



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

OCTOBER 22, 2025, 6:00 PM

HYBRID IN THE COUNCIL CHAMBERS AND BY ZOOM VIRTUAL MEETING

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



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



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



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

I. CALL TO ORDER

II. ROLL CALL & SEATING OF ALTERNATES

III. REVIEW AND ACTION ON APPLICATIONS

- A. #2024 – 43 SP/CAM – 50 Day Street, LLC – 165 Water Street – Extension of time request for Robot Competition Venue within existing two story, 54,000 sqft building - Report & recommended action**

IV. PUBLIC HEARINGS

- A. #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractors yard and change the stormwater management - Continuation of public hearing, report & recommended action**

- B. #2025-56 SP/CAM – Alpha5MK 19 Day , LLC – 19 Day Street (District 2, Block 58, Lot 44) – Special permit for a proposed multifamily building with 32 units - Public hearing, report & recommended action
- C. #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones - Public hearing, report & recommended action

V. ELECTION OF OFFICERS

VI. DISCUSSION

VII. ACCEPTANCE OF MINUTES

- A. Regular Meeting: October 8, 2025

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

UPCOMING MEETINGS

November 19, 2025



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

September 26th, 2024

Certified Mail No. 9589071052700980843489

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

RE: #2024 – 43 SP/CAM – 50 Day Street, LLC – 165 Water Street – Robot Competition Venue within existing two story, 54,000 sqft building.

Dear Attorney Suchy,

At a regular meeting of the Norwalk Planning & Zoning Commission held on Wednesday, September 18th, 2024, the following resolution was adopted:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2024 – 43 SP/CAM – 50 Day Street, LLC – 165 Water Street – Robot Competition Venue within existing two story, 54,000 sqft building be **APPROVED** subject to the following conditions:

1. That all department sign-offs be submitted prior to the issuance of a zoning permit; and
2. That a special permit certificate and mylar of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That the applicant revises the flyer and map within the parking and traffic management plan that is to be provided to spectators per staff comments prior to the issuance of a zoning permit;
4. That the applicant revises the parking and traffic management plan to adequately mitigate the concern of event parking overflow on nearby residential streets. Revisions shall be subject to TMP & P&Z staff review and approval, prior to the issuance of a zoning permit; and
5. That the applicant submits signed documentation from each property owners listed in the traffic and parking management plan agreeing that parking during event days is permitted on their properties for the duration of this use prior to the issuance of a zoning permit; and
6. That if changes occur within the parking and traffic management plan the applicant shall notify staff of the changes; and
7. That the applicant is permitted a maximum of 12 events per calendar year; and
8. That rooftop solar shall be installed per testimony of the applicant; and
9. That any changes to the approved plans be submitted to the Planning & Zoning Commission for their review and approval; and
10. That the building and site be used in accordance with the following plans and as amended per staff comments:
 - a. Per survey dated 5/31/24, prepared by LandTech of Westport, CT.

- b. Per floor plans dated 7/12/24, prepared by Philip Cerrone III of Fairfield, CT.
 - c. Per parking and traffic management plan dated 7/24/24, prepared by 50 Day Street, LLC
11. That the applicant maintains parking spaces on 88 Day Street (DBL 2-83-6, this property is automatically combined per Article 1. 21.3.A.2)
12. That the designated parking lots off-site, including the following lots are maintained for the duration of this use:
- a. 0, 50 & 51 Day Street (DBL 2-61-3, 2-62-14, 2-83-10)
 - b. 149 Water Street (DBL 2-83-8)
 - c. SNEW (DBL 2-55-28)
 - d. Calvary Baptist Church (DBL 2-82-11)
13. That if parking and traffic issues occur that the applicant work with staff to address the issues in a timely fashion; and
14. That all signage complies with the Norwalk Building Zone regulations; and
- BE IT FURTHER RESOLVED** that this application complies with Special Permit, Article 8.4.8 and Coastal Area Management Article 6.210 & 8.4.4.F, including all other applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action is September 27th, 2024.

A zoning permit must be obtained within one year of the effective date or this Special Permit approval automatically becomes null and void.

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

Sincerely,



Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Date Received:

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

1. Address of Subject Property(s):

284 New Canaan Avenue, Norwalk, CT

2. District: 5 Block: 46 Lot(s): 76 3. Zone: AAA, 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:

Contractor's Yard - Public Utilities

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

Contractor's Yard - Public Utilities

Applicant Information

Applicant Name: Enrico R. Costantini, Esq.

Billing Address: FLB LAW, PLLC, 315 Post Road West, Westport, CT 06880

Phone Number: 203-635-2200 Email: costantini@flb.law

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.*

March 12, 2025

Norwalk Planning & Zoning Department
125 East Avenue, Room 129
Norwalk, CT 06856

Re: 284 New Canaan Avenue, Norwalk, Connecticut (the "Property")

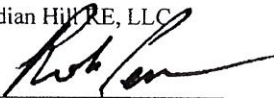
To Whom It May Concern:

As the Owner of the Property, this letter is to advise you that Indian Hill RE, LLC hereby consents to the preparation, filing and presentation of any and all zoning, land use, or other applications seeking approvals in connection the Property by the law firm of FLB Law, PLLC, and the engineering firm of LandTech.

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

Sincerely,

Indian Hill RE, LLC



By:
Duly Authorized

APPLICANT'S PROJECT DESCRIPTION

PENNA CONSTRUCTION – 284 NEW CANAAN AVENUE

Penna Construction, by way of their attorneys, FLB Law, PLLC, (the “Applicant”), submits this application for a special permit (the “Application”) pursuant to the Norwalk, Zoning Regulations (the “Regulations”) for the property commonly known as 284 New Canaan Avenue, Norwalk, Connecticut (the “Property”), which is located in a CD-1L District. The goal of this Application is to modify the existing Special Permit that the Applicant obtained on October 10, 2017, Permit #S16-499A (the “2017 Special Permit”). Along with this Project Description, the Application includes the following documents:

- Site Development Plan, dated December 18, 2024, revised as of March 11, 2025 (the “Site Plan”);
- Stormwater Management Report for 284 New Canaan Avenue, dated December 18, 2024, revised as of March 11, 2025 (the “Drainage Report”); and
- Operations and Maintenance Plan, dated December 18, 2024 (the “O&M Plan”).

Additionally, the Applicant seeks a waiver for the submission of the following documents required by the Regulations:

- Certified Class A-2 Existing Conditions Survey;
- Environmental Report;
- Architectural Plans and Drawings; and
- Traffic Impact Analysis – the proposed use at the Property will not generate over five hundred (500) vehicle trips per day, as set forth in Section 8.4.8.2.c of the Regulations.

BACKGROUND

On October 24, 2024, the Applicant received a Notice of Zoning Violation: 284 New Canaan Ave (5-46-76-0) from the Planning and Zoning Department Enforcement Office, related to: (a) the clearing of more than 10,000 square feet, (b) non-compliance with the previously approved Special permit conditions, and (c) the failure to obtain a Certificate of Zoning Compliance (the “Zoning Violation”). Please note that item (a), related to the clearing of more than 10,000 square feet, is being addressed by way of a separate special permit application, at the direction of the Norwalk Planning & Zoning Department staff, which has been filed simultaneously herewith.

In an effort to address the remaining two violations identified in the Zoning Violation, the Applicant is now requesting a modification to the 2017 Special Permit to implement a change to the stormwater management system (as detailed further below) and also to take corrective action for the unpermitted yard expansion and return the site to initial approved boundaries. Please also

note, the Applicant is not proposing to expand the boundaries of the yard area as approved under the 2017 Special Permit.

In the Applicant's 2017 Special Permit, the Planning and Zoning Commission approved the construction of an above-ground stormwater detention pond, which was intended to protect the Property and surrounding areas from experiencing heightened water flow in the event of rain or other precipitation. The Applicant is now seeking to modify the original approvals in order to construct a Subsurface Detention System utilizing Cultec chambers to better address the stormwater requirements outlined in the 2017 Special Permit. This proposal was recently approved by the Norwalk Inland Wetland Agency (Permit #S16-499B)¹. Furthermore, this system will serve the same purpose as the originally approved detention pond, while providing the following benefits:

- i. Optimized space for restoration;
- ii. Improved water quality and management;
- iii. Reduced visual impact and compliance with permitting requirements.

The Applicant seeks approval of the proposed corrective measures outlined in the Site Plan to correct the Zoning Violations. As such, and for the reasons set forth herein, the Applicant submits that the Application meets the standards set forth in the Regulations and requests approval for the work detailed herein. As set forth in the Site Plan, the construction of the Subsurface Detention System will require the Applicant to construct the following:

1. A silt fence along the rear of the Existing Masonry Garage;
2. A temporary stockpile area for materials to be used in the course of construction;
3. A low concrete block wall or berm to surround the expanded construction area in accordance with the Wetland Demarcation Boundary detail; and
4. The Subsurface Detention System itself.

Finally, the Applicant is also proposing to reconfigure the material storage bins on-site to allow for maximizing the usable space for yard activities within defined boundaries. The proposed change is depicted in the enclosed Site Plan.

¹ Please note, the Applicant has appealed the decision of the Norwalk Inland Wetland Agency as it related to the imposition of a specific condition requiring a twenty-five (25') buffer on the eastern property line.

SPECIAL PERMIT STANDARDS

Section 8.4.8 of the Regulations sets forth the requirements that must be met to obtain a Special Permit. The Applicant submits that it meets each of the requirements for the reasons set forth below:

Section 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.

The Applicant submits that this Section of the Regulations does not apply to this Application. The Applicant is seeking approval for the construction of the Subsurface Detention System instead of the originally approved above-ground retention pond. The Applicant is not proposing to change the Use, nor is the Applicant seeking any of the Temporary Uses set forth in Section 4.3.9.F of the Regulations.

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.

The Subsurface Detention System will protect the public health, safety, and welfare by protecting from increased flows of stormwater discharge from the Property into the immediately surrounding area. As set forth in the Drainage Report, the Subsurface Detention System will retain excessive water that may result from storms and similar weather events. As with the originally approved above-ground detention pond, without the Subsurface Detention System there is a risk that flood-like events could occur due to stormwater run-off at the Property. Additionally, the Applicant will maintain the Subsurface Detention System in accordance with the O&M Plan so that the existing and proposed stormwater components installed at the Property are maintained in operational condition throughout the life of the project. The construction of the Subsurface Detention System will protect from such events and clearly promotes the public health, safety, and welfare of the citizens of Norwalk.

Therefore, the Applicant submits that the requirements of Section 8.4.8.1.b are met.

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 Subsurface Detention System will not have any adverse effect on the other properties located in the area surrounding the Property. As set forth above, the proposal will provide a benefit, not a harm, by protecting from increased stormwater discharge that may 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 submits that the proposed Subsurface Detention System complies and conforms with all applicable provisions of the Regulations that apply to CD-1L Districts.

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 Subsurface Detention System is in harmony with the general purpose and intent of the Regulations. First, the Regulations have been implemented to “protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community.” (§1.5.1.A). As stated above, the Subsurface Detention System will protect the people and community from stormwater discharge. The Subsurface Detention System will allow for the orderly and beneficial development of the Property by allowing for the efficient and effective disposition of stormwater runoff, while increasing the total surface area of the Property that may be used for development by the Applicant. (§1.5.1.C). The proposal will also secure and provide protection from hazards such as flooding by providing for and ensuring that stormwater discharge does not impact the immediately area surrounding the Property. (§1.5.1.L). Similarly, the Subsurface Detention System will conserve the value of the land and buildings both at the Property and in the surrounding area by protecting said properties from water flows.

Taking all of this together, granting the Special Permit is in line with the clearly stated purposes of the Regulations.

Section 8.4.8.G.1.f – Except for Buildings designated as historic under a Local, State or National inventory, any proposed Building containing a Footprint of 5,000 square feet or more or a Floor Area of 20,000 square feet or more[.]

