coastal site plan review application(s).

Section 22a-106 of the (CGS) lists the criteria and process for action on coastal site plans, mainly the Commission’s determination whether or not the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities are acceptable. To do so, an evaluation what the coastal resources are on the site as well as of the existing characteristics of the property are required.

9 Shorehaven Road is currently improved with a single-family detached dwelling. The property is located entirely within the coastal boundary and the CD-1L zone. The applicant is proposing to construct a new detached accessory dwelling unit (ADU), a use permitted as-of-right, however a coastal site plan review is required. Per the 1979 Coastal Resources Map, 9 Shorehaven Road is located within the “Coastal ‘Flood Hazard’ Area,” which is considered a coastal resource, and there appears to be nearby tidal wetlands, which are also considered a coastal resource.



For your reference, here is the Connecticut Coastal Management Act's (CCMA) definition of "Adverse impacts on coastal resources:"

*(15) "Adverse impacts on coastal resources" include but are not limited to: (A) 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; (B) degrading existing circulation patterns of coastal waters through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours; (C) degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction; (D) degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff; (E) increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones; (F) degrading visual quality through significant alteration of the natural features of vistas and view points; (G) 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 alteration of the natural components of the habitat; and (H) degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function;*

The relevant potential adverse impacts listed is (H) and potential degradation of tidal wetlands. The Commission adopted changes to the zoning regulations to prevent such degradation from happening which requires that new construction be located at least 15 feet landward of the coastal jurisdiction line (CJL). As proposed, it appears that the deck off the rear of the ADU would be within 15 feet of the CJL. Therefore, the plans should be revised to move the deck to a compliant location, which can be addressed a condition of approval.

Regarding adverse impacts on future water-dependent activities, it is important to note that the property is zoned as CD-1L which is predominantly a residential zone with single-family detached structures being permitted as-of-right. The property has historically not been considered for water-dependent uses and/or zoning, including during the 1988 adoption of the city's Marine Commercial zoning district and regulations, in accordance with the CCMA. Additionally, there are no recorded zoning map change applications having been submitted to re-zone the parcels to a water-dependent zone indicating a lack of historical demand for such uses. For your reference, please see the definition of "Adverse impacts on future water-dependent development opportunities," as defined within the CCMA below, of which it is Staff's opinion that there are no such adverse impacts due to this application.

*(17) "Adverse impacts on future water-dependent development opportunities" and "adverse impacts on future water-dependent development activities" include but are not limited to (A) locating a non-water-dependent use at a site that (i) is physically suited for a water-dependent use for which there is a reasonable demand or (ii) has been identified for a water-dependent use in the plan of development of the municipality or the zoning regulations; (B) replacement of a water-dependent use with a non-water-dependent use, and (C) siting of a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters;*

In regard to compliance with the zoning regulations, the overall size of the ADU is 633 square feet which complies with the 1,000 square foot maximum allowed and is about 16 feet in height which complies with the 20-foot maximum. The location of the ADU complies with all applicable setbacks.

As mentioned earlier, the property is in the flood hazard zone and the location of the ADU will be in base flood elevation (BFE) AE 12. The bottom of the lowest floor must be elevated to be at least two feet above the BFE,

which would be 14. It appears that on the architectural plans that the bottom of the lowest floor is proposed at 13 which must be raised one foot to comply with our flood zone regulations. It is staff's opinion that this modification, if not submitted prior to the Commission's review, can be addressed as a condition of approval.

Staff offers the following resolution for consideration by the Commission:

*Draft resolution to approve with modifications:*

**THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-23 CSPR – MGS Shorehaven LLC – 9 Shorehaven Road (District 3, Block 78, Lot 41) – Coastal site plan review for the construction of a detached accessory dwelling unit be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
  - a. Per architectural drawings entitled "New Accessory Dwelling Unit (ADU)," submitted as part of this application, provided that such plans shall be modified to raise the bottom of the lowest floor to elevation 14' to comply with the flood hazard zone regulations and that the location of the rear deck be revised to be at least 15 feet landward of the Coastal Jurisdiction Line prior to the issuance of a zoning permit; and
  - b. Per site plans entitled "Drainage Plan" of 9 Shorehaven Road, prepared by Fairfield County Engineering LLC, dated 2/12/26; and
2. That any changes to the approved plans shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. 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 Staff; and
4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and
5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
7. That any and all conditions required by Norwalk DPW are applicable to this approval; and
8. That a Connecticut licensed engineer shall certify that all the 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

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

**BE IT FURTHER RESOLVED** that the effective date of this action shall be May 13, 2026.



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: 25 Shorefront Park 2. D/B/L/U: 103-2-85-59-0

3. Proposed Work: Proposed single family house 4. Zone: B

### 5. Applicant Identification:

Applicant Name: Andy Soumelidis - LANDTECH  
 Address: 518 Riverside Avenue  
 Phone Number: 203.454.2110 Email: asoumelidis@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: Emma Rojas  
 Address: 518 Riverside Avenue  
 Business Phone: 203.454.2110 Email: erojas@landtechconsult.com

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

Owner Name: Mr. Bobby Paschalidis  
 Address: 25 Shorefront Park, Norwalk, CT  
 Phone Number: \_\_\_\_\_ Email: bpaschalidis@cerberus.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:

25 Shorefront Park, Norwalk, CT

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:

NA

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:

See Coastal Area Management Evaluation

e) Indicate the area of the project site: 0.23± 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*):

See Coastal Area Management Evaluation

**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*):

Stormwater from the house will be managed for water quality as the property drains to Long Island Sound so no reduction of the discharge rate for the 25-year storm event is proposed. Stormwater will be directed to both the gravel driveway in the front of the house and the pervious patio in the rear of the house where it will be allowed to infiltrate into the soil. The asphalt section of driveway in front of the garage will be pitched eastward allowing rain water to flow to the gravel section of the driveway allowing for infiltration. The water quality volume post development is 712.0 CF which exceeds the required pre-development volume of 423.13 CF.

## 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Shorelands</b> - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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*):

See Coastal Area Management Evaluation

**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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See Coastal Area Management Evaluation

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**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 not a water front site and is privately owned so it 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*):

See Coastal Area Management Evaluation

**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: \_\_\_\_\_ DATE: \_\_\_\_\_

Agent's Signature: Emmer Rojas DATE: 02.10.2026

# 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**

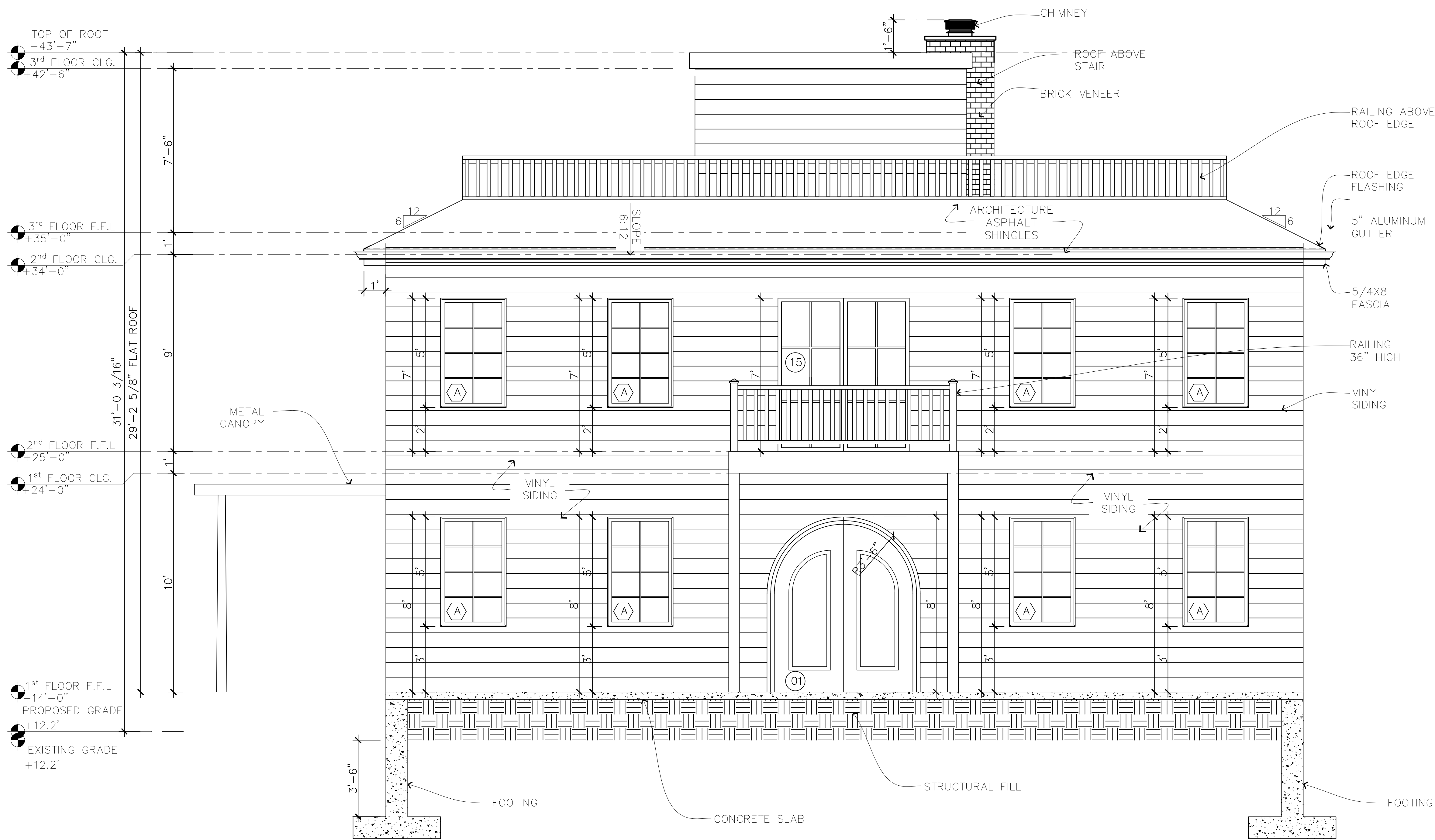
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer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



Architect Info:

Consultant Info:

Contractor Info:

Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

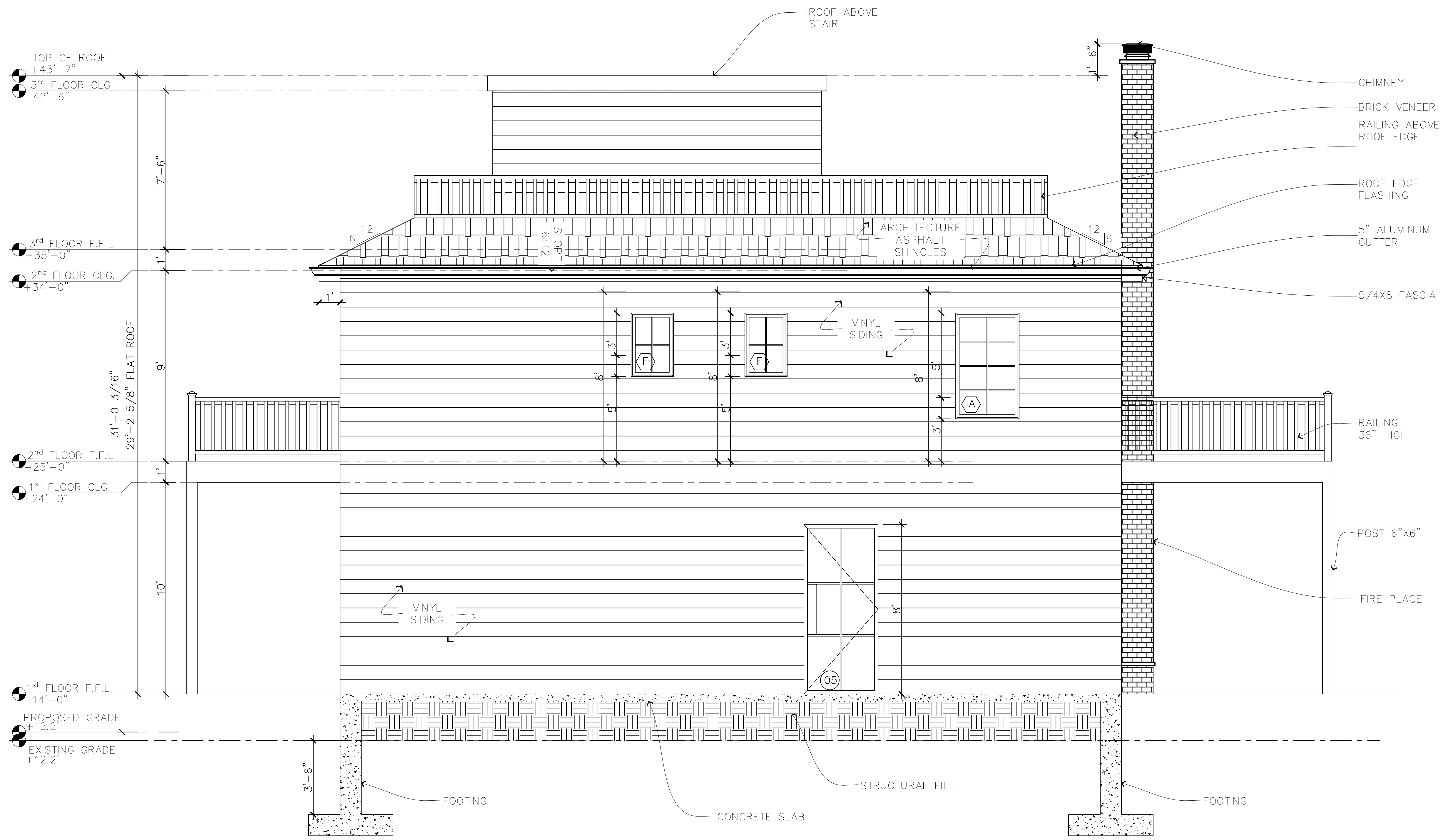
Project:  
 25 SHOREFRONT PARK,  
 NORWALK, CT 06854,  
 USA

Title:

**FRONT ELEVATION**

Sheet :

**A-2.1**



Architect Info:

Consultant Info:

Contractor Info:

Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
25 SHOREFRONT PARK,  
NORWALK, CT 06854,  
USA

Title:

**RIGHT ELEVATION**

Sheet :

**A-2.2**

Architect Info:

Consultant Info:

Contractor Info:



Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
 25 SHOREFRONT PARK,  
 NORWALK, CT 06854,  
 USA

Title:

### REAR ELEVATION

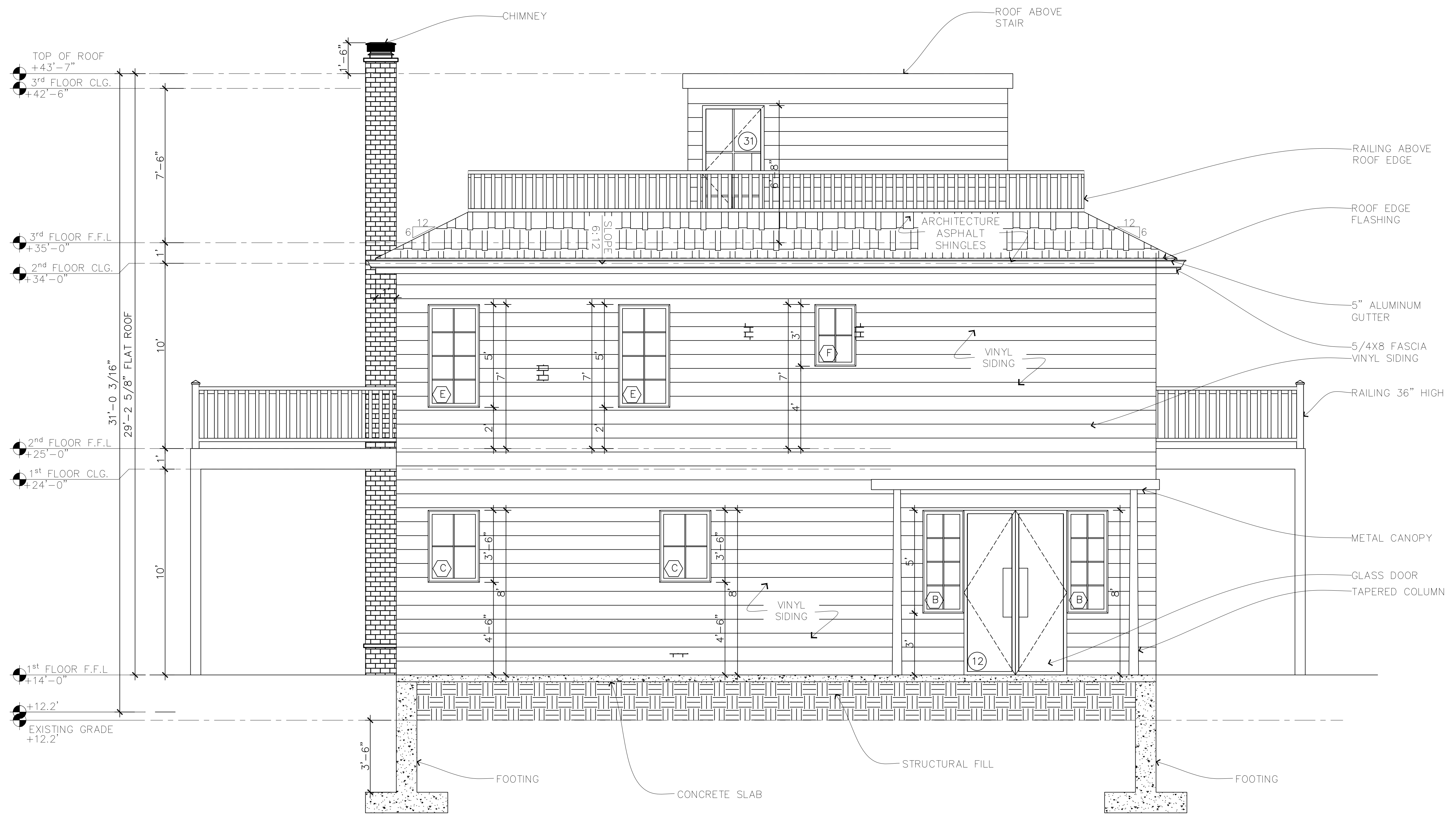
Sheet :

# A-2.3

Architect Info:

Consultant Info:

Contractor Info:



Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
 25 SHOREFRONT PARK,  
 NORWALK, CT 06854,  
 USA

Title:

### LEFT ELEVATION

Sheet :

# A-2.4

# NEW Residential Construction

## Scope of Work

NEW CONSTRUCTION

### ADDRESS:

25 SHOREFRONT PARK, NORWALK, CT 06854, USA

#### General Notes

- 1.GENERAL NOTES APPLY TO ALL DRAWINGS.
- 2.DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE OBTAINED FROM THE ARCHITECT.
- 3.DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
- 4.CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION). IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
- 5.CONTRACTOR SHALL PAY ALL PERMIT FEES.
- 6.CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
- 7.PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
- 8.REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK TO ITS ORIGINAL CONDITION.

#### NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER TOE NAIL (3)-8d  
BRIDGING TO JOIST TOE NAIL EA. END (2)-8d  
SOLE PLATE TO JOIST OR BLK'G FACE NAIL 16d @ 16" OC  
STUD TO SOLE PLATE TOE NAIL (4)-8d, END NAIL (2) 16d  
TOP PLATE TO STUD END NAIL (2)-16d  
DOUBLE STUDS FACE NAIL 16d @ 24" OC  
DOUBLE TOP PLATES FACE NAIL 16d @ 16" OC  
CONTINUOUS HEADER, TWO PIECES 16d @ 16" OC ALONG EA. EDGE  
BUILT-UP HEADER, TWO PIECES  
W/ 1/2" SPACER 16d @ 16" OC ALONG EA. EDGE  
TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d  
CEILING JOISTS TO PLATE TOE NAIL (3)-8d  
CONTINUOUS HEADER TO STUD TOE NAIL (4)-8d  
CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d  
CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL (3)-10d  
RAFTER TO PLATE TOE NAIL (2)-16d  
1" BRACE TO EACH STUD AND PLATE FACE NAIL (2)-8d  
BUILT-UP CORNER STUDS 10d @ 24" OC  
2" PLANKS (2)-16d @ EA.BRG.  
1/2" PLYWOOD ROOF AND WALL EDGES 8d @ 6" OC  
SHEATHING INTERMEDIATE 8d @ 12" OC  
3/4" PLYWOOD SUBFLOOR EDGES 8d @ 6" OC  
INTERMEDIATE 8d @ 12" OC  
2x MULTIPLE JOISTS - STAGGER @ 15" OC  
W/(2) @ EA. END OR SPLICE (3) OR FEWER 16d NAILS (4) OR MORE  
1/2" DIA M.B. W/ STANDARDNUT AND WASHERS.

## AREA CALCULATION:

1ST FLR. HEATED AREA 1547.42 SQFT  
2ND FLR. HEATED AREA 1547.42 SQFT  
3RD FLR. HEATED AREA 192.97 SQFT

**TOTAL HEATED AREA 3287.81 SQFT**

#### GENERAL NOTES

SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.  
WINDOWS MUST PROVIDE. (CRC R310.2)  
A) A MINIMUM 5.7 SQUARE FEET OR CLEAR OPENABLE AREA.  
B) A MINIMUM CLEAR WIDTH OF 20', MINIMUM CLEAR HEIGHT OF 24'.  
C) A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.  
D) DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY  
SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CRC R308.4) FOR WINDOWS:  
A) ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, AND SAUNAS, AND WITHIN 60" OF THE FLOOR;  
B) WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF THE FLOOR;  
C) WITHIN 18" VERTICALLY AND 36" HORIZONTALLY OF A WALKING SURFACE, WHERE THE INDIVIDUAL PANE IS GREATER THAN 9 FT. , AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR;  
D) ADJACENT TO STAIRWAYS, RAMPS, AND LANDINGS, OR WITHIN 5'-0" HORIZONTALLY OF THE BOTTOM OF STAIRWAYS, WHERE THE BOTTOM EDGE IS WITHIN 60" OF THE WALKING SURFACE  
DESIGN CRITERIA: 2015 IRC AND IBC  
ROOF: 30 PSF SNOW LOAD  
\*8 PSF TOP CHORD DEAD LOAD.  
\*7 PSF BOTTOM CHORD DEAD LOAD.  
\*5 PSF NET WIND UPLIFT.  
FLOOR: 40 PSF LL.  
\*10 PSF TOP CHORD DL.  
\*5 PSF BOTTOM CHORD DL.  
SOIL: \*2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION  
FROST DEPTH: \*30"  
SEISMIC ZONE: B. (ASSUMED)  
WIND: 115 MPH (115 MPH 3 SEC GUST), EXPOSURE C. (ASSUMED) THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.  
INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.  
INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.  
INSULATE WASTE LINES FOR SOUND CONTROL.  
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.  
ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.  
PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

#### R312: GUARDS

##### R312.1.1: WHERE REQUIRED

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Insect screening shall not be considered as a guard .

##### R312.3: OPENING LIMITATIONS

Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter.

#### EXCEPTIONS:

- 1.The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard , shall not allow passage of a sphere 6" in diameter.
- 2.Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 38" in dia.

#### Foundation and Underfloor

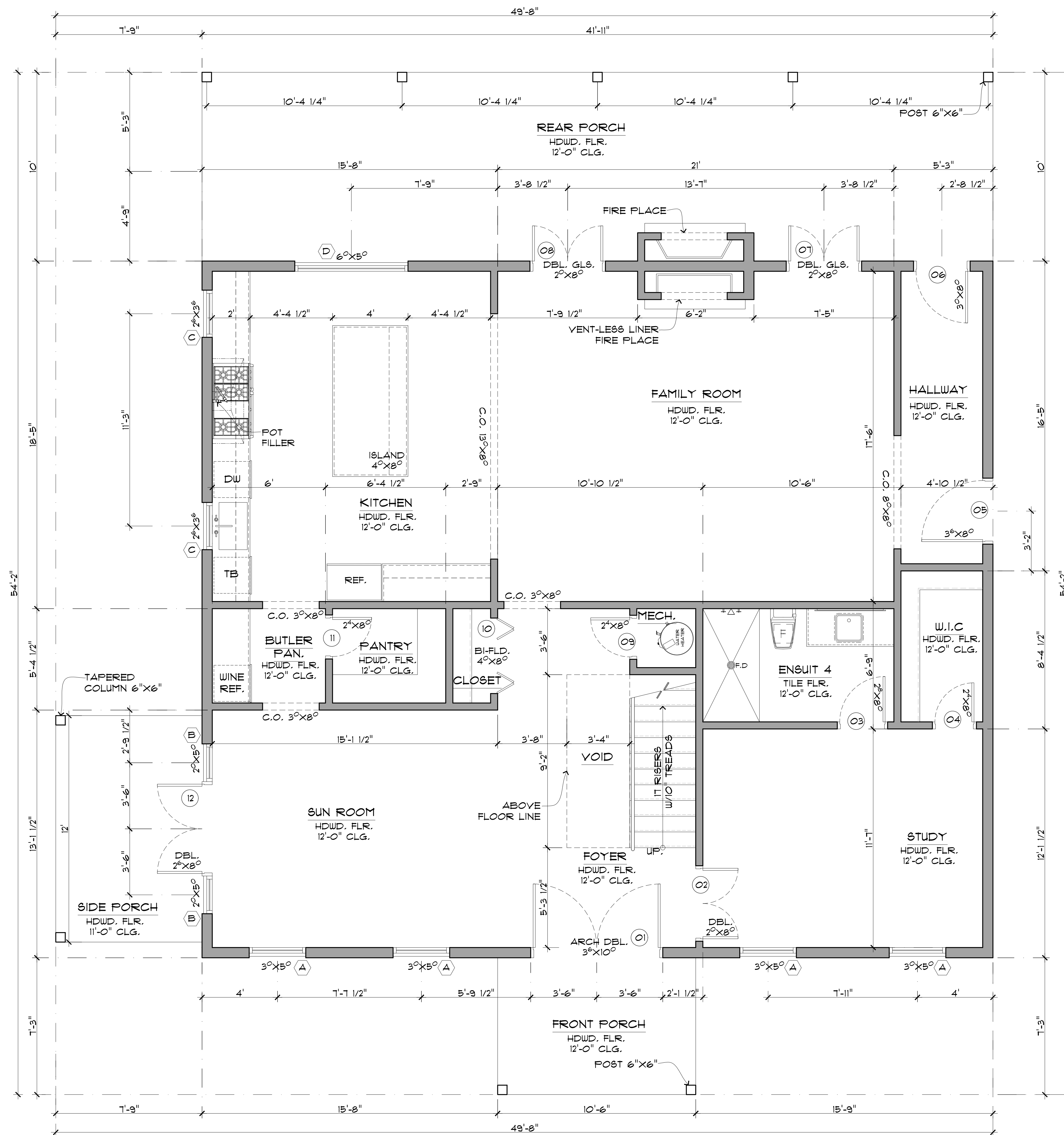
1. Foundation reinforcement. Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.3)
2. Shear wall foundation support. Shear walls shall be supported by continuous foundations. (CRC 403.1.2)
3. Concrete slabs-on-grade. Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1)
4. Vapor retarder. A 10-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)
5. Anchor bolts and sills. Foundation plates or sills shall be bolted or anchored to the foundation or foundation wall per the following (CRC R403.1.6 and CRC R602.11.1): a. Minimum 1/2-inch-diameter steel bolts b. Bolts embedded at least 7 inches into concrete or masonry c. Bolts spaced maximum 6 feet on center d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/piece e. Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt 6. Hold-downs. All hold-downs must be tied in place prior to foundation inspection.
7. Protection of wood against decay. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1):
  - a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather
  - b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated wood c. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood d. Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather
  - e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier
  - f. Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends
  - g. Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier h. Wood furring strips or other wood framing members attached directly to interior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips or framing members
8. Underfloor ventilation. Underfloor areas shall have ventilation openings through foundation walls or exterior walls, with minimum net area of ventilation openings of 1 square foot for each 150 square feet of underfloor area. On such ventilating opening shall be within 3 feet of each corner of the building. (CRC R408.1)
9. Underfloor access. Underfloor areas shall be provided with a minimum 18-inch by 24-inch access opening. (CRC R408.4)



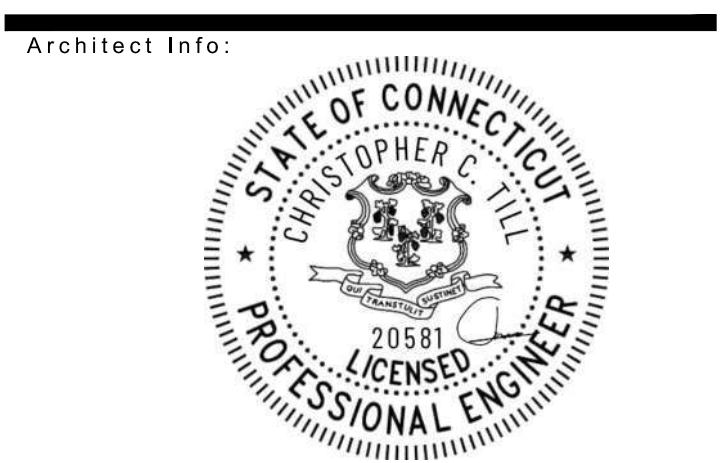
25 SHOREFRONT PARK, NORWALK, CT 06854, USA

**COVER PAGE**

**A-0**



AREA CALCULATION	
1ST FLR. HEATED AREA	1547.42 sq ft
2ND FLR. HEATED AREA	1547.42 sq ft
3RD FLR. HEATED AREA	192.97 sq ft
<b>TOTAL HEATED AREA</b>	<b>3287.81 sq ft</b>



Architect Info:

Consultant Info:

Contractor Info:

Revision:

Designer:

LBP no.:

Drawn:

Scale:

Date: 30 OCT 2025

Project:

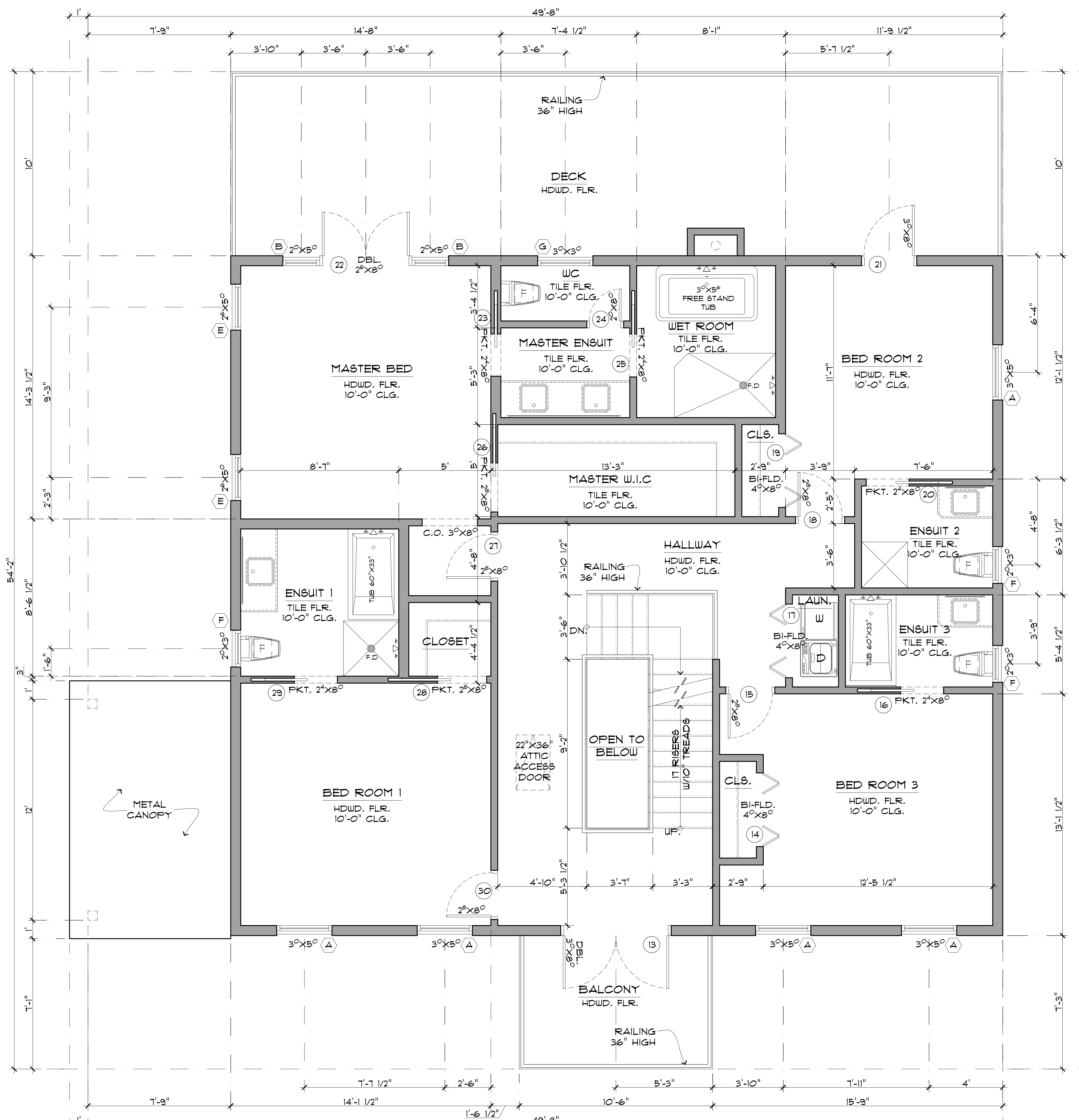
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Title:

FIRST FLOOR PLAN

Sheet:

A-1.1



Architect Info:

Consultant Info:

Contractor Info:

Revision:	
Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
 25 SHOREFRONT  
 PARK, NORWALK, CT  
 06854, USA

Title:  
**SECOND FLOOR  
 PLAN**

Sheet :

**A-1.2**

AREA CALCULATION	
1ST FLR. HEATED AREA	1547.42 sq ft
2ND FLR. HEATED AREA	1547.42 sq ft
3RD FLR. HEATED AREA	132.97 sq ft
<b>TOTAL HEATED AREA</b>	<b>3227.81 sq ft</b>



Architect Info:

Consultant Info:

Contractor Info:

Revision:

Designer:

LBP no.:

Drawn:

Scale:

Date:

30 OCT 2025

Project:

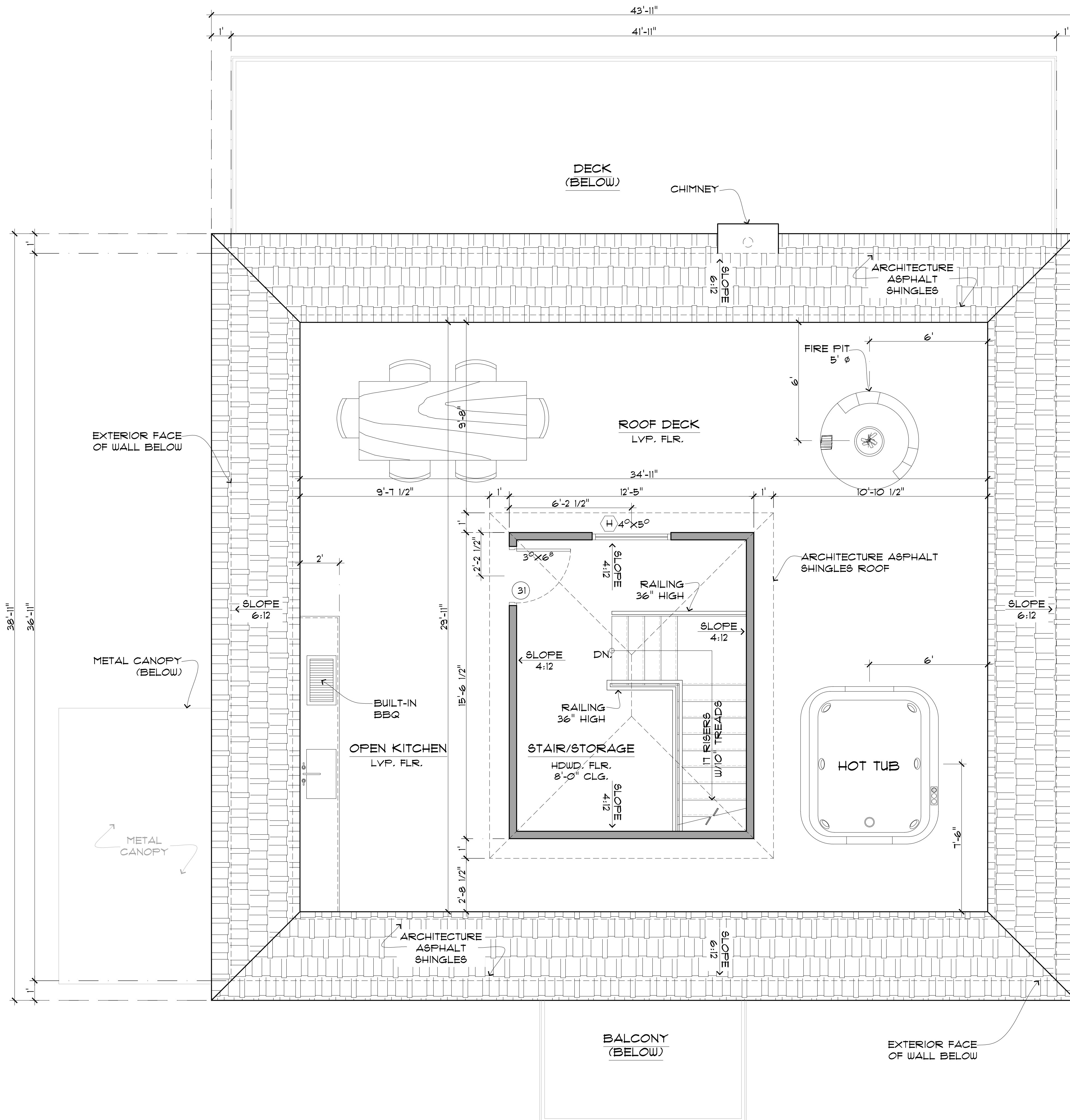
25 SHOREFRONT  
PARK, NORWALK, CT  
06854, USA

Title:

**ROOF PLAN**

Sheet :

**A-1.3**



AREA CALCULATION	
1ST FLR. HEATED AREA	1547.42 sq ft
2ND FLR. HEATED AREA	1547.42 sq ft
3RD FLR. HEATED AREA	192.97 sq ft
<b>TOTAL HEATED AREA</b>	<b>3287.81 sq ft</b>



Architect Info:



Consultant Info:

Contractor Info:

Revision:

Designer:

LBP no.:

Drawn:

Scale:

Date: 30 OCT 2025

Project:

25 SHOREFRONT  
PARK, NORWALK, CT  
06854, USA

Title:

**FIRST FLOOR AREA  
CALCULATION PLAN**

Sheet :

**AC-1**

AREA CALCULATION	
1ST FLR. HEATED AREA	1547.42 sq ft
2ND FLR. HEATED AREA	1547.42 sq ft
3RD FLR. HEATED AREA	192.97 sq ft
<b>TOTAL HEATED AREA</b>	<b>3287.81 sq ft</b>



AREA CALCULATION	
1ST FLR. HEATED AREA	1547.42 sq ft
2ND FLR. HEATED AREA	1547.42 sq ft
3RD FLR. HEATED AREA	192.97 sq ft
<b>TOTAL HEATED AREA</b>	<b>3287.81 sq ft</b>

Architect Info:



Consultant Info:

Contractor Info:

Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
 25 SHOREFRONT  
 PARK, NORWALK, CT  
 06854, USA

Title:  
**SECOND FLOOR  
 AREA CALCULATION  
 PLAN**

Sheet :  
**AC-2**

Architect Info:



Consultant Info:

Contractor Info:

Revision:

Designer:

LBP no.:

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Scale:

Date:

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Project:

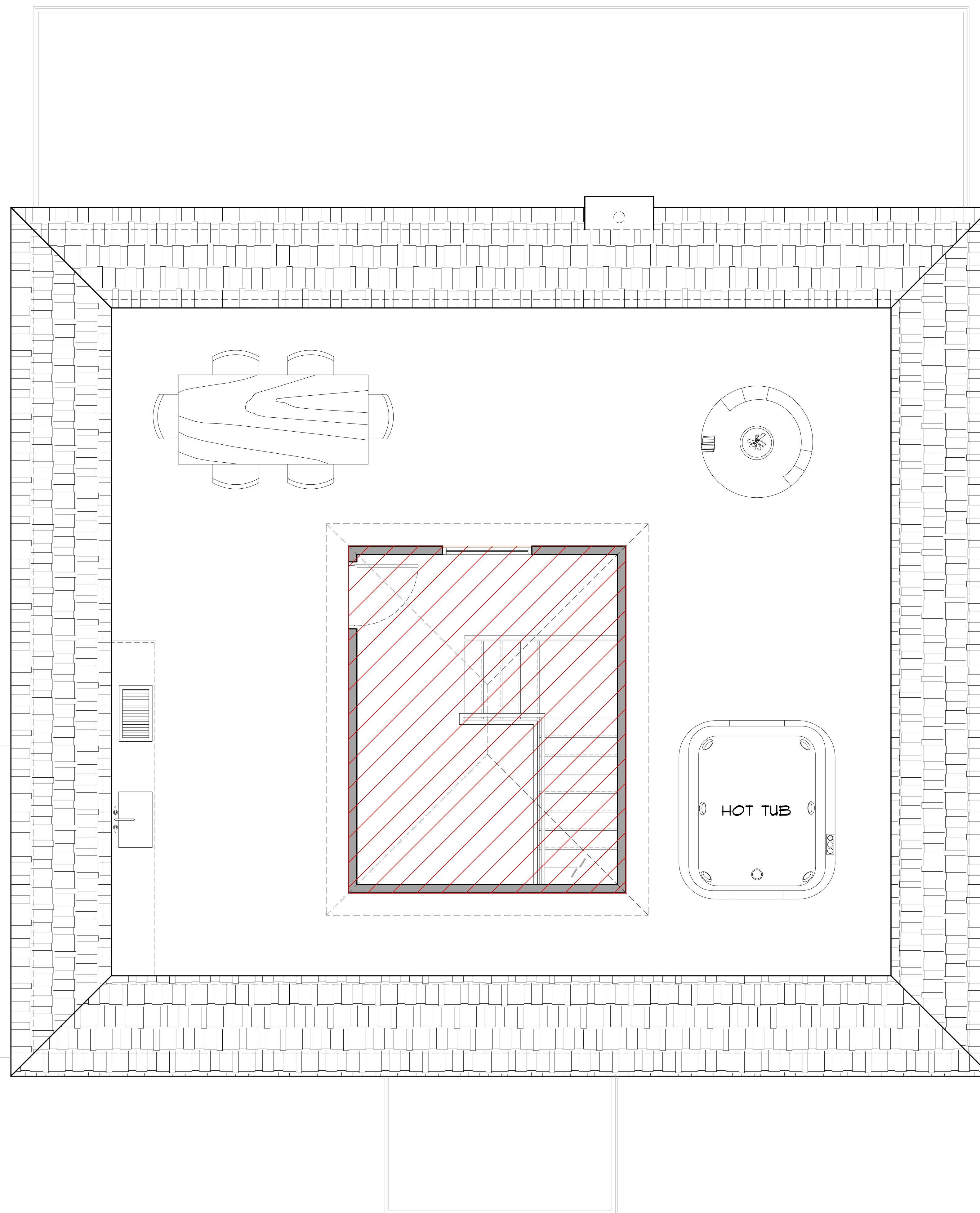
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PARK, NORWALK, CT  
06854, USA

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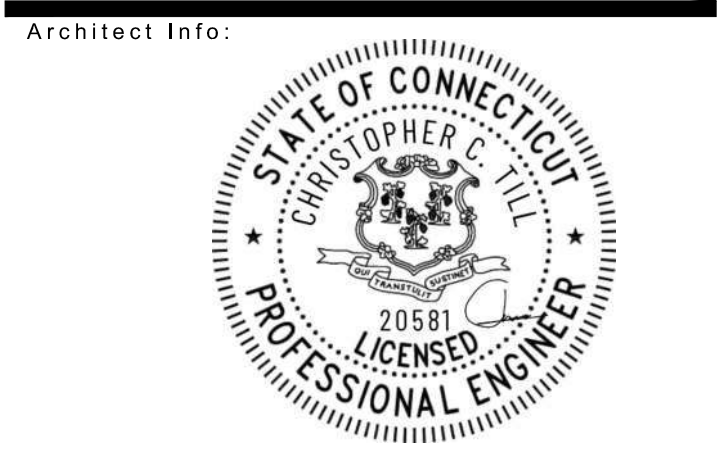
THIRD FLOOR AREA  
CALCULATION PLAN