This Application does not seek approval to construct a new Building – therefore, the Applicant submits that Section 8.4.8.G.1.f does not apply to this Application.

CONCLUSION

As proposed, the Subsurface Detention System, if approved, will allow the Applicant to resolve the outstanding Zoning Violations and as such we respectfully request that this Commission approve this Application.

Neighbors within 100' of Subject Property

Piotr Suchocki
11 May Drive
Norwalk, CT 06850

Peter Hantes, Jr.
824 carter Street
New Canaan, CT 06840

Luis Alfredo Vallejo & Reyna Vallejo
4 Klim Lane
Norwalk, CT 06850

Mauro A. Rojas
845 Carter Street
New Canaan, CT 06840

James William Mayfield
3 Klim Lane
Norwalk, CT 06850

Jimmy Nguyen
830 Carter Street
New Canaan, CT 06840

Andrew John Frucci & Emily Schneider Frucci
156 Pocconock Trail
Norwalk, CT 06850

Alain & Alicja Chebeir
166 Pocconock Trail
Norwalk, CT 06850

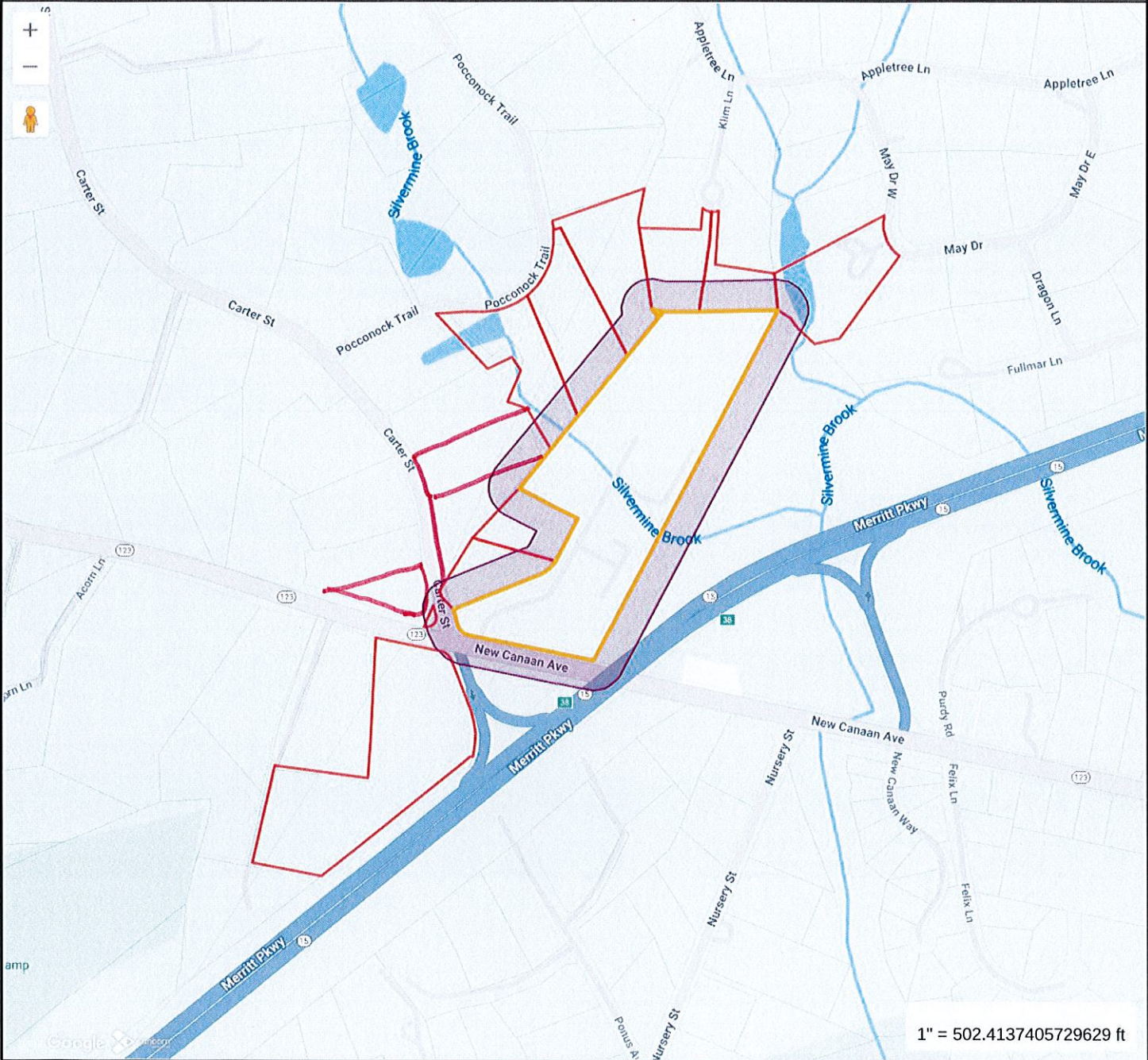
Peter B. Wilson, Jr. & Karen P. Wilson
178 Pocconock Trail
Norwalk, CT 06850

Robert C. Kolodny, as Trustee
Robert C. Kolodny Revocable Trust of 1978
48 Carter Street
Norwalk, CT 06850

Elena Zaika & Marwan Saidi
46 Carter Street
Norwalk, CT 06850

Andrew J. & Josephina Bell
293 New Canaan Avenue
Norwalk, CT 06850

Mauro A. Rojas
(For property located at Ponus Avenue, Norwalk, CT)
c/o: 845 Carter Street
New Canaan, CT 06840



Norwalk Information

ID 103-5-46-76-0
Site Address 284 NEW CANAAN AVE
Owner INDIAN HILL RE LLC
Co-Owner
Owner Address 46 INDIAN HILL RD



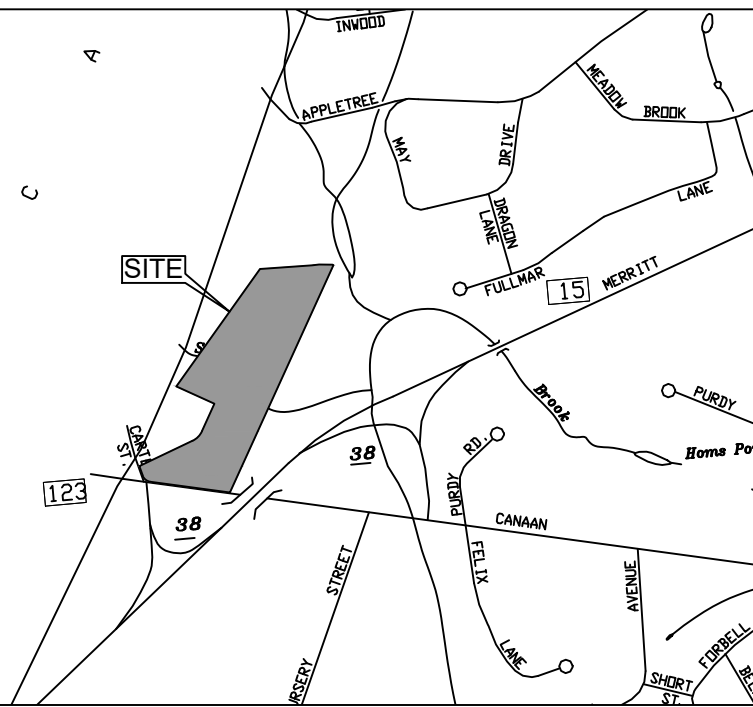
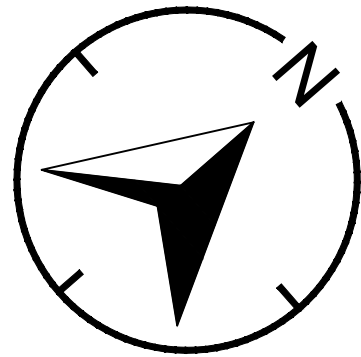
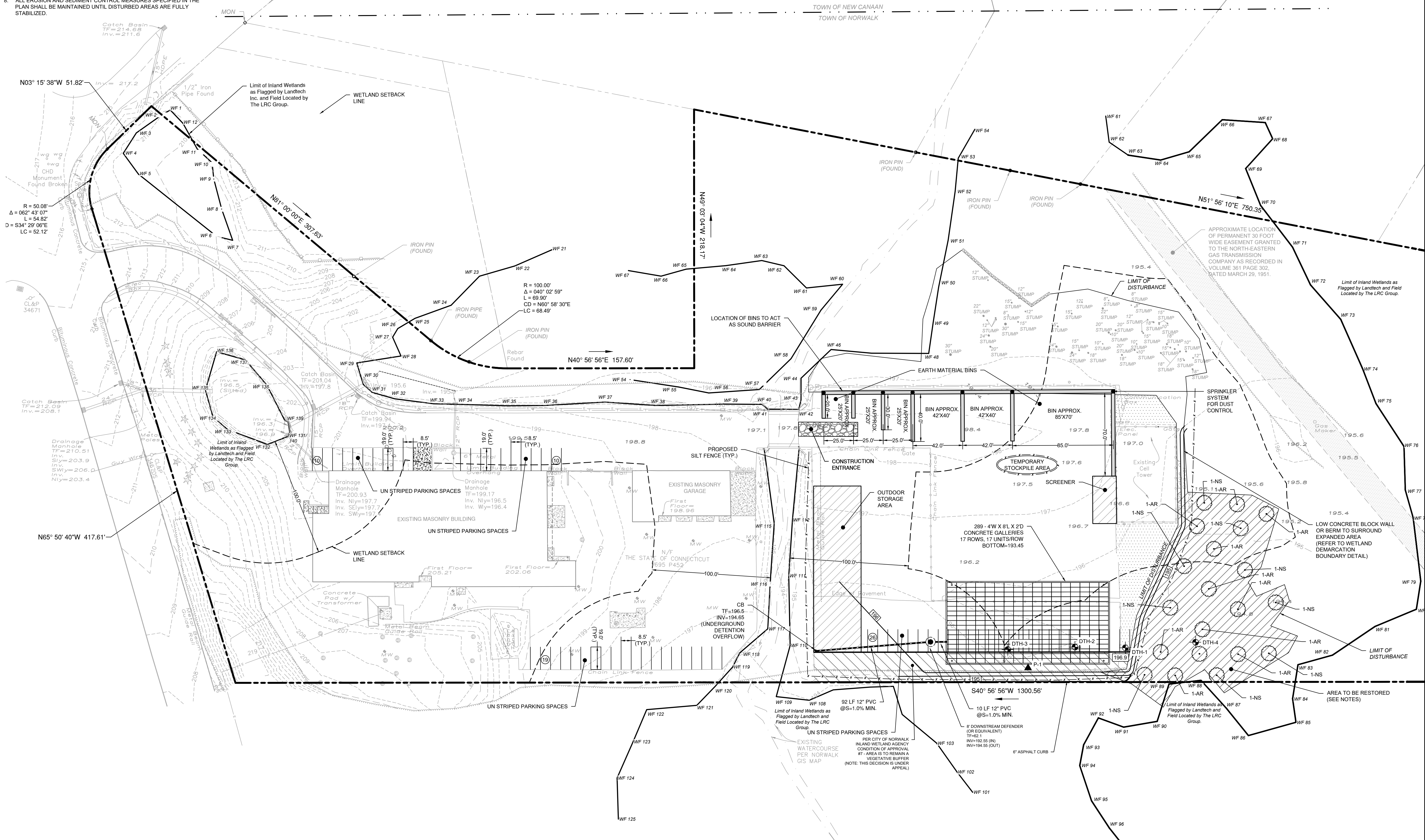
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 284 NEW CANAAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED SEPTEMBER 7.
2. DATUM: NAVD 88
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 ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 19001C0389F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPETEMBER 7, 2010.
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.