Sheet :

AC-3



AREA CALCULATION	
1ST FLR. HEATED AREA	1547.42 sq ft
2ND FLR. HEATED AREA	1547.42 sq ft
3RD FLR. HEATED AREA	192.97 sq ft
<b>TOTAL HEATED AREA</b>	<b>3287.81 sq ft</b>



Architect Info:

Consultant Info:

Contractor Info:



Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
 25 SHOREFRONT PARK,  
 NORWALK, CT 06854,  
 USA

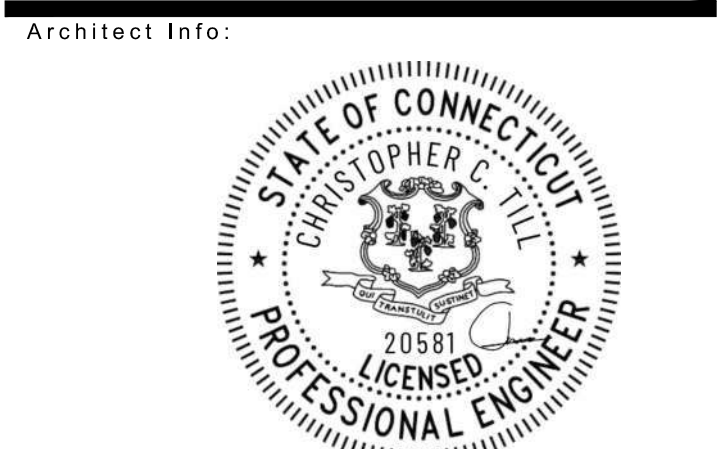
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**FRONT ELEVATION**

Sheet :

**A-2.1**





Architect Info:

Consultant Info:

Contractor Info:



Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

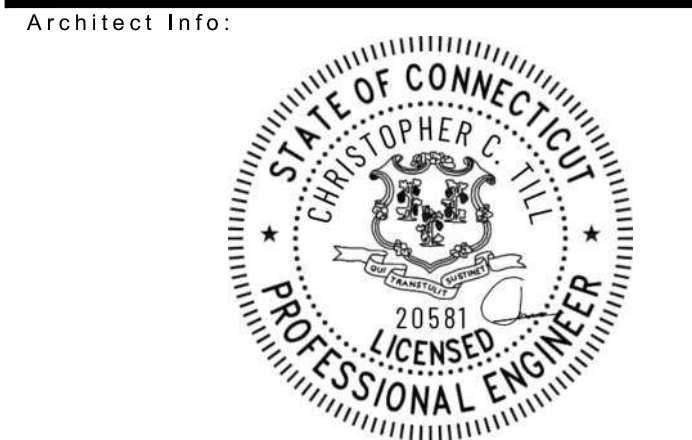
Project:  
 25 SHOREFRONT PARK,  
 NORWALK, CT 06854,  
 USA

Title:

**REAR ELEVATION**

Sheet :

**A-2.3**



Architect Info:

Consultant Info:

Contractor Info:

Revision:	

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

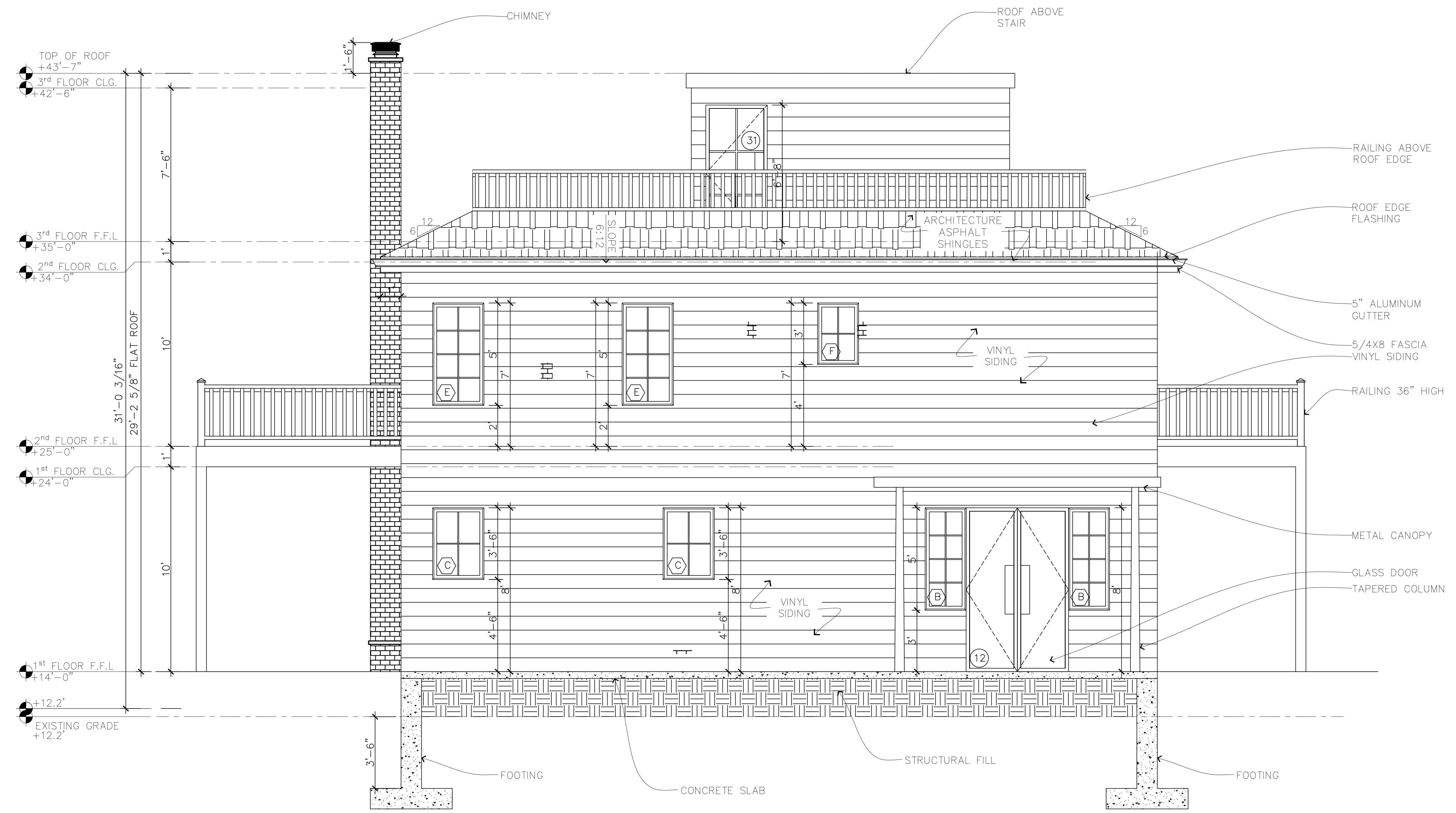
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NORWALK, CT 06854,  
USA

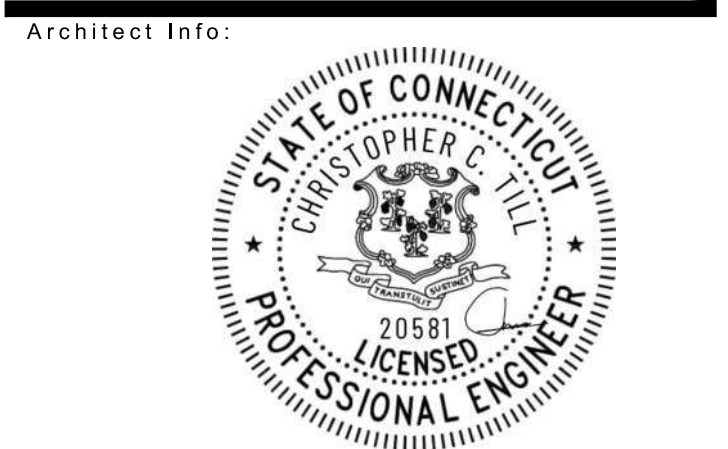
Title:

**LEFT ELEVATION**

Sheet :

**A-2.4**

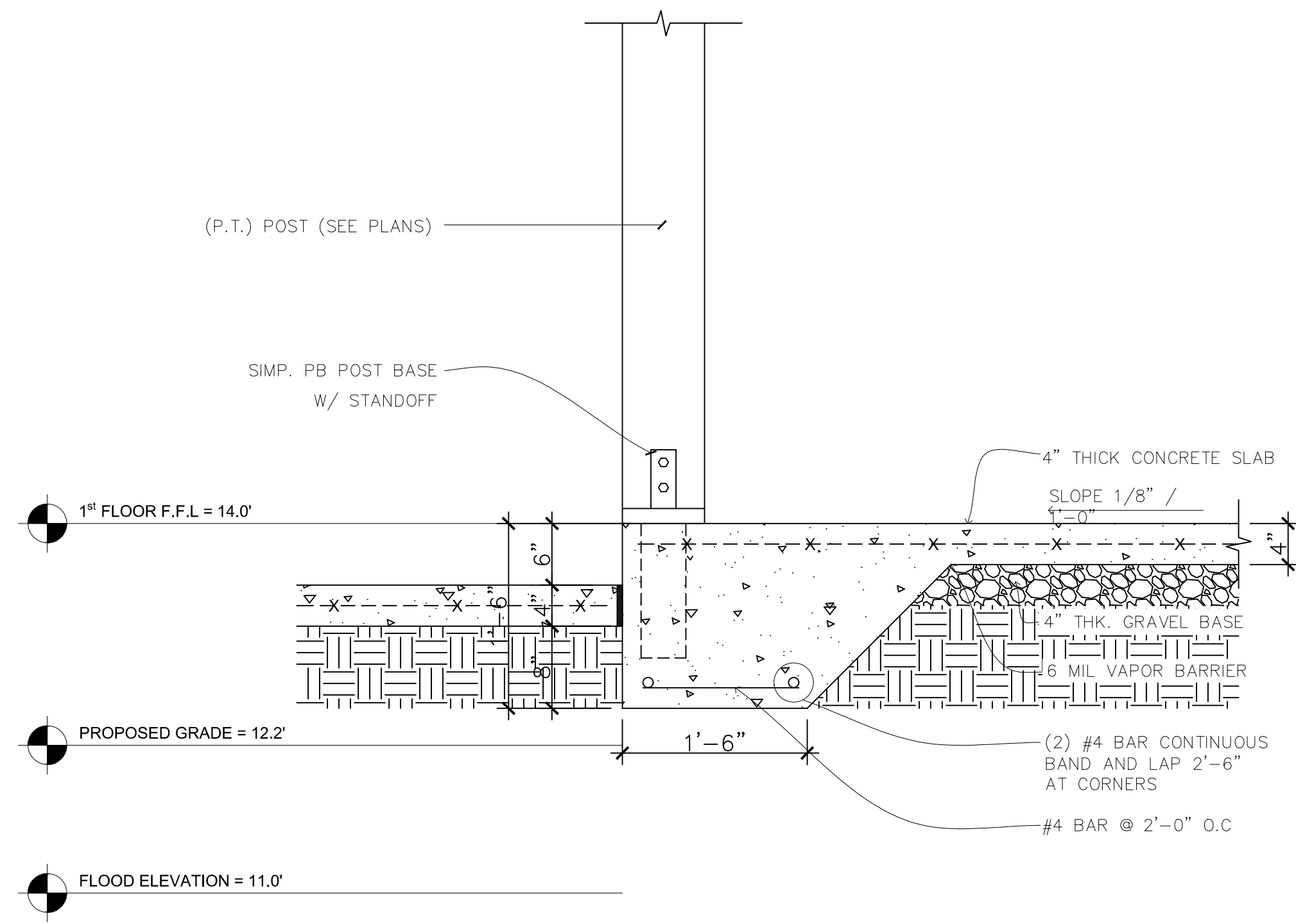




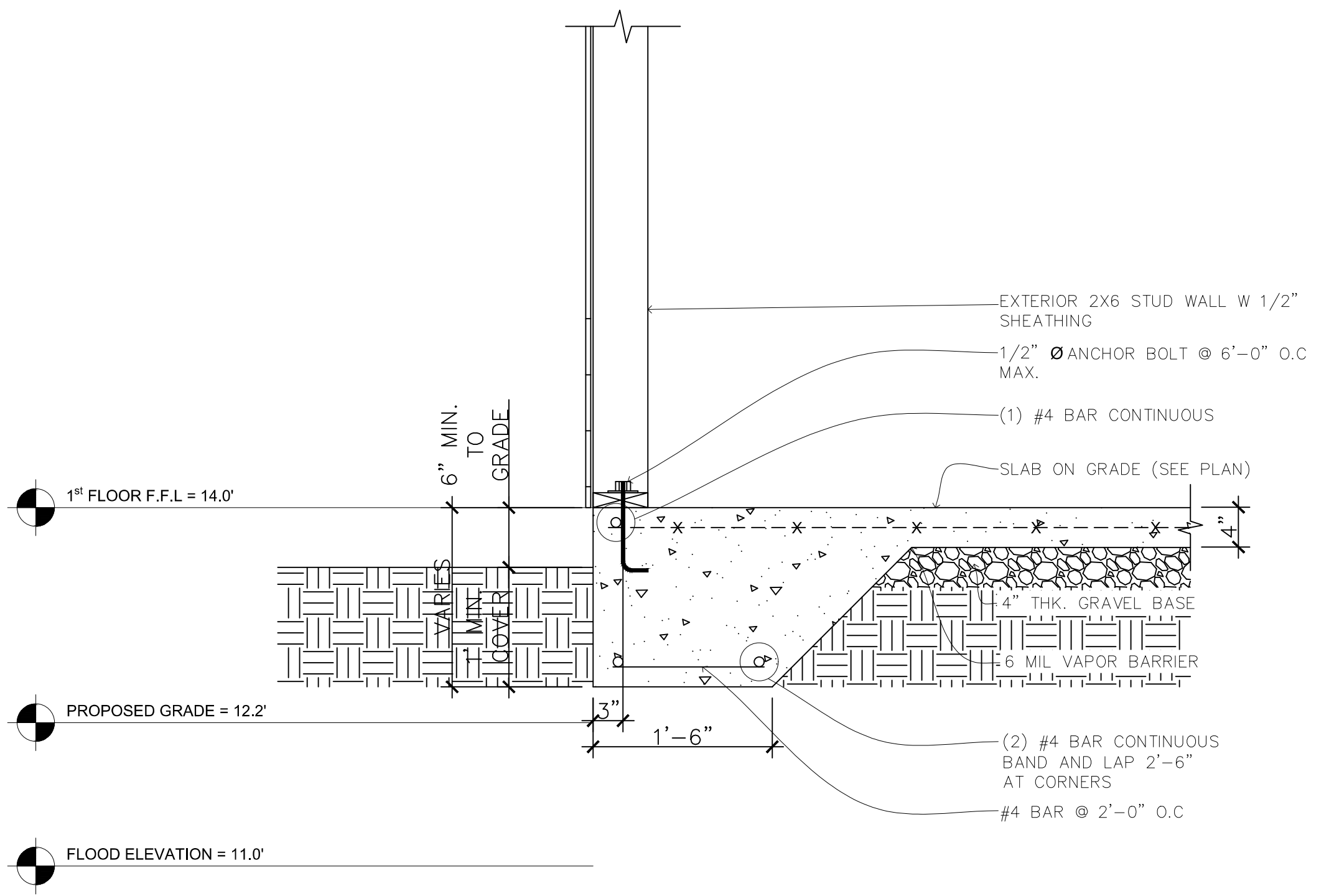
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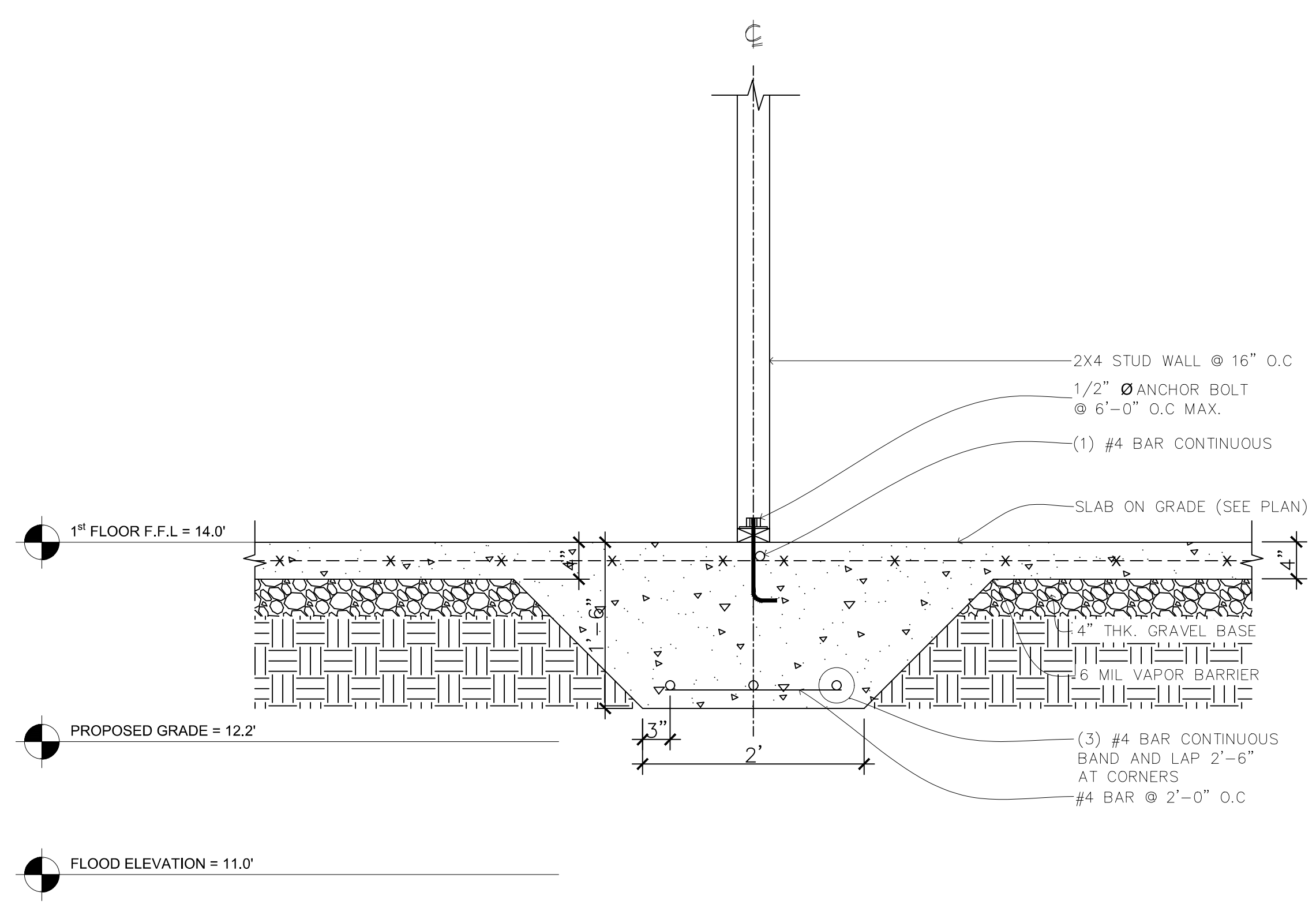
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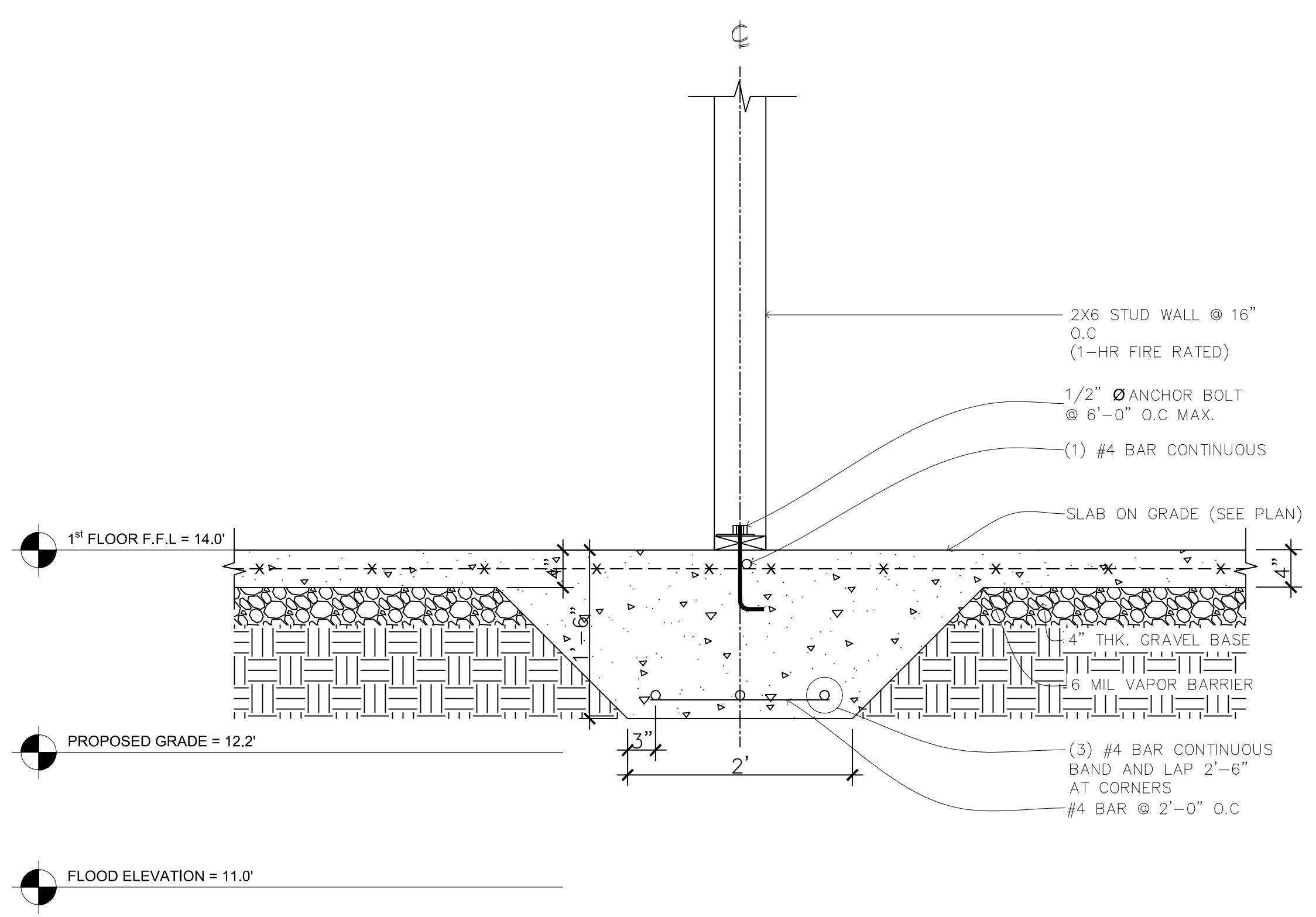
**1 SECTION @ COLUMN BASE**  
S-2 SCALE: 1"=1'-0"



**2 SECTION @ EXTERIOR WALL FOUNDATION**  
S-2 SCALE: 1"=1'-0"



**3 SECTION @ INTERIOR WALL FOUNDATION**  
S-2 SCALE: 1"=1'-0"



**4 SECTION @ INTERIOR WALL FOUNDATION**  
S-2 SCALE: 1"=1'-0"

Revision:	
3/3/2026	REVISED PER PLANNING & ZONING COMMENTS

Designer:	
LBP no.:	
Drawn:	
Scale:	
Date:	30 OCT 2025

Project:  
25 SHOREFRONT PARK,  
NORWALK, CT 06854,  
USA

Title:  
**FOUNDATION SECTIONAL DETAILS**

Sheet :

**S-2**

# SITE DEVELOPMENT PLANS FOR A PROPOSED SINGLE-FAMILY RESIDENCE



LOCATION MAP  
(NTS)

### DRAWING SHEET INDEX

SHEET NO.	SHEET TITLE
T-1.0	COVER SHEET
SV-1.0	ZONING LOCATION & TOPOGRAPHIC SURVEY
C-1.0	SITE DEVELOPMENT PLAN
C-2.0	CONSTRUCTION DETAILS

#### GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 25 SHOREFRONT PARK TAKEN FROM ZONING LOCATION AND TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 10/07/2025.
2. DATUM: NAVD88
3. 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.
4. 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.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "X" & "AE" (EL. 11) AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0533G, EFFECTIVE 7/8/2013.
6. BUILDINGS ARE MORE THAN THREE YEARS OLD.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.

3/18/2025	REVISED PER PLANNING & ZONING COMMENTS
3/3/2025	REVISED PER PLANNING & ZONING COMMENTS

REVISION DATE	ISSUE
---------------	-------

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

PREPARED FOR:  
  
**BOBBY PASCHALIDIS**

PROJECT LOCATION:  
  
**25 SHOREFRONT PARK  
NORWALK, CT**

PROJECT TITLE:  
  
**SITE IMPROVEMENTS FOR A  
PROPOSED SINGLE FAMILY  
RESIDENCE**

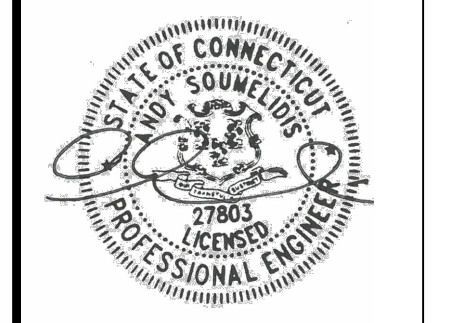
DRAWING TITLE:  
  
**COVER SHEET**

PROJECT No: **25170-01**

DATE: <b>12/15/2025</b>	DESIGNED BY: <b>MC</b>	CHECKED BY: <b>AS</b>
----------------------------	---------------------------	--------------------------

SCALE:  
  
**N.T.S.**

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



T-1.0

LANDTECH

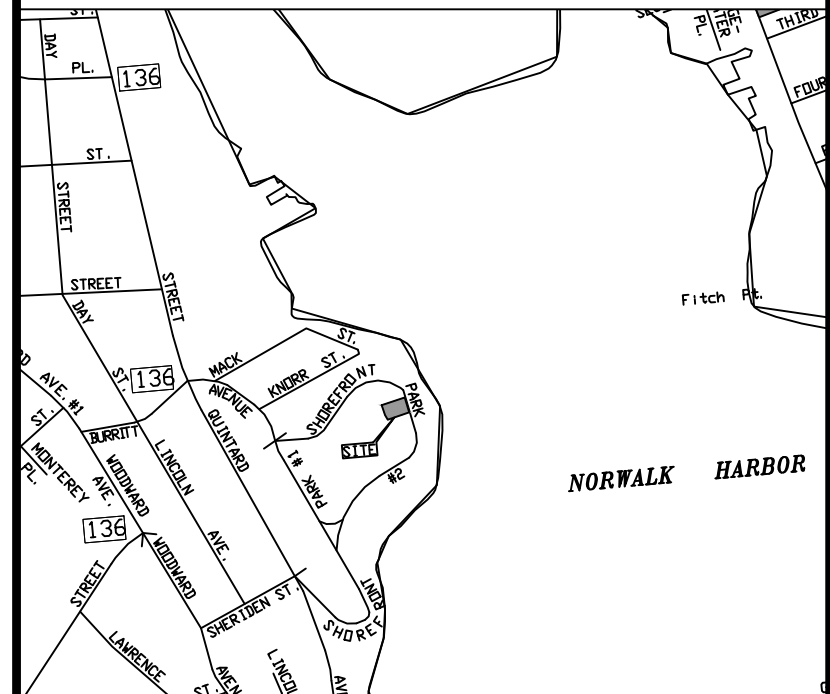
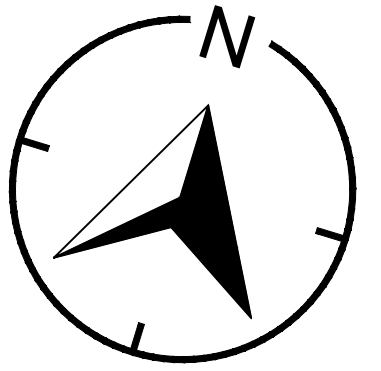
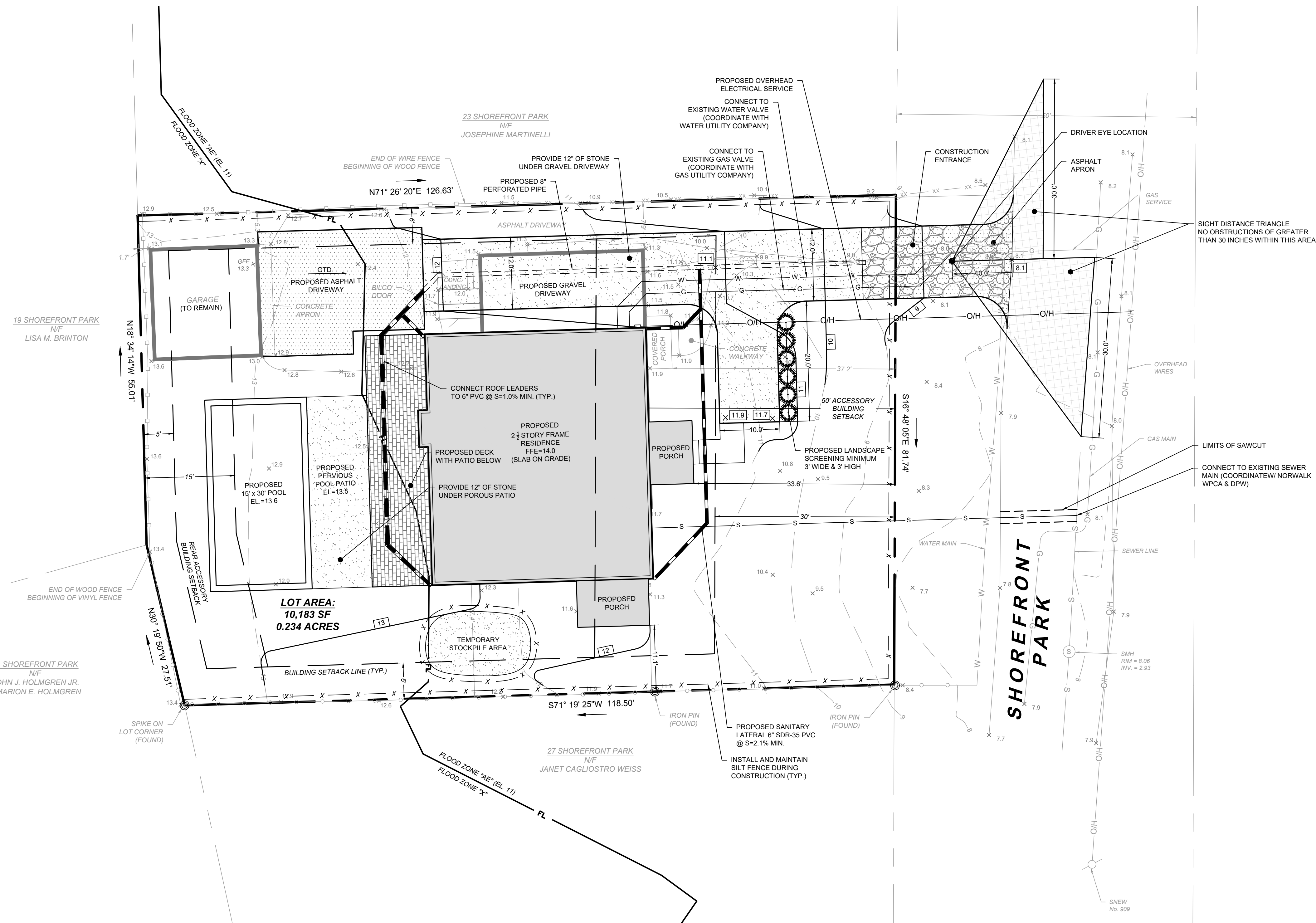
T-1.0 ACTIVE PROJECT: 25170-01 PASCHALIDIS 25 SHOREFRONT PARK NORWALK, CT 06880 DRAWING NO: 25 SHOREFRONT PARK SITE PLAN DWG

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- 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.
- 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.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- 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.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15x15' 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) 15x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- 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.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- 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.
- 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.

ZONING DATA			
ZONING DISTRICT: SUBURBAN SINGLE FAMILY COMMUNITY DISTRICT "CD-1S"			
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	6,250 SF	10,183 SF	10,183 SF
LOT WIDTH	50'	81.74'	81.74'
COVERAGE (MAX.)	BUILDING	2,972 SF	1,478 SF
	IMPERVIOUS	4,073 SF	3,132 SF
	FRONT (PRINCIPAL)	30'	37.2'
YARDS (MIN.)	FRONT (ACCESSORY)	20' + 30' = 50'	105.6'
	SIDE (PRINCIPAL)	6'	(7.9', 27.4')
	SIDE (ACCESSORY)	6'	(5.3', 57.8')
	REAR (PRINCIPAL)	15'	49.8'
	REAR (ACCESSORY)	5'	1.7'
	BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES

1. EXISTING NON-CONFORMING GARAGE TO REMAIN.



LOCATION MAP (NTS)

3/18/2025	REVISED PER PLANNING & ZONING COMMENTS
3/3/2025	REVISED PER PLANNING & ZONING COMMENTS
REVISION DATE	ISSUE

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

PREPARED FOR:  
**BOBBY PASCHALIDIS**

PROJECT LOCATION:  
**25 SHOREFRONT PARK  
NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
PROPOSED SINGLE FAMILY  
RESIDENCE**

DRAWING TITLE:  
**SITE DEVELOPMENT PLAN**

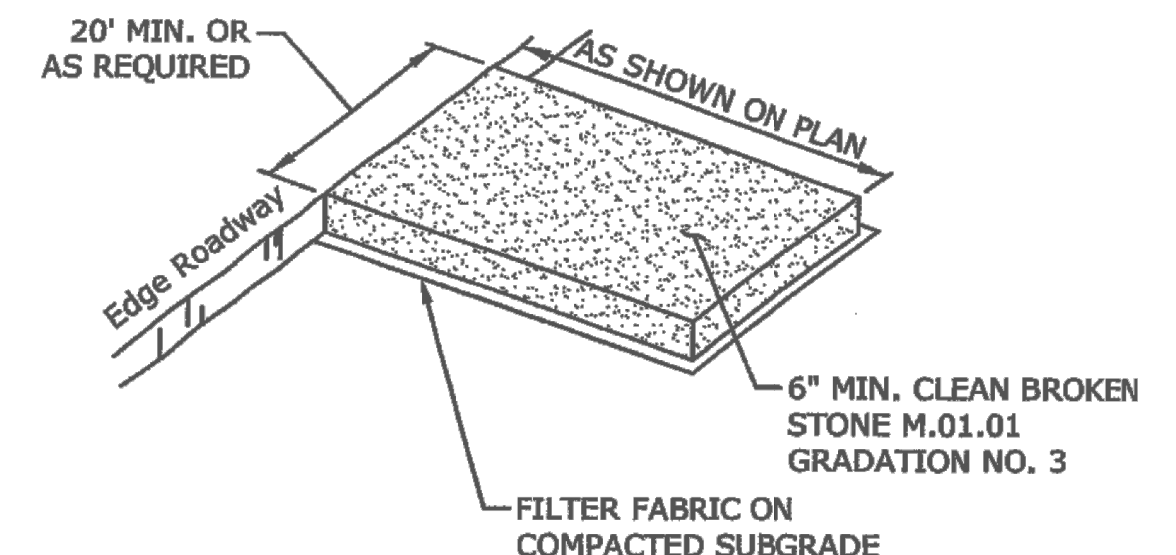
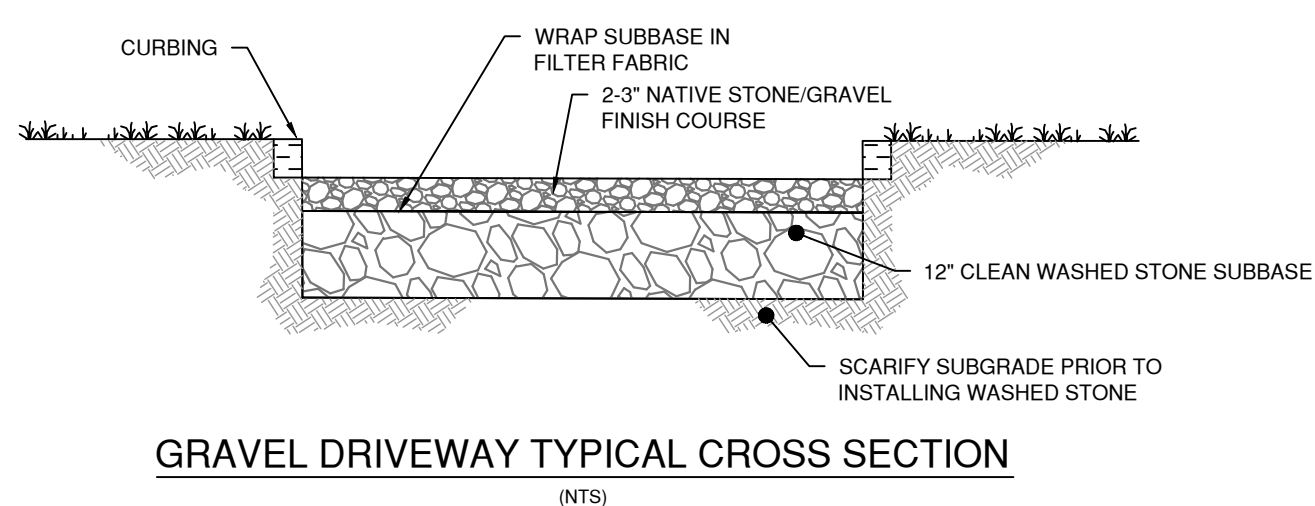
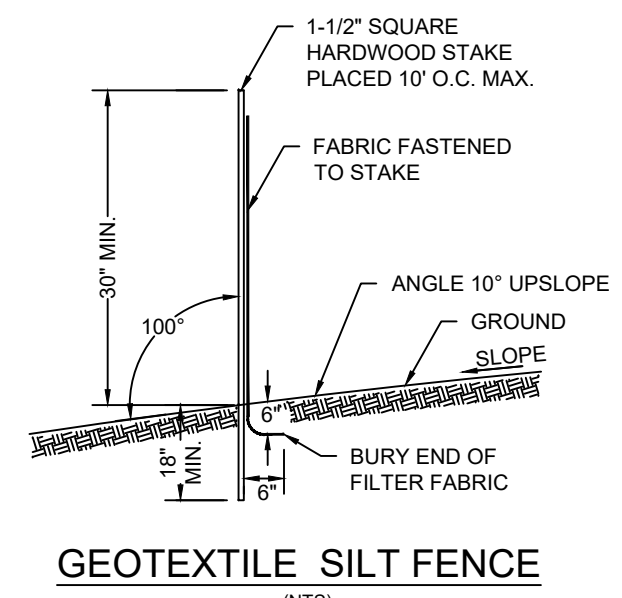
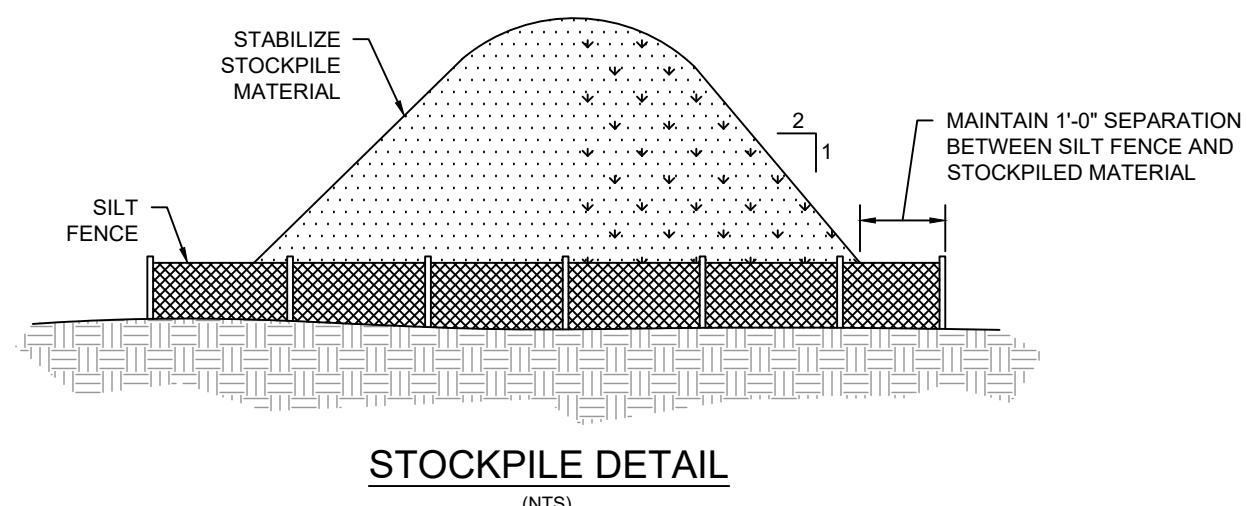
PROJECT No. **25170-01**  
 DATE: 12/15/2025 DESIGNED BY: MC CHECKED BY: AS  
 SCALE: 1" = 10'

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

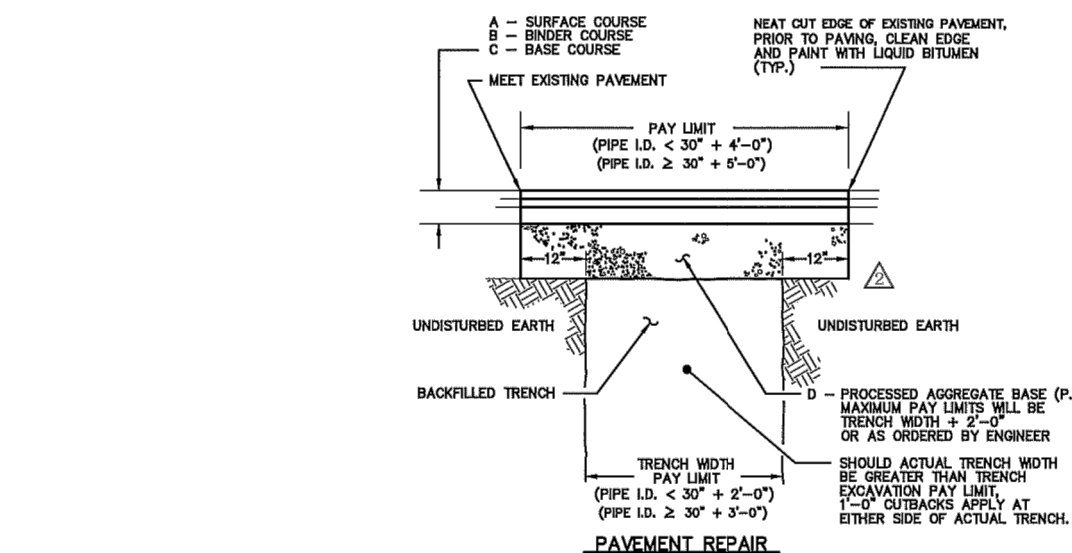
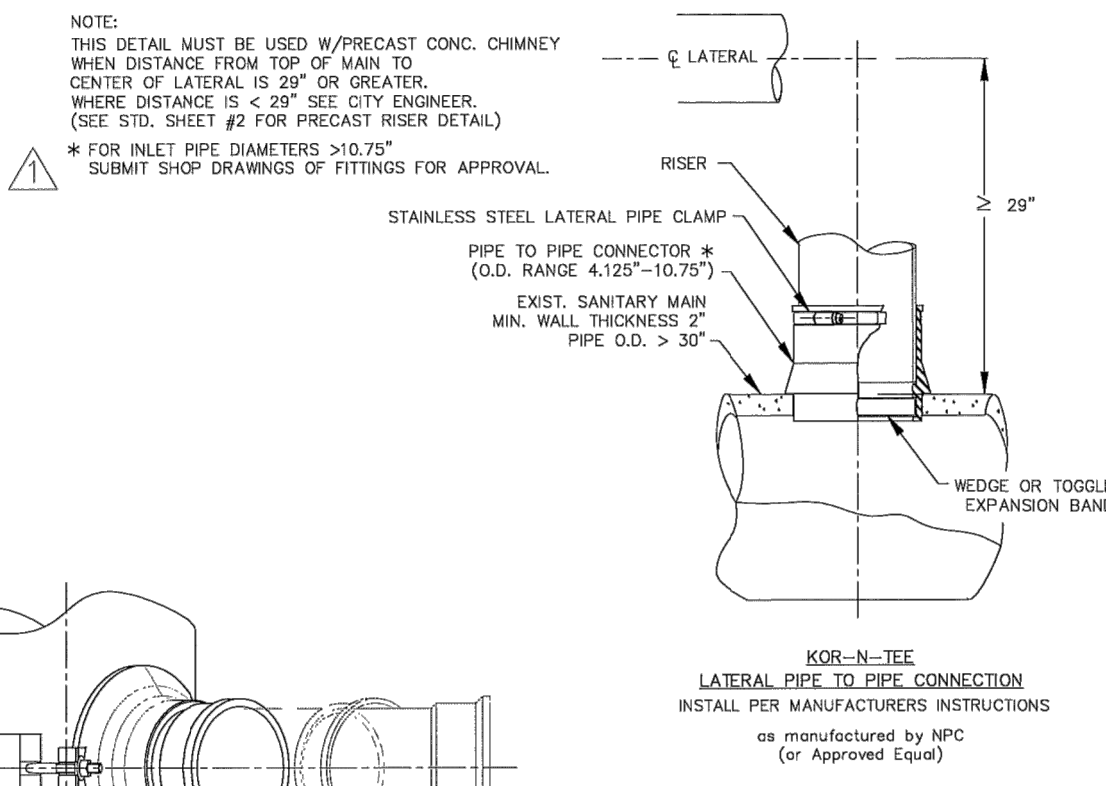
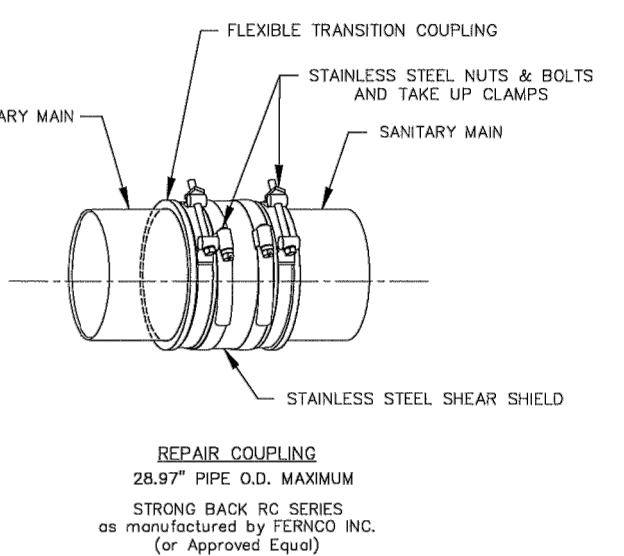
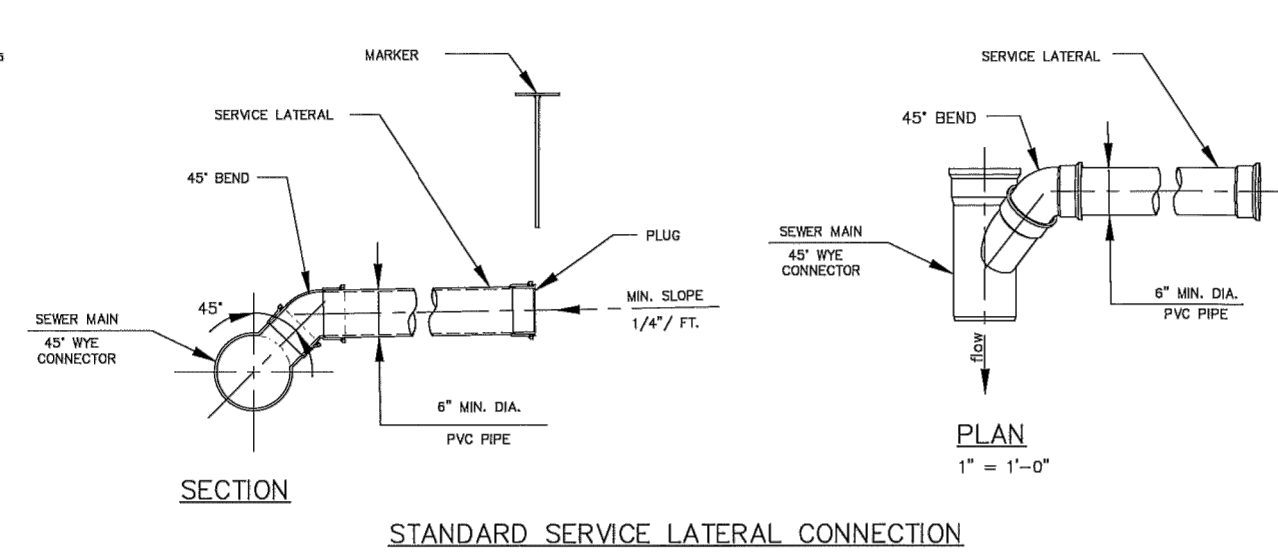
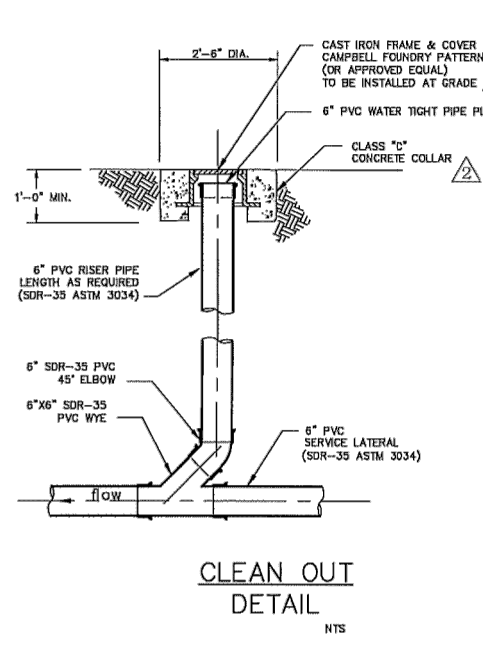
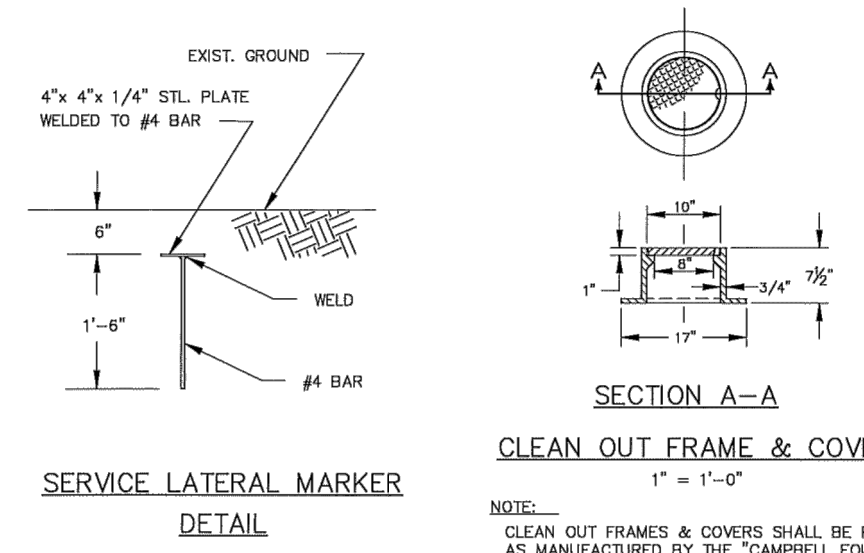
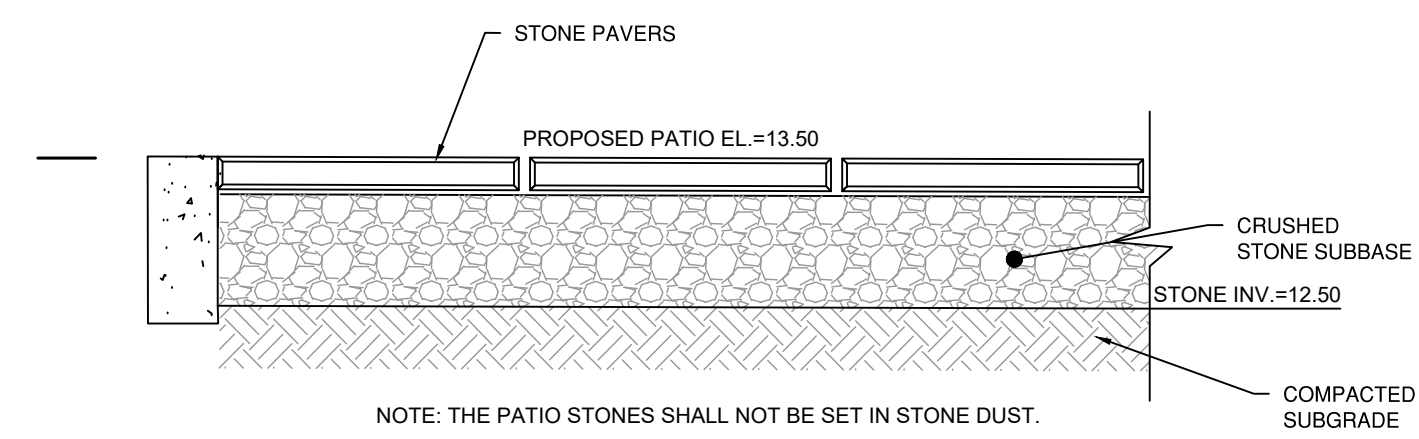
**C-1.0**

LANDTECH

T:\ACTIVE PROJECTS\25170-01 PASCHALIDIS - 25 SHOREFRONT PARK - NORWALK, CT\DRAWINGS\25 SHOREFRONT PARK - SITE PLAN.DWG



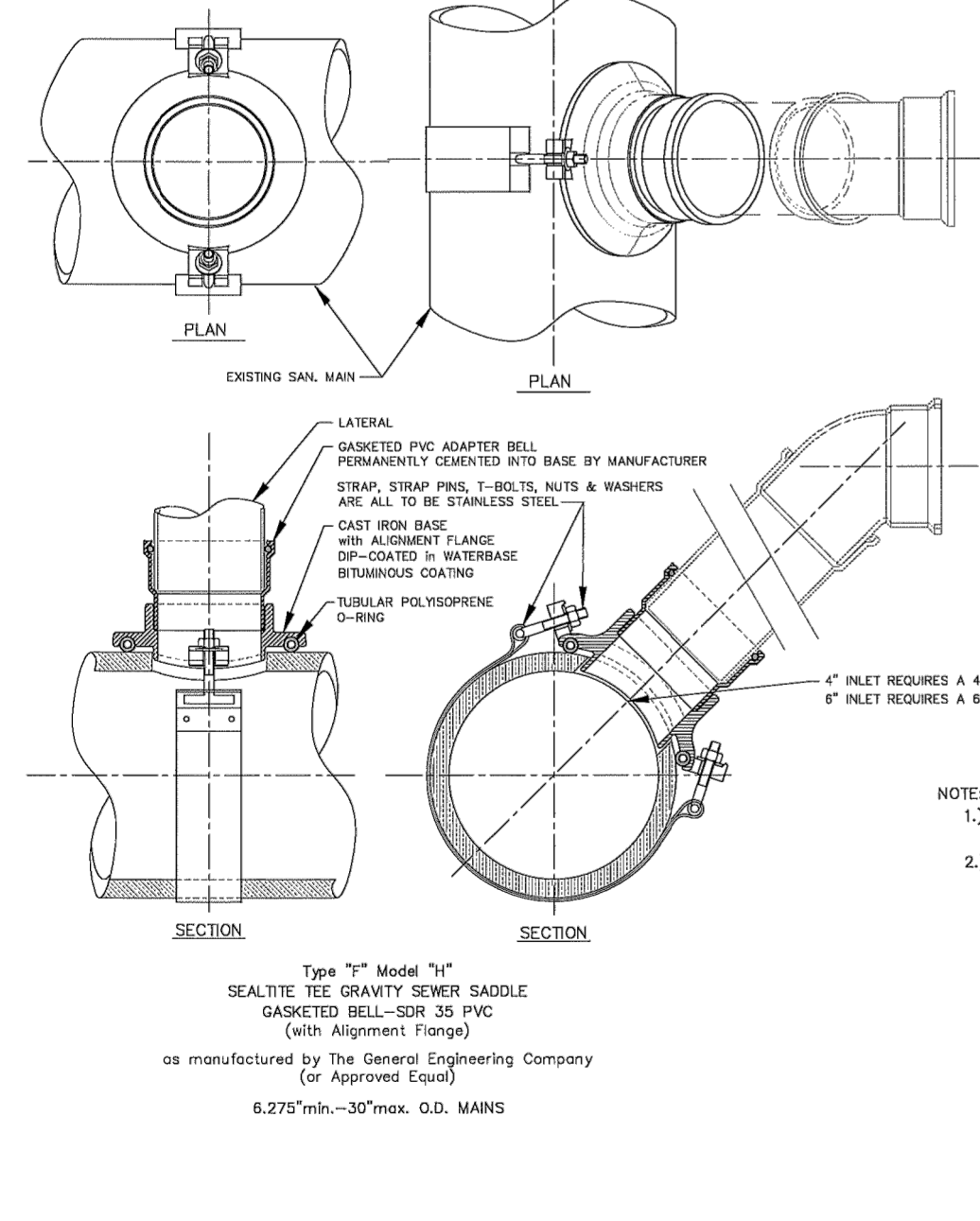
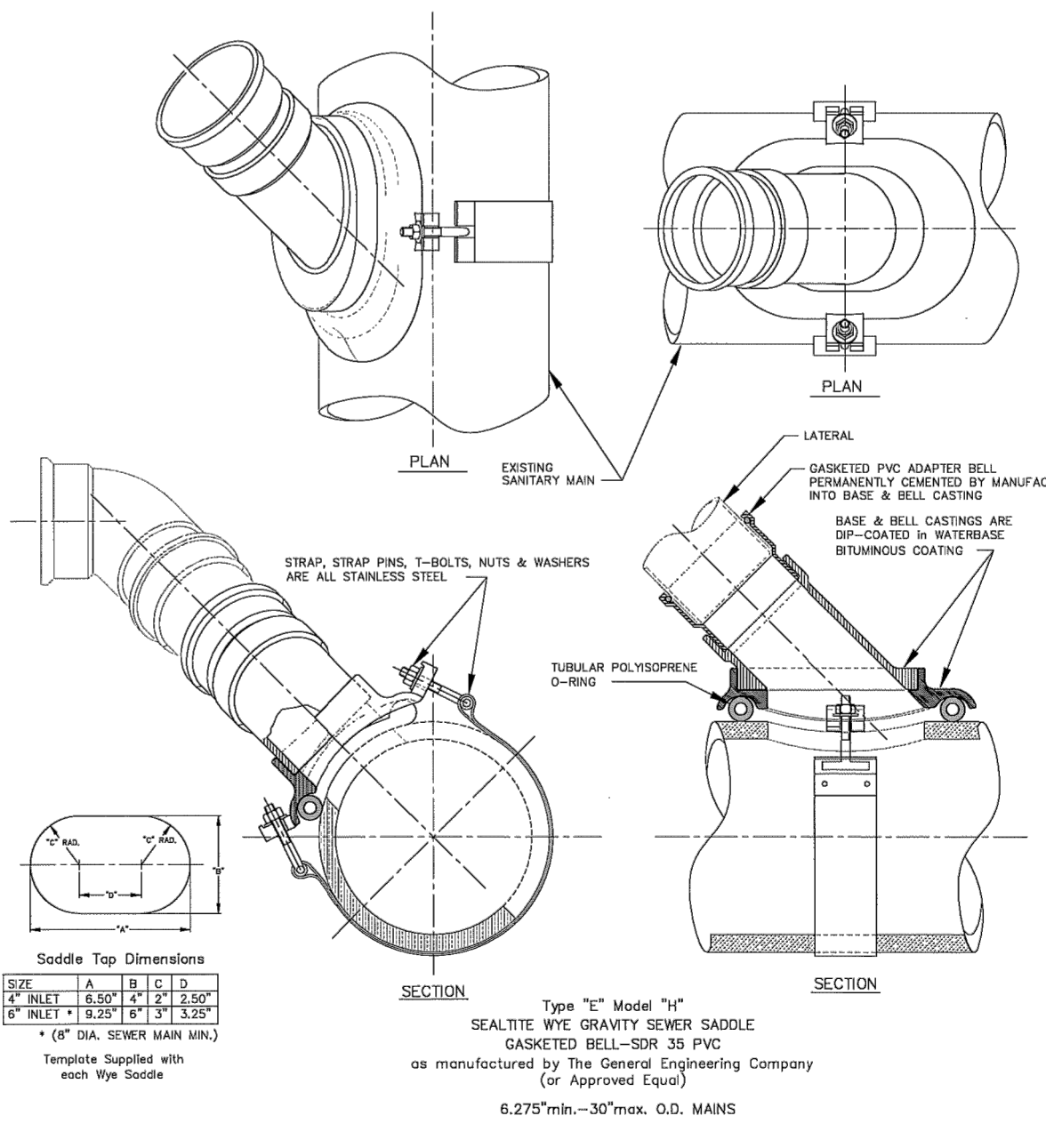
**NOTE**  
PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD.



	A	B	C	D	E	F
A - E	X=STONE SIZE & (Y)=LEVEL ± 0.00'(0)					
	0.00'(0)	0.50'(0)	1.00'(0)	0.50'(0)	1.00'(0)	P.A.B.
STATE ROAD	3"	4"	4"	4"	4"	14"
MAJOR ARTERIAL	1.5"	2"	3"	4"	4"	14"
MINOR ARTERIAL	1.5"	1.5"	3"	3"	3"	14"
COLLECTOR	1.5"	1.5"	3"	3"	3"	14"
LOCAL	3"	3"	3"	3"	3"	14"



	A	B	C	D	E	F
STATE ROAD	0.5	0.5	0.5	0.5	0.5	14
MAJOR ARTERIAL	1.5	1.5	1.5	1.5	1.5	14
MINOR ARTERIAL	1.5	1.5	1.5	1.5	1.5	14
COLLECTOR	1.5	1.5	1.5	1.5	1.5	14
LOCAL	1.5	1.5	1.5	1.5	1.5	14



**NOTE:**  
1.) THESE EXAMPLES ARE NOT TO BE CONSIDERED ALL-INCLUSIVE, BUT RATHER AS GUIDES TO CITY ACCEPTED PRACTICES.  
2.) ALL PIPE OPENINGS TO BE MADE BY CORE DRILL. NO IMPACT TOOLS ARE PERMITTED.

3/18/2025	REVISED PER PLANNING & ZONING COMMENTS
3/3/2025	REVISED PER PLANNING & ZONING COMMENTS
REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**BOBBY PASCHALIDIS**

PROJECT LOCATION:  
**25 SHOREFRONT PARK  
NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
PROPOSED SINGLE FAMILY  
RESIDENCE**

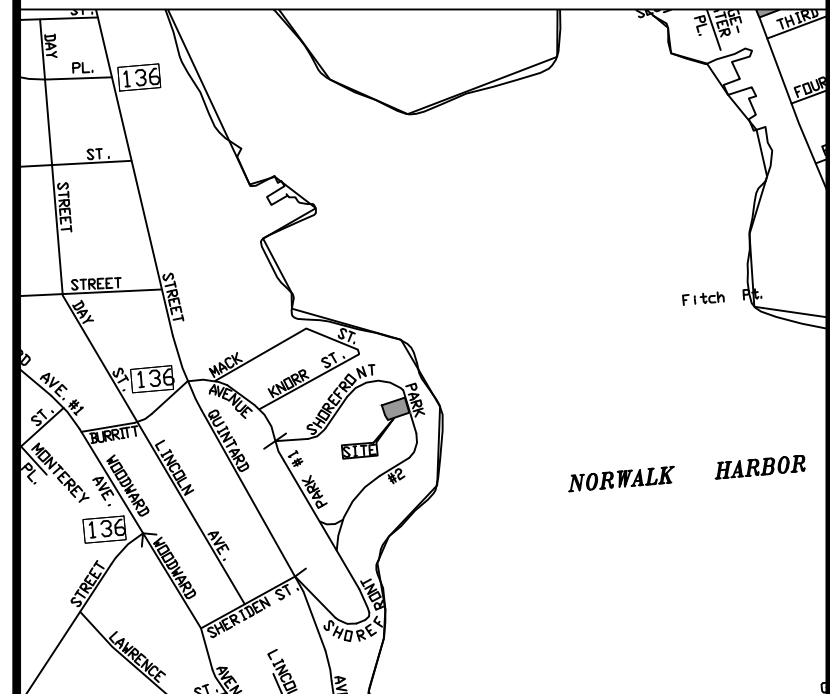
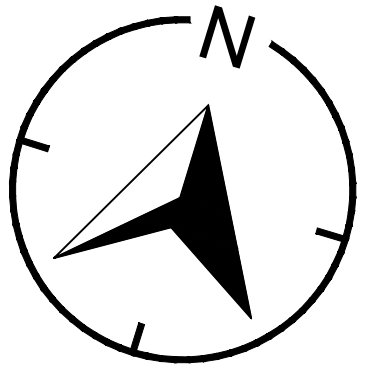
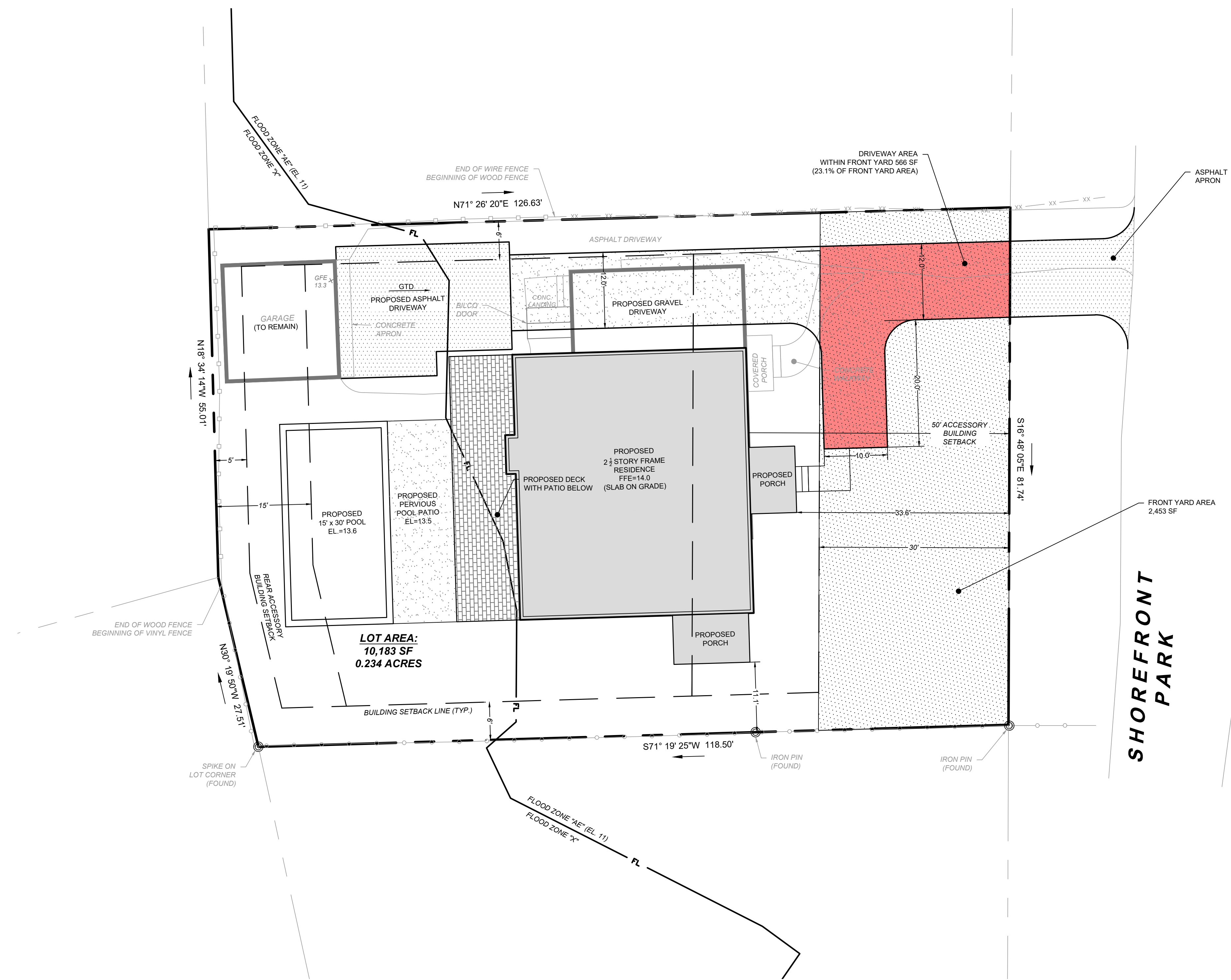
DRAWING TITLE:  
**CONSTRUCTION DETAILS**

PROJECT No.	25170-01	
DATE:	DESIGNED BY:	CHECKED BY:
12/15/2025	MC	AS
SCALE:	N.T.S.	

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

**C-2.0**

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



LOCATION MAP (NTS)

REVISION DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

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 HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:  
**BOBBY PASCHALIDIS**

PROJECT LOCATION:  
**25 SHOREFRONT PARK  
 NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
 PROPOSED SINGLE FAMILY  
 RESIDENCE**

DRAWING TITLE:  
**DRIVEWAY EXHIBIT**

PROJECT No. **25170-01**  
 DATE: **3/18/2026** DESIGNED BY: **MC** CHECKED BY: **AS**  
 SCALE: 1" = 10'

IN FEET  
 0 10 20 30

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

**DW-1.0**



COASTAL AREA MANAGEMENT EVALUATION  
FOR THE CONSTRUCTION OF A NEW RESIDENCE

Prepared for:  
**25 Shorefront Park**  
**Norwalk, CT**

December 12, 2025

## INTRODUCTION

This report identifies the existing coastal resources on and adjacent to the property at 25 Shorefront Park in Norwalk, CT. It provides an evaluation of potential impacts to the coastal resources associated with a proposed new house on the property in accordance with Chapter 444 Section 22a-90 through 22a-112 of the Connecticut General Statutes known as the “Coastal Management Act” and follows the guidelines provided in the Connecticut Coastal Management Manual prepared by the Connecticut Department of Environmental Protection (September 2000).

## SITE LOCATION & EXISTING CONDITIONS

The property at 25 Shorefront Park in Norwalk is 0.23± acres in size and is located in a B zone. The property does not contain shoreline frontage but is within the Coastal Area Management Overlay and therefore requires a Coastal Site Plan Review.

The property contains a single-family house with a separate garage in the western corner. The eastern approximate 2/3 of the property, which includes the house and driveway, is located within an AE 11 zone. The western approximate 1/3 of the property, which includes the garage, portion of the driveway and rear yard, is located within an X Zone.

## DESCRIPTION OF PROPOSED PROJECT

The project is to demolish the existing house and construct a new 2 ½ story house with a patio and elevated deck and an inground pool with a pervious patio in the rear of the house and porches on the front and side of the house. A new driveway will be constructed. The portion of the driveway from the road to the side of the house and the “U” shaped driveway in front of the house will be gravel. The portion of the driveway from the house to the garage will be asphalt. No changes to the garage are proposed. This work will increase the impervious coverage on the property from 3,132 sf to 3,561 sf. This zone allows a maximum impervious coverage of 4,073 sf.

The house will be serviced by the public water and sewer that currently supports the existing house.

Stormwater from the house will be directed to both the gravel driveway in the front of the house and the pervious patio in the rear of the house where it will infiltrate into the soil. The asphalt section of driveway in front of the garage will be pitched eastward allowing rain water to flow to the gravel section of the driveway allowing for infiltration.

## DESCRIPTION OF COASTAL RESOURCES

Policies have been established by the State to protect the existing coastal resources. Coastal Resources on and adjacent to the site were identified from the Coastal Resources Norwalk South quadrangle map, prepared by the Coastal Area Management Program of the Connecticut Department of Environmental Protection, dated 1979. This information was then field verified and adjusted if necessary.

### **Applicable Coastal Resources**

The property is not a shoreline property but is within the coastal zone boundary and contains the following Coastal Resources which are applicable to this project.

- **General Coastal Resources**

These are policies associated with the natural resources within the coastal waters of the state that are part of the terrestrial and estuarine ecosystem gradient.

- **Coastal “Flood” Hazard Areas**

Coastal Hazard Areas are those portions of a property within the 100-year flood zone. For this property, the flood zone is at AE elevation 11 as depicted on Federal Flood Insurance Rate Map (FIRM) Number 09001C0533G. The eastern approximate two thirds of the property lie within the Coastal Flood Hazard area.

- **Shorelands**

Shorelands are those areas that area above the hundred-year flood zone (el 11). The western approximate third of the property is within the Shorelands.

### **Applicable Coastal Uses**

Coastal Uses are those uses of general public access, septic system/sewer or water lines, shoreline erosion control structures, stormwater management, vegetated buffers, or water dependent uses as defined in the Connecticut General Statutes.

As the property is currently serviced by public water and sewer and is private and does not abut the shoreline, the only applicable coastal use policy for this property is stormwater management.

### **CONSISTANCY OF COASTAL RESOURCE POLICIES:**

The following coastal resources are applicable to the proposed activities.

- **General Coastal Resources**

The project is consistent with applicable policies for General Development as no sensitive coastal resources will be disturbed or impacted.

- **Coastal Hazard Area**

The project is consistent with applicable Coastal Hazard Area policies as the first floor of the proposed house will be set at 14.0. This is three feet above the 100-year flood elevation of 11. The minimum FEMA requirement is 1’ clearance from the bottom of lowest horizontal structural member. This elevation also exceeds the City of Norwalk’s 2’ clearance. The project does not alter natural patterns of water circulation, erosion or deposition.

- **Shorelands**

The project is consistent with applicable policies as the project does not negatively impact adjacent coastal resources. Specifically, it does not reduce hypoxia or introduce pathogens or contaminants to the river and sound.

### **CONSISTENCY WITH COASTAL USE POLICIES**

As stated above, the only coastal uses applicable to this project is Stormwater Management.

The property complies with Stormwater Management policies as the stormwater is treated by directing it to onsite impervious surfaces which allows the water to infiltrate in place mimicking current or predeveloped conditions. The infiltration of storm water into the underlying soils allows the water to be filtered naturally and improved prior to it reaching the river.

### **Potential Adverse Impacts:**

The proposed project does not incur any of the adverse impacts outlined in the Connecticut Coastal Management Manual, as the project does not propose any disturbance to the seawall or any of the sensitive coastal resources waterward; the proposed stormwater management system does not have any direct impact to sensitive coastal resources. The project does not degrade water quality or erosion or drainage patterns; it does not degrade circulation patterns; it does not degrade natural features of public vistas or view points as no identified public vistas exist in this area. In addition, the proposed project does not increase the hazard of coastal flooding. Finally, the project does not alter the bathymetry or degrade wildlife, finfish or shellfish habitat which is consistent with the Connecticut Management Act.

Erosion controls will be installed prior to the commencement of construction related activities. These controls will be maintained in proper working order throughout the construction phase and will be removed after all construction is completed and the soils have been permanently stabilized with vegetation.

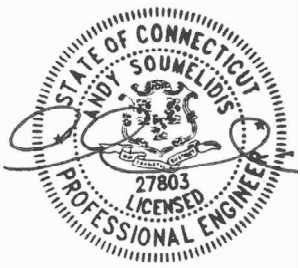
Respectfully Submitted

**LANDTECH**



Thomas Ryder

Senior Ecologist

<p><b>STORMWATER MANAGEMENT</b></p> <p><b>REPORT</b></p> <p>for</p> <p><b>25 Shorefront Park</b></p> <p>Norwalk, CT</p> <p>December 15, 2025</p>	
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**Narrative:**

The owner of 25 Shorefront Park, Norwalk, CT proposes to construct a new single-family residence, driveway, pool, porches, steps, walkways and related improvements in the central portion of the previously developed property. 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 0.234± acres in size, it is located to the west of Shorefront Park. The subject property is located in FEMA Flood Hazard Zones “X” and “AE” (El. = 11). The entire site drains to Long Island Sound.

The NRCS soils map shows the site to be mainly Agawam-Urban land complex, a well-drained soil in Hydrologic Soil Group B. Percolation and deep tests confirm the hydrologic rating of this area. No infiltration volume was used in sizing the proposed underground detention system. It is assumed that the underlying soils will allow the detained stormwater to infiltrate within 72 hours, per CT DEEP guidance.

The property drains entirely to Long Island Sound, therefore, no reduction of the discharge rate for the 25-year storm event is proposed, only water quality for the proposed impervious areas. Water quality volume (WQv) calculations are attached herewith and made part of this report.

Table 1 summarizes the required and proposed water quality volumes.

<b>TABLE 1 – TOTAL WATER QUALITY VOLUME (WQv)</b>		
	<b>PRE-DEV/ REQUIRED</b>	<b>POST DEV PROVIDED</b>
<b>WATER QUALITY</b>	423.13 CF	712.00 CF

It is our professional opinion that upon construction of the proposed improvements, water quality will be improved in accordance with the rules and regulations of the Town of Westport.

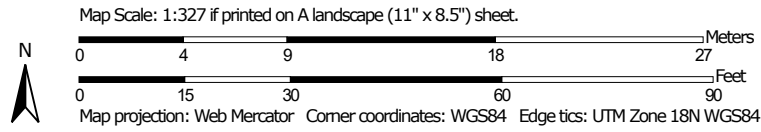
**Exhibits:**

- NRCS Soils Report;
- Water Quality Volume (WQv) Calculations;

## **Exhibits**


### NRCS Soils Report Water Quality Volume Calculations

Hydrologic Soil Group—State of Connecticut, Western Part  
(25 Shorefront Park, Norwalk, CT)



## 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 6, Sep 16, 2025

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
229B	Agawam-Urban land complex, 0 to 8 percent slopes	B	0.3	100.0%
<b>Totals for Area of Interest</b>			<b>0.3</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*

Project: **25 Shorefront Park**  
**Norwalk, CT**

By: **MC**  
 Checked: **AS**

Date: **12/15/2025**  
 Revised:

**1. Water Quality Volume**

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

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

**Proposed**

Total Drainage Area, <i>A</i>	0.123	acres
Total Impervious Area	0.123	acres
Percentage of Impervious Area, <i>I</i>	100.0%	
Runoff Coefficient, <i>R</i>	0.950	

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

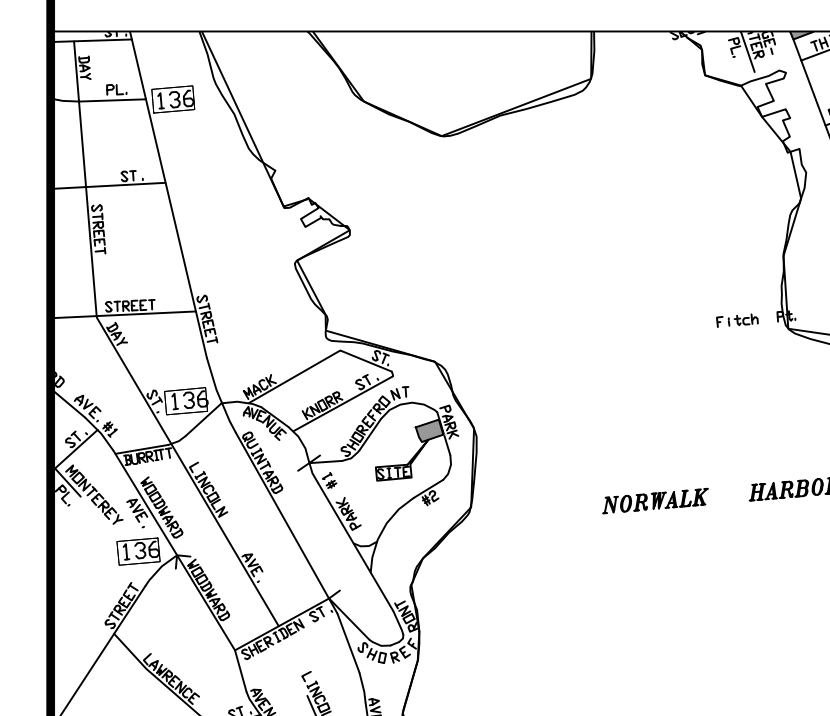
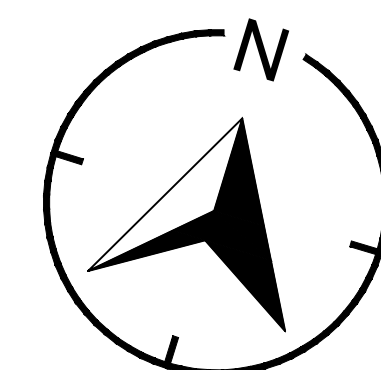
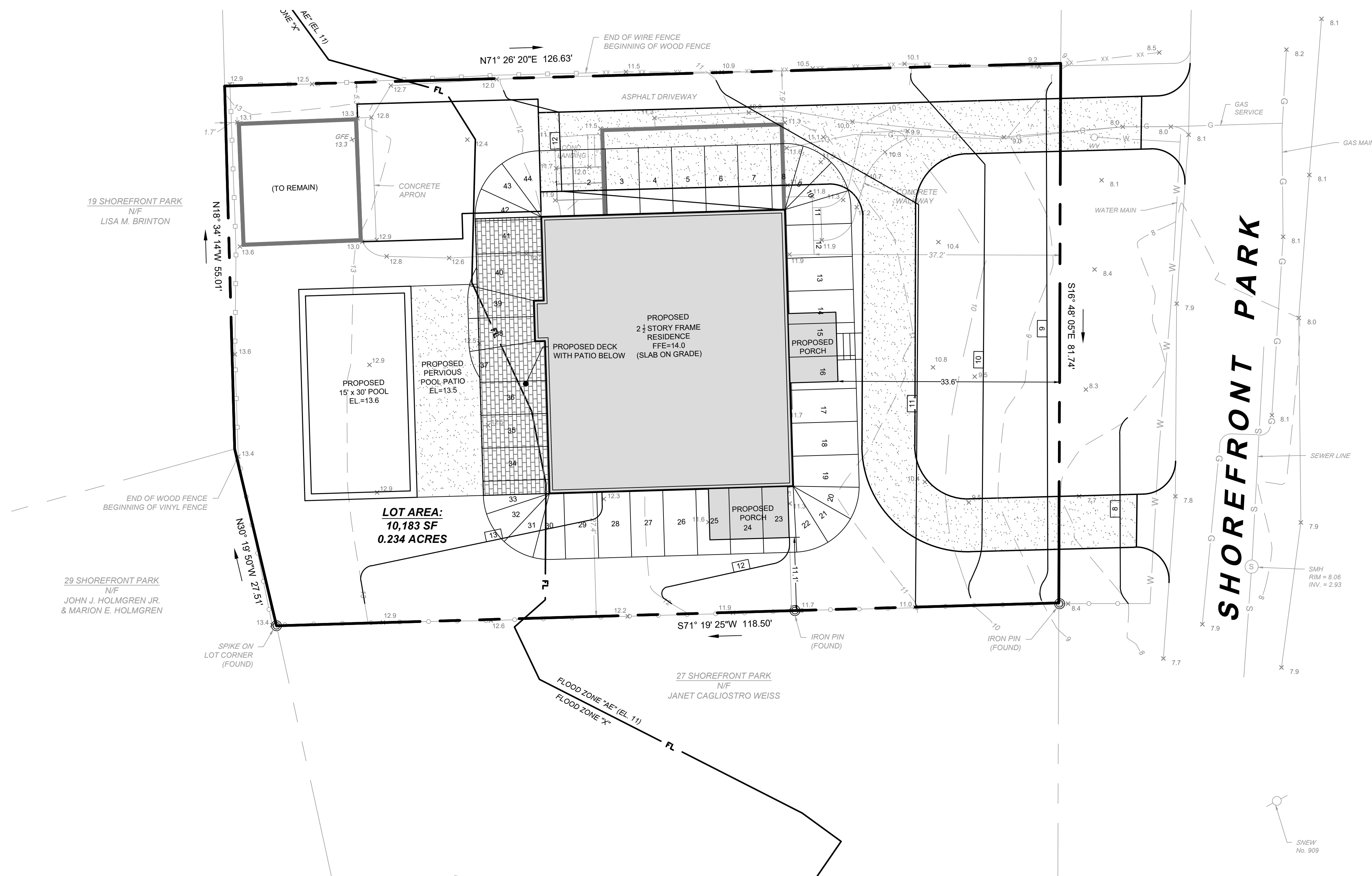
$$WQV = [(1")(R)(A)]/12$$

Total Project Area, <i>A</i>	0.123	acres	
Runoff Coefficient, <i>R</i>	0.950		
Water Quality Volume, <i>WQV</i>	0.010	acre-foot	
<b>Water Quality Volume, <i>WQV</i></b>	<b>423.13</b>	<b>cf</b>	<b><i>Required</i></b>
<b>WQV in Gravel Driveway</b>	<b>583.60</b>	<b>cf</b>	<b><i>Provided</i></b>
<b>WQV in Porous Patio</b>	<b>128.40</b>	<b>cf</b>	<b><i>Provided</i></b>
<b>Total:</b>	<b>712.00</b>	<b>cf</b>	<b><i>Provided</i></b>

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

EXISTING AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation
1	11.7
2	11.7
3	11.7
4	11.7
5	11.7
6	11.7
7	11.7
8	11.6
9	11.5
10	11.3
11	11.3
12	11.8
13	11.8
14	11.8
15	11.6
16	11.6
17	11.6
18	11.2
19	10.9
20	10.9
21	11.1
22	11.2
23	11.3
24	11.5
25	11.5
26	11.6
27	11.8
28	12.2
29	12.3
30	12.3
31	12.3
32	12.3
33	12.5
34	12.5
35	12.5
36	12.5
37	12.5
38	12.5
39	12.5
40	12.2
41	12.1
42	12.2
43	12.2
44	11.9
<b>Total</b>	<b>520.3</b>
<b>No. of Points</b>	<b>44</b>
<b>AVG. GRADE</b>	<b>11.8</b>

PROPOSED AVERAGE BUILDING GRADE	
Spot Elev No.	Grade Elevation
1	11.9
2	11.8
3	11.7
4	11.6
5	11.4
6	11.3
7	11.2
8	11.1
9	11.1
10	11.1
11	11.2
12	11.5
13	11.5
14	11.5
15	11.5
16	11.5
17	11.5
18	11.5
19	11.5
20	11.5
21	11.7
22	11.8
23	11.9
24	12.2
25	12.3
26	12.4
27	12.5
28	12.8
29	12.9
30	12.9
31	12.9
32	13.0
33	13.2
34	13.5
35	13.5
36	13.5
37	13.5
38	13.5
39	13.5
40	13.5
41	13.5
42	12.8
43	12.5
44	12.3
<b>Total</b>	<b>537.0</b>
<b>No. of Points</b>	<b>44</b>
<b>AVG. GRADE</b>	<b>12.2</b>



LOCATION MAP (NTS)

REVISION DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

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

PREPARED FOR:  
**BOBBY PASCHALIDIS**

PROJECT LOCATION:  
**25 SHOREFRONT PARK  
NORWALK, CT**

PROJECT TITLE:  
**SITE IMPROVEMENTS FOR A  
PROPOSED SINGLE FAMILY  
RESIDENCE**

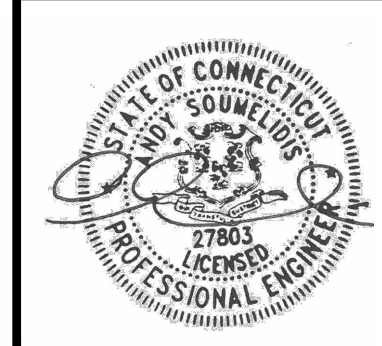
DRAWING TITLE:  
**PROPOSED GRADE PLANE PLAN**

PROJECT No. **25170-01**

DATE: **12/15/2025** DESIGNED BY: **MC** CHECKED BY: **AS**

SCALE: 1" = 10'  
IN FEET  
0 10 20 30

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



**GP**



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)

February 25, 2026

Sent via email to: [ERojas@landtechconsult.com](mailto:ERojas@landtechconsult.com)

Emma Rojas  
Executive Assistant  
Land Tech, Inc.

**RE: 25 Shorefront Park (District 02, Block 85, Lot 59)**  
**Proposed Reconstruction of Existing Single-Family Residence**  
**Department of Engineering's Plan Review Comments**

Dear Ms. Rojas:

The Department of Engineering has 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 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, and other applicable design standards.