LOCATION MAP
(NTS)

09/09/2025	REVISED PER ZONING COMMENTS
09/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
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:
INDIAN HILL RE, LLC

PROJECT LOCATION:
**284 NEW CANAAN AVENUE
NORWALK, CT**

PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT No. **23015-02**
DATE: **12/18/2024** DESIGNED BY: **SM** CHECKED BY: **BC**
SCALE: 1" = 40'

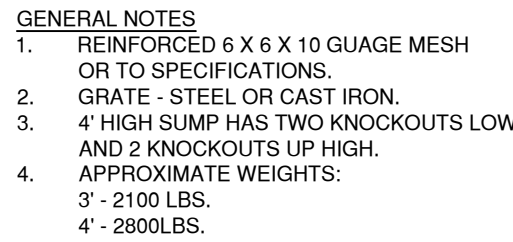
IN FEET
0 40 80 120

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

C-1.0

LANDTECH

-
- Diagram illustrating the construction details for a drainage ditch cross-section. The ditch is shown adjacent to a paved road. Key features and labels include:
- GRADATION SHALL BE DOT No. 3 OR ASTM C-33 No. 3**: Label for the top layer of the ditch.
 - ACCESS**: Label for the ditch opening.
 - 25' LENGTH MIN.**: Label for the length of the ditch section.
 - 6" MIN.**: Label for the minimum width of the ditch.
 - STRIPPED GROUND LINE (REMOVE TOPSOIL AND ORGANICS PRIOR TO CRUSHED STONE LAYER)**: Label for the ground line preparation.
 - INSTALL SUB-BASE OF FREE DRAINING BACKFILL AND STABILIZATION GEOTEXTILE NECESSARY ON UNSTABLE SOILS**: Label for the sub-base and stabilization layer.
 - PAVED ROAD**: Label for the adjacent road surface.



GEOTEXTILE SILT FENCE



Perf Hole		Date: 1/21/2025		
Depth:	30 in.	Presoak: 1 hr		
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
11:10	8.00			
11:20	12.00	4.00	00:10	2.50
11:30	15.50	3.50	00:10	2.86
11:40	19.00	3.50	00:10	2.86
11:50	20.50	1.50	00:10	6.67
12:00	22.00	1.50	00:10	6.67
12:10	23.00	1.00	00:10	10.00
Final Rate:	21" in	10.00	minutes	

09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
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01/23/2025	PLANTINGS AND NOTES
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LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

518 RIVERSIDE AVENUE • WESTPORT, CT 06891 • 203-464-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR

INDIAN HILL RE, LLC

PROJECT LOCATION

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD

DRAWING TITLE:

NOTES AND DETAILS

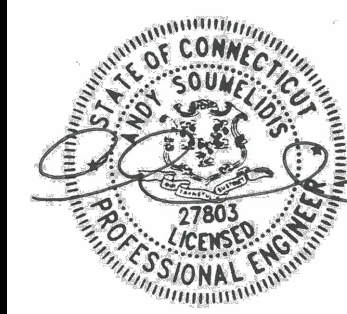
PROJECT No.	23015-02
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DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC
SCALE:		

N.T.S.

PROJECT STATUS:

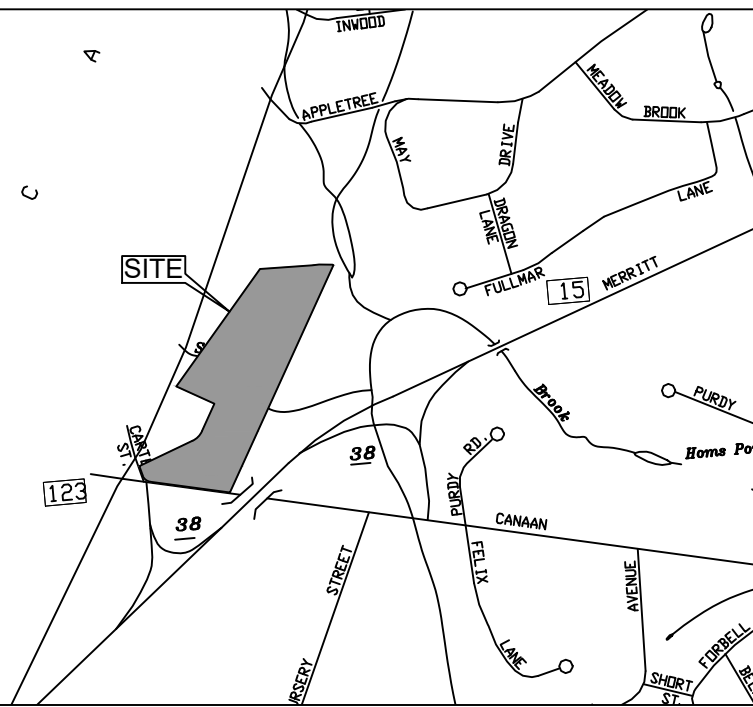
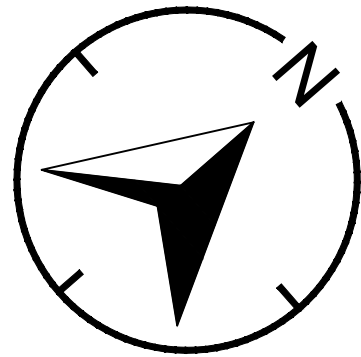
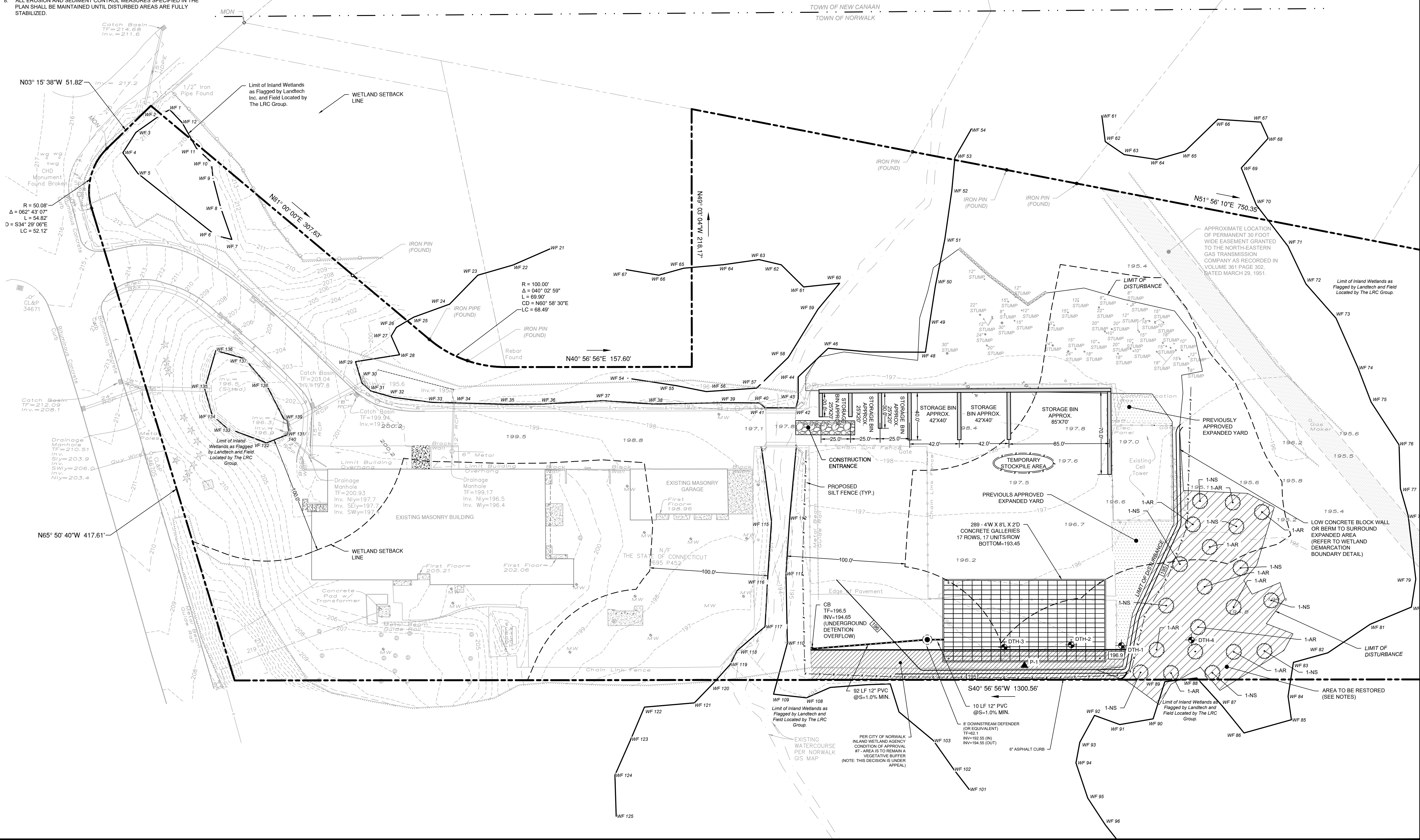
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-2.0

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LOCATION MAP
(NTS)

08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
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PREPARED FOR:
INDIAN HILL RE, LLC

PROJECT LOCATION:
**284 NEW CANAAN AVENUE
NORWALK, CT**

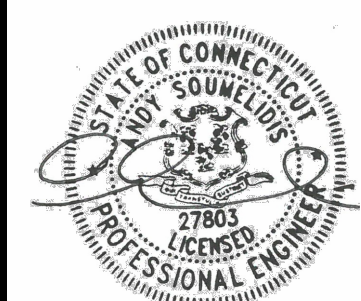
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT No. **23015-02**
DATE: **12/18/2024** DESIGNED BY: **SM** CHECKED BY: **BC**
SCALE: 1" = 40'

IN FEET
0 40 80 120

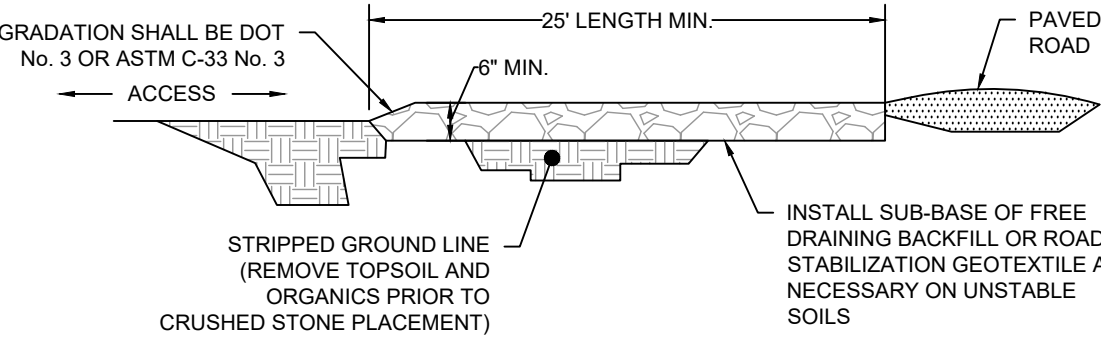
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



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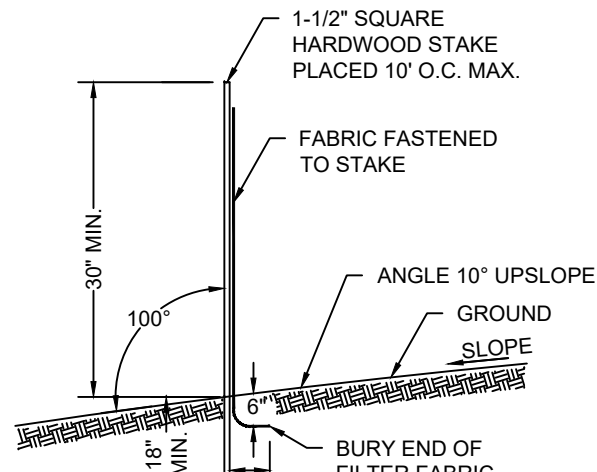
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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 15'X15' DIRT BAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'X15' DIRT BAGS 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 $\frac{1}{4}$ TO $\frac{1}{2}$ 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.

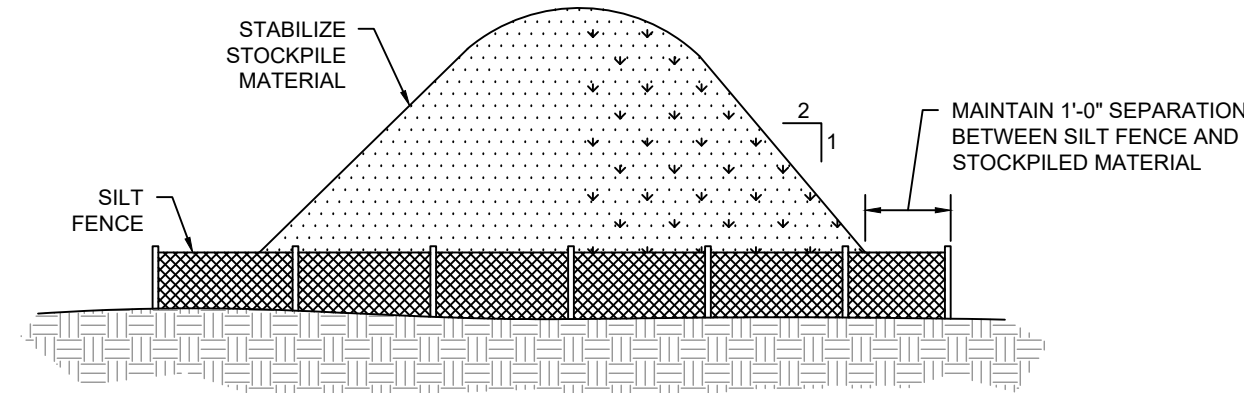


2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)

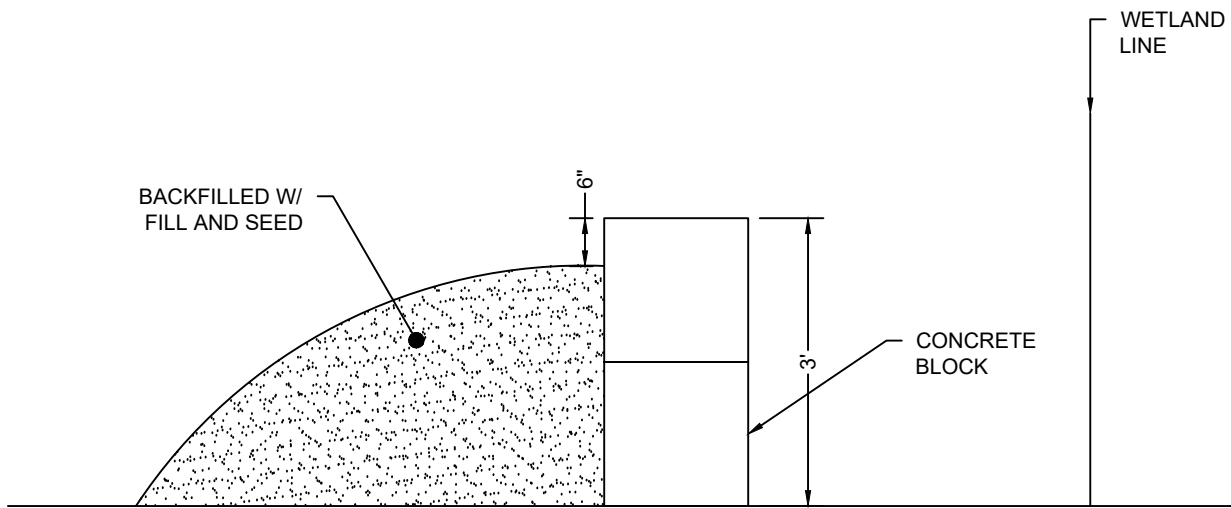
- GENERAL NOTES
- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 - GRATE - STEEL OR CAST IRON.
 - 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 - APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.



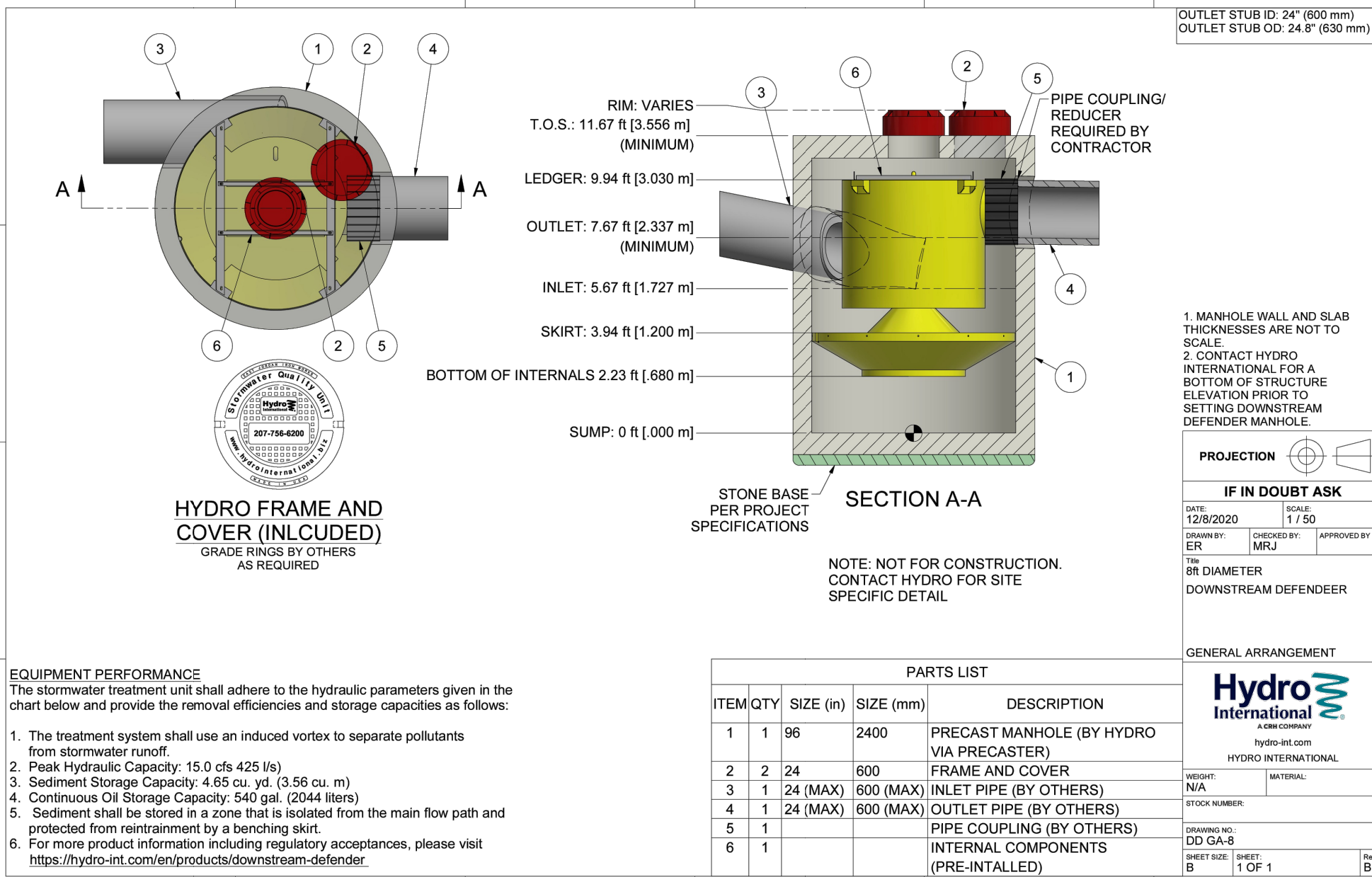
GEOTEXTILE SILT FENCE (NTS)



STOCKPILE DETAIL (NTS)



WETLAND DEMARCATION DETAIL (NTS)



- EQUIPMENT PERFORMANCE
- The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:
- The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 - Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 - Sediment Storage Capacity: 4.65 cu. yd. (3.58 cu. m)
 - Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 - Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 - For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>.

PARTS LIST			
ITEM	QTY	SIZE (in)	DESCRIPTION
1	1	96	2400 PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	2	24	600 FRAME AND COVER
3	1	24 (MAX)	600 (MAX) INLET PIPE (BY OTHERS)
4	1	24 (MAX)	600 (MAX) OUTLET PIPE (BY OTHERS)
5	1		PIPE COUPLING (BY OTHERS)
6	1		INTERNAL COMPONENTS (PRE-INSTALLED)

Soil Test Pit Excavation Observations

DTH-1:

Depth	Color	Texture	Notes
0-17"	Gray	Sandy Gravel	Processed gravel
17-48"	Brown	Sandy Loam	
48-58"	Dark Gray	Sandy loam	with roots
58-60"	Brown	Sandy Loam	
60-72"	Brown and Gray	Silt loam	mottled
BOH = 84"			

Groundwater discharge at 5 ft.

DTH-2:

Depth	Color	Texture	Notes
0-12"	Gray	Sandy Gravel	Processed gravel
12-38"	Brown	Sandy Loam	With cobble
38-48"	Dark brown	Sandy Loam	With roots
48-60"	Brown	Sandy Loam	
60-82"	Brown and Gray	Silt loam	mottled
BOH = 84"			

Groundwater discharge at 6.8'

DTH-3:

Depth	Color	Texture	Notes
0-9"	Gray	Sandy Gravel	Processed gravel
9-24"	Brown	sand	
24-43"	Reddish	sand	
43-84"	Gray	sand	Depleted layer

BOH = 7'

GW @ 6'

DTH-4:

Depth	Color	Texture	Notes
0-20"	Dark Gray	Sandy Gravel	Processed bituminous gravel
20-38"	Yellowish brown	Fine sandy loam	Abundant roots
38-77"	Grayish brown	Silt loam	Mottling to bottom of hole

BOH = 6.5'

GW @ 5'

PERCOLATION TEST DATA

Perco Hole: 1		Date: 1/21/2025	
Depth:	30 in.	Drop (in.)	Interval (min.)
Time	Depth (in.)	Drop (in.)	Rate (min./in.)
11:10	8.00		
11:20	12.00	4.00	00:10 2.50
11:30	15.50	3.50	00:10 2.86
11:40	19.00	3.50	00:10 2.86
11:50	20.50	1.50	00:10 6.67
12:00	22.00	1.50	00:10 6.67
12:10	23.00	1.00	00:10 10.00
Final Rate:		1" in	10.00 minutes

Restoration Plan for Disturbed Area at 284 New Canaan Avenue

1. Removal of Materials

- All deposited concrete blocks and other materials present in the disturbed area will be removed as part of the corrective action.

2. Site Grading

- The area will be properly graded to restore natural contours and ensure proper drainage.

3. Soil Preparation

- All disturbed areas will be covered with topsoil to provide a suitable growing medium for vegetation.
- The topsoil will be spread evenly and raked to achieve uniform coverage.

4. Seeding and Vegetation Restoration

- The entire area will be seeded with a Conservation Wildlife Mix sourced from New England Plants to promote native habitat restoration.
- The seed mix will include native grasses and wildflowers suitable for local wildlife and soil stabilization.

5. Erosion Control Measures

- Temporary erosion control measures (such as straw mulch or erosion control blankets) will be applied to stabilize the soil until vegetation establishes.
- Additional erosion control measures will be implemented as necessary to prevent soil displacement.