The following documents were provided and included in our review:

- Site Plan titled "Site Improvements for a Proposed Single-Family Residence," prepared by Land Tech Inc., dated 12/15/2025
- Stormwater Report titled "Stormwater Management Report for 25 Shorefront Park Norwalk, CT" prepared Land Tech Inc., dated 12/15/2025

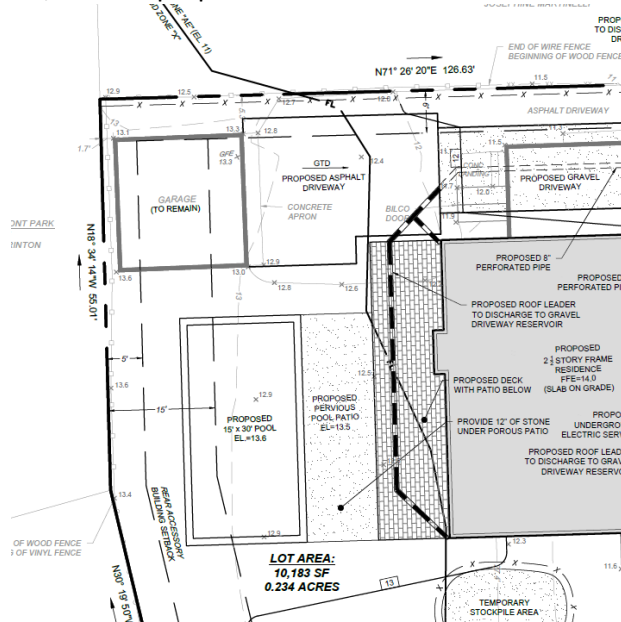
The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off. **A written response addressing each comment is required as part of the resubmittal:**

1. The applicant has indicated that the site drains toward tidal waters; however, the proposed drainage either passes through an adjacent property or first enters a City pipe and associated drainage facilities before reaching the tidal area. As such, the project does not qualify for the direct-to-tidal discharge exemption. In accordance with Section 4 of the City of Norwalk Drainage Manual, the tidal exemption applies only to projects that discharge directly to tidal waters without impacting downstream properties or municipal infrastructure.
2. A Drainage Plan and Report, in conformance with Section 1.6 of the City's 2017 Drainage Manual, shall be submitted to DPW Engineering for review. The report shall describe how zero increase in

rate of runoff is met through the design, including a table documenting existing and proposed peak flows from the site for the 50, 10, 4, 2, and 1 percent annual chance events.

3. The Drainage Analysis Report shall include Ground Water Recharge calculations, in accordance with Section 1.4.4 of the City's 2017 Drainage Manual.
4. A Stormwater Management System Operation and Maintenance Plan, in conformance with the City's 2017 Drainage Manual Section 1.6.6, shall be submitted for review and approval.
5. The proposed porous driveway system shall require a more detailed profile; including the elevations of the bottom of the gravel, the components, and the invert of the pipes.
  - a. Please note: A gravel parking area shall not be considered an acceptable method of runoff reduction. The City will review the proposed detail and evaluate whether long-term compaction may compromise the performance of the product as a stormwater management practice. The applicant shall provide a narrative addressing the long-term performance and durability of the proposed product, including anticipated lifespan, maintenance requirements, and how infiltration capacity will be preserved over time. The applicant should be advised that runoff generated by the proposed development may be required to be mitigated through an alternative, approved Best Management Practice (BMP).
  - b. In regards to the pipe inverts; Sufficient cover shall be provided over the storm drainage pipes within the property, particularly in driveway and other traffic-bearing areas. Many of the proposed pipes appear to have insufficient cover. The design shall also account for local frost depth requirements. Pipe materials and specifications shall be selected and sized as necessary to accommodate proper invert elevations while maintaining the required cover. Revise the plans accordingly.
6. The proposed pervious pool patio shall be accompanied by a construction detail on the plans. The patio shall be designed and constructed in accordance with all applicable specifications in the 2017 City of Norwalk Drainage Manual for pervious materials.
7. The drainage plan depicts proposed grading which would redirect the stormwater's flow path towards the adjacent property to the South and West. Please confirm the adjacent property will not receive an increase in stormwater runoff as a result of the proposed grade changes. Please revise the grading as required.
8. The drainage report shall include an existing and proposed watershed map illustrating the stormwater flow path with its time of concentration within the entire project limit.
9. The plan shall be revised to include all existing utility information (i.e. pipe size, material, inverts) located in the City's ROW along the property's boundaries. (Portions of the sewer main are missing)
10. The plan shall depict and clarify the intend of the existing utility laterals and connections. Should the existing laterals be abandoned, then the plan shall include the proposed abandonment detail, in conformance with the City's Standard Detail Drawings.
11. The proposed sanitary sewer lateral shall require a clean out to be installed at the property line.
12. Please confirm the inverts and corresponding slope of the proposed sanitary sewer lateral. Sanitary sewer laterals shall be installed with a minimum of 2% and a maximum of 8% slope. A sanitary sewer chimney, in compliance with the City's 2021 Standard Detail Drawings, may be utilized to help maintain sewer laterals within the City's slope standards.
13. Any portion of the proposed underground electrical service shall not cross over or be located within the frontage of the adjacent property. The utility routing shall remain within the subject property frontage and/or roadway.
14. New utilities shall be installed in compliance with the following minimum clearances, unless directed otherwise by Utility Company:

- a. 18" horizontal and vertical clearance from existing structures and utilities
  - b. Water, sanitary, storm sewer minimum cover of 4'
  - c. 36" Horizontal from water lines or sewers
15. The plans shall be revised to include the Bituminous Concrete Apron Detail in conformance with the City's Standard Detail Drawings. The design shall ensure that proper grades are achieved at the apron within the City right-of-way. Revise the plans accordingly.
16. The 13-foot contour in the areas around the pool and existing garage is unclear. The grading in this area shall be clarified, and the proposed 13-foot contour shall be clearly shown on the plans.



17. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
- a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

**Floodplain & Floodways:**

The applicant shall ensure that the design fully complies with all applicable sections of the City of Norwalk Drainage Manual and other referenced standards. While the City has highlighted specific sections for which written confirmation is required, the applicant remains responsible for adherence to all provisions of the manual, including those not specifically referenced in these comments. Compliance with all standards is a condition of approval.

18. The applicant shall adhere to all applicable Planning & Zoning floodway and floodplain standards, as well as Department of Public Works (DPW) design requirements. Where regulations or design criteria from multiple authorities apply—including FEMA, the National Flood Insurance Program (NFIP), Connecticut DEEP, and any other applicable local, state, or federal agencies—the applicant shall follow the most restrictive parameters to ensure full compliance with hydraulic, floodway, stormwater, and maintenance standards. Documentation demonstrating compliance with all applicable agencies and regulatory bodies shall be provided with the submittal.
19. Per section 1.6.2 Floodplain Management Plan of the 2017 Norwalk Drainage Manual; For any site located partially or entirely within a floodplain or floodway as designated on the Fairfield County Flood Insurance Rate Maps (<https://msc.fema.gov/portal>), the applicant shall prepare a report describing the existing conditions of the floodplain or floodway, proposed activities within the

floodplain or floodway, and the potential impacts to flooding that may result from the project. In cases where floodplain or floodway fill is proposed, the applicant shall include hydraulic analysis in sufficient detail to document compliance with FEMA standards. Note that for floodway fill detailed hydraulic modeling will be required.

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  
James Meehan, P.E., Principal 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  
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



**MEMORANDUM**

April 27<sup>th</sup>, 2026

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

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

**SUBJECT:** #2025-95 CSPR – LANDTECH – 25 Shorefront Park – Construct a new single family residence within the Coastal Area Management boundary.

**District:** 2    **Block:** 85    **Lot:** 59

**Zone:** CD-1S

**Flood Zone:** AE (EL.11)

---

**ZONING HISTORY:**

The .23-acre lot currently contains a single family residence (SFR) and detached garage. The property is in a flood zone and is approximately 170 feet from coastal resources with homes across the street in between. Prior to October 1<sup>st</sup>, 2025, municipalities were able to exempt the construction of SFRs from Coastal Site Plan Review- in Norwalk’s case we did so if the construction was more than 100 feet away from any coastal resources. Public Act No. 25-33 no longer allows municipalities to exempt SFRs from CSPR, which is why this application is before you. Prior to last October, this would be an over-the-counter zoning permit.

**PROPOSED USE/STRUCTURE:**

The applicant proposes to demolish the existing home and construct a new, flood-compliant SFR. An in-ground pool, deck, patios, and porches are also proposed. The existing detached garage will remain. A new driveway will be constructed, with a portion proposed to be gravel and a portion proposed to be asphalt. No stormwater management system is proposed.

**STAFF COMMENTS:**

The applicant addressed concerns of Staff, mainly pertaining to compliance with the zoning regulations. This included revising the proposed driveway/parking and half story to make them compliant and depicting required information on the architectural elevations. DEEP referral is required for any CSPR applications in the flood zone, and no subsequent comments were received. No adverse impacts to coastal resources are expected and the application is consistent with the Connecticut Coastal Management Act.

**ZONING BOARD OF APPEALS:** No variances were needed for this proposal.

**SIGN-OFFS:** Comments from the Department of Public Works, WPCA, etc. are outstanding.

**VIOLATIONS:** There are no zoning violations currently on the property.

The following resolutions are offered:

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

**BE IT RESOLVED** that application #2025-95 CSPR – LANDTECH – 25 Shorefront Park – Construct a new single family residence within the Coastal Area Management boundary 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 12/15/2025 and revised 3/18/2026 prepared by LANDTECH, Westport, CT
  - b. Per proposed grade plane plan dated 12/15/2025 prepared by LANDTECH, Westport, CT
  - c. Per architectural plans dated 10/30/2025 prepared by Christopher C. Till, received by the Planning and Zoning Office 4/17/2026
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
5. That any changes to the plans be reviewed by Staff prior to implementation; and
6. That any utilities comply with setbacks and flood regulations; and
7. 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
8. 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 May 15<sup>th</sup>, 2026.

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

---

**\*DRAFT RESOLUTION TO DENY\***

**BE IT RESOLVED** that application #2025-95 C SPR – LANDTECH – 25 Shorefront Park – Construct a new single family residence within the Coastal Area Management boundary be **DENIED** subject to the following reasons:

- 1.
- 2.

**BE IT FURTHER RESOLVED** that the effective date of this denial shall be May 15<sup>th</sup>, 2026.



# 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: \_\_\_\_\_

**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

## APPLICANT'S PROJECT DESCRIPTION

### **St. George Greek Orthodox Church - 238 WEST ROCKS ROAD**

St. George Greek Orthodox Church, by way of their attorneys, FLB Law, PLLC (the “Applicant” or the “Church”), submits this application to the City of Norwalk Planning and Zoning Commission (the “Commission”) for a special permit (the “Application”) pursuant to the Norwalk, Zoning Regulations (the “Regulations”) for the property commonly known as 238 West Rocks Road, Norwalk, Connecticut (the "Property"), which is located in the CD-1L District. More specifically, the Applicant seeks to modify Special Permit #19-05, which was originally approved by the Commission on February 16, 2006, and later modified and approved on April 17, 2013 (the “Special Permit”). Along with this Project Description, the Application includes the following document:

- Zoning Improvement Survey dated May 13, 2025 (the “Survey”).<sup>1</sup>

### BACKGROUND

The Special Permit allowed the Church to construct an approximately 21,000 square foot community building, as shown on the Survey. As a condition of approval, the Commission stated “[t]hat the hall [shall] be used for church members only and [is] not to be rented out for any events.” Condition #10 of Special Permit [hereinafter the “Limiting Condition”].

On November 11, 2025, the Applicant received a Notice of Zoning Violation: 238 West Rocks Rd (5-23-10-0) from the Planning and Zoning Department Enforcement Office, related to the purported use of the Church’s community building (“Community Building” or “Hall”) as an “Event Space[, which is] not a permitted use in CD-1L.”

The Applicant seeks approval from the Commission to remove the Limiting Condition from the Special Permit and allow use of its Hall to be had by non-congregation members, which is consistent with similarly zoned religious facilities in Norwalk.

### SPECIAL PERMIT STANDARDS

As a threshold matter, the Applicant does not propose changing the building or structure of the Community Building. Accordingly, the special permit requirements referenced in Section 8.4.8 of the Regulations regarding the building or structure do not apply to this Application as such matters were already deemed acceptable by the Commission when it granted the Special Permit. Nevertheless, the Applicant submits that all requirements as to its requested modification of the use comply with the Regulations for the reasons set forth below:

<sup>1</sup> Though the Survey is unrelated to the approvals originally granted by the Special Permit, pursuant to an email from Ian Hall, Norwalk’s Deputy Zoning Inspector, dated January 29, 2026, because there is no change sought to the site plan or structure of the Church, as the request only seeks to remove a limiting condition of the Special Permit, the enclosed Survey is sufficient for this Application.

**§ 8.4.8.G.1.a — If the Special Permit is for a Use, the proposed Use must be listed as a Special Permit Use for the applicable District and conforms to all applicable standards listed in Section 4.3.9.F, for the proposed use.**

Religious Facilities, like the Church, are permitted in CD-1L with a special permit. Having received its Special Permit approval nearly two decades ago, the Applicant is now merely seeking broaden the availability of the Hall for booking to a more diverse range of guests that are not members of the Greek Orthodox Congregation. The Commission has already approved the use of the Community Building for event space and therefore has found that it was an acceptable use on this Property. With the proposed limitations set forth below, we are requesting that the space be allowed for guests outside of the congregation.

**Section 8.4.8.G.1.b — The proposed Use, Building, or Structure must be so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.**

Removing the Limiting Condition will not diminish the protection of the public health, safety, and welfare currently in use at the Property (Section 8.4.8.G.1.b.) because the intensity, capacity, and/or frequency of the Community Building's use will not exceed that which was already approved in the Special Permit.

When the Commission approved the Special Permit's construction of the ~21,000 square foot Community Building, it restricted the use of the Hall to only members of the Church. The Limiting Condition did not, however, restrict the time, place, manner, or frequency of said use by Church members, provided it was lawful. The Applicant does not propose any untoward use of its Community Building, nor does it seek approval to increase its capacity. Therefore, there is no increase of any purported risks to the health, safety, and welfare of the public that did not exist when the Special Permit was approved and since the Community Building has been operated. The Church is proposing additional safeguards to ensure it limits the impact on the surrounding neighborhood, safeguards which are not currently in place under the existing approval.

**Section 8.4.8.G.1.c — The proposed Use, Building, or Structure must not adversely affect other property in the area in which it is located.**

The Applicant submits that removing the Limiting Condition will not exacerbate any adverse effect on properties located near to the Church excepting those reasonably considered when the Special Permit was approved. Broadening the range of people who can use the Community Building for the same type/frequency of functions that were originally contemplated under the Special Permit does not affect the other properties in the area any differently than those already deemed acceptable to the Commission when it granted the Special Permit. There have been some unfortunate instances where Church members held events that were too loud and went too late. We are proposing additional safeguards to ensure similar incidents do not occur in the future.

**Section 8.4.8.G.1.d — The proposed Use, Building, or Structure must conform to all applicable provisions of these Regulations for the District in which it is to be located.**

The Applicant posits that using the Community Building is an Accessory Use that is “customarily associated” or “incidental” to religious facilities. Regulations §§ 4.3.9A(4), Tbl. 4.3.9.D. Religious facilities, like the Church, are often the first destination one thinks of when deciding where to hold any celebrated event. As such, social gatherings are a natural extension of any religious facility that is equipped to provide community spaces or banquet halls. This notion is pervasive throughout Norwalk.

For example, both congregation and non-congregation members can rent ballroom space for 150 to 200 people at Temple Shalom and St. Matthew Church in Norwalk, respectively. Both of these houses of worship are, like the Church, zoned in largely residential areas. However, unlike the Limiting Condition in the St. George Greek Orthodox Church’s Special Permit, a review of the available permits for Temple Shalom and St. Matthew revealed no restrictive condition(s) that limits users of their banquet halls to members of their own denominations. This can lead only to the conclusion that Norwalk considers banquet-style halls as Accessory Uses to religious facilities even when they are located in largely residential zones.

As the Community Building is an Accessory Use, the Applicant submits that the requirements of Section 8.4.8.1.d are met.

**Section 8.4.8.G.1.e — The Proposed Use, Building, or Structure must be in harmony with the general purpose and intent of these Regulations.**

The removal of the Limiting Condition is in harmony with the general purpose and intent of the Regulations. First, the unrestricted use of the banquet halls by congregation and non-congregation members alike at Temple Shalom and St. Matthews shows that use of those social gathering venues is an Accessory Use to their Principal Uses: being religious facilities. As both Temple Shalom and St. Matthew are, like the Church, zoned in residential areas, the Limiting Condition on only the Applicant’s Special Permit is superfluous as the Applicant seeks to use its Community Building in precisely the same manner as Temple Shalom and St. Matthew.

Second, the Commission has shown that commercial uses in the CD-1L zone are permissible under the right circumstances. For example, in 2014, the Commission approved Special Permit No. 16-13, which allowed for the construction of the Silvermine Tavern and Inn, and its affiliated barn, which house, among other things, the restaurant Tavern at Gray Barns. Additionally, in its Resolution dated May 21, 2025, the Commission approved the use of the barn at Silvermine Tavern and Inn for private events, which includes but is not limited to, live music. While Gray Barns now sits in the Silvermine Tavern Village District Overlay, its underlying zone is CD-1L, like the Church. In permitting the reconstruction of Silvermine, the Commission juxtaposed the significance of the Silvermine site with the general purpose and intent of the Regulations. Although the Inn was always used for commercial purposes, the barn space across the street was not. This addition was a new commercial use within the district.

Taking all of this together, granting the Applicant's request to modify the Special Permit is in line with the general purpose and intent of the Regulations.

### CONCLUSION

As proposed, the removal of the Limiting Condition will allow the Applicant to resolve the outstanding Zoning Violations and as such we respectfully request that this Commission approve this Application.

We are also proposing the following new limiting conditions (many of which were taken from the Gray Barn approval) to ensure that this use is in harmony and without adverse effects on the surrounding property owners:

1. The Community Building may be used for events for religious and youth celebrations for members of the community.
2. The Community Building may not be marketed on a commercial event planner site as a venue.
3. At no time can the capacity of the Community Building exceed what is permissible by either the Health Department or Fire Marshall's office.
4. If applicable, the Applicant will obtain all necessary City permits prior to hosting events at the Community Building, and satisfy the requirements of all City agencies, including but not limited to:
  - a. All requirements of the Fire Marshal.
  - b. All requirements of the Health Department.
  - c. ADA compliance with the Regulations and Building Code.
  - d. All requirements of the Transportation, Mobility & Parking Department.
5. The applicant shall have private security present for evening events involving one hundred (100) or more people to ensure compliance with the noise ordinance.
6. All events within the Community Center will end no later than 10:30 p.m. Sunday through Thursday or by 12:00 a.m. Friday & Saturday.
7. Events hosted at the Community Building shall comply with Table 2, Note 1 of the Norwalk Noise Ordinance.
8. To the extent practicable, the doors and windows to the Community Building will remain closed during any event.
9. Any sound system existing or installed within the Community Building shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.
10. Rental contracts shall include a condition that compliance with the City of Norwalk Noise Ordinance is strictly enforced.
11. Excluding lighting permissible in § 4.3.17, Private Lighting Standards, event lighting associated with the Community shall not be located outside of the Community Building.
12. All parking for guests, employees of the Applicant, valet parked vehicles, or vendors shall remain on the Property. Unless otherwise approved by the

appropriate City department, no such parking is permissible along the public roads for any event held at the Community Building.

13. Passenger vans, buses or Ubers shall not park, idle or queue along West Rocks Road or Bayne Street.
14. Adequate staff shall be employed to ensure that cars are parked safely and that the adjacent road network operates safely.
15. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations.

January 22, 2026

Norwalk Planning & Zoning Department  
125 East Avenue  
Norwalk, CT 06851

**Re: 238 West Rocks Road, Norwalk, Connecticut (the “Property”)**

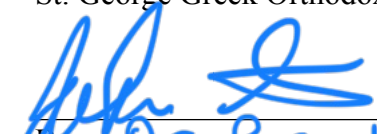
To Whom It May Concern:

As the Owner of the Property, this letter is to advise you that the St. George Greek Orthodox Church hereby consents to the preparation, filing, and presentation of any and all zoning, land use, or other applications seeking approvals in connection with the Property by the law firm of FLB Law, PLLC.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

St. George Greek Orthodox Church

  
By PC. President  
Duly Authorized

ZONING DATA			
ZONING DISTRICT: CD-IL RESIDENCE			
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	43,560 SF	197,177 SF	197,177 SF
LOT WIDTH	150'	283.5'	283.5'
BUILDING COVERAGE	MAX. 25.0%	9.5%	10.1%
IMPERVIOUS COVERAGE	MAX. 35.0%	49.8%	49.8%
YARDS	FRONT	40'	83.5'
	SIDE	30'	51.8'
	REAR	30'	30.0'
BUILDING HEIGHT	MAXIMUM 2 1/2 STORIES	2 1/2 STORIES	2 1/2 STORIES
		35' (40' TO PEAK)	<35'

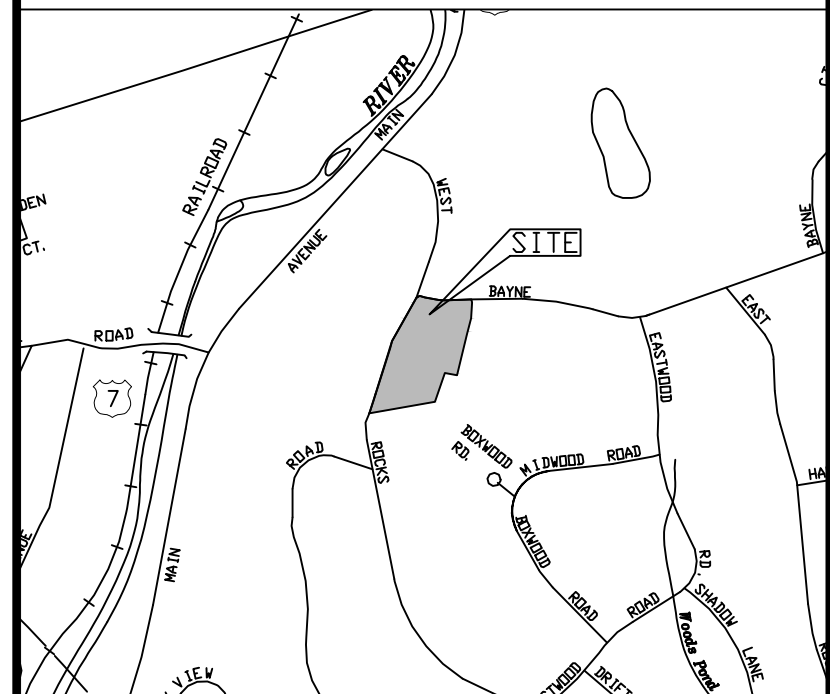
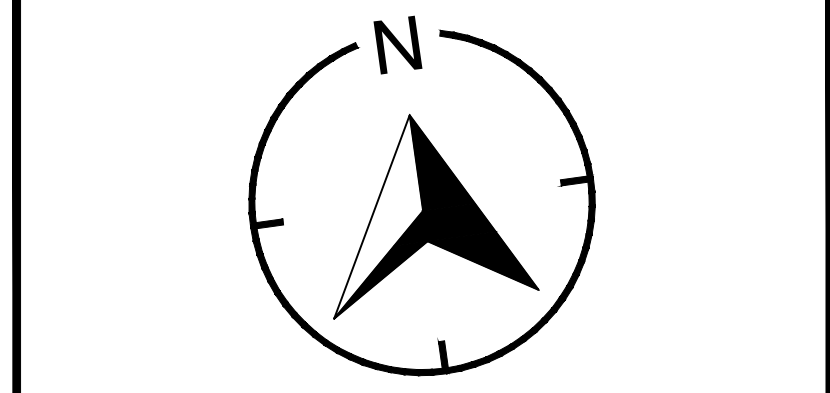
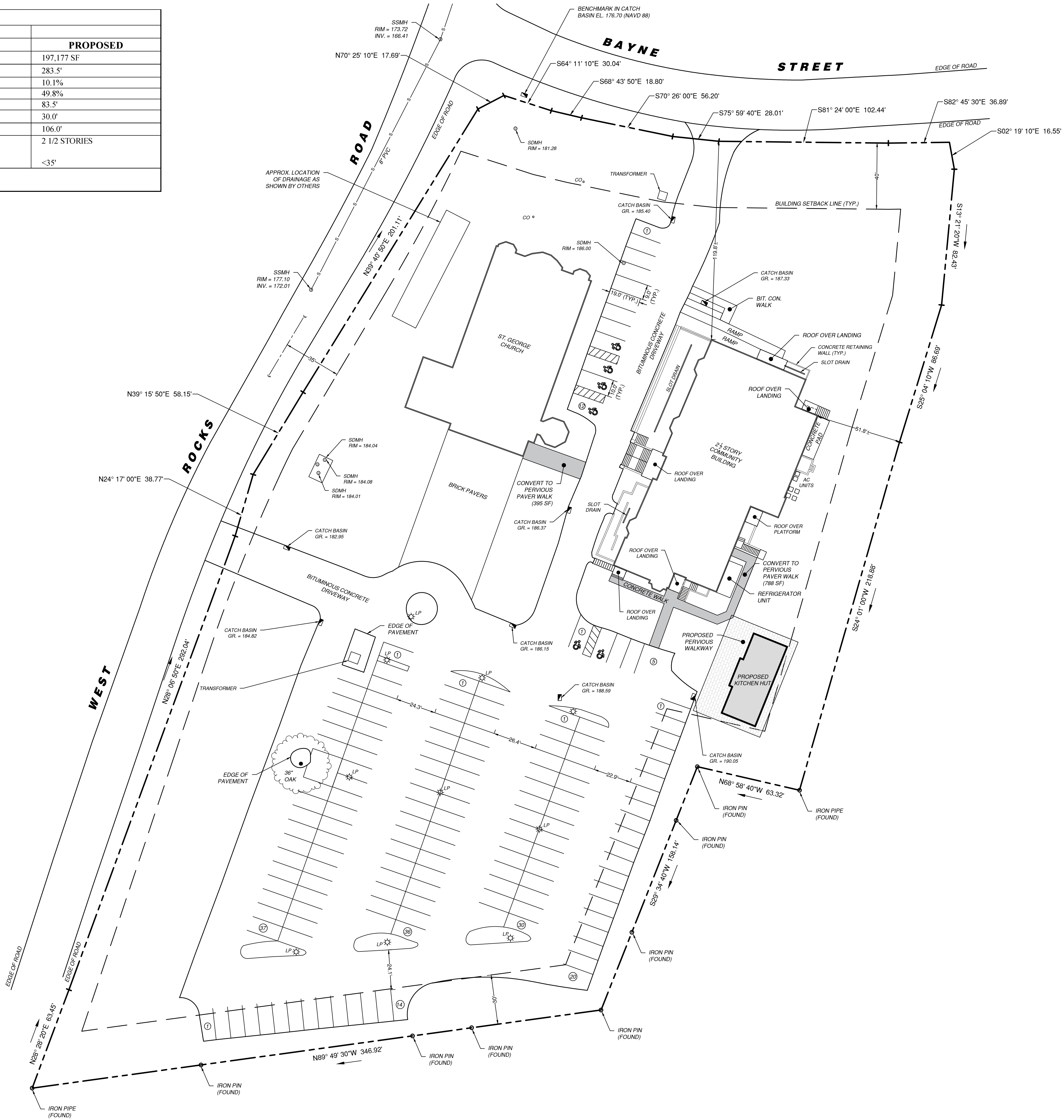
NOTES:  
1. CORNER LOT

LEGEND	
SYMBOLS	
○	IRON PIN/PIPE (FOUND)
⊙	SDMH STORM MANHOLE
⊙	SSMH SEWER MANHOLE
⊙	CB CATCH BASIN
⊙	LP LIGHT POLE
○	CO CLEANOUT
---	PROPERTY LINE
S	SEWER LINE

LEGEND ABBREVIATIONS:  
 BIT. CON. BITUMINOUS CONCRETE  
 CB CATCH BASIN  
 CO CLEANOUT  
 EL. ELEVATION  
 GR. GRATE  
 INV. INVERT  
 LP LIGHT POLE  
 NAVD NORTH AMERICAN VERTICAL DATUM  
 PVC POLY VINYL CHLORIDE PIPE  
 SDMH SANITARY DRAIN MANHOLE  
 SSMH SANITARY SEWER MANHOLE  
 TYP. TYPICAL

**SURVEY NOTES:**

- 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 AUGUST 29, 2019.
- 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.
- 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.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- VERTICAL DATUM: NAVD 88
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0393G, EFFECTIVE OCTOBER 16, 2013.



**LOCATION MAP (NTS)**

**PROPERTY INFORMATION:**  
 OWNER: ST. GEORGE GREEK ORTHODOX CHURCH  
 ADDRESS: 238 WEST ROCKS ROAD, NORWALK, CT  
 LOT AREA: 197,177 SF, 4.527 AC  
 ZONE: "AAA"  
 DEED: BK. 0705 PG. 0165

**SETBACK LINES:**  
 40' FRONT  
 30' SIDE  
 30' REAR

6/5/25 REVISION DATE  
 REVISED PER P&Z COMMENTS



**ST. GEORGE GREEK ORTHODOX CHURCH**

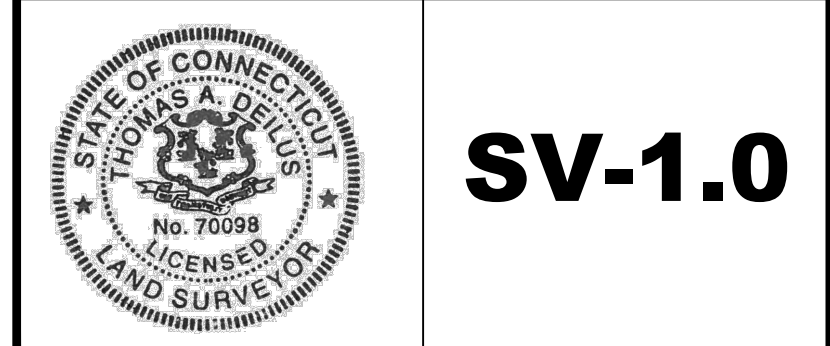
**PROJECT LOCATION:**  
 238 WEST ROCKS ROAD  
 NORWALK, CT

**ZONING IMPROVEMENT SURVEY**

PROJECT No. 21272-01  
 DATE: 05/13/2025  
 DRAWN BY: AS  
 CHECKED BY: AS



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
 THOMAS A. DEILLUS, LAND SURVEYOR  
 CT. REGISTRATION NO. 70098  
 THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL



**SV-1.0**

Parcel: 5-23-10-0

PID: 13598

As of: 1/20/2026 9:34:24 PM

### Norwalk, CT Report

#### Property Owner

**Name:** ST GEORGE GREEK- - ORTHODOX CHURCH

**Mailing Address:** 238 W ROCKS RD  
NORWALK, CT 06851-1133

**Parcel Use:** Church Hse

**Tax District:** 5N - 100%

#### Property Information

**Physical Address:** 238 WEST ROCKS RD

**Tax Map #:** 5/ 23/ 10/ 0/

**Size (Acres):** 4.44

**Assessor Map:** 11SE

#### Current Value Assessment

Year	Improvements	Land	Outbuilding	Total Assessed Value	FMV Total
2024	\$3,598,430	\$320,470	\$107,360	\$4,026,260	\$5,751,790

#### Land

Land Type	Size	Units	Assessed
N/A	4.44	Acres	320,470.00
N/A	0.00	Acres	0.00
N/A	653.52	Front Feet	0.00
<b>Total</b>	<b>657.96</b>		<b>320,470</b>

Deed Transfers					
Deed Date	Book	Page	Deed Type	Est. Sale	Owner
9/30/1968	705	165	N/A	\$0	ST GEORGE GREEK-

Residential Card 1 Details					
Occupancy	Story	Construction	Total Liv	Age	Year Constructed
SF	2	Church Hse	12,617	96	1930

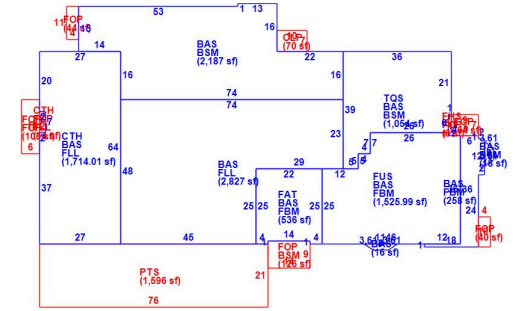
  

<b>Model:</b>	RESIDENTIAL	<b>Style:</b>	CHURCHES
<b>Interior Wall:</b>	DRYWALL	<b>Rooms:</b>	<b>Beds: 0 Total: 3</b>
<b>Exterior Wall:</b>	COMPOSITE BOARD	<b>Plumbing:</b>	<b>Full: 3 Half: 1</b>
<b>Foundation:</b>	N/A	<b>Floor Cover:</b>	Hardwood
<b>Legacy Area:</b>	N/A	<b>Fireplace:</b>	<b>Type: N/A Qty: 1</b>
<b>Roof Cover:</b>	Arch. Shingles	<b>Heat/Cool:</b>	Forced Air
<b>Roof Type:</b>	Gable	<b>Central AC:</b>	Central

### Residential Card 1 Photo



### Residential Card 1 Sketch



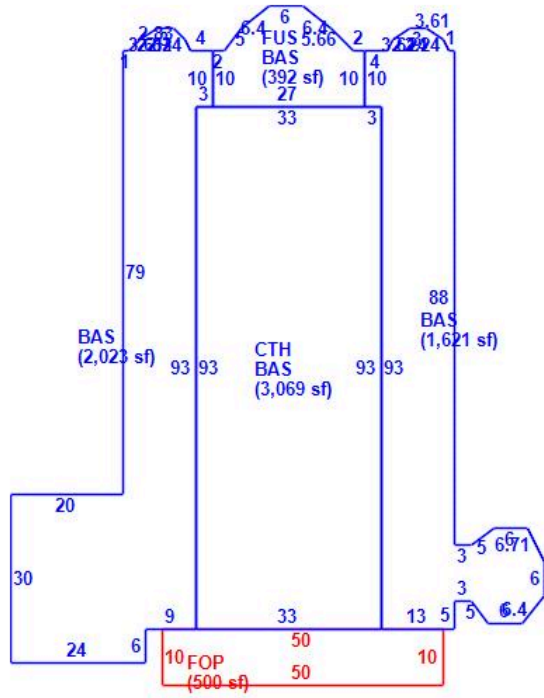
**Building Sub-Areas (sq ft)**

Code	Description	Gross Area	Living Area
BAS	First Floor	10,136	10,136
BSM	Basement	3,385	0
CTH	Cathedral	1,728	0
FAT	Finished Attic	536	161
FBM	Finished Basement	2,320	0
FHS	Finished Half Story	6	3
FLL	Finished Lower Level	4,555	0
FOP	Framed Open Porch	510	0
FUS	Finished Upper Story	1,526	1,526
OLP	Loading Platform	70	0
PTS	Patio - Stone	1,596	0
TQS	Three Quarter Story	1,054	791
<b>Totals</b>		<b>27,422</b>	<b>12,617</b>

**Details for Commercial Building 1**

<b>Year Built:</b>	<b>Finished Area:</b>
1930	7,497

### Commercial Card 1 Photo/Sketch



<b>Section 1</b>	
<b>Year Built:</b>	1930
<b>Living Area:</b>	7,497
<b>Style:</b>	Churches
<b>Model:</b>	Commercial
<b>Stories:</b>	1
<b>Foundation:</b>	Heat/AC Pkg
<b>Roof:</b>	0
<b>Exterior Wall:</b>	Reinf Concrete
<b>Interior Wall:</b>	Gable
<b>Interior Floor:</b>	N/A
<b>A/C Type:</b>	Hot Water
<b>Heat Fuel 1:</b>	Gas
<b>Heat Fuel 2:</b>	N/A

**Building Sub-Areas (sq ft)**

<b>Code</b>	<b>Description</b>	<b>Gross Area</b>	<b>Living Area</b>
BAS	First Floor	7,105	7,105
CTH	Cathedral	3,069	0
FOP	Framed Open Porch	500	0
FUS	Finished Upper Story	392	392
<b>Totals</b>		<b>11,066</b>	<b>7,497</b>

**Outbuildings and Yard Improvements**

<b>Code</b>	<b>Description</b>	<b>Sub Code-Description</b>	<b>Size</b>	<b>Assessed Value</b>
PAV1	Paving Asph.	N/A	78650.00 S.F.	\$107,360

### Reappraisal Value History

Year	Improvements	Land	Total Assessed Value	FMV Total
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Year	Improvements	Land	Total Assessed Value	FMV Total
2023	\$4,026,260	\$320,470	\$4,026,260	\$5,751,790
2023	\$4,026,260	\$320,470	\$4,026,260	\$5,751,790
2022	\$1,983,700	\$298,720	\$1,983,700	\$2,833,840
2022	\$1,992,390	\$298,720	\$1,992,390	\$2,846,260
2021	\$1,992,390	\$298,720	\$1,992,390	\$2,846,260
2020	\$2,001,090	\$298,720	\$2,001,090	\$2,858,690
2019	\$2,001,090	\$298,720	\$2,001,090	\$2,858,690
2018	\$2,001,090	\$298,720	\$2,001,090	\$2,858,690
2017	\$1,176,270	\$309,580	\$1,176,270	\$1,680,390
2016	\$1,176,270	\$309,580	\$1,176,270	\$1,680,390
2015	\$1,175,620	\$309,580	\$1,175,620	\$1,679,460
2014	\$1,175,620	\$309,580	\$1,175,620	\$1,679,460
2013	\$1,644,990	\$797,560	\$1,644,990	\$2,349,980
2012	\$1,263,430	\$750,470	\$1,263,430	\$1,804,900
2011	\$1,263,430	\$750,470	\$1,263,430	\$1,804,900
2010	\$1,263,430	\$750,470	\$1,263,430	\$1,804,900
2009	\$1,263,430	\$750,470	\$1,263,430	\$1,804,900
2008	\$1,263,430	\$750,470	\$1,263,430	\$1,804,900
2007	\$1,200,010	\$750,470	\$1,200,010	\$1,714,300
2006	\$1,493,870	\$750,470	\$1,493,870	\$2,134,100
2005	\$1,649,970	\$750,470	\$1,649,970	\$2,357,100
2004	\$1,649,970	\$750,470	\$1,649,970	\$2,357,100
2003	\$1,649,970	\$750,470	\$1,649,970	\$2,357,100
2002	\$2,110,640	\$829,780	\$2,110,640	\$3,015,200
2001	\$1,055,320	\$414,890	\$1,055,320	\$1,507,600
2000	\$1,055,320	\$414,890	\$1,055,320	\$1,507,600
1999	\$1,055,320	\$414,890	\$1,055,320	\$1,507,600

Year	Improvements	Land	Total Assessed Value	FMV Total
1998	\$2,781,100	\$2,072,000	\$2,781,100	\$3,973,000
1983	\$2,781,100	\$2,072,000	\$2,781,100	\$3,973,000

### Map



## Not a Legal Document

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

# CERTIFICATE OF MAILING

**Instructions:** Complete form listing each name & address for each envelope your are mailing. Bring completed form & envelopes to Post Office and request Certificate of Mailing

Return the stamped form to P&Z office ASAP for you

## 238 West Rocks Road, N



0000

U.S. POSTAGE PAID  
WILTON, CT  
06897  
FEB 17 26  
AMOUNT  
**\$3.50**  
S2324D500788-05

Name and Address of Sender FLB Law, - PLLC 33 Riverside Avenue 4th Floor Westport, CT 06880	Article Number	Check type of mail or service: <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Certified Mail <input type="checkbox"/> POD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	Adult Signature Restricted Delivery Registered Delivery (International) Registered Return Receipt for Merchandise Signature Confirmation	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SD Fee	9H Fee	RD Fee	RR Fee
---	----------------	---	--	---------	-----	-----------------	----------------------------	---------------	-------------------	---------	----------	--------	--------	--------	--------	--------

1. 7022 3330 0000 2078 5178 Chu Yiu On & Wah 251 West Rocks Rd Norwalk, CT 06851	Address (Name, Street, City, State, & Zip Code 7th) Norwalk, CT 06851															
2. 7022 3330 0000 2078 5161 Reddington Timothy & Samantha 239 West Rocks Rd. Norwalk, CT 06851	Address (Name, Street, City, State, & Zip Code 7th) Norwalk, CT 06851															
3. 7022 3330 0000 2078 5154 Lighthouse Baptist Church 4 Bayne St. Norwalk, CT 06851-0000	Address (Name, Street, City, State, & Zip Code 7th) Norwalk, CT 06851-0000															
4. 7022 3330 0000 2078 5147 Lamb Joan 243 W Rocks Rd Norwalk, CT 06851-1129	Address (Name, Street, City, State, & Zip Code 7th) Norwalk, CT 06851-1129															
5. 7022 3330 0000 2078 5130 Star Inc Lighting The Way P.O. Box 470 Norwalk, CT 06852-0470	Address (Name, Street, City, State, & Zip Code 7th) Norwalk, CT 06852-0470															
6. _____	Address (Name, Street, City, State, & Zip Code 7th)															
7. _____	Address (Name, Street, City, State, & Zip Code 7th)															
8. _____	Address (Name, Street, City, State, & Zip Code 7th)															

<b>Adult Signature Required</b>																
<b>Adult Signature Restricted Delivery</b>																
<b>Delivery Confirmation</b>																
<b>Signature Confirmation</b>																
<b>Special Handling</b>																
<b>Restricted Delivery</b>																
<b>Return Receipt</b>																

# CERTIFICATE OF MAILING

**Instructions:** Complete form listing each name & address for each envelope your are mailing. Bring completed form & envelopes to Post Office and request Certificate of Mailing.

Return the stamped form to P&Z office ASAP for your

## 238 West Rocks Road, No

  
 U.S. POSTAGE PAID  
 WILTON, CT  
 06897  
 FEB 17, 26  
 AMOUNT  
**\$3.50**  
 S2924D500788-05

Name and Address of Sender FLB Law, PLLC 33 Riverside Avenue 4th Floor Westport, CT 06880	Check type of mail or service: <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Certified Mail <input type="checkbox"/> GDD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Affix Stamp Here (If issued as a certificate of mailing or for additional copies of this bill) Postmark and Date of Receipt
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Article Number	Address (Name, Street, City, State, & Zip Code 7th)	Postage	Fee	Handling Charge	Amount if Registered	Insured Value	Rate if GDD	ASR Fee	ASRU Fee	UU Fee	SU Fee	SH Fee	RD Fee	RR Fee
1.	Conlin Kathleen M. 249 West Rocks Rd Norwalk, CT 06851-0000													
2.	Moore James A Jr. 237 West Rocks Rd Norwalk, CT 06851													
3.	Roina R. Richard & Lena M. 6 Bayne St Norwalk, CT 06851													
4.	Duncan Grady & Ingela K. 247 West Rocks Rd Norwalk, CT 06851													
5.	Conklin Richard & Laura Jean 235 West Rocks Rd Norwalk, CT 06851													
6.														
7.														
8.														

**Adult Signature Required**  
**Adult Signature Restricted Delivery**  
**Delivery Confirmation**  
**Signature Confirmation**  
**Special Handling**  
**Restricted Delivery**  
**Return Receipt**

# CERTIFICATE OF MAILING

**Instructions:** Complete form listing each name & address for each envelope your are mailing. Bring completed form & envelopes to Post Office and request Certificate of Mailing.

Return the stamped form to P&Z office ASAP for you

## 238 West Rocks Road, N



0000

U.S. POSTAGE PAID  
WILTON, CT  
06897  
FEB 17, 2011  
AMOUNT  
**\$3.50**  
S2324D500788-05

Name and Address of Sender  
FLB Law, - PLLC  
33 Riverside Avenue  
4th Floor  
Westport, CT 06880

Article Number

Check type of mail or service:  
 Adult Signature Required  
 Certified Mail  
 GDD  
 Delivery Confirmation  
 Express Mail  
 Insured

Address (Name, Street, City, State, & Zip Code™)

Postage Fee Handling Charge If Registered Value Registered Mail Fee GDD Fee AVR Fee ASRD Fee DC Fee SD Fee SH Fee RD Fee RR Fee

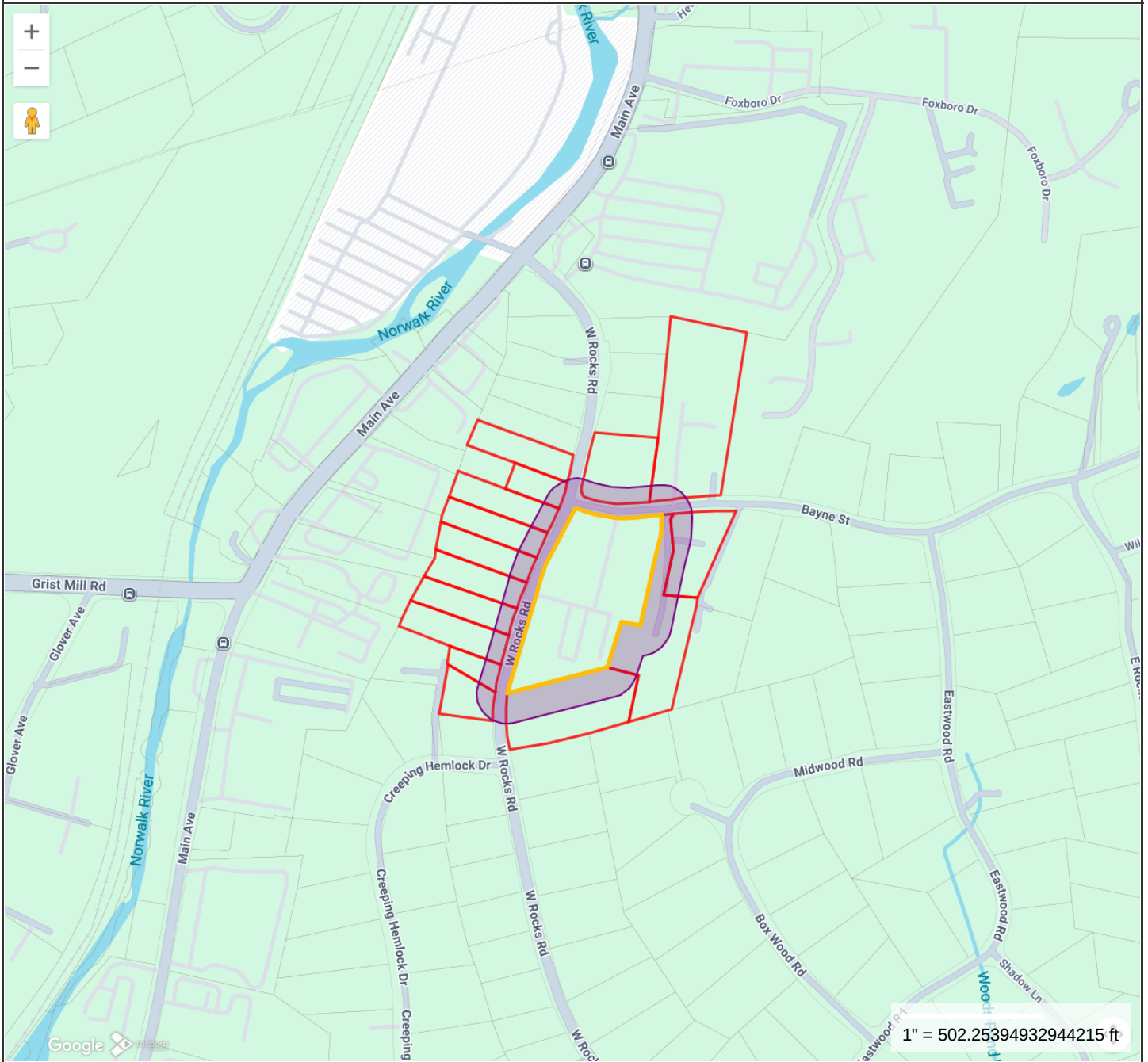
Affix Stamp Here (If issued as a certificate of mailing or for additional copies of this bill) Postmark and Date of Receipt

Article Number	Name and Address of Recipient	Postage	Fee	Handling Charge	If Registered	Value	Registered Mail Fee	GDD Fee	AVR Fee	ASRD Fee	DC Fee	SD Fee	SH Fee	RD Fee	RR Fee
1.	Passero Ellen W 228 West Rocks Rd Norwalk, CT 06851														
2.	Barrera Carlos R & 241 West Rocks Rd Norwalk, CT 06851-0000														
3.	Thompson James M. & Barbara H. 5 Bayne St Norwalk, CT 06851-1202														
4.	Amaya Rory 245 West Rocks Rd Norwalk, CT 06851														
5.	Stevenson Robert T & 233 W Rocks Rd Norwalk, CT 06851														
6.															
7.															
8.															

Adult Signature Required  
 Adult Signature Restricted Delivery  
 Delivery Confirmation  
 Signature Confirmation  
 Special Handling  
 Restricted Delivery  
 Return Receipt

**Abutting Property Owners within 100' of the Subject Property**

<b>ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Co-Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Owner Zip</b>
103-5-23-10A-0	228 WEST ROCKS RD	PASSERO ELLEN W		228 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-23-0	251 WEST ROCKS RD	CHU YIU ON & WAH	-	251 WEST ROCK RD.	NORWALK	CT	06851
103-5-22C-24-0	249 WEST ROCKS RD	CONLIN KATHLEEM M	-	249 WEST ROCKS RD	NORWALK	CT	06851-0000
103-5-22C-26-0	247 WEST ROCKS RD	DUNCAN GRADY & INGELA K		247 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-27-0	245 WEST ROCKS RD	AMAYA RORY		245 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-28-0	243 WEST ROCKS RD	LAMB JOAN	-	243 W ROCKS RD	NORWALK	CT	06851-1129
103-5-22C-29-0	241 WEST ROCKS RD	BARRERA CARLOS R &	VELASQUEZ NANCY	241 WEST ROCKS RD	NORWALK	CT	06851-0000
103-5-22C-30-0	239 WEST ROCKS RD	REDDINGTON TIMOTHY & SAMANTH	-	239 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-31-0	237 WEST ROCKS RD	MOORE JAMES A JR	-	237 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-32-0	235 WEST ROCKS RD	CONKLIN RICHARD & LAURA JEAN		235 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-33-0	233 WEST ROCKS RD	STEVENSON ROBERT T &	MANCINI-STEVENSON STEPHANIE	233 W ROCKS RD	NORWALK	CT	06851
103-5-23-15-0	3 BAYNE ST	STAR INC LIGHTING THE WAY		P.O. BOX 470	NORWALK	CT	06852-0470
103-5-23-348-0	5 BAYNE ST	THOMPSON JAMES M & BARBARA H	-	5 BAYNE ST	NORWALK	CT	06851-1202
103-5-35-1-0	4 BAYNE ST	LIGHTHOUSE BAPTIST CHURCH	(CHURCH)	4 BAYNE ST	NORWALK	CT	06851-0000
103-5-35-29-0	6 BAYNE ST	ROINA R RICHARD & LENA M		6 BAYNE ST	NORWALK	CT	06851



**Norwalk Information**

**ID** 103-5-23-10-0  
**Site Address** 238 WEST ROCKS RD  
**Owner** ST GEORGE GREEK-  
**Co-Owner** #NAME?  
**Owner Address** 238 W ROCKS 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.

For more information  
Call 203-854-7760  
Classes held on Friday  
134 East Avenue  
Norwalk, CT 06854  
Post Office Box 5125  
Norwalk, CT 06856



**ZONING COMMISSION**

February 23, 2006

Tierney, Zullo, Flaherty and Murphy, P.C.  
Attorneys At Law  
Attorney Elizabeth A. B. Suchy  
134 East Avenue  
Post Office Box 2028  
Norwalk, CT 06852-2028

RE: # 19-05SP – St. George Greek Orthodox Church – 238 West Rocks Road –  
Construction of 21,000 SF community center and associated parking

Dear Attorney Suchy:

At its meeting of February 15, 2006, the Norwalk Zoning Commission adopted the following resolution in regards to the above referenced application:

**RESOLUTION**

**RESOLVED** that Application #19-05SP, submitted by St. George Greek Orthodox Church, at 238 West Rocks Road, to construct a 21,000 SF church community center, as shown on site plan entitled, "St. George Greek Orthodox Church, 238 West Rocks Road", Scale 1"=30', Sheets 1 through 4, dated 4-28-05, revised to 1-10-06, by Grumman Engineering LLC, Norwalk, CT; and architectural drawings entitled, "Saint George Greek Orthodox Church Community Center" 238 West Rocks Road, Scale 1/8"=1', Sheets A1 through SPEC; by Economou Partners be approved subject to the following conditions:

1. That all required soil and sedimentation controls be in place prior to the start of any work on site; and
2. That any additional soil and sedimentation controls deemed necessary by staff be installed at the direction of staff; and
3. That a surety in an amount to be determined by staff, be submitted prior to any work on site; and
4. That the lighting be installed as shown on the revised site plan, with 4' bollard lights on the perimeter and 12'tall lights on the interior of the lot; all with shielding; and
5. That all additional building lighting be properly shielded so as not to allow light to spill off the property; and

19-05SP – St. George Greek Orthodox Church – 238 West Rocks Road – Construction of 21,000 SF community center and associated parking

6. That a CT licensed engineer certify that all work has been installed according to approved plans prior to issuance of Certificate of Zoning Compliance; and
7. That no change to the plans are allowed, unless prior approval is obtained from the Zoning Commission as appropriate; and
8. That the landscaping as proposed be permanent and properly maintained; and
9. That 225 linear feet of a 6' stockade fence (or equal) be installed at the SE corner of the new parking lot to provide screening and security to the adjacent residential property; and
10. That the hall be used for church members only and not be rented out for any events; and
11. That the 26 proposed parking spaces on the western edge of the new parking field on West Rocks Road be eliminated and replaced with lawn, bringing the total number parking spaces on the site down to 159; and
12. That any trailers (construction or temporary office) be properly screened;

**BE IT FURTHER RESOLVED** that a Special Permit Certificate and map be filed in the Norwalk Land Records prior to any Zoning Compliance being issued; and

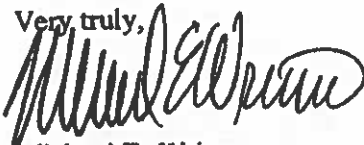
**BE IT FURTHER RESOLVED** that the effective date of this approval shall be February 24, 2006.

This Special Permit will become effective when the certificate and mylar site plan map is filed on the Norwalk Land Records in the Town Clerks Office. A Zoning Approval will not be issued until such a recording takes place. As you are aware, a building permit must be obtained within one (1) year from the effective date or the approval automatically becomes null and void.

Enclosed please find a copy of the "Policy on Construction Inspection in the City of Norwalk." You are responsible for obtaining permits from the Department of Public Works prior to any work in a street right-of-way. All work must comply with the standards for the City of Norwalk, whether or not those standards were specifically discussed in the process of reviewing the application.

If you have any questions regarding this matter, please contact this office.

Very truly,



Michael E. Wrinn,  
Assistant Director



CITY OF NORWALK  
Planning and Zoning Department  
Enforcement  
www.norwalkct.org  
P: 203-854-7960  
Norwalk City Hall  
Room 129  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

11/12/2025

**Via Certified & Regular US Mail**  
**9589 0710 5270 1452 3062 11**

St George Greek Orthodox Church  
238 W Rocks Road  
Norwalk, CT 06851

**Re: NOTICE OF ZONING VIOLATION: 238 WEST ROCKS RD (5-23-10-0)**

Dear Owner:

Pursuant to Norwalk Municipal Code § 117-4, you are hereby notified that your property has zoning violations. You are hereby ordered to correct the following zoning violation(s) within fifteen (15) days of the date of this notice:

**Norwalk Building Zone Regs – Section - 4.3.9.A (CD-1L Principal Uses - Pages 250-259)**  
Event Space not a permitted use in CD-1L

**To Wit: Community Center being used for unpermitted Event Space**

To bring property into compliance with the City of Norwalk Zoning Regulations, the following actions are required:

- 1. Immediately cease unpermitted event hosting use at community center. Property is not permitted to rent out community center for events.**

If you do not correct these zoning violation(s) within fifteen (15) days of the date of this notice, then you may be subject to a citation of up to \$150.00 for each day that the violations remain. You may also be subject to subsequent enforcement procedures by the Deputy Zoning Inspector (DZI) and/or an injunctive or civil action in the Connecticut Superior Court.

If hardship or good cause is proven, in a written request to the DZI, by delivering to the below address, or via e-mail to the address below, on or before fifteen (15) days of the date of this notice, he may grant an extension of fifteen (15) days to remedy the above-referenced violation.

If you have any questions or concerns about this notice, please do not hesitate to contact me. Thank you for your anticipated time and cooperation.

Sincerely,  
Ian Hall  
Deputy Zoning Inspector  
203.854.7954  
[ihall@norwalkct.gov](mailto:ihall@norwalkct.gov) \*preferred\*

cc:  
Peter Lathouris (agent)  
1100 Summer St  
Stamford, CT 06905



**CITY OF NORWALK  
Planning & Zoning**

Norwalk City Hall, Room 223  
125 East Avenue, PO BOX 5125  
Norwalk, CT 06856-5125

**Staff Memo to Hearing Officer**

**April 1, 2026**

**TO:** Zoning Citation Hearing Officer – Attorney Bob Maslan

**FROM:** Ian Hall – Deputy Zoning Inspector

**SUBJECT:** 238 West Rocks– St George Greek Orthodox Church

**CITATION DATE:** January 6, 2026

\*\*\*\*\*

**SECTIONS – 4.3.9.A (CD-1L Principal Uses - Pages 250-259)**

**DESCRIPTION OF VIOLATION ON PROPERTY** *Community Center being used for unpermitted Event Space*

**HISTORY–**

- 11/12/25 NOV sent after Zoning received a complaint regarding unpermitted event space use at the community center at the Greek Church
- Research from DZI showed that the community center was being used as “Stone Hill By Nikki Glekas Collective” for events, weddings, galas, etc. and was being advertised as such
- Staff informed representatives for the church that a modification of their existing Special Permit will need to be taken out
- Representative for the Church has been prepping their application and anticipates to be submitting within the next few weeks
- 2/25/26 Matter was continued by Hearing Officer
- 2/28/26 Special Permit application was submitted and placed on the 4/22/26 PZ Commission Agenda
- Staff heard unconfirmed reports of events continuing to take place

**RECOMMENDATIONS of STAFF –**

Staff recommends, the violation be upheld and the matter continued to May Hearing agenda



CITY OF NORWALK  
Planning and Zoning Department  
Enforcement  
www.norwalkct.org  
P: 203-854-7960  
Norwalk City Hall  
Room 129  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

01/06/2026

**Via Certified & Regular US Mail & Constable Service**  
**9589 0710 5270 1452 3068 77**

St George Greek Orthodox Church  
238 W Rocks Road  
Norwalk, CT 06851

**Re: CITATION FOR ZONING VIOLATION: 238 WEST ROCKS RD (5-23-10-0)**

Dear Owner:

As Deputy Zoning Inspector for the City of Norwalk, I hereby issue this citation because your property contains zoning violations in contravention of Norwalk Municipal Code § 117-1, *et. seq.* **to wit (Event Space) Event Space use not permitted in CD-1L Zone.** You are hereby being cited for the following zoning code violation(s):

**Norwalk Building Zone Regs - 4.3.9.A (CD-1L Principal Uses - Pages 250-259) - Event Space not a permitted use in CD-1L**

**To Wit: Community Center being used for unpermitted Event Space**

To bring property into compliance with the City of Norwalk Zoning Regulations, the following actions are required:

- 1. Immediately cease unpermitted event hosting use at community center. Property is not permitted to rent out community center for events.**

As a result of this citation, **you are ordered to pay a \$150.00 fine**, pursuant to Section 117-4B(2)and(3). Furthermore, you shall be liable for a \$150.00 per day fine, **commencing on the fifth day after the date of this citation** and continuing until the day that you provide me with proof that you have corrected the aforementioned zoning violation(s).

You have the right to **request a hearing before a citation hearing officer** pursuant to Norwalk Municipal Code §117-8. In order to request a hearing before a citation hearing officer, **you must deliver written notice**, to me at the *above* address, or e-mail to the address *below*. Please be advised that the citation hearing officer will consider and decide liability on this alleged violation at a hearing on **01/28/2026** at **2:00pm** in the **Planning and Zoning Conference Room Norwalk City Hall (Room 125)**.

**\*\*PLEASE SEE ATTACHED HEARING PROCEDURES\*\***

If you have any questions or concerns about this citation, please do not hesitate to contact me. Thank you for your anticipated time and cooperation.

Sincerely,

Ian Hall  
Deputy Zoning Inspector  
125 East Avenue Room 129  
Norwalk, CT 06851  
203.854.7954  
Email – [ihall@norwalkct.gov](mailto:ihall@norwalkct.gov) \*preferred\*

cc via email:  
Eric Bernheim (agent) [bernheim@flb.law](mailto:bernheim@flb.law)

## Kleppin, Steven

---

**From:** Gus Tsilfides <vaniasexohi@aol.com>  
**Sent:** Tuesday, April 21, 2026 2:15 PM  
**To:** Kleppin, Steven  
**Subject:** St. George Greek Orthodox Church Zoning Board Hearing

You don't often get email from vaniasexohi@aol.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,

Gus Tsilfides

Sent from my iPhone

## Kleppin, Steven

---

**From:** Briana Cortese <brianamariacortese@gmail.com>  
**Sent:** Tuesday, April 21, 2026 3:09 PM  
**To:** Kleppin, Steven  
**Cc:** fr.nick@stgeorgect.org  
**Subject:** Cranbury Resident Perspective on St. George Community Center

You don't often get email from brianamariacortese@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Director Kleppin,

My name is Briana, and I grew up in the Cranbury area.

St. George has always been a meaningful part of my life. Growing up, my family and I would walk to the festival every year—it was a tradition that really captured the sense of community in Cranbury.

Over the years, I've stayed involved, helping with the festival, pumpkin painting, face painting, and music classes. I truly enjoy being active in my community and connecting with new people, especially within the art scene, as I am an art teacher. Being part of spaces that bring people together creatively and socially is really important to me.

I'm **not a formal member**, but I've always felt a strong connection to St. George and what it represents for the community.

When the community center was built, I was excited. It felt like a natural extension of everything the Church has already been doing for years.

I believe the community center is a great way to bring people together in the neighborhood and host events that matter...not just major life events like weddings, but also smaller gatherings, creative events, and opportunities for people to connect.

I also believe the Church can continue operating in a way that's respectful and mindful of the surrounding neighborhood.

I respectfully ask that this be considered fairly and with common sense.

Best,

**Briana Cortese**

☆ DL: (203)-722-9502

\*+★) 🌿 )★+•

## Kleppin, Steven

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**From:** Church Secretary <secretary@stgeorget.org>  
**Sent:** Tuesday, April 21, 2026 1:51 PM  
**To:** Kleppin, Steven  
**Subject:** "Public Comment"

You don't often get email from secretary@stgeorget.org. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the Community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve our local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

*Thank you!*  
*Aleka, Church Secretary*  
St. George Greek Orthodox Church  
238 West Rocks Rd  
Norwalk, CT 06851  
Tel: (203)-849-0611

## Kleppin, Steven

---

**From:** Catia Ribeiro <CRibeiro101@hotmail.com>  
**Sent:** Tuesday, April 21, 2026 1:26 PM  
**To:** Kleppin, Steven  
**Subject:** In Support of the permit variance for Saint George Church

You don't often get email from cribeiro101@hotmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,



# SAINT GEORGE GREEK ORTHODOX CHURCH

---

VERY REVEREND NICHOLAS DASSOURAS, PROTOPRESBYTER

Norwalk, CT, April 21<sup>st</sup>, 2026

Norwalk Planning & Zoning Commission  
Norwalk City Hall

Dear Members of the Norwalk Planning & Zoning Commission:

My name is Fr. Nicholas Dassouras, and I am the Presiding Priest of Saint George Greek Orthodox Church in Norwalk, Connecticut. I am writing to inform you that I am unable to attend the scheduled zoning meeting on Wednesday evening, as it coincides with the celebration of the Vespers service for our Patronal Feast of Saint George. My liturgical responsibilities require my presence at this important service.

Our community was established 87 years ago, in March of 1939, in East Norwalk. That summer, a small group of Greek Orthodox faithful purchased an old Lutheran church on Fort Point Street, which became the center of community life for decades.

During the late 1950s and 1960s, our parish experienced significant growth, and the original church facility became inadequate. In 1968, the community purchased the property at 238 West Rocks Road, the current location of our church. Soon thereafter, plans began for the construction of a new church and community center to meet the needs of our growing parish. Construction began in 1972, and the congregation entered the new church building in 1976. While this marked a major milestone, the vision of a full community center remained unfulfilled until it became a reality in the past decade.

At the time of approval for the new community center, a zoning condition was imposed restricting the rental of the hall to members of the church. We have adhered to this condition in the years since. However, last year, during discussions with zoning staff regarding the use of our hall by the Norwalk Chamber of Commerce and other non-members, we were advised that the existing arrangement—where a member rented the hall on behalf of such events—was viewed as problematic. As a result, in the summer of 2025, we started the process to apply for a modification to this condition.

It is important to clarify that we have never directly entered into agreements with, negotiated with, or received payment from the Norwalk Chamber of Commerce or any other external organization. The events in question were organized and hosted by a member of our parish, Mrs. Nikki Glekas, who rented the hall in accordance with the existing rules. Since conversations with staff, this process has been halted.

We respectfully believe that the requested modification is both fair and justified. To our knowledge, we are the only religious organization in Norwalk subject to such a restriction, while other religious institutions and similarly situated entities operate without comparable limitations.

In addition to this principle of fairness, approval of the modification would:

- Strengthen the financial stability of our parish
- Expand our outreach and engagement with the broader Norwalk community
- Provide an affordable venue option for families who may not have access to more expensive facilities, such as country clubs, particularly given the limited number of attractive and affordable rental spaces in Norwalk

Regarding concerns about operating hours and noise raised by neighboring residents, we want to emphasize that we have always strived to maintain respectful and positive relationships with our neighbors. We have been mindful of their concerns, even in situations where our property has been used informally and without authorization, by the ones complaining, for parking or recreation.

Following an incident in November 2025 – related to a parish event, not an external rental – that caused understandable concern, I personally reached out to the affected neighbor to apologize, listen to feedback, and discuss corrective measures. Unfortunately, this offer to meet was declined. Nevertheless, we took immediate action by hiring a professional security company to monitor events, enforce time restrictions, manage sound levels, and prevent late-night outdoor gatherings.

Our attorney, Mr. Eric Bernheim, will present our request in greater detail at the hearing. We respectfully ask for your consideration and a favorable decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fr. Nicholas Dassouras', written in a cursive style.

Fr. Nicholas Dassouras

## Kleppin, Steven

---

**From:** effiestef@aol.com  
**Sent:** Tuesday, April 21, 2026 11:12 AM  
**To:** Kleppin, Steven  
**Subject:** Public Comment re St George Greek Orthodox Church Public Hearing on 04/22/2026  
**Attachments:** Public Comment - St George Request For Permit Modification - 04-21-2026.pdf

[You don't often get email from effiestef@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Mr. Kleppin,

Attached please find my public comment in support of St. George Greek Orthodox Church's request to modify its permit at tomorrow's public hearing.

Thank you for your time, consideration, and continued service to the City of Norwalk. I respectfully ask that you and the zoning officials review this request with fairness and thoughtful consideration for the church and its parishioners, and work toward a reasonable and balanced resolution to this matter.

Sincerely,

Effie Stefanidis  
Steward of St. George Greek Orthodox Church

## **“PUBLIC COMMENT”**

Via email to: [skleppin@norwalkct.gov](mailto:skleppin@norwalkct.gov)

Steve Kleppin, Director of Planning & Zoning

St. George Greek Orthodox Church is and has always been permitted to host events at its newly built venue for members, — whether weddings, baptisms, birthday parties, bridal showers, or fundraising events. These events already occur regularly and lawfully, and the church strictly adheres to all occupancy limits set forth by the Fire Marshal.

In addition, the church has most recently taken proactive, responsible measures to ensure the safety and well-being of the surrounding community, including:

Partnering with a reputable security company

Enforcing strict noise control policies

Establishing firm event end-times out of respect for neighbors

Installing indoor and outdoor surveillance cameras

All of these safeguards—and more—will be formally presented by legal counsel at the upcoming public hearing on April 22.

### **WHAT IS ACTUALLY BEING REQUESTED**

The only issue before the zoning board is whether the church may obtain a Modification of its existing permit to allow non-members to rent the same venue for events.

That raises a simple, logical question:

What is the meaningful difference between an event hosted by a member and one hosted by a non-member?

An event is an event—regardless of who books it. The scale, capacity, and regulations remain exactly the same.

### **ADDRESSING COMMUNITY CONCERNS**

Concerns have been raised about traffic, noise, safety, property values, and general disruption. However:

**Traffic:** The church is located in the vicinity of Route 7, an already heavily trafficked roadway. Event use has existed for decades and has not created new or unusual congestion patterns.

**Parking:** The church has ample on-site parking sufficient for its legally permitted capacity.

**Noise & Conduct:** With security, enforced end times, and monitoring systems already in place, the church can effectively ensure responsible event management.

**Public Safety:** Professional security and surveillance measures exceed what many comparable venues provide.

**Property Values & Neighborhood Impact:** Long-standing institutions tend to maintain their properties well, which helps neighborhood appearance.

**Community desirability:** Access to event space, cultural gatherings, and community activity can make an area feel more vibrant and connected.

**Predictable use:** If events are regulated (capacity limits, set hours, parking on-site), they become a known and managed use, not a disruptive unknown.

Real estate studies consistently show that buyers are far more sensitive to blight, crime, and neglect than to organized, permitted community uses.

### **A BROADER PERSPECTIVE**

It is also important to recognize that other surrounding houses of worship and venues operate in this EXACT manner, allowing rentals beyond their membership. This application simply seeks parity—not exception.

### **A CALL FOR FAIRNESS AND FACTS**

This church is not a new or speculative development—it is an enduring institution with deep roots in the community. Founded in 1939 and established at its current location on West Rocks Road since 1968, with its cornerstone laid in 1972 and continuous operation since 1976, it reflects nearly a century of faith, stability, and service. Built and sustained through the personal sacrifices and steady generosity of its parishioners, this church represents far more than a physical structure. It stands as a living testament to community, tradition, and shared purpose—a true cornerstone of the lives it has touched for generations.

Before drawing conclusions or raising alarm, it is critical that all members of the community seek out the full facts and understand the limited and reasonable nature of this request.

### **FINAL THOUGHT**

This application does not seek to introduce something new or disruptive. Rather, it asks for the fair and reasonable recognition of a long-standing, well-regulated, community-

centered institution to operate its existing venue in a manner consistent with similarly situated uses—while continuing to uphold the standards it has responsibly maintained for decades.

I respectfully urge the Zoning Committee to evaluate this matter with fairness, perspective, and a full appreciation of the decades of commitment, sacrifice, and civic contribution made by the parishioners and taxpayers of Norwalk. For more than 50 years, they have invested in building not just a structure, but a true community center—one rooted in a clear mission: to provide a welcoming space for community-oriented, family-friendly events and activities that serve people of all backgrounds and generations.

Approving this application is not a departure from the character of the neighborhood—it is an affirmation of it.

For these reasons, I respectfully ask that you approve the application and allow this space to continue growing as a meaningful and positive force within the Norwalk community—for generations to come.

Submitted by,

Effie Stefanidis, Steward - St. George Greek Orthodox Church

## Kleppin, Steven

---

**From:** George Cross <crossge@gmail.com>  
**Sent:** Tuesday, April 21, 2026 9:33 AM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for Saint George Church

You don't often get email from crossge@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,

George Cross

George Cross  
203-626-2009 (Phone)

## Kleppin, Steven

---

**From:** Maria Kutrubis <mia0881@gmail.com>  
**Sent:** Tuesday, April 21, 2026 10:14 AM  
**To:** Kleppin, Steven  
**Subject:** Re: In support of the permit variance for Saint George Church

You don't often get email from mia0881@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,  
Maria Doulos  
Sent from my iPhone

On Apr 21, 2026, at 8:19 AM, Kleppin, Steven <skleppin@norwalkct.gov> wrote:

Hi Maria,

There is no content to your email, please resend.

Steve

---

**From:** Maria Kutrubis <mia0881@gmail.com>  
**Sent:** Monday, April 20, 2026 10:04 PM  
**To:** Kleppin, Steven <skleppin@norwalkct.gov>  
**Subject:** In support of the permit variance for Saint George Church

You don't often get email from mia0881@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

## Kleppin, Steven

---

**From:** Steve Papadopoulos <stathipop@yahoo.com>  
**Sent:** Tuesday, April 21, 2026 10:14 AM  
**To:** Kleppin, Steven  
**Subject:** docket number (#2026-13 SP)

[You don't often get email from stathipop@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

As a resident of West Rocks road, I think it would be wonderful to open the hall at St George to more residents. I believe that it would be a great benefit for our Norwalk community to have the ability to use this beautiful hall for gatherings. I live 10 houses away from the church and have never heard of any trouble, noise or any issues whatsoever from the church and I have no doubt that these values will continue moving forward.

Thank you,  
Efstathios Papadopoulos

**R. RICHARD & LENA M. ROINA**  
**6 BAYNE STREET, NORWALK, CT 06851**

April 20, 2026

Steven Kleppin, Director  
Planning and Zoning Department  
City of Norwalk  
Via email only

**Re: 238 West Rocks Road**  
**Amendment to Special Permit**  
**Applicant St. George Greek Orthodox Church**

Dear Mr. Kleppin:

My name is Richard Roin and along with my wife Lena, I live at 6 Bayne Street in Norwalk. My driveway is directly across the street from the Bayne Street entrance/exit to the applicant. Unlike many of my neighbors, we are relative newcomers having moved into our home in 2014. During the first ten years we watched and endured the construction site across the street. We were extremely happy whom the construction was finally completed.

I do not know what it cost the applicant to complete the construction and I do not know what happened with the Church run day care, nor do I know what happened so that the Greek cultural and language instruction for the parishioners to take place in the main floor of the Community Center is not an adequate use of the building. I do know a couple of things:

1. There is a private company running the day care center as one of their three advertised locations in Fairfield County. I know who they are because of the dogeared, flopping signs that have been out on Bayne Street for about a year or so.

2. I know that there have been many late-night parties taking place within the community center as the sound emanating from the building either disturbed our evenings after dinner, or keeps us up, or my personal favorite is when it wakes me up. My formal complaint to the zoning department started with a text message to Peter Lathouris at about 01:15 AM followed by an email to Steven Kleppin in November of last year. Despite a notice of a zoning violation and enforcement hearing, the applicant continues to rock on with a party on Sunday night, March 29, 2026.

Steven Kleppin, Director  
April 21, 2026

3. One day when driving home by way of West Rocks Road, I noticed a sign at the applicants West Rocks Road entry/exit that said STONEHILL. A google search revealed it to be an event planning company out of Stamford and their website advertised 238 West Rocks Road as its latest open event venue.

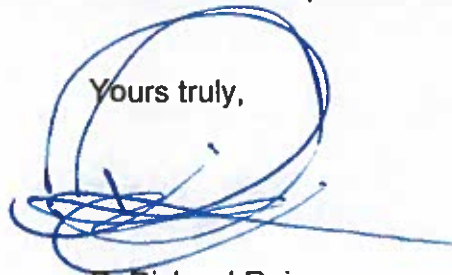
I know that on occasion, the Commission has reluctantly modified special permits to resolve zoning violations. Generally, the modifications were granted when the violation would be extremely difficult to physically resolve, and especially when the Commission has the opportunity to place conditions on the applicant with a view towards protecting neighbors or proactively making future violations much more difficult, such as the Penna application on New Canaan Avenue.

In this application, the Applicant is utilizing this procedure to attempt to cure an existing zoning violation. The idea is to make legal its illegal and unpermitted conduct of the last year or so. The violation was not unintentional. The applicant represented to the neighbors and this Commission that it would only use the facilities for its members. There is no reason to grant this application as to deny this request would not place the applicant in a position where it would be difficult to cure the violation. The applicant would merely need to cease the illegal activity.

Based on what I have seen on social media, I suspect that there will be many parishioners speaking in favor of this request just as there was for the approval of the application for a Church run daycare center. Parishioner support for a Church run day care center was understandable and as a daytime and mostly innocuous activity, did not represent a detriment to the neighborhood. Except for the ridiculous old signs and the unenclosed and open dumpsters in the parking lot, no one really cares that it is not Church run. The requested nighttime activity proposed, possibly seven nights a week, is not innocuous nor in keeping with the criteria for granting a special permit.

The financial issues of the Parish should be on the parishioners to solve, not the surrounding neighbors.

Yours truly,

A handwritten signature in blue ink, appearing to be "R. Richard Roina", written over the typed name below. The signature is somewhat scribbled and loops around the text.

R. Richard Roina

Via email only  
Photos with legend attached

**Steven Kleppin, Director**  
**April 21, 2026**

### **PHOTO LEGEND**

**Photo 1. Dumpsters**

**Photo 2. Daycare sign on wall**

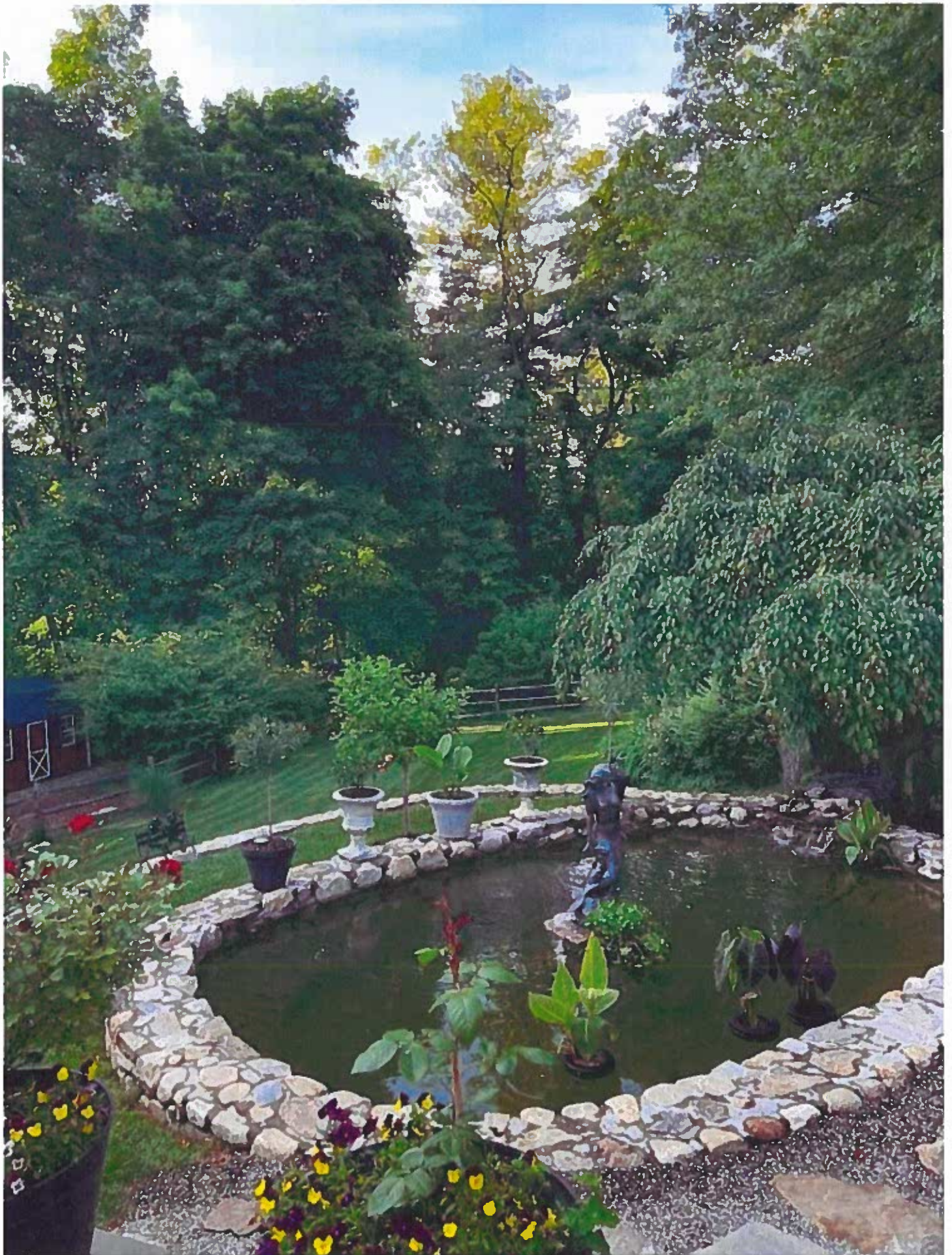
**Photo 3. Daycare sign flopping with sandwich board**

**Photo 4. To the parishioners on social media who think I live on Route 7 and not in Cranbury, this is my backyard.**









## Kleppin, Steven

---

**From:** Niki Boulas <niki@cadouxaia.com>  
**Sent:** Monday, April 20, 2026 3:09 PM  
**To:** Kleppin, Steven  
**Subject:** Subject: Public Comment – St. George Special Permit Modification

You don't often get email from niki@cadouxaia.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Mr. Kleppin,

I am writing to express my sincere and heartfelt support for the proposed Special Permit Modification for St. George Greek Orthodox Church.

St. George is more than just a building! It is a cornerstone of our community. It is a place where families come together to celebrate life's most meaningful moments: baptisms, weddings, milestone birthdays, and cultural traditions that have been passed down for generations. These gatherings are not just events; they are memories that shape families and strengthen our community.

What makes St. George especially important is that it provides an opportunity for *everyone* to celebrate, not just those who can afford expensive country clubs or high-end venues. It offers a welcoming, inclusive space where people from all walks of life can come together. In a time when connection and community matter more than ever, that is something truly valuable.

The requested modification simply allows the Church to continue doing what it has done for many years, bringing people together in a respectful, joyful, and community-oriented way. It reflects a longstanding use that so many of us have experienced firsthand and deeply appreciate.

I understand that there are differing opinions, but I respectfully believe that supporting St. George in this request is ultimately supporting the broader Norwalk community. It preserves a place where people feel a sense of belonging.

For these reasons, I strongly urge the Commission to approve the Special Permit Modification.

Thank you for your time, your consideration, and your service to our community.

Sincerely,  
Niki Boulas of 114 George Avenue in Norwalk CT 06851

## Kleppin, Steven

---

**From:** Lefteri Tsiropoulos <lefty@tsirorealestate.com>  
**Sent:** Monday, April 20, 2026 7:54 AM  
**To:** Kleppin, Steven  
**Subject:** St. George – Zoning Matter

You don't often get email from lefty@tsirorealestate.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Director kleppin,

Hope you're doing well.

I wanted to reach out regarding the upcoming St. George matter. I'm writing as a lifelong Norwalk resident and a parishioner of the Church.

I understand the responsibility of your office and the importance of reviewing concerns when they are raised. I also have confidence that the matter will be handled thoughtfully and with common sense.

St. George has been part of this community for many years and remains committed to operating responsibly and being a good neighbor.

I simply wanted to share my support for the Church and acknowledge the work that goes into managing situations like this.

Thank you,



**Lefty Tsiropoulos**  
[lefty@tsirorealestate.com](mailto:lefty@tsirorealestate.com)  
[tsirorealestate.com](http://tsirorealestate.com)  
O: 203.999.3131

## Kleppin, Steven

---

**From:** Aliko Panagiotidis <stathi728@optonline.net>  
**Sent:** Monday, April 20, 2026 11:24 PM  
**To:** Kleppin, Steven  
**Cc:** Thomas Panagiotidis ICE; John Aslanidis  
**Subject:** Public Comment - St George Church

You don't often get email from stathi728@optonline.net. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Steve and Members of the Zoning Board,

I am writing to express our support for the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

This request is very personal to me. I grew up in this church and attended GOYA as a child, when many of our activities took place in the small church house. St. George has been a constant in my life. I was married there, and all three of my children were baptized there. They have participated in ministries from Little Angels through GOYA, just as I once did.

For as long as I can remember, that space has been used in a meaningful and respectful way. It has brought people together for family milestones, fundraisers, youth programs, and community gatherings. I celebrated my daughter's first birthday there, and she is now 26 years old. These are the kinds of experiences that define a strong and connected community.

So many of these programs and moments have taken place either in the original church house or in our current space. They are only a small example of what has happened there over the years. Our church has always reached beyond its own members, whether through walkathons for cancer centers, blood drives, feeding the hungry in Bridgeport, or hosting tag sales and other outreach events. The purpose has always been the same, to bring people together and to give back to the broader community.

The ability to allow broader use of the hall is simply an extension of what this space has always represented. I understand there may be concerns about expanded use, but based on decades of experience, I am confident the church will continue to manage this space responsibly, abide by all local regulations, and remain respectful of its neighbors. The property offers ample parking and has long supported organized events in a thoughtful and orderly way.

We are not asking for anything excessive. We are asking for a fair opportunity to continue and formalize the type of responsible community use that has existed for generations, while allowing others in the community to benefit from it as well.

I respectfully ask that you consider approving this request.

Thank you for your time and consideration.

Tom & Aliko Panagiotidis

## Kleppin, Steven

---

**From:** Thenya Taiyanides <taiyanidest@gmail.com>  
**Sent:** Tuesday, April 21, 2026 1:03 AM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for Saint George Church

You don't often get email from taiyanidest@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,  
Thenya Taiyanides

## Kleppin, Steven

---

**From:** Nicole Kiki Kazantzidis <nicolek.kaza@gmail.com>  
**Sent:** Monday, April 20, 2026 9:22 PM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for Saint George Church

You don't often get email from nicolek.kaza@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.

Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,  
Nicole Kazantzidis

## Kleppin, Steven

---

**From:** Kiki Cross <kcross106@gmail.com>  
**Sent:** Monday, April 20, 2026 9:14 PM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for Saint George Church

You don't often get email from kcross106@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,  
Kiki Cross

## Kleppin, Steven

---

**From:** Aliko Panagiotidis <stathi728@optonline.net>  
**Sent:** Monday, April 20, 2026 7:59 PM  
**To:** Kleppin, Steven; ICE Thomas Panagiotidis  
**Subject:** St George Church Norwalk CT

You don't often get email from stathi728@optonline.net. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,  
Tom & Aliko Panagiotidis

## Kleppin, Steven

---

**From:** Soula Seitaridis <stseitaridis@yahoo.com>  
**Sent:** Monday, April 20, 2026 7:45 PM  
**To:** Kleppin, Steven  
**Subject:** St George Greek Orthodox Church Variance

You don't often get email from stseitaridis@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

**Dear Members of the Zoning Board,**

**I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.**

**St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.**

**This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance. Thank you for your time and consideration.**

**Sincerely,  
Soula Seitaridis**

RECEIVED

APR 20 2026

CITY OF NORWALK  
PLANNING & ZONING

**SUBMISSION TO THE NORWALK PLANNING AND ZONING COMMISSION**

**Re:** *Special Permit Application*  
*St. George Greek Orthodox Church*  
*238 West Rocks Road, Norwalk, CT*  
*Modification of Special Permit #19-05 (Removal of Condition #10)*

**Submitted by:** Winthrop E. Baum  
25 Van Zant Street  
Norwalk, CT 06855

**Phone:** (203) 858-6300

**Date:** April 20, 2026

**To: Norwalk Planning and Zoning Commission**

**Re: Special Permit Application from St. George Greek Orthodox Church - 238 West Rocks Road, Modification of Special Permit #19-05, Removing Condition #10 ("Limiting Condition")**

The Norwalk Planning and Zoning Commission plays a central role in shaping how land is used and developed throughout the City. It is a guiding force in our community. To this objective, the Planning and Zoning Commission must rely on and ultimately consider a baseline of candor, comprehensiveness, and transparency across every application. When submissions stem from organizations of worship, the threshold for integrity is all the greater.

The application submitted on behalf of St. George Greek Orthodox Church, in efforts to side-step a zoning violation, seeks a special permit that would legitimize use of their church hall as a public event venue. The church has provided a three-paragraph background, and points to their Norwalk nonprofit counterparts as precedent for their aims.

What the church has actually presented, however, fails to meet the standard for viability. The application is far from factual and filled with omissions; these omissions endeavor to minimize the fact that the church has been operating outside the scope of its original permit since the renovation of its 21,000-square foot building in 2023. Endorsed by church hierarchy and as evidenced through the following social media, mass marketing that included the use of a trade name, third-party/non-religious affiliations, and commercial websites (Exhibits A-G), the church has regularly hosted private and commercial events that have generated sales from food prepared in its unlicensed kitchen, the sale and permitted illicit distribution of alcohol, and agreements with a luxury caterer - even after being cited for violation (Exhibit F). If this is not cause enough for concern, the top echelon of lay leadership, the "answer man" for the organization, is an **attorney**. As evidenced through his own contribution at the January 28, 2026 virtual Planning and Zoning Commission meeting ([1-28-2026 P&Z Meeting](#)), available online, Attorney Peter V. Lathouris (seen in Exhibit A) manages church volunteers, instructs vendors, directs head clergy, handles Zoning matters, directs outside counsel, allows the sale of alcohol and commercial use of an unlicensed kitchen, and fields 1 AM complaints from distressed neighbors. In essence, for three years an **attorney** has admitted to allowing an unsafe, unregulated environment to exist, failing to adhere to the rules.