6. Monitoring and Maintenance

- The restored area will be monitored for vegetation establishment.
- Any bare or eroded spots will be reseeded as needed.
- Regular inspections will ensure successful restoration, and additional corrective actions will be taken if necessary.

New England Conservation/Wildlife Mix

BOTANICAL NAME	COMMON NAME	INDICATOR STATUS
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
FESTUCA RUBRA	RED FESCUE	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
PANICUM VIRGATUM	SWITCH GRASS	FAC
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	FAC
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM PURPUREUM (EUTROCHIIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
RUBICECIA HIRTA	BLACK EYED SUSAN	FACU-
ASTER PILOSUS (SYMPHYOTRICHUM PILOSUM)	HEATH (OR HAIRY) ASTER	UPL

APPLY: 25 LBS./ACRE (1750 SQ FT/LB)

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES FOR BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

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NOTES AND DETAILS

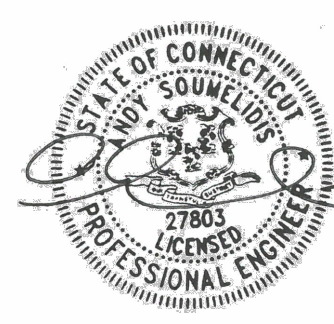
PROJECT No. 23015-02

DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC
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SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-2.0

PLANTING LIST					
KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE	QTY
AR	ACER RUBRUM	RED MAPLE	A fast-growing tree (60-75') with fall foliage. Seed, sap, and buds serve as food for wildlife. One of the most common trees in northeast wetlands.	4-6'	10
NS	NYSSA SYLVATICA	BLACK GUM, SOUR GUM, TUPELO, PEPPERIDGE	Medium to large tree (40-80') of forested wetlands and moist woods. Unusual horizontal branching habit. Partial shade to full sun. Fruit provides food for wildlife.	4-6'	10

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
FESTUCA RUBRA	RED FESCUE	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
PANICUM VIRGATUM	SWITCH GRASS	FAC
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	FACW+
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM MACULATUM (EUTROCHIUM MACULATUM)	SPOTTED JOE PYE WEED	OBL
EUPATORIUM PERFOLATUM	BONESET	FACW
ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM NOVAE-ANGLIA)	NEW ENGLAND ASTER	FACW-
SCIRPUS CYPERINUS	WOOL GRASS	FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended. APPLY: 35 LBS/ACRE :1250 sq ft/lb

WETLAND PLANTING STATUS TERMS	
OBL: Obligate Wetland Species	Plants that almost always grow in wetlands (estimated probability >99%), under natural conditions.
FACW: Facultative Wetland Species	Plants that usually grow in wetlands (estimated probability 67%-99%), but are occasionally found in non-wetlands areas.
FAC: Facultative Species	Plants equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66% in wetlands).
FACU: Facultative Upland Species	Plants usually found in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).
UPL: Obligate Upland Species	Plants almost always found in non-wetlands or upland sites (estimated probability >99%).

CONSTRUCTION NOTES

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- AREA AS DICTATED ON THE SITE PLAN TO BE CLEARED AND GRUBBED PRIOR TO THE PREPARATION OF THE PLANTING AREA. ALL INVASIVE VEGETATION SHALL BE TREATED PER THE SITE-SPECIFIC INVASIVE MANAGEMENT PLAN PRIOR TO PREPARATION OF THE PLANTING AREA.
- TREE PROTECTION LIMITS SHALL BE ESTABLISHED IN THE FIELD BY THE CONTRACTOR AROUND ALL OF THE TREES THAT ARE MARKED TO REMAIN AS PART OF THE PROJECT. ANY WORK COMPLETED WITHIN THE DRIP LINE OF THE EXISTING TREES SHALL BE COMPLETED BY HAND AND NOT WITH THE USE OF MECHANICAL EQUIPMENT. COMPACTION WITHIN THE DRIP LINE OF ANY TREES MARKED TO REMAIN SHALL BE KEPT TO A MINIMUM.
- AREAS THAT ARE CLEARED AND GRUBBED SHALL BE RE-ESTABLISHED WITH THE ADDITION OF 6 INCHES. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT OF ORGANIC MATERIAL CONTENT; LESS THAN 3 PERCENT STONES ¾ INCH OR LARGER IN ANY DIMENSION AND ROOTS, PLANTS, SOD, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

PLANTING NOTES

GENERAL PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE NURSERY. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE PLANTING CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ALL PLANTINGS AND SEEDING WITHIN THE LIMITS OF THE WETLAND RESTORATION AREA SHALL BE COMPLETED BY HAND. NO MACHINERY SHOULD ENTER THE WETLAND AREA AFTER THE COMPLETION OF THE FILL REMOVAL IS COMPLETED.
- PLANT LOCATIONS ARE SUBJECT TO FIELD REVISION BASED ON LOCATIONS OF EXISTING DESIRABLE PLANT SPECIES AND OTHER EXISTING CONDITIONS. ANY CHANGES TO PLANT LOCATION OR SPECIES SELECTION ARE TO BE REVIEWED BY THE LANDSCAPE DESIGNER.
- ALL PLANTINGS SHALL BE PERFORMED AND COMPLETED BETWEEN OCTOBER 1 AND THE DATE AT WHICH FROZEN SOIL CONDITIONS EXIST, AND/OR BETWEEN APRIL 15 AND JUNE 15.
- PLANT NURSERY STOCK BY DIGGING A SUFFICIENTLY LARGE ENOUGH HOLE TO ACCOMMODATE THE PLANTS AND ROOTS. THE PLANTING HOLE SHALL THEN BE FILLED WITH WATER SUFFICIENT TO SATURATE THE SURROUNDING SOIL. THE ROOTS SHALL BE SPREAD OUT ADEQUATELY TO PROMOTE GOOD GROWTH. ALL PLANTS SHALL BE SET AT THE LEVEL OF THE EXISTING GRADE.
- THE PLANTING HOLE SHALL BE FILLED WITH SOIL AND FIRMED BY TAMPING TO FILL ANY VOIDS. APPLY ADEQUATE DEPTH OF MULCH AROUND SHRUBS AND TREES TO INHIBIT WEED GROWTH DURING THE PLANTS FIRST YEAR OF GROWTH.
- PROVIDE ADEQUATE IRRIGATION AND PROTECTION FROM DEER UNTIL PLANTED AREAS ARE ESTABLISHED.
- PLANTING PLUGS SHOULD BE PLANTED AT A SPACING OF 12" FEET OFF CENTER; SHRUBS SHOULD BE PLANTED AT A MINIMUM SPACING OF 4 TO 6" FEET OFF CENTER.

SEED BED PREPARATION

- PREPARE UPLAND AREA BY REMOVING LARGE ROOTS. PLACE UP TO 6 INCHES OF TOP SOIL IN THE PROPOSED PLANTING AREA.
- FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ.FT.
- SEED AND FERTILIZER APPLICATION
- APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE™ 18-6-12 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS PER ACRE. LIGHTLY ROLL THE SEEDED SURFACE TO ENSURE GOOD CONTACT WITH SEDIMENTS. LIGHTLY DRAG THE TO SEEDED SURFACE TO COVER SEED WITH A THIN (LESS THAN 1/8 INCH) FILM OF SOIL. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 1 OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE DESCRIBED BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"-3" INTO THE SOIL SURFACE.

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNING SHOULD ONLY BE DONE TO CORRECT DAMAGE AT THE TIME OF PLANTING. USE CORRECTIVE PRUNING TECHNIQUES AFTER ESTABLISHMENT BASED ON ISA STANDARDS.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, REMOVE ALL TWINE, ROPE, BURLAP, AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.
- IF PLANTING PITS ARE EXCAVATED USING A POWER AUGER, BREAK VERTICAL SIDES WITH A BALLING BAR OR SPADE TO INTERRUPT CONTINUOUS CURVE INFLUENCE ON ROOT DEVELOPMENT.
- IF PLANTING PITS ARE HAND DUG, SCARIFY SIDES OF PIT.
- 2" TO 3" INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING TO COVER EARTH SAUCER.
- STAKE TREES ONLY AS NEEDED ACCORDING TO ISA GUIDELINES.
- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

SOIL AMENDMENT PLAN FOR 27 ABBOTT AVENUE – DETAILED CONSTRUCTION SEQUENCE

1. INITIAL SITE PREPARATION

EXCAVATION OF EXISTING TOPSOIL:

- SCOPE: THE SITE INCLUDES PLANTING AREAS NEAR WETLAND BUFFERS AND URBAN LANDSCAPES. STRIP THE TOP 4-6 INCHES OF SOIL FROM THE DESIGNATED GARDEN AREAS AND BUFFER PLANTING ZONES, INCLUDING THE WILDFLOWER PLUGS AND TURF GRASS BLEND ZONES IDENTIFIED ON THE SITE PLAN (L-1.0).
- STORAGE: TRANSPORT THIS TOPSOIL TO A TEMPORARY STOCKPILE. KEEP IT COVERED WITH TARPS OR EROSION CONTROL BLANKETS TO PREVENT RUNOFF OR SEDIMENTATION INTO THE WETLAND AREA TO THE EAST.
- EROSION CONTROL: INSTALL SILT FENCES AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN TO PROTECT THE WETLAND BUFFER DURING TOPSOIL EXCAVATION AND PREVENT EROSION. PLACE COIR LOGS ALONG THE STEEP AREAS, PARTICULARLY NEAR THE 75-FOOT UPLAND REVIEW AREA.

SOIL TESTING:

- TESTING AREA: TEST THE SOIL IN MULTIPLE LOCATIONS ACROSS THE SITE, FOCUSING ON BOTH THE WETLAND BUFFER AND UPLAND ZONES TO ENSURE THE SPECIFIC NEEDS OF DIFFERENT AREAS (E.G., MOISTURE RETENTION NEAR WETLANDS VS. DRAINAGE IN HIGHER ZONES).

- PARAMETERS: CONDUCT TESTS FOR PH, ORGANIC MATTER CONTENT, NITROGEN (N), PHOSPHORUS (P), POTASSIUM (K), AND SOIL TEXTURE. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE MOISTURE-RETENTION CAPABILITIES IN THE BUFFER AREA ADJACENT TO THE WETLANDS AND TO COMPACTION ISSUES IN AREAS THAT PREVIOUSLY HAD CONSTRUCTION TRAFFIC.

2. SUBSOIL LOOSENING

BREAKING SUBSOIL COMPACTION:

- EQUIPMENT: USE A TRACTOR-MOUNTED SUBSOILER OR HAND TOOLS IN MORE SENSITIVE AREAS (NEAR THE BUFFER) TO LOOSEN THE SUBSOIL TO A DEPTH OF 12-18 INCHES. THIS IS ESPECIALLY IMPORTANT IN AREAS ADJACENT TO THE EXISTING DRIVEWAY AND PARKING WHERE COMPACTION FROM CONSTRUCTION VEHICLES LIKELY OCCURRED.
- SITE-SPECIFIC LOCATIONS: FOCUS SUBSOIL LOOSENING EFFORTS ALONG THE GARDEN AREA AND WITHIN 50-100 FEET OF THE WETLAND LINE, WHERE COMPACTION CAN RESTRICT ROOT GROWTH FOR SPECIES SUCH AS RED CHOKEBERRY (PHOTINIA MELANOCARPA) AND RED MAPLE (ACER RUBRUM) THAT ARE PROPOSED FOR THESE ZONES.