While popular sentiment may hold the likeable church parishioners in high regard, Planning and Zoning, in its capacity as a steward of land use policy, has a higher calling: as a regulatory body with decision-making authority, its charge is to uphold the same rules and regulations for

all Norwalk property owners. This obligation is particularly important where an application seeks to remove an existing limiting condition and expand the scope of an approved use.

The subject property lies within the CD-1L zoning district, where permitted uses are governed by Article 4, Table 4.3.9-A of the Norwalk Zoning Regulations. That table establishes permitted principal uses, uses allowed by special permit, and accessory uses. Under established zoning principles, uses not expressly permitted in the zoning table are prohibited. To the extent the current or proposed use functions as an event venue, banquet facility, or recurring assembly use beyond what is incidental to a religious use, such use does not appear to be expressly permitted as a principal use in CD-1L.

The burden rests entirely on the applicant to demonstrate: compliance with Table 4.3.9-A, that any accessory uses remain subordinate, and that the record accurately reflects actual operations. The applicant has failed to do so, because of its demonstrated pattern - and ongoing commitment to - noncompliance.

If the record is incomplete, inconsistent, or inaccurate, the Commission cannot properly evaluate compliance with the zoning regulations.

I urge you to explore the validity of these claims through your own private investigation for safety and clarity.

A prudent approach is to reject this application.

Sincerely,

A handwritten signature in black ink, appearing to be 'W. Baum', written over a circular stamp or mark.

Winthrop E. Baum  
Founder and President,  
East Norwalk Business Association

**Attachment Schedule:**

Exhibit A - Marketing and Promotion of Venue Use, Attorney Peter Lathouris

Exhibit B - Venue Branding and Commercial Positioning

Exhibit C - Large-Scale Event Activity

Exhibit D - Third-Party and Non-Religious Events

Exhibit E - Alcohol Presence at Events

Exhibit F - Pattern of Ongoing Use (Timeline), post Zoning Violation Citation

Exhibit G - Licensing Visibility

Video with audio (flash drive)



Direct Archdiocesan District

## St. George Greek Orthodox Church

238 West Rocks Road Norwalk, CT 06851

[HOME](#)

[OUR PARISH](#)

[CAPITAL CAMPAIGN](#)

[MINISTRIES](#)

[LIFE OF OUR CHURCH](#)

[FESTIVAL / EVENTS](#)

[GIVING](#)

[WEEKLY BULLETINS](#)

[Our Parish / Our Mission](#)

# EXHIBIT A

## OUR CHURCH'S MISSION IS THE MISSION OF GOD.

In 1 Corinthians 15:28 God is "all in all". The mission of the church, then, is to be the community through which *advance signs of God's new creation* are brought to life.

We walk towards that by proclaiming Christ in our times, in accordance with the Orthodox Faith and Traditions and by blessing the lives of our people through worship and communal prayer, in joy and gratitude.

In addition, and in accordance with Christ's command: our Parish sponsors educational and philanthropic activities, to help the stranger and the outcast, to serve the needs of our people and to educate them in the faith as well as in our great Greek heritage, which compliments the Gospels.

### This mission is implemented in faith through the following ministries:

- A **worship ministry**, which invites us to participate in God's Heavenly Banquet and to enter into conversation with Him.
- A **teaching ministry**, which makes every effort to educate and inspire the faithful through the Sacred Scriptures, the Holy Traditions of the Church and our Greek Heritage.
- A **philanthropic ministry**, which fulfills the command of our Lord to reach out to the sick and needy, to serve the least of our brethren, and to spread the Gospel both locally and throughout the world.
- A **hospitality ministry**, which welcomes visitors and new members to our community and makes them feel *at home*, with love and respect.
- A **fellowship ministry**, which provides a variety of cultural, social and educational opportunities that reflect the life, faith and cultural heritage of our community.
- A **stewardship ministry**, which enables us helping our church move forward in serving Christ. Giving in the form of time and talents and money we need to match with the "passion" and the "love" we have for this church and for each other.

St. George Greek Orthodox Church

238 West Rocks, Norwalk CT 06851

Phone: (203) 849-0611 | Email Us



[Our Parish](#)

[Our Pastor](#)

[Our Ministries](#)

[Visit Us](#)

[Life Of Our Church](#)

[Ways to Give](#)

## Archbishop of America: We are blessed for opening of Fr Germanos Stavropoulos Community Center

# EXHIBIT A

Nov 20, 2023 | 11:32 | Archdiocese of America | Carousel Front Page



Attorney Peter Lathouris



Archbishop Elpidophoros of America made a post on social media regarding the opening of the Father Germanos Stavropoulos Community Center.

In his post he said, "Today, I was blessed to join the community of Saint George Greek Orthodox Church in Norwalk, Connecticut for the opening of the Father Germanos Stavropoulos Community Center.

Father Stavropoulos served many parishes with distinction and grace. May the Lord bless all of you for memorializing his name on your Community Center."



Attorney Peter Lathouris







Direct Archdiocesan District  
**St. George Greek Orthodox Church**  
 238 West Rocks Road Norwalk, CT 06851

HOME   OUR PARISH   CAPITAL CAMPAIGN   CULTURAL CENTER   MINISTRIES   LIFE OF OUR CHURCH   FESTIVAL / EVENTS   GIVING

Cultural Center

# EXHIBIT A

## Father Germanos Stavropoulos Community Center

**NIKKI GLEKAS**  
*collective*

*Our Caterer for the  
 St. George Community Hall*

**Catering Events at the St. George Community Hall  
 In our new St. George/Fr. Germanos Stavropoulos Community  
 Center**

Nikki Glekas Collective is the exclusive caterer of any events in our Parish facility. All inquiries must be reviewed with Nikki Glekas for availability. Only Nikki Glekas can confirm.

Nikki's phone number is: 646-320-8496 &

Nikki's website is: [www.nikkiglekascollective.com/contact/](http://www.nikkiglekascollective.com/contact/)



**NIKKI GLEKAS**  
*collective*



Nikki Glekas Collective (NGC) is a full service catering and event planning company, dedicated to providing remarkably prepared food and exceptional service for both corporate and social events. The NGC philosophy is to serve the freshest quality ingredients in the best way possible. Sticking true to family values, NGC strives to have their clients feel like family by the time their event is over. With over 15 years of experience, Nikki Glekas leads the NGC family to create memorable and amazing events for all of Fairfield County.

Nikki Glekas, CEO of Nikki Glekas Collective, has the expertise, connections, and vision to lead her team to produce events that are memorable and exceed expectations. Restaurateur, caterer and event designer, Nikki has been a fixture in Stamford, CT for the past 15 years, owning and operating the award-winning EOS Greek Cuisine, Bank Street Events, a two-story event space for social and corporate functions as well as offering a partnership to Chelsea Piers Connecticut and Noroton Yacht Club as the exclusive catering provider.

Nikki's gifts of organization, attention to detail, creative imagination, concept design and contagious enthusiasm have earned her a reputation for unparalleled excellence as an event planner, designer, caterer and entrepreneur. Nikki will execute your concepts flawlessly while maintaining a pleasant, calm and professional demeanor to ensure an amazing experience for you and your guests. Nikki, a member of our Parish, resides in Westport, CT with her husband, four children and dog, Bentley!

## INTERACTIVE COMMUNITY CENTER CALENDAR

# EXHIBIT B



## STONE HILL

NORWALK, CT | NGC EXCLUSIVE

NIKKI GLEKAS  
collective

[VENUES](#) [RESTAURANTS](#) [EVENTS](#) [CATERING](#) [EVENT GALLERY](#) [ABOUT](#) [LIFESTYLE](#) [ORDER ONLINE](#) [CONTACT](#)



# EXHIBIT B

## STONE HILL

This premiere venue is the newest addition to the Nikki Glekas Collective. The gorgeous space features high ceilings, chandeliers, a stage for custom entertainment and a beautiful dance floor. It is ideal for hosting weddings, bar/bat mitzvahs, milestones celebrations, fundraising galas, and more. Our Chefs are available to create custom menus and showstopping desserts that are guaranteed to create the elegant atmosphere of your dreams.

### ADDRESS

238 W Rocks Rd, Norwalk, CT 06851

### PHONE

2036588659



Nikki Glekas Collective is in Norwalk.

· Follow

February 5, 2024 · 🌐

# EXHIBIT B

We are excited to invite you all to join us for our Venue Showcase at our new ... See more

You are invited to our  
**Venue Showcase**  
at the new

# S

STONE HILL

BY *Nikki Glekas Collective*

Thursday

**February 15th, 2024**

Open House 3:00-6:00pm

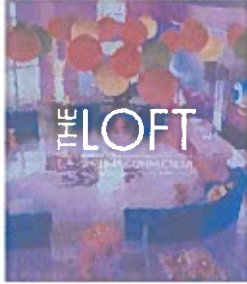
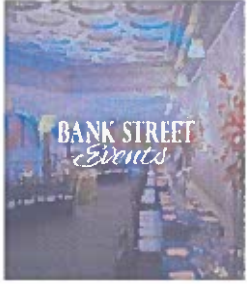
238 W Rocks Rd, Norwalk, CT 06851

RSVP [team@nikkiglekascollective.com](mailto:team@nikkiglekascollective.com)

OUR EXCLUSIVE EVENT VENUES

# EXHIBIT B

BY *Nikki Glekas Collective*



nikkiglekascollective.com/venue/



## NIKKI GLEKAS

collective

VENUES RESTAURANTS EVENTS CATERING EVENT GALLERY ABOUT LIFESTYLE ORDER ONLINE CONTACT

# EXHIBIT B

## EXCLUSIVE VENUES

Nikki Glekas Collective operates with several exclusive venues and has many preferred partnerships in the Connecticut and New York area. Our team is happy to help you pick the perfect setting for your next event. All of our venues are guaranteed to feature our signature innovative designs and mouthwatering culinary experiences.



STONE HILL

# GALLERY

# EXHIBIT B



# EXHIBIT C



Nikki Glekas is in Norwalk

Follow

January 27, 2024

Last weekend we had an EPIC party to celebrate Zoe's Sweet 16 🥰 we hosted over 200 friends and family at our new amazing venue, Stone Hill! I would like to thank all our awesome vendor partners who assisted in bringing this extravaganza to life!

Venue: Stone Hill

Event Design/ Planning and Catering: @nikkiglekascollective

Event Rentals: @luxoeventrentals

Balloon Design: @popstudiosballoons

@alphafridgefield

Music: @karounasbobby

Band: @yianripastefinou

Photographer and videographer: @mandisklimisphotography

Photobooth: @weallphotobooth

Jewelry: @auburnjewelry

Attire: @wingedmonkeywestport

Dancefloor: @bonitshellgraphics

Lighting: @chwillacy

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#nikkiglekascollective @zoeglekas #sweet16 #allblackattire #blackandgold #throwingparties #eventplanning #partyofalifetime #partyanimals #lovetoparty #fancy #formalattire #mysupersweet16 #big16 #fairfieldcounty #catering #bestofthebest #lightingdesign #greekband #partyallnight #happybirthday



The hall at Saint George Greek Orthodox Church looks so beautiful!



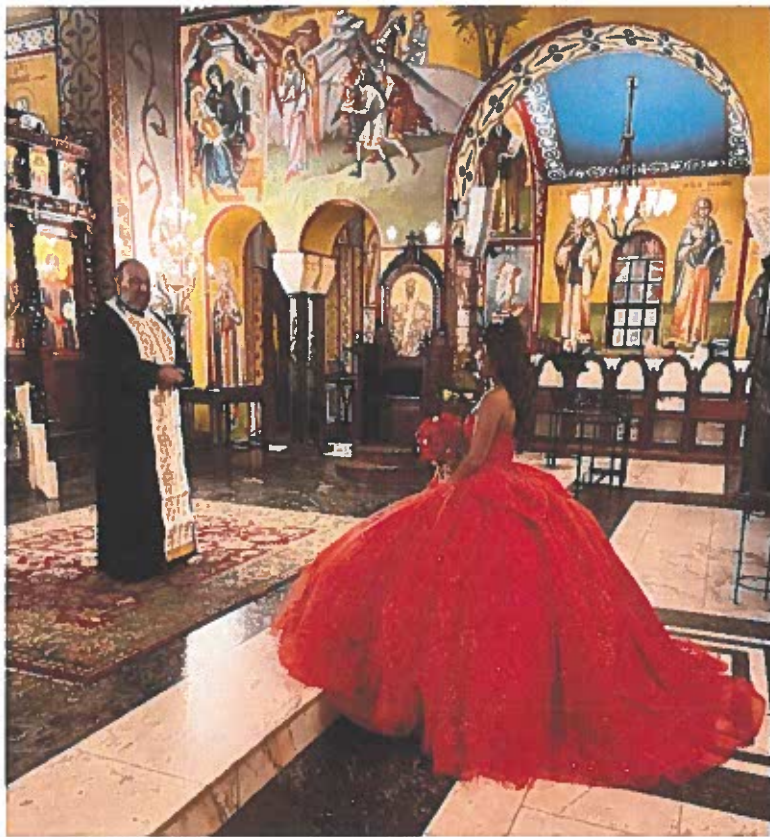
# EXHIBIT C

**Nikki Glekas Collective** is in Norwalk. · Follow  
January 29, 2024

NGC is proud to present our newest venue Stone Hill located in Norwalk CT! This gorgeous high ceiling space can accommodate over 300 guests seated and 500 for cocktail style! Call or email us to set up a tour! This extravagant Sweet 16 was the perfect setting for this Epic party! We all loved every details! ❤️

- Venue: Stone Hill
- Catering/ Event Design / Planning: @nikkiglekascollective
- Cake: @lovelycakesct
- Event Rentals: @luxeeventrentals
- Dancefloor: @bombshellgraphics
- Balloon Design: @popstudioballoons
- @alphaltridgefield
- Music DJ: @karounosbobby
- Band: @yiannipapastefanou
- Jewelry: @auburnjewelry
- Photographer and Video: @manolisklimisphotography
- Photobooth: @weallphotobooth
- Lighting: @chrisvillacy

#nikkiglekascollective #eventplanning #eventdesign #norwalkvenue #norwalkct #fairfieldcounty #bestofthebest #allaboutthedetails #caterer #catering #fairfieldcountyc #blackandwhite #blackattire #sequin #candlelight



# EXHIBIT D

## Catholic Quinceanera

You are the best nuono ever! Thank you for everything!

Laz Ioannidis is with Anthoula Tiftikidis Pantzos and 4 others.  
Oct 5, 2024

Well tonight we celebrated my god daughter's Quinceañera! What a night she was stunning and talented as always choreographer all her dances I love you always

This photo is from a post

Laz Ioannidis  
October 5, 2024

Beautiful

1y · Like · Reply

# EXHIBIT D

Images by Athina, Capturing nature's beauty through lenses · Follow  
Images by Athina, Capturing nature's beauty through lenses · Original audio

Happy birthday Isabella

Images by Athina, Capturing nature's beauty through lenses · Follow  
Images by Athina, Capturing nature's beauty through lenses · Original audio

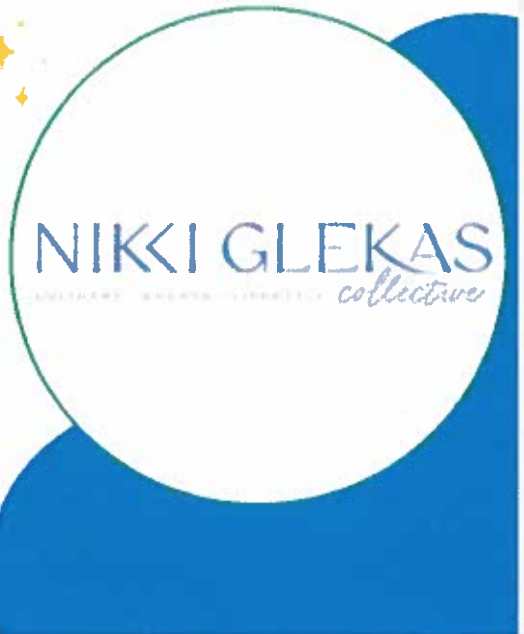
#partytime

# BUSINESS after HOURS

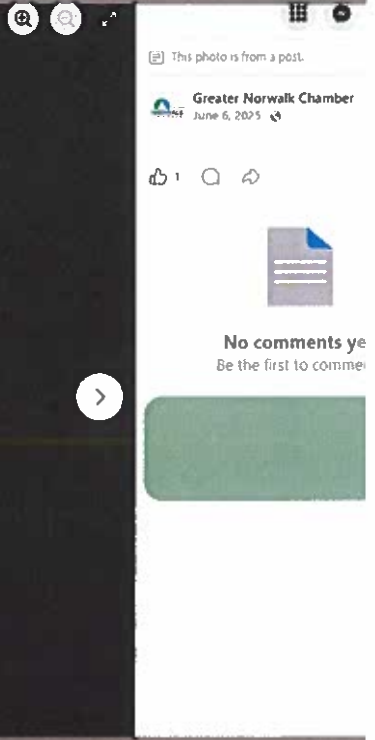
COME CONNECT, ENJOY  
FOOD & DRINK, AND  
CELEBRATE OUR  
NEWEST MEMBERS!

Tuesday  
May 20, 2025  
5:30 - 7:30 p.m.  
238 W Rocks Rd.  
Norwalk, CT 06851

REGISTER TODAY!



Greater Norwalk Chamber  
June 6, 2025  
Business After Hours = a hit!  
Thanks to everyone who came out to mix, mingle, and make moves with us at Stone Hill by Nikki Glekas Collective. The energy was high, the connections were real, and the space was absolutely stunning.  
We loved welcoming new Chamber members and watching conversations turn into collaborations. This is what community looks like!  
#GNCEvents #NetworkingDoneRight



# EXHIBIT D

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## 2025 Holiday Reception

Join the Greater Norwalk Chamber for an exclusive reception designed for the region's top leaders and professionals. Experience an elegant, formal evening to build deep connections, celebrate achievement, and discuss the future of the Norwalk business community.



**DATE:**

**Wednesday, December 17, 2025**

**TIME:**

**5:00 - 8:00 p.m.**

**LOCATION:**

**Stone Hill by Nikki Glekas Collective  
238 W Rocks Rd, Norwalk, CT 06851  
Norwalk, Connecticut 06851**

**Admission:**

**\$170**

**Reserved Table of 10:**

**\$1,700**

**REGISTER**

**Nikki Glekas Collective**  
Food & Beverage  
Nikki, Glekas, CEO/Owner  
65 Bank Street  
Stamford, CT, 06901  
team@nikkiglekascollective.com  
www.nikkiglekascollective.com

## About

# NIKKI GLEKAS

CULINARY · EVENTS · LIFESTYLE *collective*

Stone Hill is the newest premiere venue from the acclaimed Nikki Glekas Collective, setting a new standard for sophisticated events in Norwalk. This location is designed to provide an atmosphere of classic elegance and modern refinement, making it the perfect setting for a formal Chamber reception.

### Venue Highlights:

- **Elegant Architecture:** The gorgeous event space features soaring high ceilings, dazzling crystal chandeliers, and a sophisticated aesthetic that provides a lavish welcome to all guests.
- **Ideal for Formal Events:** As a dedicated, full service event destination, Stone Hill includes a dedicated foyer, a built-in bar, and spacious areas designed for both reception style mingling and formal seated dinners.
- **The Culinary Experience:** The venue operates with its own exclusive catering team, the renowned Nikki Glekas Collective. Known for creative ingenuity and "seriously delicious food," their culinary experts craft customized, mouthwatering menus, guaranteeing a show-stopping dining experience that elevates every detail of the evening.

When you attend an event at Stone Hill, you are not just reserving a space; you are securing a flawlessly executed, unforgettable experience planned by a team with over two decades of expertise in the luxury event world.



## A Night of Prestige: The Greater Norwalk Chamber Annual Holiday Reception

Prepare to be captivated by an evening of holiday magic and sophisticated networking at the Greater Norwalk Chamber's Annual Holiday Reception.

We cordially invite you to join us at the stunning and exclusive Stone Hill by Nikki Glekas in Norwalk. Immerse yourself in a festive ambiance while enjoying delectable, world-class cuisine and curated seasonal cheer, all set within this premier venue's elegant and modern architecture.

As we gather to celebrate an exceptional year of collective achievements, this is the premier occasion to forge high-value professional connections, reflect on our community's accomplishments, and ring in the holiday season with unparalleled style.





# Pontian Society "Pontos" of Norwalk 28th Annual Pan-Pontian Convention

## EVENT SCHEDULE



FRIDAY OCT 11, 2024

10:00 PM

**Welcoming Glendi**  
Syllogo/Pontos Taverna  
7 Issacs St, Norwalk, CT 06851



SATURDAY OCT 12, 2024



10:00 AM - 04:30 PM

St. George Greek Orthodox Church, 238 W Rocks Rd. Norwalk, CT 06851

10:00 AM-  
11:00 AM

**Registration/Breakfast**

11:00 AM-  
4:30 PM

**Meetings**  
with a break for Lunch at 3:00 PM

7:00 PM

**Doors Open for 42nd Annual Dinner Dance**  
(RSVP are required)



SUNDAY OCT 13, 2024



12:30 PM - 04:30 PM

Syllogo/Pontos Taverna, 7 Issacs St, Norwalk, CT 06851

12:30 PM-  
3:00 PM

**Meetings/Elections**

Lunch will be served



[NORWALKPONTOS@YAHOO.COM](mailto:NORWALKPONTOS@YAHOO.COM)

[WWW.NORWALKPON](http://WWW.NORWALKPON)



# EXHIBIT E

📸 Proof We Had a Very Good Time 🥰

If these photos are any indication, our Holiday Reception delivered on laughs, great convos, and plenty of festive cheer. From candid moments to end-of-year catch-ups, this night was about enjoying the people who make our Chamber special. 🌟  
Thanks again to everyone who showed up ready to celebrate. Ending the year like this just felt right. ❤️

#GNCEvents #HolidayReception #ChamberStrong #NorwalkCT #CommunityConnections



First County Bank   
 January 5 '25

First County Bank's Norwalk branch teams got spruced up to attend the Greater Norwalk Chamber's annual holiday reception, hosted at the event venue Stone Hill.

"It was great to connect and share the evening with my First County Bank colleagues and clients while mingling throughout the event with my fellow community partners and local leaders. Events like these remind me how strong and supportive our small business community truly is," stated Sheila Content, First County Bank's Norwalk Main Avenue Branch Manager. "Cheers to a successful year ahead!"

👤 1: First County Bank's Norwalk Branch Team, featuring Branch Manager Sheila Content, Assistant Branch Manager Sophia Jean, Branch Manager Mike Victor, and Assistant Branch Manager Yesenia Mendikola Castro.

👤 2: First County Bank's Norwalk Main Avenue Branch Manager Sheila Content, with Greater Norwalk Chamber President & CEO, Shannon O'Toole Granduch.




# EXHIBIT E



Paresa Voula Ioannidis  
October 6, 2024

👍 🗨️ ➦



No comments yet  
Be the first to comment.

# EXHIBIT D



You are the best nuono ever! Thank you for everything!

 Laz Ioannidis is with Anthoula Tiftikidis Pantzos and 4 others.

Oct 5, 2024 · 🧑🏻🧑🏻🧑🏻🧑🏻

Well tonight we celebrated my god daughter's Quinceañera! What a night she was stunning and talented as always choreographer all her dances I love you always



 Alberto BZ Reyes · Follow  
🎵 BZ Reyes · Entérate (feat. Silvia More)

Getting ready for tonight! 🥳

Album **Norwalk Chamber of Commerce Holiday Reception 12-17-2025**



**Richard Bonenfant** added 35 new photos.

December 19, 2025 · 🌐



Great event at the Greater Norwalk Chamber of Commerce Holiday Reception. Hosted at Stone Hill by Nikki Glekas, located at the Saint George Greek Church property. The food, refreshments and conversations were excellent at this new facility. The Chamber tries to choose various sites to include several different businesses in hosting their celebrations.



EXHIBIT E



👍 50    💬 2    ➦





PONTIAN SOCIETY "PONTOS"  
OF NORWALK  
PLEASE JOIN US FOR OUR  
43RD ANNUAL DINNER DANCE

GIANNIS ELEFHTHIADIS    GIANNIS KATOTOLIOS



DIMITRIOS STEFANIDIS    NIKI BOULAS  
DIMITRIOS NIKIFORIDIS    PANAGIOTIS ZOURNATSIDIS  
SOKRATIS TOGRIDIS

**SALE OUT!**  
SATURDAY, NOVEMBER 8, 2025

DOORS OPEN AT 7 PM  
ST. GEORGE GREEK ORTHODOX CHURCH  
238 WEST ROCKS RD. NORWALK, CT  
ADULT TICKET \$125 DONATION  
CHILDREN TICKET \$12 & UNDER \$50 DONATION  
INCLUDES DINNER & TOP SHELF OPEN BAR  
PREPAID RSVP REQUIRED DUE TO LIMITED VENUE SPACE

FOR RSVP & TICKETS CONTACT  
NIKI BOULAS (203) 434-3536  
KATHY TSILFIDES (203) 434-3532

Pontian Society "Pontos" of Norwalk

Oct 26

JOINS US FOR THE ACHILLEAS TSILFIDES & PETER HANDRINOS SCHOLARSHIP FUNDRAISER

# THE 20TH ANNUAL APOKRIATIKO

## Dinner Dance

LIVE MUSIC FROM  
DIMITRIOS STEFANIDIS (LYRA)  
& SOKRATIS TOGRIDIS (DAOULI)

**SATURDAY**  
FEBRUARY 16TH, 2025

ADULT TICKETS \$90

DRESSING UP IS ENCOURAGED

ST. GEORGE GREEK ORTHODOX CHURCH  
238 WEST ROCKS ROAD NORWALK, CT  
DOORS OPEN AT 7 PM & PERFORMANCES AT 8 PM

FOR MORE INFORMATION CONTACT  
KATHY TSILFIDES (203) 434-8332  
NIKI BOULAS (203) 434-3536

# EXHIBIT E

PONTIAN SOCIETY "PONTOS"  
OF NORWALK  
PLEASE JOIN US FOR OUR  
42ND ANNUAL DINNER DANCE  
&  
28TH ANNUAL PAN-PONT  
CONVENTION

GIANNIS ELEFHTHIADIS    GIANNIS KATOTOLIOS

SALE OUT!  
SATURDAY, OCTOBER 12, 2024  
DOORS OPEN @ 7:00 P.M.  
ST. GEORGE GREEK ORTHODOX CHURCH  
238 WEST ROCKS RD. NORWALK, CT  
ADULT TICKET \$125 DONATION  
CHILDREN TICKET \$12 & UNDER \$50 DONATION  
INCLUDES DINNER & TOP SHELF OPEN BAR  
PREPAID RSVP REQUIRED DUE TO LIMITED VENUE SPACE

FOR RSVP & TICKETS CONTACT  
NIKI BOULAS (203) 434-3536  
KATHY TSILFIDES (203) 434-3532

Pontian Society "Pontos" of Norwalk  
Oct 26

Our Dance is officially Sold out!!!!

SAVE THE DATE

PONTIAN SOCIETY "PONTOS"  
OF NORWALK  
43RD ANNUAL DINNER DANCE

# 11.08.2025

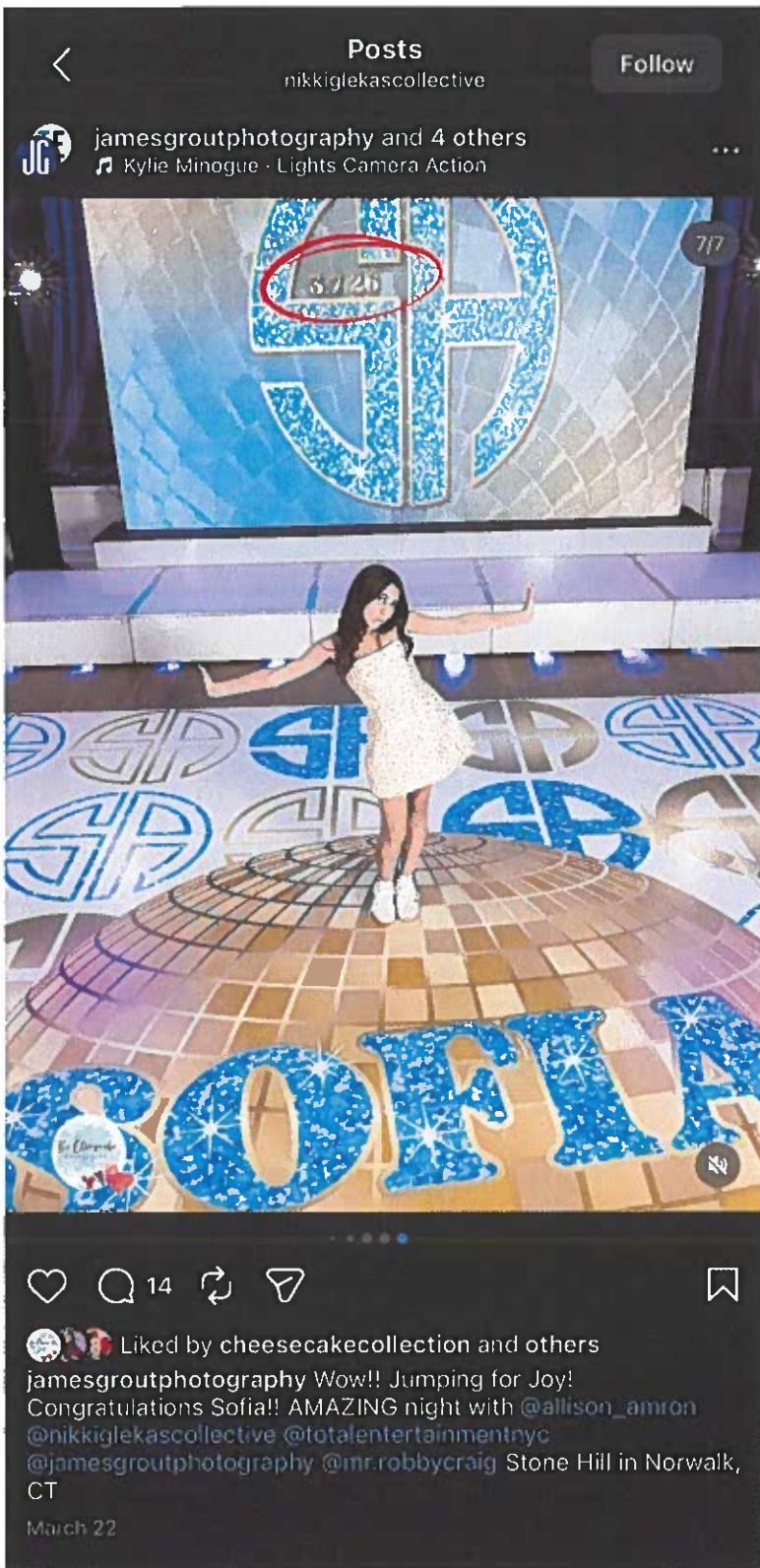
MORE DETAILS TO FOLLOW

@ ST. GEORGE GREEK  
ORTHODOX CHURCH  
238 WEST ROCKS RD. NORWALK, CT

Full Screen

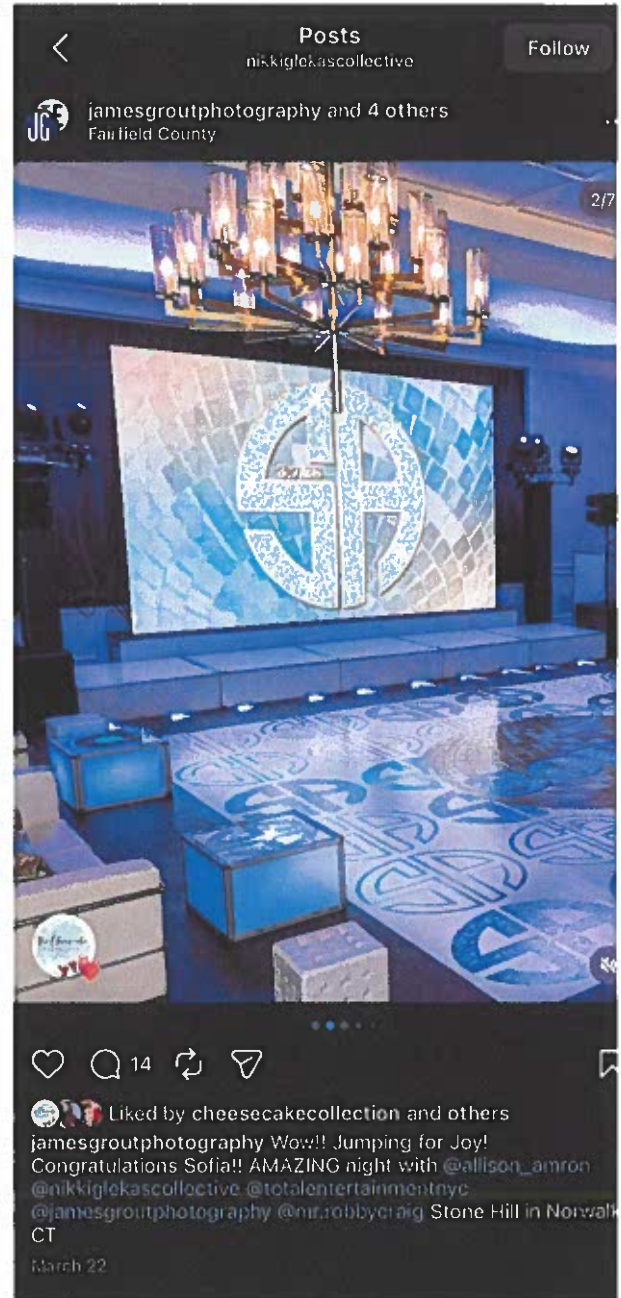
# EXHIBIT F

March 7, 2026



# EXHIBIT F

March 7, 2026



# WE ARE HIRING



## JOB POSITION: CUSTODIAN

- Seeking a reliable and hardworking custodian to join our team.
- Will play a vital role in maintaining the cleanliness of both the church and its community center/hall.

### Compensation

Competitive hourly wage based on experience. Additional pay for week-end event hours.

### CONTACT US:

Demetri Bousouras  
203.266.7435

### Primary Responsibilities

- Perform general cleaning and upkeep of all church buildings and surrounding areas.
- Vacuum, mop, dust and sanitize classrooms, offices, restrooms, hallways, and common spaces.
- Set up and break down of tables and chairs for events, meetings, and church banquets.
- Supplying fresh produce, supplies, and ensuring all facilities remain clean and in working condition.
- Maintain good maintenance and report any repairs needed.



The photo is from a  
**Saint George Greek Orthodox Church**  
November 1 at 2:02 PM

Like Comment Share



No comments yet  
Be the first to comment



## Health Department Restaurant Ratings

Search By **Address**  **Search**

There are no restaurants matching your criteria. Please try a different search

# EXHIBIT G

## Kleppin, Steven

---

**From:** Elizabeth mysirlidis <sabbie6@comcast.net>  
**Sent:** Wednesday, April 22, 2026 1:33 PM  
**To:** Kleppin, Steven  
**Subject:** St. George Greek Orthodox Church

You don't often get email from sabbie6@comcast.net. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,

Elizabeth and Christos Mysirlidis  
Sent from my iPhone

## Kleppin, Steven

---

**From:** Despina Taiyanides <despinafaith4@aol.com>  
**Sent:** Wednesday, April 22, 2026 1:05 PM  
**To:** Kleppin, Steven  
**Subject:** St George

You don't often get email from despinafaith4@aol.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Zoning Board

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,  
Thank you  
Despina Tai

## Kleppin, Steven

---

**From:** Carlos Vado <charlie.vado@gmail.com>  
**Sent:** Wednesday, April 22, 2026 12:00 PM  
**To:** Kleppin, Steven  
**Subject:** #2026-13 SP – St. George Greek Orthodox Church – 238 West Rocks Road – Special Permit Modification

You don't often get email from [charlie.vado@gmail.com](mailto:charlie.vado@gmail.com). [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Planning and Zoning Commission,  
c/o Mr. Stephen Kleppin:

I am writing in strong support of the application of St. George Greek Orthodox Church for a modification to its special permit to allow use of its community space as a function hall at 238 West Rocks Road.

My support comes not only from my role as a member of the Parish Council, but also from my own personal experience. I am of Costa Rican heritage and not of Greek background. I came to St. George as someone outside the Greek community, and through the life of this parish I found a spiritual home. I was baptized into the Orthodox faith nine years ago at St. George. I was married here, and all of my children have also been baptized at St. George.

I share this because I believe it speaks directly to the value of this church's role in the broader community. St. George is not only a church serving those of Greek heritage or those raised in the Orthodox faith. It is a welcoming parish that opens its doors to all people. The use of its community space for gatherings and events creates opportunities for non-members to come onto the property, meet parishioners, and experience the warmth of the church community. For many, attending an event at St. George may be their first introduction to the parish and their first exposure to the beauty of the Eastern Orthodox faith.

My own journey reflects that reality. What begins as a visit, a gathering, or a connection to the life of the church can grow into something much deeper. St. George has shown that it can be a place where people from different backgrounds feel welcomed, included, and drawn into the life of the church. That kind of outreach is meaningful not only for parish growth, but for fostering understanding, hospitality, and community connection more broadly.

At the same time, the church understands its responsibility to the surrounding neighborhood. There is a clear focus on operating in a way that is structured, respectful, and controlled. St. George is committed to being a good neighbor and to ensuring that the use of its community space is managed responsibly and with proper regard for the surrounding residential area.

For these reasons, I respectfully ask the Commission to view this requested modification as one that supports community engagement, outreach, and the continued mission of St. George as a welcoming presence in Norwalk for both members and non-members alike.

Thank you for your time and consideration.

--  
Thanks  
Charlie Vado  
203-957-1399

## Kleppin, Steven

---

**From:** Peter Shanazu <shanazu@yahoo.com>  
**Sent:** Wednesday, April 22, 2026 11:52 AM  
**To:** Kleppin, Steven  
**Subject:** In Support of the Permit Variance for St George Church

You don't often get email from shanazu@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,

Peter Shanazu

## Kleppin, Steven

---

**From:** Krista Vivirito <viviritok@gmail.com>  
**Sent:** Wednesday, April 22, 2026 11:25 AM  
**To:** Kleppin, Steven  
**Subject:** Public Comment

You don't often get email from viviritok@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Steve Kleppin,

I am writing to you today not as a parishioner of St. George, but as a Norwalk resident and neighbor who has seen firsthand the immense value this space provides to our broader community.

In a city that is rapidly developing, we are seeing an influx of luxury developments and high-end commercial spaces. While growth is positive, we are losing the "middle ground". We are losing those accessible, community-oriented spaces where everyday Norwalkers can gather without a prohibitive price tag. St. George's hall is one of the few remaining venues that fills this gap.

Throughout my years in Norwalk, I have attended various non-religious civic events, fundraisers, and community celebrations at this hall. I can attest that this space functions as much more than a church facility; it is a **community anchor**. By approving this zoning modification, the Commission is supporting civic accessibility. Many local nonprofits and neighborhood groups rely on affordable venues like this to host meetings and events that keep our residents engaged. By approving this zoning modification, the Commission is supporting cultural diversity. This hall serves as a crossroads for different cultures and backgrounds to share traditions, fostering the kind of inclusivity Norwalk prides itself on. By approving this zoning modification, the Commission is supporting economic equity. Not every family can afford a country club or a corporate hotel ballroom. This modification ensures that all residents, regardless of income, have a dignified place to celebrate life's milestones within their own city.

The hall at St. George is a proven "good neighbor." It provides a safe, well-managed environment that strengthens our social fabric. Expanding its capacity to serve the public is a win for all of Norwalk, not just the congregation.

I respectfully urge the Commission to approve this request and preserve this vital community resource.

Sincerely,

[Krista Vivirito](#)

## Kleppin, Steven

---

**From:** Voula Georgiades <voulz410@aol.com>  
**Sent:** Tuesday, April 21, 2026 6:30 PM  
**To:** Kleppin, Steven  
**Subject:** Public comment

You don't often get email from [voulz410@aol.com](mailto:voulz410@aol.com). [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

To whom it may concern,

I'm writing as a life long Norwalk resident, parent and St. George parishioner who truly cares about our community.

Right now, there just aren't enough affordable places in Norwalk for families to host important life events. Not everyone can afford a country club or an expensive banquet hall, and that can make it really hard to celebrate milestones like weddings, baptisms, birthdays, and memorials in a meaningful way.

The Church has been such an important option for so many families because it offers a welcoming and reasonably priced space. It's not just for parishioners either, it's a place where people from all over the community can gather, celebrate, and support one another. Expanding its ability to host events would make a real difference for families like mine and many others.

It's also important to recognize how much the Church means to its own parishioners. Being able to hold special functions there gives families a chance to come together, celebrate our faith, and pass down traditions to our children. Those moments matter, they help build strong families and a stronger Norwalk.

Many of the parishioners are lifelong Norwalk residents who have deep roots in this city. Many are also small business owners who contribute to the local economy every day. Supporting this permit is also a way of supporting the very people who help make Norwalk the community it is.

This isn't just about a church hall but rather a place where Norwalkers can connect, celebrate, and feel included.

I respectfully ask you to please support this modification to our zoning. It would mean a lot to so many families in Norwalk.

Thank you for your time and for everything you do for our community.

Sincerely,

Paraskevi Georgiades

37 West Main Street

Norwalk, CT 06851

## Kleppin, Steven

---

**From:** toula\_moisiadis@yahoo.com  
**Sent:** Wednesday, April 22, 2026 9:58 AM  
**To:** Kleppin, Steven  
**Subject:** Public Comment: St. George Church Community Center

You don't often get email from toula\_moisiadis@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

To Mr. Steve Kleppin,

I am writing to you not just as a lifetime Norwalk resident, but as someone whose life has been deeply intertwined with our church community center.

This place is not just a building to me; it holds the most important moments of my life. Both of my daughters were baptized there, marking milestones in their lives and in our family's journey. And just last year, I stood there again for one of the hardest moments I have ever faced, the funeral of my 44-year-old husband, Bobby Moisiadis, with our two young daughters, only 7 and 10 years old, by my side. In that time of unimaginable grief, the community center gave us a place of comfort, support, and compassion when we needed it most.

The community center has been a constant through life's highest joys and deepest sorrows. It is a place where people come together, where support is found, and where no one feels alone. For many others in this community, it holds similar meaning, quietly supporting families through every stage of life.

Beyond my own experience, this center serves the entire community, not just parishioners. It is one of the few places in the area where people can gather for important life events, celebrations, and community activities. There are very limited special event spaces nearby. Families, local groups, and residents rely on it as an accessible and welcoming place to come together.

I understand that there may be concerns or regulations that need to be addressed, and I fully respect the role you play in maintaining the wellbeing of our town. Please allow this place to continue serving the community, just as it has served me, my family, and so many others. It is more than a facility; it is part of the fabric of this community.

Thank you for your time and for hearing my story.

Respectfully,  
Toula Moisiadis

## Kleppin, Steven

---

**From:** George Touloumes <gjtouloumes@gmail.com>  
**Sent:** Wednesday, April 22, 2026 9:53 AM  
**To:** Kleppin, Steven  
**Subject:** Public Comment

You don't often get email from gjtouloumes@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Mr. Kleppin,

I am writing to express my support in favor of the zoning permit modification for St. George Greek Orthodox Church at 238 W Rocks Rd in Norwalk. I have attended multiple public events at the church over the 5 years I've lived in Norwalk, from the lively and welcoming Greek food festival to the daycare open house to the 5K run for charity. At each of these events I've met people from the greater Norwalk community who aren't members of the parish, but who were wonderful people that enjoyed using the space that St. George makes available to the public for these many functions.

While Norwalk has been growing rapidly over the last 5 years especially, much of this growth has been driven by new luxury apartments, grocery stores, and restaurants. These are all excellent additions to the community, but with new people coming and living in Norwalk there's a glaring lack of special event facilities to gather and celebrate together. Especially for medium and large gatherings, it's quite difficult to find affordable venues for workshops, dances, birthdays, and more. I am enthusiastically entering this comment in support of the zoning permit modification because I believe that St. George has the size, location, resources, and quality already in place to be a valuable special event space for the Norwalk community. I personally have 2 young children under 2 years old, and I would very much like to use the St. George community hall (and outdoor areas if the weather permits) for their birthdays and baptisms.

Thank you very much for your time!

Sincerely,  
- George

George Touloumes  
1 Bates Ct, Apt 409  
Norwalk, CT 06854

## Kleppin, Steven

---

**From:** Jimmy Panagiotidis <jimbean335@yahoo.com>  
**Sent:** Wednesday, April 22, 2026 6:51 AM  
**To:** Kleppin, Steven  
**Subject:** St. George Greek Orthodox Church

You don't often get email from jimbean335@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

**Dear Members of the Zoning Board,**

**I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.**

**St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.**

**This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.**

**Thank you for your time and consideration.**

**Sincerely,  
Dimitrios Panagiotidis**

Sent from my iPhone

## Kleppin, Steven

---

**From:** Lazaros Tsiartsianidis <tsartsan21@gmail.com>  
**Sent:** Tuesday, April 21, 2026 11:10 PM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for St. George Church

You don't often get email from tsartsan21@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.

Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,  
Lazaros Tsiartsianidis

Sent from my iPhone

## Kleppin, Steven

---

**From:** Zoe Andreadis <za1017@yahoo.com>  
**Sent:** Tuesday, April 21, 2026 10:03 PM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for St. George Church

You don't often get email from za1017@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,  
Zoe Papadopoulos

Sent from my iPhone

## Kleppin, Steven

---

**From:** Penny Apazidis <penny28a@yahoo.com>  
**Sent:** Tuesday, April 21, 2026 9:53 PM  
**To:** Kleppin, Steven  
**Subject:** In support of the permit variance for St. George Church

You don't often get email from penny28a@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,  
Penny Tsiartsianidis

## Kleppin, Steven

---

**From:** Matina Panagiotidis <mkp335@yahoo.com>  
**Sent:** Tuesday, April 21, 2026 8:04 PM  
**To:** Kleppin, Steven  
**Subject:** St. George Greek Orthodox Church

You don't often get email from mkp335@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,  
Matina Panagiotidis

Sent from my iPhone

## Kleppin, Steven

---

**From:** Effie Afentoulides <poupoula56@gmail.com>  
**Sent:** Tuesday, April 21, 2026 7:25 PM  
**To:** Kleppin, Steven  
**Subject:** Public Comment - In support of the permit variance for St. George Greek Orthodox Church

You don't often get email from poupoula56@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Mr. Kleppin and Members of the Zoning Board,

We are writing in support of the requested permit variance for the St. George Greek Orthodox Church located at 238 West Rocks Road, Norwalk, CT. As you know, St. George Greek Church is a well established part of the Norwalk Community for over 80 years.

Allowing for our Church Hall to engage with broader community access is a meaningful and positive opportunity that will benefit not only its members but the Norwalk community as a whole. As you know, there are not many special event facilities in Norwalk. Our Church provides a much needed and reasonably priced venue for residents of the City, State, and community to celebrate their special events as not everyone can afford to hold their event in an expensive venue.

We respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,

Effie and Lefty Afentoulides and family

## Kleppin, Steven

---

**From:** Sophia Paschalidis <slpaschalidis@gmail.com>  
**Sent:** Tuesday, April 21, 2026 6:05 PM  
**To:** Kleppin, Steven  
**Subject:** Permit for St George

You don't often get email from slpaschalidis@gmail.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

I am a part of a mission of the church, the Ladies of Philoptochos who work and did raise tirelessly all year to raise funds to help support our local charities, feed the hungry, clothe the naked and provide assistance where necessary. Our church is a vital asset to our community at large not just to our fellow parishioners.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.  
Sincerely,  
Sophia Paschalides

## Kleppin, Steven

---

**From:** Elizabeth Singewald <esingewald@gmail.com>  
**Sent:** Tuesday, April 21, 2026 5:45 PM  
**To:** Kleppin, Steven  
**Subject:** Public Comment/ St George Church

[You don't often get email from esingewald@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of City Hall,

I am writing to express my strong support St George Church in their effort to obtain a permit to rent their hall for community events.

My family has lived at 25 Creeping Hemlock Drive in Norwalk since 1966 and I have resided here since 2018. Over the years our neighborhood has naturally experienced increased traffic and noise with population growth. However these changes are primarily due to significant development along Route 7, the busy intersection at the end of West Rocks Road and Route 7 and not the activities at ST George Church.

These events are also an important part of our community. Norwalk has lost event halls and local festivals over time, making spaces like this increasingly valuable. The events at St George Church are family oriented, respectful, and always taken place without incident. My family has long enjoyed being able to walk to these gatherings, where we appreciate the food, activities, and a sense of connection they bring.

Denying this permit would be a loss for the church, but for the broader community as well. I respectfully urge you to consider the positive impact these events have and allow St George Church to continue offering this space for the community use.

Thank you for your time and thoughtful consideration.

Sincerely,  
Elizabeth Singewald  
25 Creeping Hemlock Drive  
Norwalk, CT. 06851

## Kleppin, Steven

---

**From:** Kathy Tsilfides <ktsilfides0429@yahoo.com>  
**Sent:** Tuesday, April 21, 2026 3:56 PM  
**To:** Kleppin, Steven  
**Subject:** St. George Greek Orthodox Church

You don't often get email from ktsilfides0429@yahoo.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Mr. Kleppin

I am writing to you on behalf of St. George Greek Orthodox Church for the proposed Special Permit Modification.

St. George has always been a place for families and friends to come together to celebrate our faith and our milestones. There are few places where people can celebrate their weddings, christenings, birthdays and family reunions in Norwalk.

A place to come together and be a community in these trying times and by community I mean everyone one not just our Greek Community.

St. George has been a part of the Norwalk Community for over 80 years and it seems that there will always be some that have issues with our church but I don't think this should effect on how it works (within the regulations of the City of Norwalk).

I hope the Zoning Department will vote in favor of the Special Permit Modification.

Sincerely,

Kathy Tsilfides  
1 Nelson Avenue - Norwalk CT  
203-434-8332

## 238 West Rocks – Correspondences

March 3rd, 2026

To the City of Norwalk Planning and Zoning Commission,

We were recently notified by FLB Law on behalf of St. George Greek Orthodox Church via certified mail that the church has applied to modify a Special Permit that was originally approved by the City of Norwalk Planning and Zoning Commission on February 16th, 2006 and revised and approved again on April 17th, 2013. We are writing as concerned neighbors and ask that this communication serve as our written **objection** to the Church's request to remove a condition limiting the use of the St. George Community to church congregation members and thus allowing for commercial use by outside groups.

As long-time neighbors of the church, we have always supported the church's four-day, annual fundraising festival with rides, traffic and loud music, as well as all church-related events, including setting off fireworks at midnight yearly to celebrate Easter. Creating an event space to be rented beyond the church community will most certainly have a negative impact on the quality of life of the neighborhood and go well beyond the limitations of the existing zoning law CD1L which prohibits use of the space outside of the church community. The request to have music until 10:30 pm on weekdays and until midnight on the weekend is absolutely unacceptable in a residential neighborhood where people work and have children. Nightly congregations of partiers in the parking lot as they leave said events will cause serious disruption and additional traffic on our residential roads. We strongly oppose any changes to the Special Permit and DO NOT support the proposed application by St. George Orthodox Church on this matter.

Thank you for your careful consideration of this matter.

Sincerely,  
Stephanie and Robert Stevenson  
233 West Rocks Road  
Norwalk, CT 06851

--

Stephanie

**Maria Handrinios DeVito**  
**99 East Avenue**  
**Norwalk, CT 06851**  
**(203) 253-2964**

**To: Norwalk, CT Planning and Zoning Commission**  
**Re: *Special Permit Application - St. George Greek Orthodox Church - 238 West Rocks Road, Norwalk, CT: Modification of Special Permit #19-05 (Removal of Condition #10)***

May 1, 2026

Dear Planning and Zoning Commission Members:

I am writing to express my strong opposition to the proposed modification of Special Permit #19-05. I believe the application contains material omissions that obscure relationships in efforts to conceal the true character and nature of the enterprise, which I perceive to be a fraud.

My name is Maria Handrinios DeVito, and St. George was my home parish through the time my first daughter was born. I was baptized, attended Greek School, taught Sunday School (**Exhibit A**), and was married in the church. It is also where my parents, Vasiliki and the late Chris Handrinios, established a legacy of generous giving that continues to this day. In 2025 I was honored to accept the Servant Leadership Award by Archbishop Elpidophoros of America (**Exhibit B**) on my Mother's behalf to underscore her devotion to the St. George community. I continue to maintain my stewardship with St. George, in her support.

Ten years ago my parents, sister and I made the decision to donate thousands of dollars through corporate sponsorship from our family business, the Norwalk Inn and Conference Center, to benefit the St. George Church. We were informed openly and directly that our financial backing through the full donation of event space, event staffing, and premium catering at our hotel at the April 18, 2016, large-scale, "first annual fundraiser gala" (**Exhibit C**) would benefit the initial construction phase of the church's Father Germanos Stavropoulos Community Center, described to us as a modernized sports complex and fellowship hall that would promote our shared Greek cultural heritage, as well as unify our Orthodox faithful. We had every reason to believe that the intended use of the space was limited strictly and exclusively to St. George Church parishioners and their religious fellows, and Greek cultural gatherings. Together with nearly three dozen additional sponsors (**Exhibits D1 and D2**), my family's title sponsorship generated substantial sums of money, making us extremely proud as the direct catalyst for the major construction of the building.

When we discovered that the ultimate outcome of the renovated space was commercially-driven and materially different than promised, with the formation of a full-on, for-profit banquet hall/convention center that continues to be promoted, to this day, on major commercial event venue marketing (**Exhibit E**),

(continued)

social media, and ancillary vendor platforms, specializing in bar and bat mitzvahs, sweet sixteen parties, quinceaneras, public school events, and other non-Greek Orthodox activities (**Exhibits F1 & F2**) through the church's own admission and endorsement (Effie Stefanidis), as reinforced during the April 22, 2026 special hearing (letter and exhibits previously submitted by Winthrop E. Baum), absent our involvement much less our approval, we were devastated. That my late father, still at the helm of the Company back in 2016 at age 73, could fall victim to supporting what was presented as a church hall but operated as a commercial business, by design—under the mask of a non-profit, tax-free shield, with flagrant use of an unregistered (**Exhibit G**) trade name/DBA “doing business as (‘Stone Hill’),” no less, immediately on the heels of the building's completion (**Exhibit H**), while my family toiled to pay upwards of \$231,000 a year in commercial property tax, giving rise to a direct competitor – sent shock waves of betrayal and embarrassment through our family, raising painful questions of exploitation and elder abuse.

In following this matter with interest over the past 10 years, and in particular the past several months, I realize now that my unique position to bring clarity and perspective to the Planning and Zoning Commission is the right thing to do. While I had not intended to speak out, it is clear to me now that an injustice has been committed, and that calling the Commission's attention to various key points feels necessary.

To begin addressing the most glaring inconsistency, while through its land use Attorney Eric Bernheim the church has acknowledged awareness of Nikki Glekas as parishioner-turned-caterer and tenant of the hall space, its denial of her as its exclusive caterer during the April 22, 2026 special hearing is troubling. As evidenced through the church's own website in November 2025, the church itself said, “Nikki Glekas Collective is the exclusive caterer in our Parish facility” (**Exhibit I**). Furthering this, use of the unregistered trade name (“Stone Hill”) was endorsed by multiple church officials on social media, including the son of the priest (**Exhibit J**) and church staff (**Exhibit K**). When I met with Fr. Nicholas Dassouras and Parish Council President John Aslanides on May 8, 2025 to discuss catering for church events (**Exhibit L**), I myself was told directly by the two that Nikki Glekas had been given the “right of first refusal” on all catering inquiries. Simply put, there is a clear collaboration between the church leadership and Nikki Glekas, and it is widely- known.

While the church has presented the relationship between lead church official/Attorney Peter V. Lathouris and caterer Nikki Glekas, as discussed in the January 28, 2026 Planning and Zoning hearing, as incidental, the actual record reflects a coordinated and longstanding relationship that warrants careful consideration by the Commission. This relationship includes family connections, a history of business interactions, and a pattern of prior collaboration that I believe contributed to Ms. Glekas's role as the exclusive caterer at St. George. I have personal knowledge of this relationship through my attendance as a member of the Lathouris family at private events dating back to at least 2019 (**Exhibit M**). I also observed firsthand catering and event planning services provided by Ms. Glekas for the Lathouris family across multiple settings, including the Norwalk Inn and the Lathouris residence, where evidence indicates her staff bearing the logo for her Company (**Exhibits N1, N2, and N3**). This relationship is further reflected

(continued)

in Mr. Lathouris's role as former operator of the Norwalk Inn (**Exhibit O**), where he oversaw catering operations from 2020 until his termination in 2023 (**Exhibit P**). During that period, Attorney Lathouris introduced Ms. Glekas as a potential exclusive catering solution in response to COVID-related economic challenges. On January 9, 2021, I met with both Mr. Lathouris and Ms. Glekas personally, provided a site tour, and discussed the possibility of her serving as an exclusive caterer. Subsequent communications, including text messages, reflect that her proposal was considered but ultimately declined (**Exhibit Q**). Taken together, this history reflects a coordinated relationship and a prior effort to establish an exclusive arrangement. When viewed alongside her current exclusive role, these facts raise real flags regarding preferential treatment. Again, I urge the Commission to review them carefully.

While no information appears in the record before the Commission regarding the church leadership's vision for food sourcing as part of the overall operation, available information reflects a direct relationship between Attorney Peter Lathouris and a major food and liquor distributor serving local and regional catering halls, restaurants, and caterers, including those associated with Ms. Glekas. Specifically, Mina Foods, a Connecticut corporation formed in 1998 with 5,000 shares (**Exhibits R1 and R2**), is connected to Mr. Lathouris through family relationships. Mr. Lathouris is the brother-in-law of principal Peter Mitas and has maintained longstanding personal and professional ties, as reflected in the evidence (**Exhibit S1 and S2**). In addition, Mr. Lathouris has remained the Corporation's registered agent since its formation (**Exhibit T**). The relationship further extends to sales representation, including Christos J. Pappas (**Exhibit U**), also brother-in-law to Attorney Lathouris, who has acted as a commissioned representative for Mina Foods and previously serviced the Norwalk Inn for several continuous years. Based on my review, these relationships do not appear to have been disclosed in the special permit application materials. The Commission should review these relationships and the supporting exhibits to determine full transparency and form a complete understanding of the operational and sourcing structure underlying the proposed use.

The final omission I would note concerns the background and credentials of lead church official/Attorney Peter V. Lathouris. The materials submitted to the Commission do not appear to include reference to a prior disciplinary action resulting in a one-month suspension imposed by the Connecticut Statewide Grievance Committee (**Exhibit V**). The record also does not appear to address Mr. Lathouris's prior role as a trustee of the Norwalk Inn and Conference Center, from which he later was asked to resign (**Exhibit W**). I believe this background information is relevant to the Commission's evaluation of the application; that it rests alongside such an extensive wave of omissions already, to be frank, is alarming.

While I can appreciate the parishioners' desire to gather and celebrate momentous events in their lives, the reality is that if there really were a shortage of event venues in Norwalk, the structure that rests on the St. George property adjacent to the church itself—whatever its name is—would not be a subject for discussion today. St. George parishioners found an event venue to kick-off its new business endeavor in 2016 at the Norwalk Inn, and some two hundred of them did so at an excellent price: free. That same Norwalk Inn continues to operate today, at a highly affordable price point, with a dedicated, full-time

(continued)

team of servers, cooks, bartenders, maintenance, cleaning, and security staff. Home to every civic organization in the City and sponsor to dozens of nonprofits, schools, political organizations, and religious groups, the Norwalk Inn is a beacon for community involvement and did more than its part to honor the legacy of the former Continental Manor: it received its patrons, engaged its vendors, and employed its staff. Rather than pointing to commercial deficits in the City and claim entitlement, St. George's leadership would be well-poised to reflect on what Norwalk *really* needs, especially now that 238 West Rocks Road is an official member of the Greater Norwalk Chamber of Commerce (**Exhibit X**): a proper spiritual home that regular, everyday Greek Orthodox people can call a church.

The truth is, St. George was already given the confidence of the City, its donors, and its neighbors, and that confidence was squandered through a lack of fidelity to its original plan and a betrayal of the public trust, as evidenced in this video [here](#) (**Exhibit Y**), featuring the indefensible treatment of its neighbors through the voice of Richard Roina.

I urge the Planning and Zoning Commission to weigh the above elements carefully, and to consider referrals to the Federal Trade Commission, the Department of Revenue Services, and Connecticut Attorney General William Tong to further explore the issues raised in this letter. My hardworking, kind, and generous family feels duped, and were he alive today, I am certain my beloved father, the "benefactor" of this building, Chris Handrinos, would be aghast. The defiance of its original scope has created conditions that are unacceptable for this building's use.

I move for this application to be denied in its entirety, and I thank you for your attention to this critical matter.

Sincerely,



Maria Handrinos DeVito



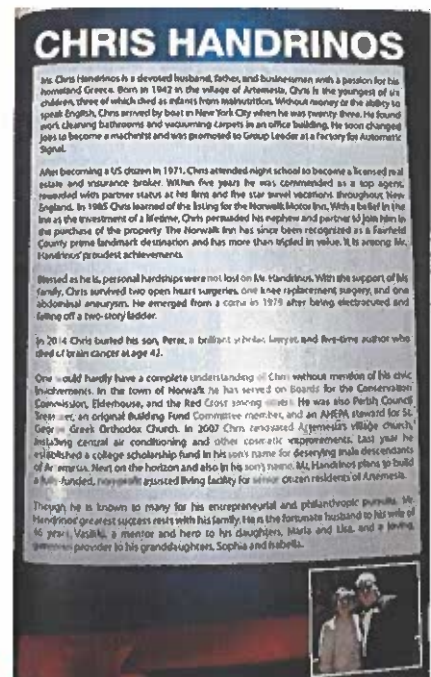
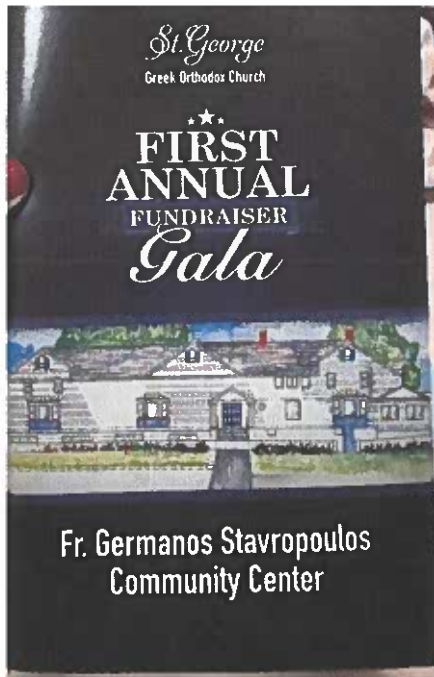
**EXHIBIT A**



**EXHIBIT B**

# Exhibit C

## APRIL 18, 2016 - Donor record, Fr. Germanos Stavropoulos Community Center Gala at the Norwalk Inn



Primary event sponsor Chris Handrinos, at the gala



Primary event sponsor Vasiliki Handrinos, at the gala



Primary event sponsor Maria DeVito, at the gala

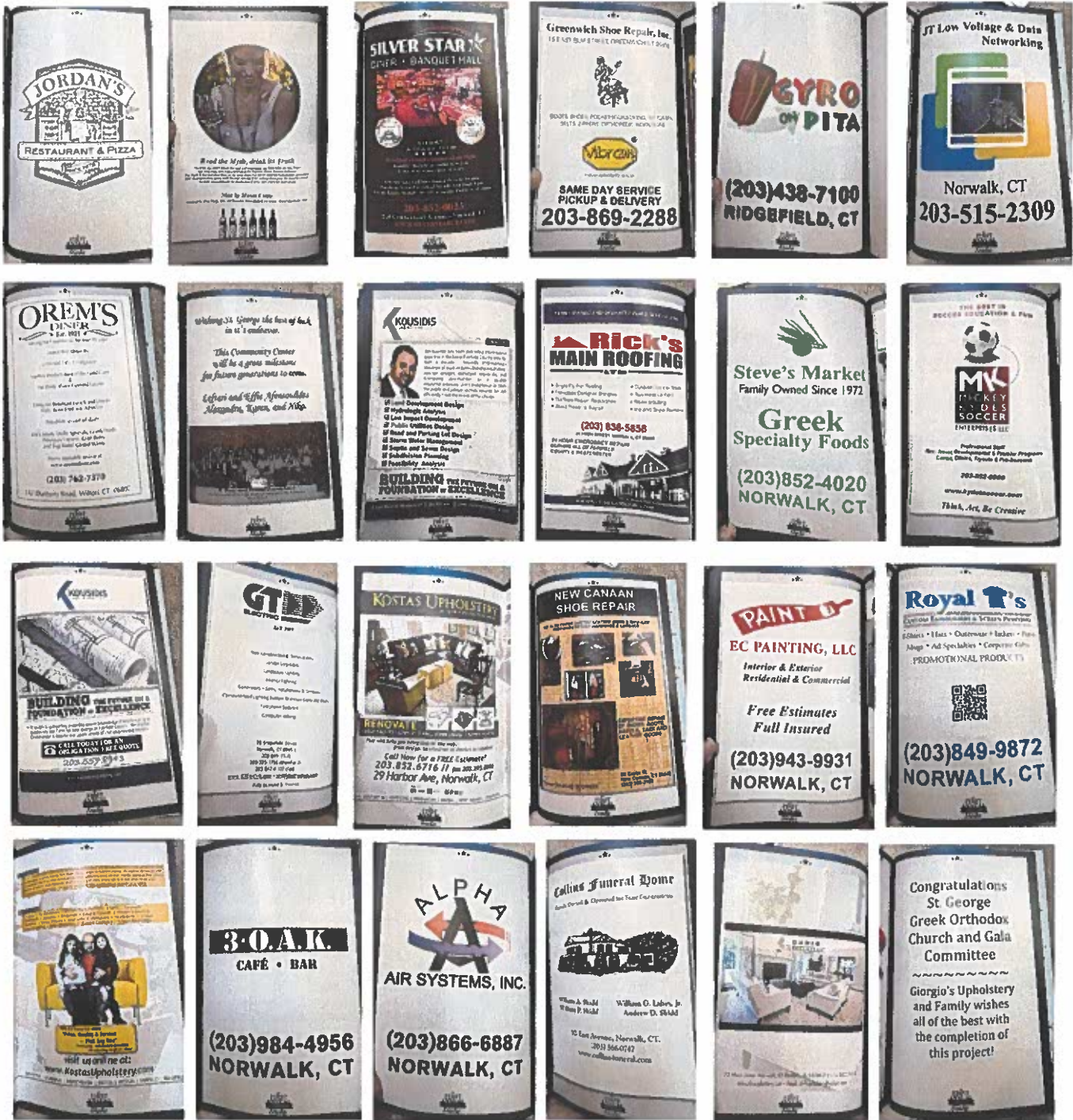


# Exhibit D1 APRIL 18, 2016 - Donor record, Fr. Germanos Stavropoulos Community Center Gala at the Norwalk Inn



# Exhibit D2

## APRIL 18, 2016 - Donor record, Fr. Germanos Stavropoulos Community Center Gala at the Norwalk Inn



**cvent** SUPPLIER NETWORK Venues Promotions Destinations Discover Luxury <sup>NEW</sup>

**Find Event Venues for Meetings, Conferences & More**

No commission, no charges, no fees.

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Cvent > Venues > Stone Hill

### Stone Hill

238 W Rocks Rd, Norwalk, CT, USA, 06851 | [Contact us](#)

Overview Meeting Space Location FAQs

**Venue Details**

Standing capacity <b>600</b>	Seating capacity <b>300</b>	Built -
Renovated -	Venue type Banquet facility	

**Amenities**

- Facilities
- Internet access
- Space (private)
- Wheelchair accessible

**Alcohol and catering**

- Alcohol allowed
- Onsite catering

**cvent** SUPPLIER NETWORK Venues Promotions Destinations Discover Luxury <sup>NEW</sup>

Cvent > Venues > Stone Hill

### Stone Hill

238 W Rocks Rd, Norwalk, CT, USA, 06851 | [Contact us](#)

Overview Meeting Space Location FAQs

**Meeting rooms**

Total meeting space <b>4,000 sq. ft.</b>	Meeting rooms <b>1</b>	Standing capacity <b>600</b>
---	---------------------------	---------------------------------

Seating capacity  
**300**

**Explore Meeting Rooms**

Find the perfect room with setup charts and interactive 3D floor plans.

**Location**

**Getting Here**

- Parking in the area
  - Complimentary parking
  - Valet parking

**cvent** Products ▾ Event types ▾ Resources ▾ Company ▾ For hoteliers & venues ▾

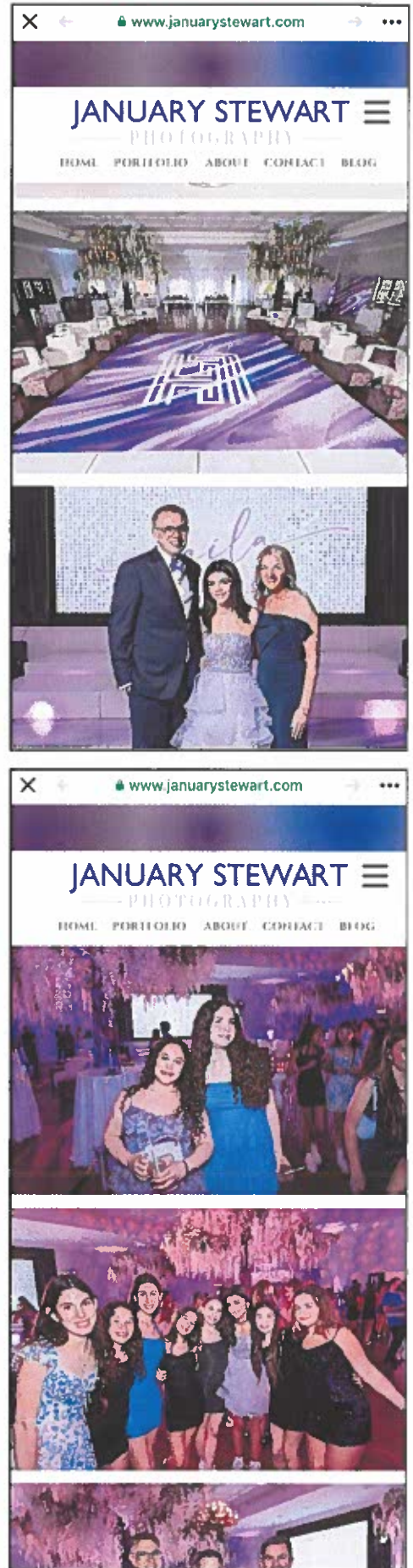
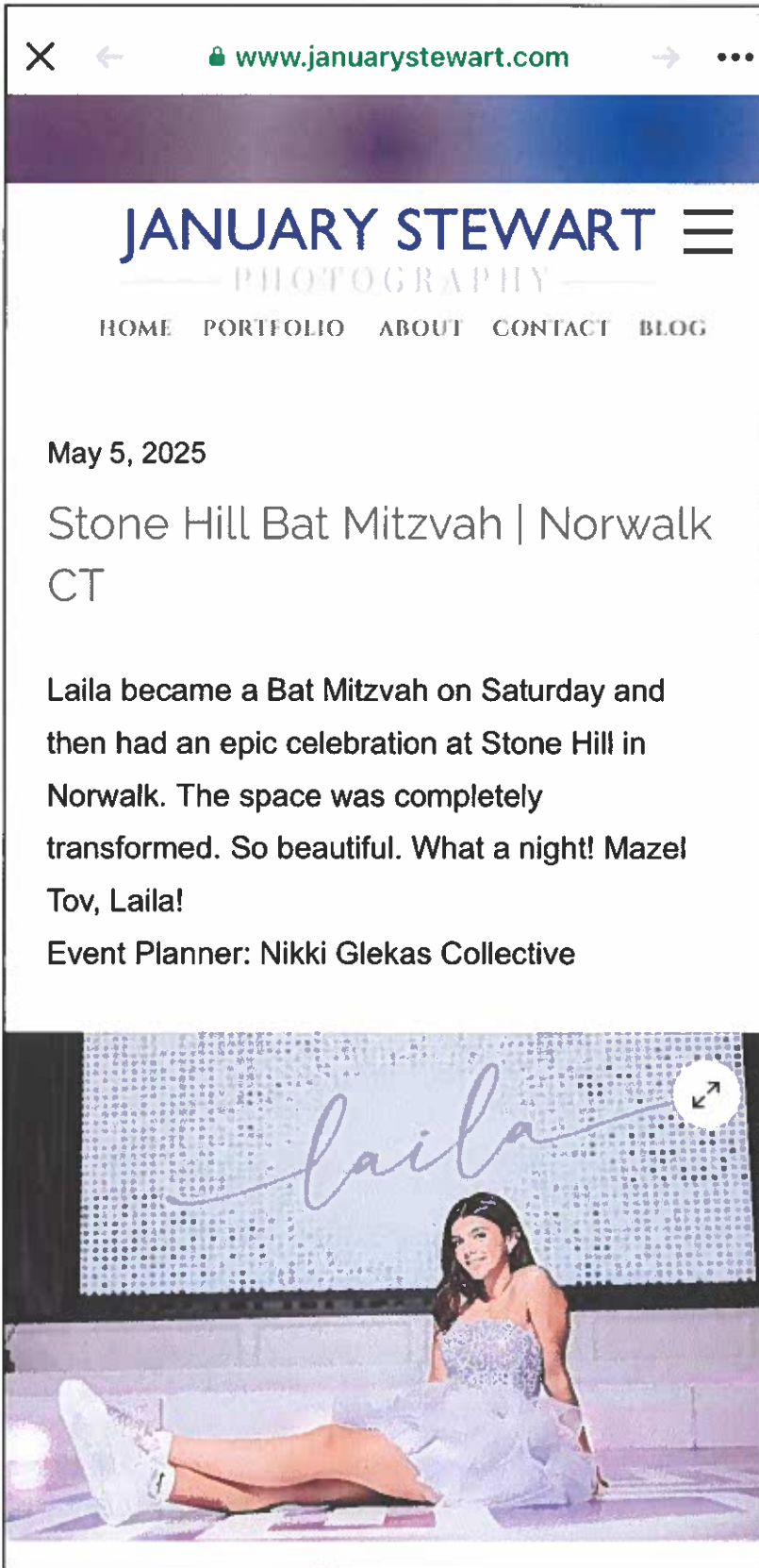
## A complete platform for your events

Maximize the impact of all your meetings and events with easy to use, integrated event technology.

Request a demo to see how you can:

- Plan and market events
- Easily manage events onsite
- Engage with your audience
- Measure and analyze results

# EXHIBIT F1



# EXHIBIT F2

## JANUARY STEWART PHOTOGRAPHY

Bar and Bat Mitzvahs and other milestone occasions in CT and Westchester

januaryo6880@gmail.com | 212-851-6300

JANUARY STEWART  
PHOTOGRAPHY

[HOME](#)

[ABOUT](#)

[PORTFOLIO](#)

[CONTACT](#)

[BLOG](#)

### “Stone Hill,” continued



# EXHIBIT G

8:07 


  100 



nwlk.norwalkct.org



## Town Clerk Trade Name List

Search By Address  238 West Rocks Road

e.g. 25 East Av

[Search](#)

No Record found

# EXHIBIT H

## Fall 2023

Facebook

**Saint George Greek Orthodox Church**  
December 12, 2023

**UPDATE ON FR GERMANOS STAVROPOULOS COMMUNITY CENTER:**  
As many of you are aware, the Community Center Building is coming to completion. On November 19, 2023, His Eminence Archbishop Elpidophoros--with other dignitaries, the parish council, the building committee, friends and parishioners--honored our parish and led the agiasmos and ribbon cutting for the Community Center. Although the construction for the Community Center is almost 95% complete, we still need your support, be it financial, be it donation of time and work, to pay for the construction costs that remain and to pay off the \$2,000,000 construction mortgage.

To achieve these goals, your Parish Council has appointed a capital campaign committee, consisting of Father Nick and our parish council President Lefteri Tsiropoulos. Joining Father Nick and Lefteri on the committee, are Peter V. Lathouris, Esq. as chairman and Helen Boylan, Effie Afentoulides, Reese Morales and John Aslanidis as committee members. The committee will be reaching out to you individually, to ask for your support.

Ask all our parishioners and friends to show, once again, your generosity and love for St. George Church and our parish and help in this worthwhile endeavor that will enrich our community for years to come.

If you have any questions, or need further information, please feel free to contact Peter V Lathouris, (203-856-5067) anytime.

---

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12 1 4

## Winter 2024

Facebook

**Nikki Glekas Collective is in Norwalk**  
- Follow  
February 5, 2024

We are excited to invite you all to join us for our Venue Showcase at our new ... See more

You are invited to our  
**Venue Showcase**  
at the new  
**S**  
STONE HILL  
BY *Nikki Glekas Collective*  
Thursday  
**February 15th, 2024**  
Open House 3:00-6:00pm  
238 W Rocks Rd, Norwalk, CT 06851  
RSVP team@nikkiglekascollective.com

10 1



Diocese of the Holy Archdiocese of Hartford  
**St. George Greek Orthodox Church**  
 738 West Rocks Road Norwalk, CT 06851

HOME   OUR PARISH   CAPITAL CAMPAIGN   CULTURAL CENTER   MINISTRIES   LIFE OF OUR CHURCH   FESTIVAL / EVENTS   GIVING

Cultural Center

# EXHIBIT I

## Father Germanos Stavropoulos Community Center

### NIKKI GLEKAS *collective*

*Our Caterer for the  
St. George Community Hall*

**Catering Events at the St. George Community Hall  
In our new St. George/Fr. Germanos Stavropoulos Community Center**

Nikki Glekas Collective is the exclusive caterer of any events in our Parish facility. All inquiries must be reviewed with Nikki Glekas for availability. Only Nikki Glekas can confirm.  
 Nikki's phone number is: 646-320-8496 &  
 Nikki's website is: [www.nikkiglekascollective.com/contact/](http://www.nikkiglekascollective.com/contact/)



### NIKKI GLEKAS *collective*



Nikki Glekas Collective (NGC) is a full service catering and event planning company dedicated to providing remarkably prepared food and exceptional service for both corporate and social events. The NGC philosophy is to serve the freshest quality ingredients in the best way possible. Sticking true to family values, NGC strives to have their clients feel like family by the time their event is over. With over 13 years of experience, Nikki Glekas leads the NGC family to create memorable and amazing events for all of Fairfield County.

Nikki Glekas, CEO of Nikki Glekas Collective, has the expertise, connections, and vision to lead her team to produce events that are memorable and exceed expectations. Restaurateur, caterer and event designer, Nikki has been a fixture in Stamford, CT for the past 15 years, owning and operating the award-winning FOS Greek Cuisine, Park Street Events, a two-story event space for social and corporate functions as well as offering a partnership to Chelsea Piers Connecticut and Noroton Yacht Club as the exclusive catering provider.

Nikki's gifts of organization, attention to detail, creative imagination, event design and contagious enthusiasm have earned her a reputation for unparalleled excellence as an event planner, designer, caterer and entrepreneur. Nikki will execute your concepts flawlessly while maintaining a pleasant, calm and professional demeanor to ensure an amazing experience for you and your guests. Nikki, a member of our Parish, resides in Westport, CT with her husband, four children and dog, Bentley!

## INTERACTIVE COMMUNITY CENTER CALENDAR

# EXHIBIT J

**Demetri Dassouras** *Son of priest/St. George Church official*  
 January 31, 2024

The hall at **Saint George Greek Orthodox Church** looks so beautiful!



**Nikki Glekas Collective** is in **Norwalk** · Follow  
 January 29, 2024

NGC is proud to present our newest venue **Stone Hill** located in **Norwalk CT**! This gorgeous high ceiling space can accommodate over 300 guests seated and 500 for cocktail style! Call or email us to set up a tour! This extravagant Sweet 16 was the perfect setting for this Epic party! We all loved every details! ❤️

- Venue: Stone Hill
- Catering/ Event Design / Planning: @nikkiglekascollective
- Cake: @lovelycakesct
- Event Rentals: @luxeeventrentals
- Dancefloor: @bombshellgraphics
- Balloon Design: @popstudioballoons
- @alphaltridgefield
- Music DJ: @karounosbobby
- Band: @yiannipapastefanou
- Jewelry: @auburnjewelry
- Photographer and Video: @manolisklmisphtography
- Photobooth: @weallphotobooth
- Lighting: @chrisvillav

#nikkiglekascollective #eventplanning #eventdesign #norwalkvenue #norwalkct #fairfieldcounty #bestofthebest #allaboutthedetails #caterer #catering #fairfieldcountyc #blackandwhite #blackattire #sequin #candles #candlelight



**St. George Greek Orthodox Church**  
 218 West Rocks Road, Norwalk, CT 06851

---

**Contact our Parish**

**Church:**  
 218 West Rocks  
 Norwalk CT 06851

**Contacts:**

<b>Fr. Nicholas Dassouras - Presiding Priest</b> E-Mail: Fr.Nick@StGeorgeCT.org Office: (203) 849-0611	<b>Office Staff (Office Admin &amp; Secretary)</b> E-Mail: Office@StGeorgeCT.org Office: (203) 849-0611
<b>John Aslandis - Parish Council President</b> E-Mail: PCPresident@StGeorgeCT.org	<b>Jimmy Erotopoulos - Treasurer</b> E-Mail: Treasurer@StGeorgeCT.org
<b>Fotini (Tina) Panagiotidis - Philoptochos President</b> E-Mail: Philoptochos@StGeorgeCT.org Mobile: 203-845-4168	<b>Helen Boylan - Stewardship Campaign Chairperson</b> E-Mail: HBoylan@AOL.com
<b>Demetri Dassouras - Festival Committee</b> E-Mail: GreekFestival@StGeorgeCT.org	

# EXHIBIT K

**Norwalk CT Community** Facebook  
AB Doubleyou · Mar 5, 2025 · 📷

I had an opportunity to see the Stone Hill hall at the Greek church this week. If you're considering it for an event, go see it. It's beautiful and quite a gem. Thank you, Effie for recommending it.

👍 28    💬 15    🗨️


Newest ▾

**Stella Papadopoulos** · 1y  
It's spacious and so beautiful!  
Reply    👍    💬

**Olga Zargos-Traub** · 1y · 🗨️ by Author  
Is this at St. George's  
Reply    👍 1    💬


**Eleni Papadopoulos** · 1y · 🗨️ by Author  
Olga Zargos-Traub yes!  
Reply    👍 1    💬

**Bridget Connolly** · 1y · 🗨️ by Author  
Stunning !!! Excited to host my daughters Sweet 16 !!  
Reply    🍷 2    👍    💬

**Effie Stefanidis** · 1y  
  
Reply    👍    💬

Write a comment... 🗨️ 📷 GIF 😊

**Norwalk CT Community**  
AB Doubleyou · Mar 5, 2025 · 📷



Reply    👍    💬

**Anthoula Tiftikidis Pantzos** · 1y · 🗨️ by Author  
It's beautiful 🌟  
Reply    👍 1    💬

**Rita Paschalidis** · 1y · 🗨️ by Author  
Beautiful place to hold an event  
Reply    👍 1    💬

**Anatolia Tolti Tsilfides** · 1y · 🗨️ by Author  
I had my daughter's graduation party there last summer! Great venue!  
Reply    👍 1    💬

**Georgia Tsilfides Togridis** · 1y · 🗨️ by Author  
It really is!  
Reply    👍 1    💬

**Effie Stefanidis** · 1y · 🗨️ by Author  
Thank you for your kind words, April Buther Wennerstrom! I am looking forward to working with anyone who is looking to reserve a party/reception venue!  
Reply    👍 2    💬

**Eleni Papadopoulos** · 1y · 🗨️ by Author  
It truly is beautiful!  
Reply    👍 1    💬

Write a comment... 🗨️ 📷 GIF 😊

*Church official*

# Exhibit L

**From:** Maria DeVito <[mariadevito@gmail.com](mailto:mariadevito@gmail.com)>

**Sent:** Sunday, May 4, 2025 5:32 PM

**To:** John Aslanidis <[jaslanidis@gmail.com](mailto:jaslanidis@gmail.com)>; Fr Nick <[fr.nick@stgeorgect.org](mailto:fr.nick@stgeorgect.org)>

**Subject:** Meeting request, church and the Norwalk Inn

Hello Fr. Nick and John,

It was very nice to attend church today. I wanted to reach out to see if the three of us could meet at some point over the next couple of weeks. I would like to share some feedback about the family's impression of church decisions from Holy Week, and also to discuss business matters in general. There is no rush. Because I value our relationship, however, I believe it is important to be honest with you both. It would mean a lot to meet.

Xristos Anesti,

Maria



Maria DeVito

[mariadevito@gmail.com](mailto:mariadevito@gmail.com)

On Mon, May 5, 2025 at 10:39 AM Fr Nick <[fr.nick@stgeorgect.org](mailto:fr.nick@stgeorgect.org)> wrote

Hi Maria, Αληθώς Ανέστη!

It was nice to see you in church yesterday. I am available every day this week around 5 pm, unfortunately though, I have no availability next week.

We will be very happy to meet with you, please, let me know your availability.

In Christ Resurrected,

Fr. N.

On Mon, May 5, 2025 at 10:47 AM Fr Nick <[fr.nick@stgeorgect.org](mailto:fr.nick@stgeorgect.org)> wrote

Thursday is ok; my only concern is that I start Bible Class at 6, which gives us less than 30 minutes. If you believe that's sufficient, ok, otherwise maybe we can meet a little earlier...around 5?

**From:** Maria DeVito <[mariadevito@gmail.com](mailto:mariadevito@gmail.com)>

**Sent:** Monday, May 5, 2025 10:42 AM

**To:** Fr Nick <[fr.nick@stgeorgect.org](mailto:fr.nick@stgeorgect.org)>

**Cc:** John Aslanidis <[jaslanidis@gmail.com](mailto:jaslanidis@gmail.com)>

**Subject:** Re: Meeting request, church and the Norwalk Inn

Father that's great—how about 5:30 this Thursday? I can come to your office if that works?



Maria DeVito

[mariadevito@gmail.com](mailto:mariadevito@gmail.com)

**Maria DeVito** <[mariadevito@gmail.com](mailto:mariadevito@gmail.com)>

May 5, 2025, 10:54 AM

to Fr. John ▾

I understand, absolutely—5:00 in that case, so we don't feel rushed. Thanks, Father.



Maria DeVito

[mariadevito@gmail.com](mailto:mariadevito@gmail.com)

# Exhibit M

Spring 2019 - Private party "Summer Soiree" on Burnham Hill in Westport, CT, at the home of Peter Lathouris' sister, Maria Tziolis

## Event guests:

**Family of Nikki Glekas**



**Attorney Peter Lathouris**

**Chris Zervoudis: Brother of Nikki Glekas, husband of Eleni Pappas**

**Eleni Pappas: Niece of Peter Lathouris, married to Chris Zervoudis**

**Peter Mitas: Mina Foods Principal, brother-in-law to Peter Lathouris**



**Nikki Glekas**



February 2, 2019 - Private party at home of Attorney Lathouris, catered by Nikki Glekas



## Event guests:

**Eleni Pappas, niece to Peter Lathouris, wife to Chris Zervoudis**

**Chris Zervoudis, brother to Nikki Glekas, husband to Eleni Pappas**

# Exhibit N1

Private events hosted by Attorney Peter Lathouris and serviced by Caterer/Event Planner Nikki Glekas

February 2, 2019 - engagement party of Lathouris daughter, in New Canaan home



Attorney Lathouris

Nikki Glekas company logo on branded staff apparel



Nikki Glekas food and staff



Event overview

**Late spring 2019 - bridal shower of Lathouris daughter, at Norwalk Inn**

**Event overview**



**Lathouris family**



**Exhibit N3**

**Private events hosted by Attorney Peter Lathouris and serviced by Caterer/Event Planner Nikki Glekas**

**September 2019 - wedding of Lathouris daughter  
St. George Church**



**Reception at  
Le Chateau**



# Exhibit O

## HOTEL MANAGEMENT AGREEMENT

THIS HOTEL MANAGEMENT AGREEMENT ("Agreement") is made and entered into as of November 1, 2020 ("Effective Date") by and between **Norwalk Inn and Conference Center, Inc** ("Owner"), a Connecticut corporations Delaware limited liability company, with a principal place of business at 99 East Avenue, Norwalk CT and **Louria, LLC** ("Manager"), a Delaware limited liability company with a principal place of business at 1100 Summer St, Stamford CT 06905.

### *Preliminary Recitals*

Owner is the owner of the Hotel described in **Schedule I**. Manager is an independent contractor engaged in the management of hotels, and Manager is experienced in the various phases of hotel operations. Owner desires to utilize the services and experience of Manager in connection with the operation of the Hotel, and Manager desires to render such services, all upon the terms and conditions hereinafter set forth.

IN WITNESS WHEREOF, the parties hereto have executed or caused this Agreement to be executed as of the Effective Date.

NORWALK INN & CONFERENCE CENTER, INC  
("Owner")

By: 

CHRIS HANDRINOS, PRESIDENT  
DULY AUTHORIZED 10/8/20

LOURIA, LLC

By: 

PETER V LATHOURIS, MANAGER  
DULY AUTHORIZED 10/8/20



**Norwalk Inn & Conference Center**  
ACCOMMODATIONS • EVENTS • BAR & RESTAURANT  
*New England's only family-owned and operated full-service hotel*

122 charming guest rooms

Outdoor pool and patio

Delicious menu options

Over 6,000 square feet of customizable space for events

# Exhibit P

New York  
30 Wall Street  
8th Floor  
New York, NY 10005

Connecticut  
2 Greenwich Office Park  
Greenwich, CT 06831

**New correspondence address:**  
**23 Hubbard Road, Wilton, CT 06897**



Law Offices of  
**William P. Lalor**

**Law Offices of  
William P. Lalor, Esq., PLLC**  
Attorneys at Law  
646.818.9870 | LalorAttorneys.com

**Correspondence Address**  
P.O. Box 443  
Wilton, CT 06897

January 3, 2023

**VIA FEDEX AND EMAIL**

Peter V. Lathouris, Esq.  
1100 Summer Street  
Stamford, CT 06905

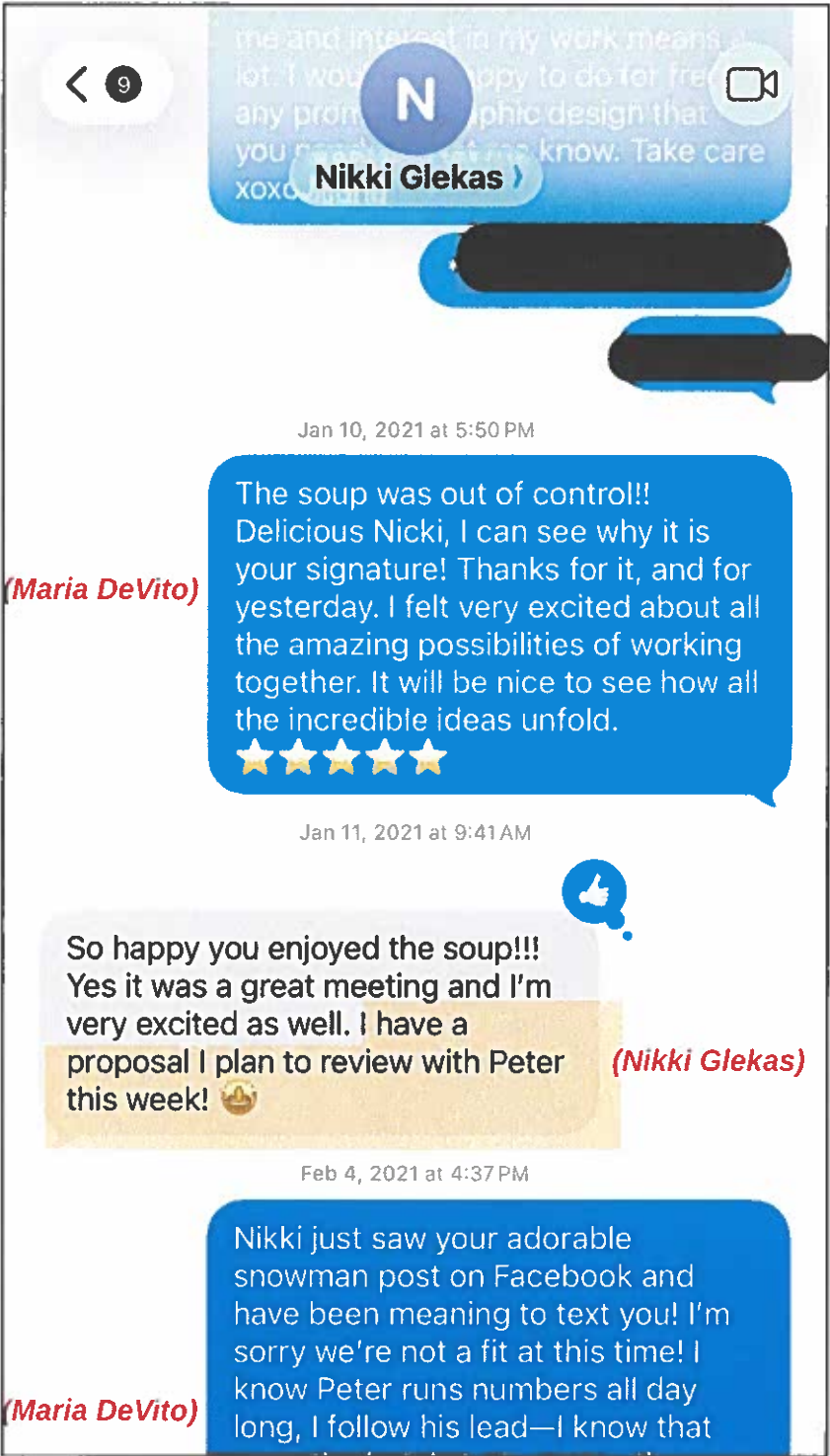
**Re: Vasiliki Handrinos. et al. / Norwalk Inn and Conference  
Center, Inc. / Estate of Chris Handrinos**

Dear Mr. Lathouris:

This firm represents Vasiliki (Betty) Handrinos, along with her daughters Maria DeVito and Evangelina (Lisa) Handrinos, in reference to the above.

I am informed that Vasiliki has notified you in writing that, insofar as your firm has been or is providing legal services to her, and/or the Norwalk Inn and Conference Center, Inc. ("NICC") or any of their respective agents, employees, designees, or assignees, any such attorney-client relationship(s) is terminated with immediate effect.

# Exhibit Q



# Exhibit R1

## CERTIFICATE OF INCORPORATION

STOCK CORPORATION  
Office of the Secretary of the State

30 Trinity Street / P.O. Box 150470 / Hartford, CT 06115-04 / new 1-97

FILING 00001826761 PG 01 OF 02 VOL B-00184  
FILED 04/15/1998 03:35 PM PAGE 00354  
SECRETARY OF THE STATE  
CONNECTICUT SECRETARY OF THE STATE

### 1. NAME OF CORPORATION:

MINA FOODS, INC.

### 2. TOTAL NUMBER OF AUTHORIZED SHARES: 5,000

If the corporation has more than one class of shares it must designate each class and the number of shares authorized within each class below

Class	Number of shares per class
N/A	

### 3. TERMS, LIMITATIONS, RELATIVE RIGHTS AND PREFERENCES OF EACH CLASS OF SHARES AND SERIES THEREOF PURSUANT TO CONN. GEN. STAT. SECTION 33-665:

N/A

Space For Office Use Only

FILING 00001826761 PG 02 OF 02 VOL B-00184  
FILED 04/15/1998 03:35 PM PAGE 00355  
SECRETARY OF THE STATE  
CONNECTICUT SECRETARY OF THE STATE

### 4. APPOINTMENT OF REGISTERED AGENT

Print or type name of agent:

PETER V. LATBOURIS, ESQ.

Business/initial registered office address:

1100 Sumner Street  
Stamford, CT 06905

Residence address:

154 Winfield Street  
E. Norwalk, CT 06855

Acceptance of appointment



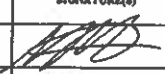
Signature of Agent Peter V. Lathouris

### 5. OTHER PROVISIONS:

### 6. EXECUTION

Dated this 13th day of April, 1998

Certificate must be signed by each incorporator.

PRINT OR TYPE NAME OF INCORPORATOR(S)	SIGNATURE(S)	COMPLETE ADDRESS(ES)
PETER V. LATBOURIS		1100 SUMNER ST STAMFORD, CONN. 06905

# Exhibit R2

Facebook

## Mina Foods Principals, Brothers Dimos and Peter Mitas



*Mina Foods Associate, Also appearing in Exhibit S*

Wines By Mina  
Dec 16, 2022 · 🌐

Wishing all of our customers a Happy and Healthy Holiday... See more



## Mina Foods website



### About Us

Mina Foods is a distribution company that provides food and beverages for various restaurants and eateries throughout Connecticut, Massachusetts, and New York. Additionally we import authentic Mediterranean products. Currently, we offer all customers a large selection of nationally known products as well as products specifically produced by Mina Foods.



### Our Facility

At Mina Foods Inc., cleanliness and organization have always been significant in maintaining a successful work place. Our new facility has been upgraded with the equipment and technology that help us serve our customers more efficiently and expertly. Our operation is dependent upon our modern machinery and state of the art automation. We are appreciative of our constant improvement and will continue to make an effort to ensure that our facility remains sufficient.

## WINES BY MINA

HOME WINES SPIRITS BEER W

### ABOUT US

In 1998, the we moved from a small warehouse in Bridgeport, CT to Milford, CT to start their company Mina Food Distributors.

This company was intended to distribute to diners and restaurants in the Connecticut area. With their dedication and hard work, the brothers turned what was once a small distribution company into a respectable competitive business known as Mina Foods.

Our company now distributes all over Connecticut, Massachusetts, and New York to a wide variety of eateries such as diners, restaurants, delis, and retail outlets. Our new facility located in Milford, CT offers over thousands of dry, refrigerated, and frozen products. We also import fine wine and exquisite food products from various Mediterranean countries.

# Exhibit S1

Maria Handrinos DeVito



Late 1990s: Wedding of Mina Foods principal Peter Mitas to Kathy Lathouris, sister of Attorney Peter Lathouris

Also pictured: Kay Pappas, sister of Peter V. Lathouris, and husband Christos J. Pappas, along with Attorney Peter Lathouris

## 2021: Private Family event at the home of Mina Foods principal Peter Mitas



Attorney Peter Lathouris

Mina Foods Principal Dimos Mitas with Mina Foods Associate

Mina Foods Representative Christos J. Pappas



Attorney Peter Lathouris

Mina Foods Principal Dimos Mitas with Mina Foods Associate

## **Exhibit S2**



**Private gathering in late spring 2019 - Norwalk Inn  
Attorney Peter Lathouris, Mina Foods Principal Peter Mitas, Mina Foods Representative Christos J. Pappas**



**February 2, 2019 - Mina Foods Principal Peter Mitas, at private event in home of Attorney Peter Lathouris**

# Exhibit T

service.ct.gov

**Follow Multiple Businesses**

Select your preferred filings and follow the businesses that suits them best.

**SELECT YOUR FILINGS**

Sort by: Business Name

US-CT.BER:0589326 **ACTIVE** **CURRENT**

**MINA FOODS, INC.**

100 RESEARCH DR., MILFORD, CT, 06460, United States

Principal(s)  
DIMOS MITAS  
PETER MITAS  
PETER MITAS

Agent  
PETER V. LATHOURIS ESQ.  
Follow business

1

service.ct.gov

Learn More

**BUSINESS DETAILS**

**Business Details**

**General Information**

Business Name  
**MINA FOODS, INC.**

Business status  
**ACTIVE**

Citizenship/place of formation  
**Domestic/Connecticut**

Business address  
**100 RESEARCH DR., MILFORD, CT, 06460, United States**

Requires Annual Filing? **Yes**

Annual report due  
**4/15/2027**

Public substatus  
**Current**

NAICS code  
**General Line Grocery Merchant Wholesalers (424410)**

# Exhibit U



**Late 1980s - Attorney Peter Lathouris with brother-in-law Christos J. Pappas, at private event in Handrinis home**



**February 2, 2019 - Christos J. Pappas, at private event in home of Attorney Lathouris, with wife Kay Pappas**

**Kay Pappas - sister of Attorney Peter Lathouris**



**September 2019 - Christos J. Pappas, at private event hosted by Attorney Peter Lathouris in Redding, CT, with wife Kay Pappas.**

**To far right - Mina Foods Principal Peter Mitas**

**Kay Pappas - sister of Attorney Peter Lathouris**

# Exhibit V

STATEWIDE GRIEVANCE COMM. v. LATHOURIS, No. CV 92 0128835 (Jan. 4, 1994) Connecticut Superior Court, Judicial District of Stamford-Norwalk at Stamford Jan 4, 1994	Subsequent References	CaseIQ (All Recommendations)
--	--------------------------	---------------------------------

## Smart Summary

Please sign up to generate summary.

## STATEWIDE GRIEVANCE COMMITTEE V. PETER V. LATHOURIS

### MEMORANDUM OF DECISION

LEWIS, JUDGE.

The plaintiff, Statewide Grievance Committee, filed a presentment in accordance with Practice Book 31 charging attorney misconduct against the respondent, attorney Peter V. Lathouris, who was admitted to the bar of this state in 1982 and practices law in Stamford. The presentment is in three counts. The first count alleges that the respondent misappropriated approximately \$20,000 of funds

convincing proof." Id., 812.<sup>2</sup> The court finds that in the case at bar the plaintiff's allegations in all three counts of the presentment are supported by clear and convincing evidence, and that plaintiff's contention of attorney misconduct follows legally and logically from the findings of fact.

far too severe. Accordingly, and pursuant to Practice Book 29, Attorney Lathouris is suspended from the practice of law for one month, from February 1, 1994 to and including February 28, 1994,

# Exhibit W

## CHRIS HANDRINOS REVOCABLE TRUST AGREEMENT

### RESIGNATION OF TRUSTEE

I, PETER V. LATHOURIS, am a current Trustee of the CHRIS HANDRINOS REVOCABLE TRUST AGREEMENT dated July 31, 2018 (the "Trust").

Pursuant to the authority granted to me under said Trust, I hereby resign as Trustee, effective immediately.

Dated at Stamford, Connecticut, this 23<sup>rd</sup> day of January, 2023.

  
PETER V. LATHOURIS

# Exhibit X

About

## NIKKI GLEKAS

*collective*

Stone Hill is the newest premier venue from the acclaimed Nikki Glekas Collective, setting a new standard for sophisticated events in Norwalk. This location is designed to provide an atmosphere of classic elegance and modern refinement, making it the perfect setting for a formal Chamber reception.

**Venue Highlights:**

- **Elegant Architecture:** The gorgeous event space features soaring high ceilings, dazzling crystal chandeliers, and a sophisticated aesthetic that provides a lavish welcome to all guests.
- **Ideal for Formal Events:** As a dedicated, full-service event destination, Stone Hill includes a dedicated foyer, a built-in bar, and spacious areas designed for both reception-style mingling and formal seated dinners.
- **The Culinary Experience:** The venue operates with its own exclusive catering team, the renowned Nikki Glekas Collective. Known for creative ingenuity and "seriously delicious food," their culinary experts craft customized, mouthwatering menus, guaranteeing a show-stopping dining experience that elevates every detail of the evening.

When you attend an event at Stone Hill, you are not just reserving a space, you are securing a flawlessly executed, unforgettable experience planned by a team with over two decades of expertise in the luxury event world.




### A Night of Prestige: The Greater Norwalk Chamber Annual Holiday Reception

Prepare to be captivated by an evening of holiday magic and sophisticated networking at the Greater Norwalk Chamber's Annual Holiday Reception.

We cordially invite you to join us at the stunning and exclusive Stone Hill by Nikki Glekas in Norwalk. Immerse yourself in a festive ambience while enjoying delectable, world-class cuisine and curated seasonal cheer, all set within this premier venue's elegant and modern architecture.

As we gather to celebrate an exceptional year of collective achievements, this is the premier occasion to forge high-value professional connections, reflect on our community's accomplishments, and ring in the holiday season with unparalleled style.








GREATER  
**NORWALK**  
CHAMBER

### 2025 Holiday Reception

Join the Greater Norwalk Chamber for an exclusive reception designed for the region's top leaders and professionals. Experience an elegant, formal evening to build deep connections, celebrate achievement, and discuss the future of the Norwalk business community.





**DATE:**  
Wednesday, December 17, 2025

**TIME:**  
5:00 - 8:00 p.m.

**LOCATION:**  
Stone Hill by Nikki Glekas Collective  
238 W Rocks Rd, Norwalk, CT 06851  
Norwalk, Connecticut 06851

**Admission:**  
\$170  
**Reserved Table of 10:**  
\$1,700

**REGISTER**

## Kleppin, Steven

---

**From:** beverly wright <wright.beverlylee@gmail.com>  
**Sent:** Monday, April 27, 2026 8:45 AM  
**To:** Kleppin, Steven  
**Subject:** Re West Rocks Application

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Thanks to you and the Committee for providing all an opportunity to discuss the West Rocks application.

This note serves to reiterate my question - why is an application and draft approval permitted to contain provisions to an old, no longer valid ordinance?

You briefly stated that new noise ordinance provisions would replace the old which was constructive input. However, if an applicant included references to an old ordinance in its application and the application was approved with those references, could the applicant argue that its approval constitutes an exception to a new ordinance?

In order to make the matter clear to all, I hope that Zoning and the Committee will ask that the West Rocks application be edited to remove requests that provide coverage as specified under an old ordinance and/or add language that stipulates that all noise approvals from the Committee will be provided by the noise ordinance in effect when a noise issue arises.

Thank you for your consideration.

Best,  
Bev Wright

## Kleppin, Steven

---

**From:** GLIKA HATZIOANNIDIS <hatziaoannidis@aol.com>  
**Sent:** Wednesday, April 22, 2026 5:51 PM  
**To:** Kleppin, Steven

You don't often get email from hatziaoannidis@aol.com. [Learn why this is important](#)

**CAUTION:** EXTERNAL Email: Don't open links or attachments from untrusted senders

**Dear Members of the Zoning Board,**

**I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.**

**St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.**

**This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.**

**Thank you for your time and consideration.  
Sincerely,**

Sincerely,  
Glika Hatzioannidis

## Kleppin, Steven

---

**From:** Sophia K <sfilia10@aol.com>  
**Sent:** Wednesday, April 22, 2026 3:49 PM  
**To:** Kleppin, Steven  
**Subject:** In SUPPORT of the Permit Variance for St George Church!

You don't often get email from sfilia10@aol.com. [Learn why this is important](#)

**CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders**

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,  
Sophia Guzman



125 East Avenue  
Norwalk, Connecticut 06851

**MEMORANDUM**

April 17, 2026

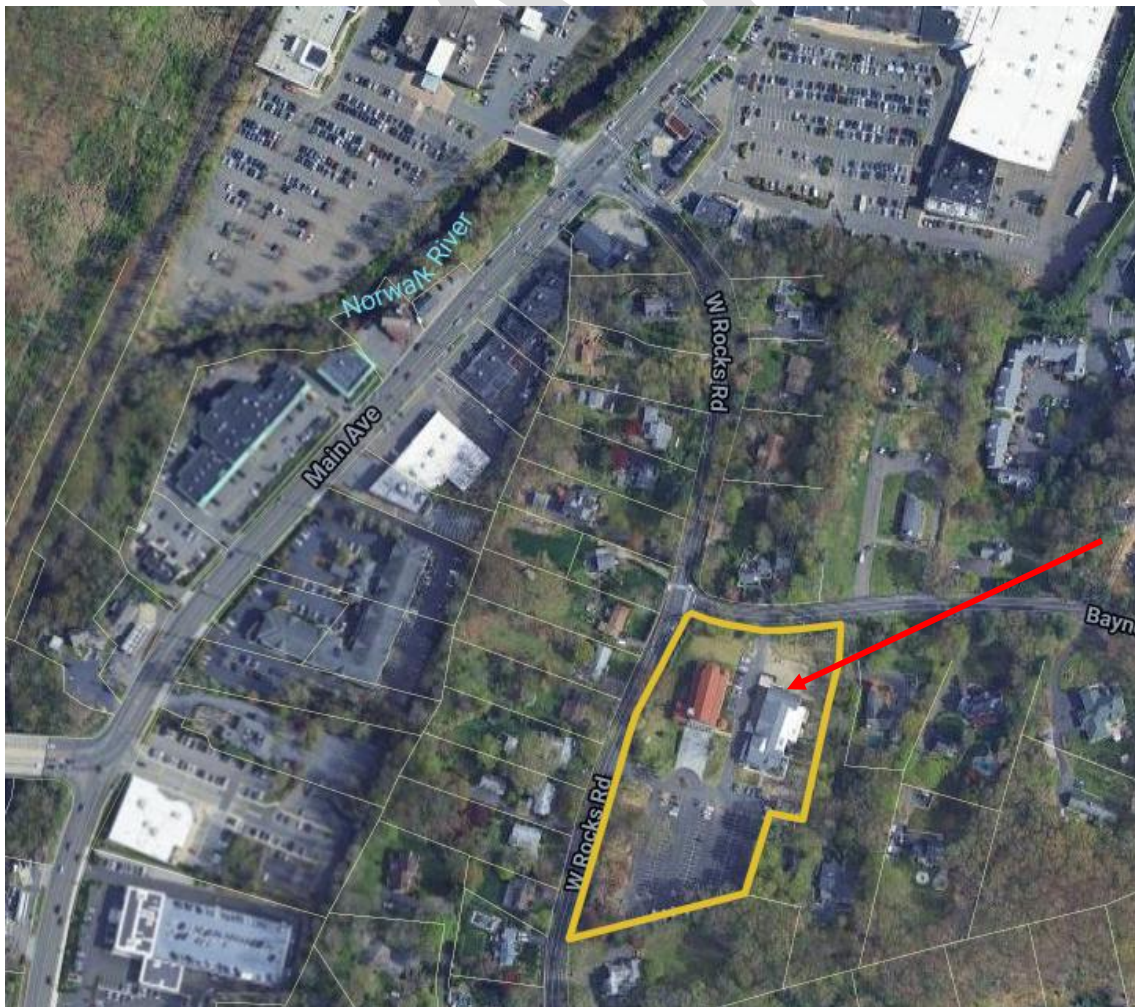
**TO:** Norwalk Planning & Zoning Commission; Chapin Bryce, Chairman

**FROM:** Steve Kleppin, Planning & Zoning Director

**SUBJECT:** #2026-13 SP – St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space

Narrative

St. George’s is located in the CD-1L zone. They seek to modify their 2006 special permit that outlined conditions under which the church’s community building could operate. Specifically, condition #10 does not permit the church to use the function hall for outside events.



Many churches have function halls that are used by the congregation for gathering space or flex space. However, those are often used solely in conjunction with church functions or by members of the congregation or even allowed for use by local organizations such as Scouts or local civic organizations.

In this instance, St. George is seeking to lift the restriction on outside use and potentially rent the facility for outside functions. It is important to note that the church has done that for some time and did so several times after Staff informed them this was not permitted. In response to that, Staff issued a Notice of Violation and a Citation to the church. Any action on that is paused pending the outcome of this application.

There are several questions the Commission must consider prior to acting on this application:

1. Is the use/renting of the hall for outside uses consistent with a religious facility?
2. Is Live Music a permitted use at this location?
  - a. If your determination is no, then guidance should be given to the applicant regarding whether a text amendment is appropriate.
3. Are the conditions proposed by the applicant adequate to safeguard the neighbors?

Question 1

The applicant cited St. Mathews and Temple Shalom as religious facilities located in residential zones that also rent out their halls for outside events. Staff is not aware of this being permitted at either facility. Staff found nothing in the approval files for either indicating or referencing that. In looking at their web sites, there is no indication of advertising the function halls for rental. St. Mathews does provide guidance on use of their gym.

Question 2

The second question is whether Live Music is a permitted accessory use at the function hall. Presently Live Music is only a permitted accessory use in the CD-1L zone within the Silvermine Tavern Village District.

## ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

**TABLE 4.3.9.D BUILDING, LOT & BUILDING SITE ACCESSORY USES**

ACCESSORY USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Helicopter Landing Site	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU <sup>1</sup>	NP	NP	NP	NP	NP
Home Office, Occupation, or Business	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	NP
Industrial office and/or showroom space	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Live Music	NP <sup>*</sup>	NP	PL	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	P

**LEGEND** The following notations are utilized in this table.

<sup>1</sup>Limitations also required

\*Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

The regulations define Live Music as: *any form of musical entertainment performed live for patrons of a specific establishment, including but not limited to live bands, disc jockeys playing recorded music, and any music played using equipment that amplifies the music.*

Obviously, there is a clear distinction between music in conjunction as part of a religious service and an outside event, such as a wedding where there may be a band or a DJ. In addition, music typically heard as part of a religious service occurs during the times services are conducted. Obviously this varies by religion and there are exceptions for special services and music from church bells, etc.

Based on what has been submitted by the applicant, is a text amendment permitting Live Music necessary? Staff's position is that parties and events outside of church functions (church picnic, after service gatherings) involving a DJ or band would fall under the definition of Live Music and is not presently permitted at the zone, unless within the Silvermine Tavern Village District.

### Question 3

The applicant has offered several conditions, many based on the conditions imposed by the Commission as part of the Graybarns application.

*Condition 1: The Community Building may be used for events for religious and youth celebrations for members of the community.*

Is a wedding by someone who is not a member of the congregation a religious celebration allowing use of the facility for weddings? At one juncture in the enforcement process I was told that the perspective users become "members" for the purposes of using the facility. In addition, more information and clarification on what youth celebrations are? This could be interpreted widely and should be narrowed.

A clearer description and delineation of what this entails is necessary.

*Condition 5: The applicant shall have private security present for evening events involving one hundred (100) or more people to ensure compliance with the noise ordinance.*

Is this security trained in the Norwalk noise ordinance and are they equipped with the tools necessary to monitor for compliance? And if they determine noise emanating from the facility exceed permissible standards, what actions are they authorized to take?

*Condition 6. All events within the Community Center will end no later than 10:30 p.m. Sunday through Thursday or by 12:00 a.m. Friday & Saturday.*

First and foremost, the applicant would need to comply with the noise ordinance. This is stated as Condition 7. Regardless, the Commission would need to consider whether these hours are appropriate considering the location of the use.

*Condition 9. Any sound system existing or installed within the Community Building shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.*

The applicant should verify whether this condition needs modifying since there were recent changes to the noise ordinance.

Staff offers the following resolutions for your consideration:

### RESOLUTION 1

**WHEREAS**, the Commission has determined the proposed activity is inconsistent with the definition of a Religious Facility;

**WHEREAS**, the Commission has determined that Live Music Public is currently not permitted in this zone;

**NOW, THEREFORE, BE IT RESOLVED**, by the Norwalk Planning & Zoning Commission, that #2026-13 St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space be denied.

### RESOLUTION 2

**WHEREAS**, the Commission has determined that the proposed activity is consistent with the definition of a Religious Facility;

**WHEREAS**, the Commission has determined that any music associated with the event space is consistent with a Religious Facility;

**NOW, THEREFORE, BE IT RESOLVED**, by the Norwalk Planning & Zoning Commission, that #2026-13 St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space be approved, subject to the following conditions.

1. The Community Building may be used for events for religious and *youth celebrations* for members of the community.
2. The Community Building may not be marketed as an event venue.
3. At no time can the capacity of the Community Building exceed what is permissible by either the Health Department or Fire Marshall's office.
4. If applicable, the Applicant will obtain all necessary City permits prior to hosting events at the Community Building, and satisfy the requirements of all City agencies, including but not limited to:
  - a. All requirements of the Fire Marshal.
  - b. All requirements of the Health Department.
  - c. ADA compliance with the Regulations and Building Code.
  - d. All requirements of the Transportation, Mobility & Parking Department.
5. The applicant shall have private security present for evening events involving one hundred (100) or more people to ensure compliance with the noise ordinance.
6. All events within the Community Center will end no later than 10:30 p.m. Sunday through Thursday or by 12:00 a.m. Friday & Saturday.
7. Events hosted at the Community Building shall comply with Table 2 of the Norwalk Noise Ordinance.
8. To the extent practicable, the doors and windows to the Community Building will remain closed during any event.
9. Any sound system existing or installed within the Community Building shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.

10. Rental contracts shall include a condition that compliance with the City of Norwalk Noise Ordinance is strictly enforced.
11. Excluding lighting permissible in § 4.3.17, Private Lighting Standards, event lighting associated with the Community shall not be located outside of the Community Building.
12. All parking for guests, employees of the Applicant, valet parked vehicles, or vendors shall remain on the Property. Unless otherwise approved by the appropriate City department, no such parking is permissible along the public roads for any event held at the Community Building.
13. Passenger vans, buses or Ubers shall not park, idle or queue along West Rocks Road or Bayne Street.
14. Adequate staff shall be employed to ensure that cars are parked safely and that the adjacent road network operates safely.
15. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations.
16. Cap on the number of events per year?
17. Upon request, St. George's shall provide Planning & Zoning staff with a listing of all concluded and scheduled events in the calendar year.

18.

**BE IT FURTHER RESOLVED** that the effective date of this action shall be May 1, 2026.

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**END**

### **Proposed additional conditions based on Commission Feedback**

1. Private events rented out to non-parishioners shall be limited as follows:
  - a. Private non-parishioner events that either include Live Music or end after 9 p.m. shall be limited to 30 such events in any 12 calendar months;
  - b. Private non-parishioner events that either include Live Music or end after 9 p.m. shall be limited to 1 such event in any week;
  - c. Private non-parishioner events that either include Live Music or end after 9 p.m. shall not exceed 250 individuals;
  - d. Private non-parishioner events that exceed 150 individuals, include Live Music, and end after 8 p.m., shall require on-site security provided by off duty Norwalk Police Officers; and
  - e. All private non-parishioner events that include either Live Music or exceed 100 individuals shall conclude no later than 10 p.m. if held between Sunday and Thursday, or 11 p.m. if held on Friday or Saturday. The host of the event shall be permitted to clean the Community Center after the conclusion of the event.
2. All events shall be required to comply with the applicable Norwalk Noise Ordinance at the time of the event.
3. The Church will consult with its Civil Engineering advisor and Norwalk planning & zoning staff, to relocate its dumpster to an appropriate location.

**SCHEDULE OF FEES  
PLANNING & ZONING & ZBA**

Effective May 22, 2026

**PLANNING & ZONING COMMISSION & ZONING BOARD OF APPEALS APPLICATIONS<sup>1</sup>**

	<b>APPLICATION FEE<sup>2</sup></b>
UNAUTHORIZED MODIFICATIONS TO PLAN WITHOUT PRIOR COMMISSION APPROVAL	\$1,000
AMENDMENT TO THE POCD	\$1,060
ZONE CHANGE/ZONING AMENDMENT APPLICATION	\$1,560
SUBDIVISION APPLICATION: TWO-LOT	\$810
PER ADDITIONAL LOT	\$200
SPECIAL PERMIT APPLICATION: <b>RESIDENTIAL GRADING &amp; FILLING</b>	\$560
<b>ALL OTHERS</b>	\$1,310
SITE PLAN <b>or CSPR</b> APPLICATION: 1 OR 2 FAMILY or NON-RES. < 5,000 SF	\$560
<b>3 UNITS TO 14 UNITS OR NON-RES. 5,000 SF - 25,000 SF</b>	\$810
<b>ALL OTHERS</b>	\$1,060
MOTOR VEHICLE LICENSE	\$510
SCENIC ROAD APPLICATION	\$200
VARIANCES/APPEALS RESIDENTIAL ONE & TWO FAMILY	\$560
<b>ALL OTHERS</b>	\$810
SPECIAL EXCEPTION	\$560
EXTENSION OF TIME	\$560

<sup>1</sup> ZBA and P&Z applications must pay the cost of the legal notice(s) directly to the Norwalk Hour

<sup>2</sup> Where applicable, fee includes a \$60 fee per CGS 22a-27j (PA 09-03)

**ZONING PERMITS**

**AFTER THE FACT PERMIT – DOUBLE THE FEE LISTED BELOW!**

**ZONING PERMIT APPLICATIONS WITHIN A FLOOD ZONE ARE SUBJECT TO ADDITIONAL \$250 FEE**

	<b>APPLICATION FEE</b>	<b>ZONING FEE<sup>2</sup></b>
PROPANE TANK, <b>ELEC. METER</b> , AC UNITS & ACCESSORY STRUCTURES ≤ 200 SF	\$0.00	\$110
ACCESSORY STRUCTURES & <b>SPORTS COURTS</b> > 200 SF	\$150	\$310
RESIDENTIAL CHANGE IN USE/HOME OCCUPATION/INTERIOR ALTERATION	\$0.00	\$160
NEW SINGLE-FAMILY DWELLING (including detached ADU's)	\$250	\$310
NEW TWO-FAMILY DWELLING	\$250	\$410
ONE- & TWO-FAMILY ADDITION (≤ 1,000 SF)	\$0.00	\$210
ONE- & TWO-FAMILY ADDITION (> 1,000 SF)	\$200	\$410
<b>NEW MULTI FAMILY CONSTRUCTION (FIRST 3 UNITS)</b>	\$250	\$560
PER ADDITIONAL UNIT	\$0.00	\$125
<b>MULTI FAMILY ADDITION</b>	\$250	\$560
NON-RESIDENTIAL NEW CONSTRUCTION (< 5,000 SF)	\$250	\$560
NON-RESIDENTIAL NEW CONSTRUCTION (5,000 SF – 24,999 SF)	\$250	\$810
NON-RESIDENTIAL NEW CONSTRUCTION (> 25,000 SF)	\$250	\$1,060
<b>PER ADDITIONAL 10,000 SF &gt; 35,000 sf</b>	\$0.00	\$250
NON-RESIDENTIAL INTERIOR ALTERATION/TENANT FIT-UP (< 1,500 SF)	\$0.00	\$310
NON-RESIDENTIAL INTERIOR ALTERATION/TENANT FIT-UP (1,500 – 2,999 SF)	\$0.00	\$385
PER ADDITIONAL 1,000 SF OVER 2,999 SF	\$0.00	\$75
<b>SIGNS (ADDRESS, DIRECTORY, OUTDOOR DISPLAY &amp; PLAQUE)</b>	\$0.00	\$60
<b>SIGNS (AWNING, BAND, BLADE, POST, WALL &amp; WINDOW)</b>	\$150	\$160
<b>SIGNS (CORNICE, LARGE PROJECTING, MARQUEE &amp; MONUMENT)</b>	\$300	\$310
EXCAVATION, FILLING AND GRADING ( <b>STAND-ALONE PERMITS</b> )	\$150	\$160

**MISCELLANEOUS**

ZONING VERIFICATION LETTERS (ONE & TWO FAMILY)	\$200
ALL OTHERS	\$500
<b>LOT LINE REVISIONS</b>	\$200
<b>FIRST CUT/DETERMINATION OF LOT</b>	\$500
ZONING MAP 24"x36"	\$10
COPIES (PER PAGE)	\$0.50

## Memorandum

**April 10, 2026**

**To: Joshua Goldstein, City Council President**  
**Chapin Bryce, Planning & Zoning Commission Chairman**  
**Danielle Sanchick, Zoning Board of Appeals Chairman**

**From: Steve Kleppin, Planning & Zoning Director**

**Re: Proposed Fee Schedule**

Attached is a revised fee schedule for your consideration. The last fee time the fee schedule was updated was in January, 2022.

Also attached (2026 Fee Schedule v. 2022 Fee Schedule) is the current fee schedule with the proposed fees indicated in a separate column, to make it clear what the increase is per category.

Some items of note regarding the proposed fee schedule:

- General increase in both application fees to the Zoning Board of Appeals and Planning & Zoning Commission, as well as increases to zoning permit fees.
- Increases in fees are based on several factors:
  - With adoption of the new zoning regulations in 2024 there are several new development facets that get reviewed as part of many of the applications such as grading, retaining walls, façade materials, massing, etc.
  - In comparison to other communities' applicable and comparable fees, our draft fees will tend to be on the higher side of other communities, but not the highest. It's likely that as these communities eventually increase their fees, they will likely exceed or equal our proposed fees.
  - Considering it has been 4 years since the fee schedule was last updated now is an appropriate time to evaluate and update fees.
- Inclusion of an application fee and a zoning fee for zoning permits. Staff often receives zoning permit applications, corresponds with the applicant and perhaps conducts a secondary or tertiary review and ultimately the applicant may decide to not move forward with the application. In response to that, we are proposing a separate application fee that will be collected upon submittal and the balance (zoning fee) collected upon issuance of the permit. For example:  
Proposed new house (single-family dwelling). \$250 due at application and an additional \$310 due upon approval.

The total fee under this example is \$560, which is an increase of \$100 from the current fee. For an application like this our fee is determined based off the staff time needed to review a standard set of items, which includes but is not limited to:

- Site survey:
  - building and structure location with respect to property lines (setbacks)
  - verify the permitted amount of building coverage and impervious surface does not exceed permitted values (prevent over-development of a property and increase stormwater absorption)
  - verification of the location of and dimensions of required parking and associated drive aisles
  - wetlands and flood zones
- Site plan:
  - proposed grading, vegetation removal, retaining walls and slopes, which are newer standards to protect neighboring properties and prevent erosion and runoff issues
  - verification of required landscaping (type, location and number of plantings)
  - coastal considerations
- Architectural plans:
  - review of plans to verify that the proposed building size(s) do not exceed permissible limits to prevent over-development of a property
  - ensure that the general layout and use of the structure is consistent with the regulations and proposed use
  - analyze building elevations and cross sections to ensure that the proposed heights are compliant

This partial list does not include the staff time involved with applications that are incomplete or inadequate, nor does it include all the other permit types we review such as signage, coastal applications or flood zone applications which require significant staff time and are much more technical in nature.

Alternatively, the Building Department and many of our surrounding municipalities base their fee off the cost of construction as opposed to project size. We base our fees on project size, since size of the structure(s) and extent of the developed areas are larger drivers of P&Z staff time than project cost. In addition, determining and verifying construction costs would take more staff time.

Lastly, it is important to note that the intent of the fee schedule is not to cover all the costs incurred by the department, but meant to be a reasonable offset for some of the City resources that get devoted to the review of applications and permits. It is also important to note that these fees, in combination with the fees collected by the Building Department, have historically covered the costs of both departments, being the two departments most directly involved in the development process.

Feel free to reach out to me with any questions.

---

END

**CITY OF NORWALK**  
**PLANNING & ZONING COMMISSION MINUTES**  
**April 22, 2026**

**PRESENT:** Chapin Bryce, Chair; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron (left at 9:16 pm) and Galen Wells (both joined the meeting after the roll call)

**ABSENT:** Nick Kantor

**STAFF:** Steve Kleppin; Bryan Baker (left at 8 pm)

**OTHERS:** Alan Lo; Mark Conte; Daniel Glissman; Atty Eric Bernheim

**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 and noted that there was a quorum. Mr. Bryce said that Richard Roina had resigned from his position on the commission and thanked him for his time on the commission. He seated Ms. Tabachneck and Ms. Lenkowsky for the entire meeting. They would take a break at 8 pm if the meeting was running long.

**III. REVIEW AND ACTION ON APPLICATIONS**

**A. #2026-33 8-24 Referral - City of Norwalk - 8-24 Referral to renovate and expand the Westport Avenue Fire Station - Report & recommended action**

**DISCUSSION**

Updates from Alan Lo, Building and Facilities Manager for the City of Norwalk.  
Presentation: Mark Conte, Fire Department.

**\*\* MR. SCHULMAN MOVED to APPROVE application #2026-33 8-24 Referral - City of Norwalk - 8-24 Referral to renovate and expand the Westport Avenue Fire Station**

**Ms. Langalis seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**B. #2026-34 8-24 Referral - City of Norwalk - 8-24 Referral to provide a utility easement to Eversource in order for Eversource to provide primary electrical power and the installation of electrical equipment/transformer on the Naramake School property - Report & recommended action**

### **DISCUSSION**

Updates from Alan Lo, Building and Facilities Manager for the City of Norwalk.

**\*\* MR. JONES MOVED to APPROVE application #2026-34 8-24 Referral - City of Norwalk - 8-24 Referral to provide a utility easement to Eversource in order for Eversource to provide primary electrical power and the installation of electrical equipment/transformer on the Naramake School property**

**Ms. Langalis seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**C. #2026-35 8-24 Referral - City of Norwalk - 8-24 Referral to provide a utility easement to Eversource in order for Eversource to provide primary electrical power and the installation of electrical equipment/transformer on the Rowayton School property - Report & recommended action**

### **DISCUSSION**

Updates from Alan Lo, Building and Facilities Manager for the City of Norwalk.

**\*\* MS. LANGALIS MOVED to APPROVE application #2026-35 8-24 Referral - City of Norwalk - 8-24 Referral to provide a utility easement to Eversource in order for Eversource to provide primary electrical power and the installation of electrical equipment/transformer on the Rowayton School property**

**Ms. Tabachneck seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**D. #2026-30 R - 216 East Avenue - Exterior Modifications within EVTZ - Peer Review Authorization**

**DISCUSSION**

Updates from Bryan Baker, Principal Planner, Planning and Zoning Department, for the City of Norwalk.

Updates from Daniel Glissman

**\*\* MR. SCHULMAN MOVED to APPROVE #2026-30 R - 216 East Avenue - Exterior Modifications within EVTZ - for Peer Review Authorization**

**Mr. Jones seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**E. #2026-19 C SPR - Blue Fish Partners LLC – 97 Rowayton Avenue – After-the-fact approval of an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action**

Mr. Bryce recused himself from the meeting and appointed Ms. Wells to chair the meeting for this application.

**DISCUSSION**

Updates from Atty Emma Dignati, attorney for the applicant.

Updates from Henry Conroy, the applicant.

**\*\* MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** that application #2026-19 C SPR – Blue Fish Partners LLC – 97 Rowayton Avenue – After-the-fact approval of an existing Shoreline Flood and Erosion Control Structure (SF ECS) be **APPROVED** subject to the following conditions:

Planning & Zoning Commission - Minutes  
April 22, 2026  
Page 3 of 8

1. That the building and site will be occupied in accordance with the following plans:
  - a. Per plan set dated 11/25/2024 and prepared by Sound Engineering Associated, Fairfield, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any previously unpermitted work on the property is rectified and legalized; and
4. That the pilings, docks, and other fixed and floating structures utilized by the Applicant at the site must remain outside the federal navigable channel in the Five Mile River notwithstanding the replacement bulkhead; and
5. That the applicant shall maintain a safe "buffer zone" between boats (including pulpits and any other overhanging equipment, etc.) docked at the finger floats to prevent any impingement into the federal channel; and
6. 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 May 1st, 2026.

**Mr. Jones seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**F. #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 - Report & recommended action**

Mr. Bryce then rejoined the meeting. He noted that Ben Young had presented at the previous meeting. Since Mr. Young was not present at the meeting, and there was no further discussion on this matter, the commissioners moved to vote on this application.

**\*\* MR. JONES MOVED to APPROVE application #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**

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**Louis Schulman and Ana Tabachneck abstained.**

**IV. PUBLIC HEARINGS**

Mr. Bryce asked the commissioners if they could change the agenda to hear the second application first. They agreed. He then explained the rules of the public hearing as well as noting that the commission would take a short break at 8 pm.

**B. #2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Rd - Allow use of community space as a function hall - Public hearing, report & recommended action**

**DISCUSSION**

Updates from Atty Eric Bernheim, attorney for the applicant.

**PUBLIC COMMENTS**

*Public comments were given. Speakers were Norwalk residents unless otherwise noted.*

**\*\* MS. LANGALIS MOVED to continue application #2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Rd - Allow use of community space as a function hall to the Planning & Zoning Commission agenda on May 6, 2026.**

**Ms. Wells seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**A. #2026-03 R - City of Norwalk - 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**

Mr. Bryce opened the public hearing. Ms. Jordan-Byron left the meeting at 9:16 pm.

## **DISCUSSION**

Updates from Steve Kleppin, Director of Planning & Zoning for the City of Norwalk.

## **PUBLIC COMMENTS**

*Public comments were given. Speakers were Norwalk residents unless otherwise noted.*

**\*\* MS. WELLS MOVED: 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 May 1, 2026.

**Mr. Schulman seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

**C. #2026-32 R - City of Norwalk - Revisions to the Fee Schedule - Public hearing, report & recommended action**

**\*\* MR. SCHULMAN MOVED to continue application #2026-32 R - City of Norwalk - Revisions to the Fee Schedule to the Planning & Zoning Commission agenda on May 6, 2026.**

**Ms. Wells seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

## **V. DISCUSSION**

### **A. Raised Senate Bill 363 - Commercial Vacancy Taxes - Discussion**

#### **DISCUSSION**

Updates from Steve Kleppin, Director of Planning & Zoning for the City of Norwalk.

**\*\* MR. SCHULMAN MOVED to APPROVE the letter drafted by Planning & Zoning Department staff and sent out for raised Senate Bill 363 - Commercial Vacancy Taxes.**

**Ms. Tabachneck seconded.**

**Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.**

**No one opposed.  
No one abstained.**

**B. #2026-31 R - Amendment Introduction - Discussion**

**DISCUSSION**

Updates from Steve Kleppin, Director of Planning & Zoning for the City of Norwalk.

**VI. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: April 8, 2026**

**\*\* MS. LANGALIS MOVED to approve the April 8, 2026 minutes.**

**Harvey Jones seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.**

**No one opposed.**

**Louis Schulman and Ana Tabachneck abstained.**

**VII. COMMENTS OF DIRECTOR**

There were no comments from Mr. Kleppin.

**VIII. COMMENTS OF COMMISSIONERS**

There were no comments from commissioners.

**IX. ADJOURNMENT**

**Mr. Jones made a Motion to Adjourn.**

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 10:19 pm.

Respectfully submitted,  
Diana Palmentiero