AMEND SUBSOIL:

- AMENDMENTS FOR COMPACTION: IF SOIL TESTS INDICATE HEAVY COMPACTION IN SUBSOIL, APPLY GYPSUM AT A RATE OF 40-50 LBS PER 1,000 SQUARE FEET TO LOOSEN THE SOIL STRUCTURE. GYPSUM IS PARTICULARLY EFFECTIVE WHERE COMPACTION INTERFERES WITH DRAINAGE, SUCH AS THE SOUTHERN BUFFER AREA.
- DRAINAGE CONSIDERATION: FOR AREAS WITH POOR DRAINAGE (E.G., NEAR THE WETLAND BUFFER AND AREAS AT ELEVATIONS BELOW 205 FEET), INCORPORATE ORGANIC MATTER OR COARSE SAND TO IMPROVE PERMEABILITY. COMPOST AT 10-20% BY VOLUME IS RECOMMENDED FOR THE GARDEN ZONE, ENSURING DEEPER ROOT GROWTH FOR WETLAND-ADJACENT PLANTS.

3. SOIL AMENDMENT INCORPORATION

TOPSOIL ENRICHMENT:

- REAPPLY TOPSOIL: REINTRODUCE THE STORED TOPSOIL INTO PLANTING AREAS, ESPECIALLY WITHIN THE WILDFLOWER PLUG PLANTING AREAS AND AROUND THE NORTHERN SPICEBUSH AND AMERICAN HOLLY PROPOSED PLANTINGS NEAR THE BUFFER.
- COMPOST APPLICATION: INCORPORATE 3-4 INCHES OF ORGANIC COMPOST (CONTAINING HUMUS OR LEAF MOLD) INTO THE TOPSOIL TO IMPROVE STRUCTURE AND ORGANIC MATTER CONTENT. ENSURE A CONSISTENT MIX THROUGH ROTOTILLING TO A DEPTH OF 6-9 INCHES.
- PEAT MOSS ADDITION: IN THE UPLAND AREAS AND DRYER PORTIONS OF THE SITE (NEAR THE PARKING LOT AND DRIP LINE OF THE TREES), ADD PEAT MOSS TO IMPROVE WATER RETENTION.

PH ADJUSTMENT:

- BUFFER AND UPLAND ADJUSTMENT: APPLY AGRICULTURAL LIME IN AREAS THAT REQUIRE PH RAISING, PARTICULARLY FOR TURF GRASS BLENDS IN THE BUFFER AND GARDEN ZONES, WHERE PH SHOULD BE RAISED TO 6.5-7.0.
- BUFFER AREA TARGET: IN WETLAND-ADJACENT ZONES, MAINTAIN PH BETWEEN 5.5 AND 6.5. USE ELEMENTAL SULFUR IN AREAS IDENTIFIED WITH HIGHER PH NEAR THE BUFFER IF NEEDED (BASED ON SOIL TEST RESULTS). APPLY 10 LBS OF SULFUR PER 1,000 SQUARE FEET TO GRADUALLY LOWER THE PH.

4. FERTILIZER APPLICATION

STARTER FERTILIZER:

- FERTILIZER TYPE: USE A BALANCED, SLOW-RELEASE GRANULAR FERTILIZER SUCH AS 10-10-10 FOR NEWLY PLANTED TREES, SHRUBS, AND WILDFLOWER AREAS. THIS APPLIES TO BOTH THE WILDFLOWER CONSERVATION MIX ZONE AND THE GARDEN PLANTING AREA.
- APPLICATION RATE: APPLY AT A RATE OF 5 POUNDS PER 1,000 SQUARE FEET ACROSS THE SITE, WITH A FOCUS ON THE WILDFLOWER PLUGS, TURF GRASS, AND SHRUB ZONES (E.G., PLANTING ZONES WITH NORTHERN SPICEBUSH AND AMERICAN HOLLY).

SITE-SPECIFIC ADDITIVES:

- NITROGEN BOOST: IN AREAS WITH WILDFLOWER PLUGS NEAR THE PARKING LOT, ADD ADDITIONAL NITROGEN-BASED FERTILIZER (SUCH AS UREA) TO IMPROVE PLANT ESTABLISHMENT IN NUTRIENT-POOR SOILS.
- PHOSPHORUS AND POTASSIUM ADDITIVES: INCORPORATE PHOSPHORUS-HEAVY FERTILIZERS FOR ROOT ESTABLISHMENT IN THE WETLAND BUFFER PLANTING ZONE (APPLY SUPERPHOSPHATE AT 2 LBS PER 100 SQUARE FEET FOR DEEP-ROOTED SPECIES LIKE RED MAPLE).

5. MULCHING

MULCH PREPARATION:

- BUFFER AREA MULCH: IN THE WETLAND BUFFER (AS SHOWN ON THE PLAN), SPREAD A 3-INCH LAYER OF ORGANIC MULCH (SUCH AS SHREDDED HARDWOOD OR BARK) AROUND THE BASE OF TREES AND SHRUBS, ENSURING A CLEAR AREA OF 3-4 INCHES FROM TRUNKS AND STEMS.
- WILDFLOWER PLUG ZONE: FOR WILDFLOWER AREAS, USE COMPOSTED LEAF MULCH IN THE PLANTING BEDS TO ASSIST WITH MOISTURE RETENTION AND PROVIDE NUTRIENTS OVER TIME.

MULCH DISTRIBUTION:

- SLOPE PROTECTION: ON SLOPES LEADING TO THE WETLAND BUFFER, ENSURE MULCH IS APPLIED THICKLY (4 INCHES) TO HELP PREVENT EROSION.
- BUFFER SETBACK AREAS: SPREAD MULCH EVENLY IN THE UPLAND BUFFER SETBACK ZONE TO MAINTAIN SOIL MOISTURE AND SUPPRESS WEED GROWTH.

6. FINAL GRADING

FINE GRADING:

- AFTER SOIL AMENDMENTS AND MULCH ARE APPLIED, MICRO GRADE THE SURFACE USING A LANDSCAPE RAKE.
- ATTENTION TO SLOPE: ENSURE PROPER GRADING TOWARDS STORMWATER RUNOFF POINTS AND AWAY FROM STRUCTURES, PAYING PARTICULAR ATTENTION TO AREAS NEAR THE PERMEABLE DRIVEWAY AND WETLAND BUFFER TO PREVENT WATER ACCUMULATION.

7. MONITORING AND MAINTENANCE

SOIL TESTING POST-PLANTING:

- FIRST YEAR ASSESSMENT: RE-TEST THE SOIL IN BOTH THE WETLAND BUFFER AND GARDEN ZONES AFTER THE FIRST GROWING SEASON TO ADJUST FERTILIZER AND PH LEVELS AS NEEDED.
- ADJUST NUTRIENTS OR PH BASED ON THE HEALTH OF PLANTINGS, ESPECIALLY FOR AMERICAN HOLLY AND NORTHERN SPICEBUSH, WHICH ARE SENSITIVE TO SOIL NUTRIENT IMBALANCES.
-

MULCH AND COMPOST REAPPLICATION:

- REAPPLY ORGANIC MULCH ANNUALLY, PARTICULARLY IN AREAS WHERE EROSION IS EVIDENT, SUCH AS NEAR THE WILDFLOWER PLUG ZONE AND ALONG THE SLOPES NEAR THE BUFFER ZONE.
- TOP-DRESS WITH COMPOST AS NECESSARY TO MAINTAIN SOIL FERTILITY AND STRUCTURE IN THE GARDEN AND BUFFER PLANTING ZONES.

08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPM COMMENTS
01/23/2025	PLANTINGS AND NOTES
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:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD

DRAWING TITLE:

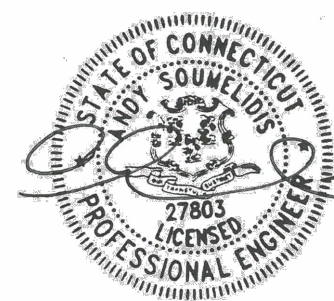
PLANTING NOTES

PROJECT No. 23015-02		
DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC
SCALE:		

N.T.S.

PROJECT STATUS:

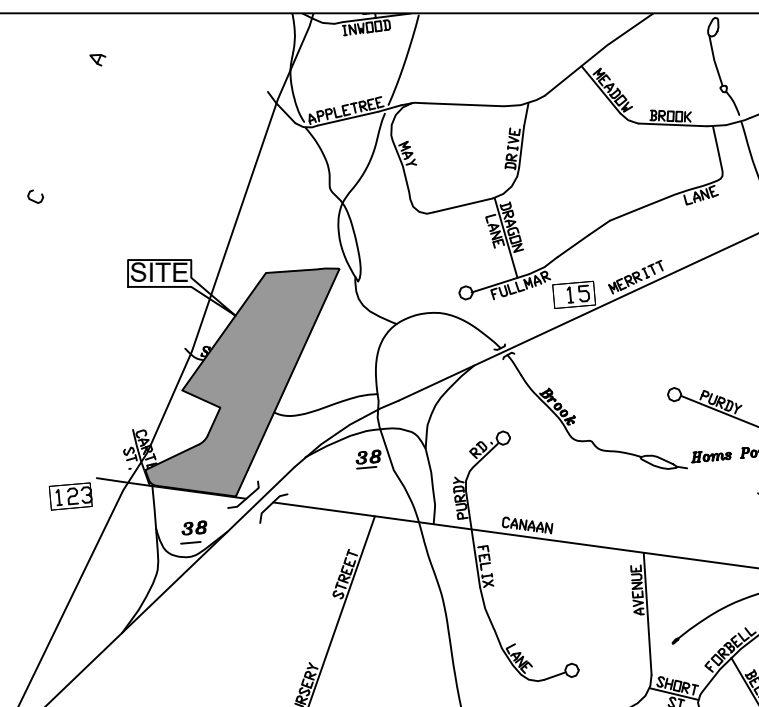
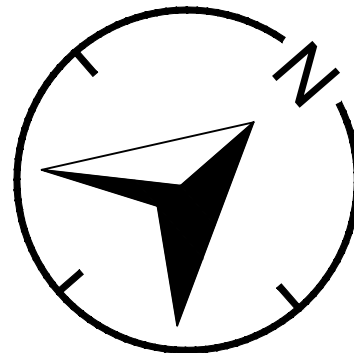
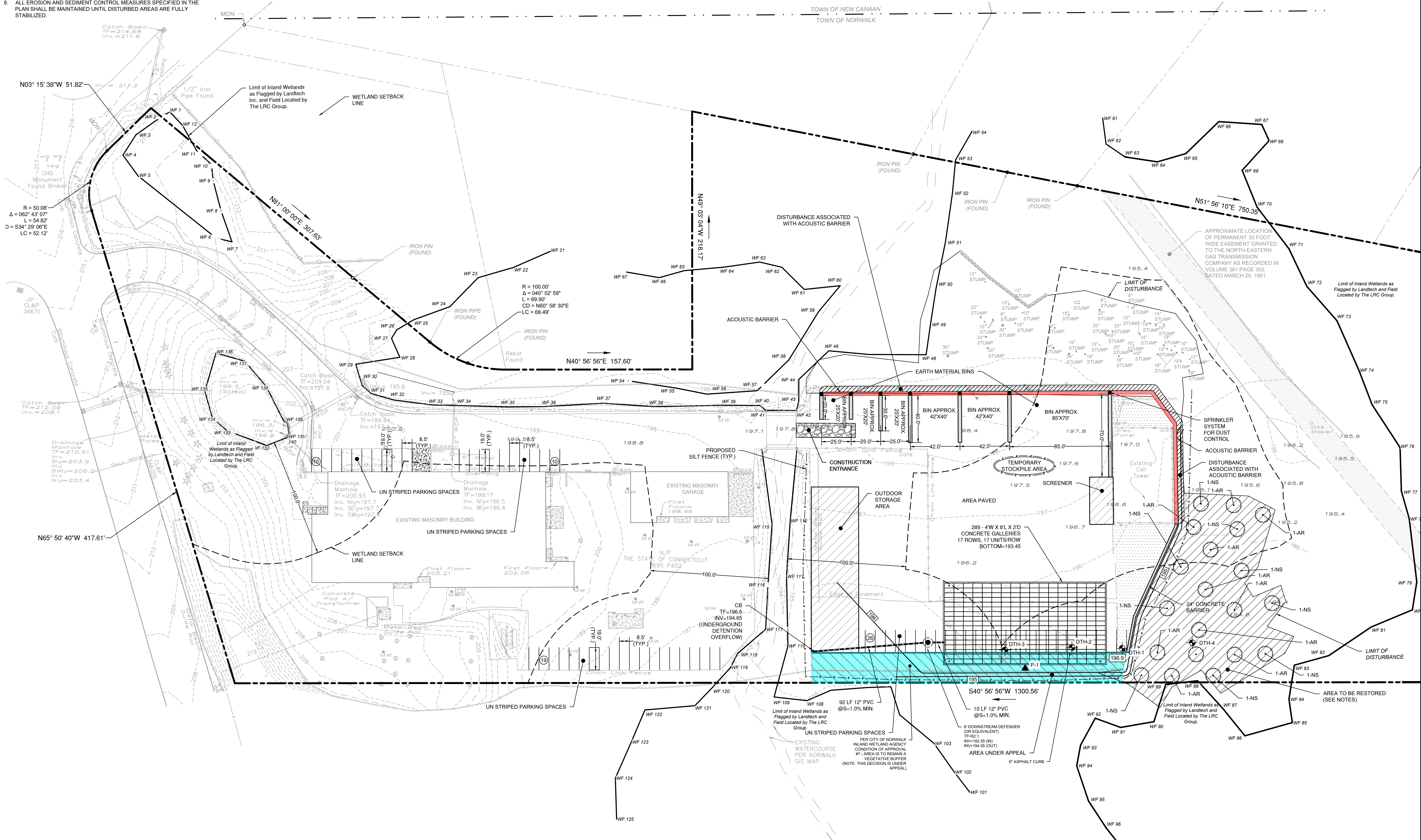
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-3.0

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 284 NEW CANAAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED SEPTEMBER 7.
2. DATUM: NAVD 88
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 ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 19001C0389F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPTEMBER 7, 2010.
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.



LOCATION MAP
(NTS)

10/9/2025	REVISED PER ZONING COMMENTS
09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
REVISION DATE	ISSUE

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PREPARED FOR:
INDIAN HILL RE, LLC

PROJECT LOCATION:
**284 NEW CANAAN AVENUE
NORWALK, CT**

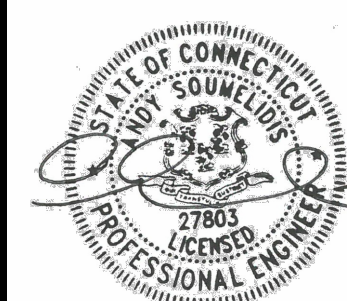
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

PROJECT No. **23015-02**
DATE: **12/18/2024** DESIGNED BY: **SM** CHECKED BY: **BC**
SCALE: 1" = 40'

IN FEET
0 40 80 120

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



C-1.0

PLANTING LIST					
KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE	QTY
AR	ACER RUBRUM	RED MAPLE	A fast-growing tree (60-75') with fall foliage. Seed, sap, and buds serve as food for wildlife. One of the most common trees in northeast wetlands.	4-6'	10
NS	NYSSA SYLVATICA	BLACK GUM, SOUR GUM, TUPELO, PEPPERIDGE	Medium to large tree (40-80') of forested wetlands and moist woods. Unusual horizontal branching habit. Partial shade to full sun. Fruit provides food for wildlife.	4-6'	10

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
FESTUCA RUBRA	RED FESCUE	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
PANICUM VIRGATUM	SWITCH GRASS	FAC
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	FACW+
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM MACULATUM (EUTROCHUM MACULATUM)	SPOTTED JOE PYE WEED	OBL
EUPATORIUM PERFOLATUM	BONESET	FACW
ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM NOVAE-ANGLIA)	NEW ENGLAND ASTER	FACW-
SCIRPUS CYPERINUS	WOOL GRASS	FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended. APPLY: 35 LBS/ACRE :1250 sq ft/lb

WETLAND PLANTING STATUS TERMS	
OBL: Obligate Wetland Species	Plants that almost always grow in wetlands (estimated probability >99%), under natural conditions.
FACW: Facultative Wetland Species	Plants that usually grow in wetlands (estimated probability 67%-99%), but are occasionally found in non-wetlands areas.
FAC: Facultative Species	Plants equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66% in wetlands).
FACU: Facultative Upland Species	Plants usually found in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).
UPL: Obligate Upland Species	Plants almost always found in non-wetlands or upland sites (estimated probability >99%).

CONSTRUCTION NOTES

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- AREA AS DICTATED ON THE SITE PLAN TO BE CLEARED AND GRUBBED PRIOR TO THE PREPARATION OF THE PLANTING AREA. ALL INVASIVE VEGETATION SHALL BE TREATED PER THE SITE-SPECIFIC INVASIVE MANAGEMENT PLAN PRIOR TO PREPARATION OF THE PLANTING AREA.
- TREE PROTECTION LIMITS SHALL BE ESTABLISHED IN THE FIELD BY THE CONTRACTOR AROUND ALL OF THE TREES THAT ARE MARKED TO REMAIN AS PART OF THE PROJECT. ANY WORK COMPLETED WITHIN THE DRIP LINE OF THE EXISTING TREES SHALL BE COMPLETED BY HAND AND NOT WITH THE USE OF MECHANICAL EQUIPMENT. COMPACTION WITHIN THE DRIP LINE OF ANY TREES MARKED TO REMAIN SHALL BE KEPT TO A MINIMUM.
- AREAS THAT ARE CLEARED AND GRUBBED SHALL BE RE-ESTABLISHED WITH THE ADDITION OF 6 INCHES. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT OF ORGANIC MATERIAL CONTENT; LESS THAN 3 PERCENT STONES ¾ INCH OR LARGER IN ANY DIMENSION AND ROOTS, PLANTS, SOD, CLAY LUMPS, AND OTHER EXTRANEEOUS MATERIALS HARMFUL TO PLANT GROWTH.

PLANTING NOTES

GENERAL PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE NURSERY. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE PLANTING CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ALL PLANTINGS AND SEEDING WITHIN THE LIMITS OF THE WETLAND RESTORATION AREA SHALL BE COMPLETED BY HAND. NO MACHINERY SHOULD ENTER THE WETLAND AREA AFTER THE COMPLETION OF THE FILL REMOVAL IS COMPLETED.
- PLANT LOCATIONS ARE SUBJECT TO FIELD REVISION BASED ON LOCATIONS OF EXISTING DESIRABLE PLANT SPECIES AND OTHER EXISTING CONDITIONS. ANY CHANGES TO PLANT LOCATION OR SPECIES SELECTION ARE TO BE REVIEWED BY THE LANDSCAPE DESIGNER.
- ALL PLANTINGS SHALL BE PERFORMED AND COMPLETED BETWEEN OCTOBER 1 AND THE DATE AT WHICH FROZEN SOIL CONDITIONS EXIST, AND/OR BETWEEN APRIL 15 AND JUNE 15.
- PLANT NURSERY STOCK BY DIGGING A SUFFICIENTLY LARGE ENOUGH HOLE TO ACCOMMODATE THE PLANTS AND ROOTS. THE PLANTING HOLE SHALL THEN BE FILLED WITH WATER SUFFICIENT TO SATURATE THE SURROUNDING SOIL. THE ROOTS SHALL BE SPREAD OUT ADEQUATELY TO PROMOTE GOOD GROWTH. ALL PLANTS SHALL BE SET AT THE LEVEL OF THE EXISTING GRADE.
- THE PLANTING HOLE SHALL BE FILLED WITH SOIL AND FIRMED BY TAMPING TO FILL ANY VOIDS. APPLY ADEQUATE DEPTH OF MULCH AROUND SHRUBS AND TREES TO INHIBIT WEED GROWTH DURING THE PLANTS FIRST YEAR OF GROWTH.
- PROVIDE ADEQUATE IRRIGATION AND PROTECTION FROM DEER UNTIL PLANTED AREAS ARE ESTABLISHED.
- PLANTING PLUGS SHOULD BE PLANTED AT A SPACING OF 12" FEET OFF CENTER; SHRUBS SHOULD BE PLANTED AT A MINIMUM SPACING OF 4 TO 6" FEET OFF CENTER.

SEED BED PREPARATION

- PREPARE UPLAND AREA BY REMOVING LARGE ROOTS. PLACE UP TO 6 INCHES OF TOP SOIL IN THE PROPOSED PLANTING AREA.
- FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ.FT.
- SEED AND FERTILIZER APPLICATION
- APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE™ 18-6-12 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS PER ACRE. LIGHTLY ROLL THE SEEDED SURFACE TO ENSURE GOOD CONTACT WITH SEDIMENTS. LIGHTLY DRAG THE TO SEEDED SURFACE TO COVER SEED WITH A THIN (LESS THAN 1/8 INCH) FILM OF SOIL. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 1 OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE DESCRIBED BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"-3" INTO THE SOIL SURFACE.

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNING SHOULD ONLY BE DONE TO CORRECT DAMAGE AT THE TIME OF PLANTING. USE CORRECTIVE PRUNING TECHNIQUES AFTER ESTABLISHMENT BASED ON ISA STANDARDS.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, REMOVE ALL TWINE, ROPE, BURLAP, AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.
- IF PLANTING PITS ARE EXCAVATED USING A POWER AUGER, BREAK VERTICAL SIDES WITH A BALLING BAR OR SPADE TO INTERRUPT CONTINUOUS CURVE INFLUENCE ON ROOT DEVELOPMENT.
- IF PLANTING PITS ARE HAND DUG, SCARIFY SIDES OF PIT.
- 2" TO 3" INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING TO COVER EARTH SAUCER.
- STAKE TREES ONLY AS NEEDED ACCORDING TO ISA GUIDELINES.
- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

SOIL AMENDMENT PLAN FOR 27 ABBOTT AVENUE – DETAILED CONSTRUCTION SEQUENCE

1. INITIAL SITE PREPARATION

EXCAVATION OF EXISTING TOPSOIL:

- SCOPE: THE SITE INCLUDES PLANTING AREAS NEAR WETLAND BUFFERS AND URBAN LANDSCAPES. STRIP THE TOP 4-6 INCHES OF SOIL FROM THE DESIGNATED GARDEN AREAS AND BUFFER PLANTING ZONES, INCLUDING THE WILDFLOWER PLUGS AND TURF GRASS BLEND ZONES IDENTIFIED ON THE SITE PLAN (L-1.0).
- STORAGE: TRANSPORT THIS TOPSOIL TO A TEMPORARY STOCKPILE. KEEP IT COVERED WITH TARPS OR EROSION CONTROL BLANKETS TO PREVENT RUNOFF OR SEDIMENTATION INTO THE WETLAND AREA TO THE EAST.
- EROSION CONTROL: INSTALL SILT FENCES AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN TO PROTECT THE WETLAND BUFFER DURING TOPSOIL EXCAVATION AND PREVENT EROSION. PLACE COIR LOGS ALONG THE STEEP AREAS, PARTICULARLY NEAR THE 75-FOOT UPLAND REVIEW AREA.

SOIL TESTING:

- TESTING AREA: TEST THE SOIL IN MULTIPLE LOCATIONS ACROSS THE SITE, FOCUSING ON BOTH THE WETLAND BUFFER AND UPLAND ZONES TO ENSURE THE SPECIFIC NEEDS OF DIFFERENT AREAS (E.G., MOISTURE RETENTION NEAR WETLANDS VS. DRAINAGE IN HIGHER ZONES).

- PARAMETERS: CONDUCT TESTS FOR PH, ORGANIC MATTER CONTENT, NITROGEN (N), PHOSPHORUS (P), POTASSIUM (K), AND SOIL TEXTURE. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE MOISTURE-RETENTION CAPABILITIES IN THE BUFFER AREA ADJACENT TO THE WETLANDS AND TO COMPACTION ISSUES IN AREAS THAT PREVIOUSLY HAD CONSTRUCTION TRAFFIC.

2. SUBSOIL LOOSENING

BREAKING SUBSOIL COMPACTION:

- EQUIPMENT: USE A TRACTOR-MOUNTED SUBSOILER OR HAND TOOLS IN MORE SENSITIVE AREAS (NEAR THE BUFFER) TO LOOSEN THE SUBSOIL TO A DEPTH OF 12-18 INCHES. THIS IS ESPECIALLY IMPORTANT IN AREAS ADJACENT TO THE EXISTING DRIVEWAY AND PARKING WHERE COMPACTION FROM CONSTRUCTION VEHICLES LIKELY OCCURRED.
- SITE-SPECIFIC LOCATIONS: FOCUS SUBSOIL LOOSENING EFFORTS ALONG THE GARDEN AREA AND WITHIN 50-100 FEET OF THE WETLAND LINE, WHERE COMPACTION CAN RESTRICT ROOT GROWTH FOR SPECIES SUCH AS RED CHOKEBERRY (PHOTINIA MELANOCARPA) AND RED MAPLE (ACER RUBRUM) THAT ARE PROPOSED FOR THESE ZONES.

AMEND SUBSOIL:

- AMENDMENTS FOR COMPACTION: IF SOIL TESTS INDICATE HEAVY COMPACTION IN SUBSOIL, APPLY GYPSUM AT A RATE OF 40-50 LBS PER 1,000 SQUARE FEET TO LOOSEN THE SOIL STRUCTURE. GYPSUM IS PARTICULARLY EFFECTIVE WHERE COMPACTION INTERFERES WITH DRAINAGE, SUCH AS THE SOUTHERN BUFFER AREA.
- DRAINAGE CONSIDERATION: FOR AREAS WITH POOR DRAINAGE (E.G., NEAR THE WETLAND BUFFER AND AREAS AT ELEVATIONS BELOW 205 FEET), INCORPORATE ORGANIC MATTER OR COARSE SAND TO IMPROVE PERMEABILITY. COMPOST AT 10-20% BY VOLUME IS RECOMMENDED FOR THE GARDEN ZONE, ENSURING DEEPER ROOT GROWTH FOR WETLAND-ADJACENT PLANTS.

3. SOIL AMENDMENT INCORPORATION

TOPSOIL ENRICHMENT:

- REAPPLY TOPSOIL: REINTRODUCE THE STORED TOPSOIL INTO PLANTING AREAS, ESPECIALLY WITHIN THE WILDFLOWER PLUG PLANTING AREAS AND AROUND THE NORTHERN SPICEBUSH AND AMERICAN HOLLY PROPOSED PLANTINGS NEAR THE BUFFER.
- COMPOST APPLICATION: INCORPORATE 3-4 INCHES OF ORGANIC COMPOST (CONTAINING HUMUS OR LEAF MOLD) INTO THE TOPSOIL TO IMPROVE STRUCTURE AND ORGANIC MATTER CONTENT. ENSURE A CONSISTENT MIX THROUGH ROTOTILLING TO A DEPTH OF 6-9 INCHES.
- PEAT MOSS ADDITION: IN THE UPLAND AREAS AND DRYER PORTIONS OF THE SITE (NEAR THE PARKING LOT AND DRIP LINE OF THE TREES), ADD PEAT MOSS TO IMPROVE WATER RETENTION.

PH ADJUSTMENT:

- BUFFER AND UPLAND ADJUSTMENT: APPLY AGRICULTURAL LIME IN AREAS THAT REQUIRE PH RAISING, PARTICULARLY FOR TURF GRASS BLENDS IN THE BUFFER AND GARDEN ZONES, WHERE PH SHOULD BE RAISED TO 6.5-7.0.
- BUFFER AREA TARGET: IN WETLAND-ADJACENT ZONES, MAINTAIN PH BETWEEN 5.5 AND 6.5. USE ELEMENTAL SULFUR IN AREAS IDENTIFIED WITH HIGHER PH NEAR THE BUFFER IF NEEDED (BASED ON SOIL TEST RESULTS). APPLY 10 LBS OF SULFUR PER 1,000 SQUARE FEET TO GRADUALLY LOWER THE PH.

4. FERTILIZER APPLICATION

STARTER FERTILIZER:

- FERTILIZER TYPE: USE A BALANCED, SLOW-RELEASE GRANULAR FERTILIZER SUCH AS 10-10-10 FOR NEWLY PLANTED TREES, SHRUBS, AND WILDFLOWER AREAS. THIS APPLIES TO BOTH THE WILDFLOWER CONSERVATION MIX ZONE AND THE GARDEN PLANTING AREA.
- APPLICATION RATE: APPLY AT A RATE OF 5 POUNDS PER 1,000 SQUARE FEET ACROSS THE SITE, WITH A FOCUS ON THE WILDFLOWER PLUGS, TURF GRASS, AND SHRUB ZONES (E.G., PLANTING ZONES WITH NORTHERN SPICEBUSH AND AMERICAN HOLLY).

SITE-SPECIFIC ADDITIVES:

- NITROGEN BOOST: IN AREAS WITH WILDFLOWER PLUGS NEAR THE PARKING LOT, ADD ADDITIONAL NITROGEN-BASED FERTILIZER (SUCH AS UREA) TO IMPROVE PLANT ESTABLISHMENT IN NUTRIENT-POOR SOILS.
- PHOSPHORUS AND POTASSIUM ADDITIVES: INCORPORATE PHOSPHORUS-HEAVY FERTILIZERS FOR ROOT ESTABLISHMENT IN THE WETLAND BUFFER PLANTING ZONE (APPLY SUPERPHOSPHATE AT 2 LBS PER 100 SQUARE FEET FOR DEEP-ROOTED SPECIES LIKE RED MAPLE).

5. MULCHING

MULCH PREPARATION:

- BUFFER AREA MULCH: IN THE WETLAND BUFFER (AS SHOWN ON THE PLAN), SPREAD A 3-INCH LAYER OF ORGANIC MULCH (SUCH AS SHREDDED HARDWOOD OR BARK) AROUND THE BASE OF TREES AND SHRUBS, ENSURING A CLEAR AREA OF 3-4 INCHES FROM TRUNKS AND STEMS.
- WILDFLOWER PLUG ZONE: FOR WILDFLOWER AREAS, USE COMPOSTED LEAF MULCH IN THE PLANTING BEDS TO ASSIST WITH MOISTURE RETENTION AND PROVIDE NUTRIENTS OVER TIME.

MULCH DISTRIBUTION:

- SLOPE PROTECTION: ON SLOPES LEADING TO THE WETLAND BUFFER, ENSURE MULCH IS APPLIED THICKLY (4 INCHES) TO HELP PREVENT EROSION.
- BUFFER SETBACK AREAS: SPREAD MULCH EVENLY IN THE UPLAND BUFFER SETBACK ZONE TO MAINTAIN SOIL MOISTURE AND SUPPRESS WEED GROWTH.

6. FINAL GRADING

FINE GRADING:

- AFTER SOIL AMENDMENTS AND MULCH ARE APPLIED, MICRO GRADE THE SURFACE USING A LANDSCAPE RAKE.
- ATTENTION TO SLOPE: ENSURE PROPER GRADING TOWARDS STORMWATER RUNOFF POINTS AND AWAY FROM STRUCTURES, PAYING PARTICULAR ATTENTION TO AREAS NEAR THE PERMEABLE DRIVEWAY AND WETLAND BUFFER TO PREVENT WATER ACCUMULATION.

7. MONITORING AND MAINTENANCE

SOIL TESTING POST-PLANTING:

- FIRST YEAR ASSESSMENT: RE-TEST THE SOIL IN BOTH THE WETLAND BUFFER AND GARDEN ZONES AFTER THE FIRST GROWING SEASON TO ADJUST FERTILIZER AND PH LEVELS AS NEEDED.
- ADJUST NUTRIENTS OR PH BASED ON THE HEALTH OF PLANTINGS, ESPECIALLY FOR AMERICAN HOLLY AND NORTHERN SPICEBUSH, WHICH ARE SENSITIVE TO SOIL NUTRIENT IMBALANCES.
-

MULCH AND COMPOST REAPPLICATION:

- REAPPLY ORGANIC MULCH ANNUALLY, PARTICULARLY IN AREAS WHERE EROSION IS EVIDENT, SUCH AS NEAR THE WILDFLOWER PLUG ZONE AND ALONG THE SLOPES NEAR THE BUFFER ZONE.
- TOP-DRESS WITH COMPOST AS NECESSARY TO MAINTAIN SOIL FERTILITY AND STRUCTURE IN THE GARDEN AND BUFFER PLANTING ZONES.

10/9/2025	REVISED PER ZONING COMMENTS
09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPM COMMENTS
01/23/2025	PLANTINGS AND NOTES
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:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD

DRAWING TITLE:

PLANTING NOTES

PROJECT No. 23015-02

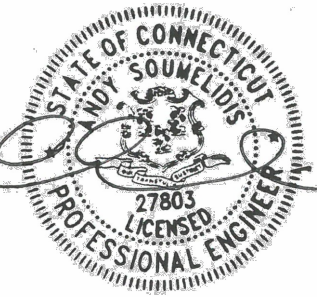
DATE: 12/18/2024 DESIGNED BY: SM CHECKED BY: BC

SCALE:

N.T.S.

PROJECT STATUS:

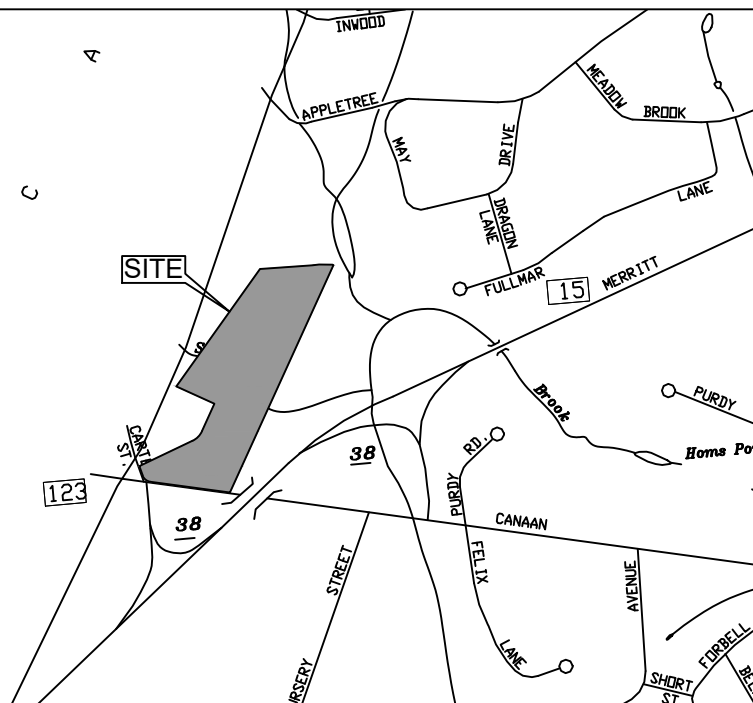
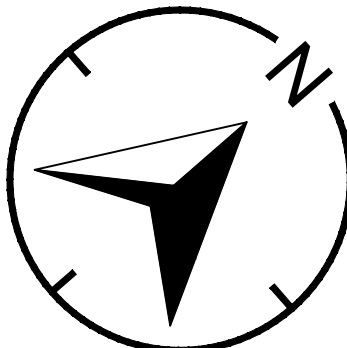
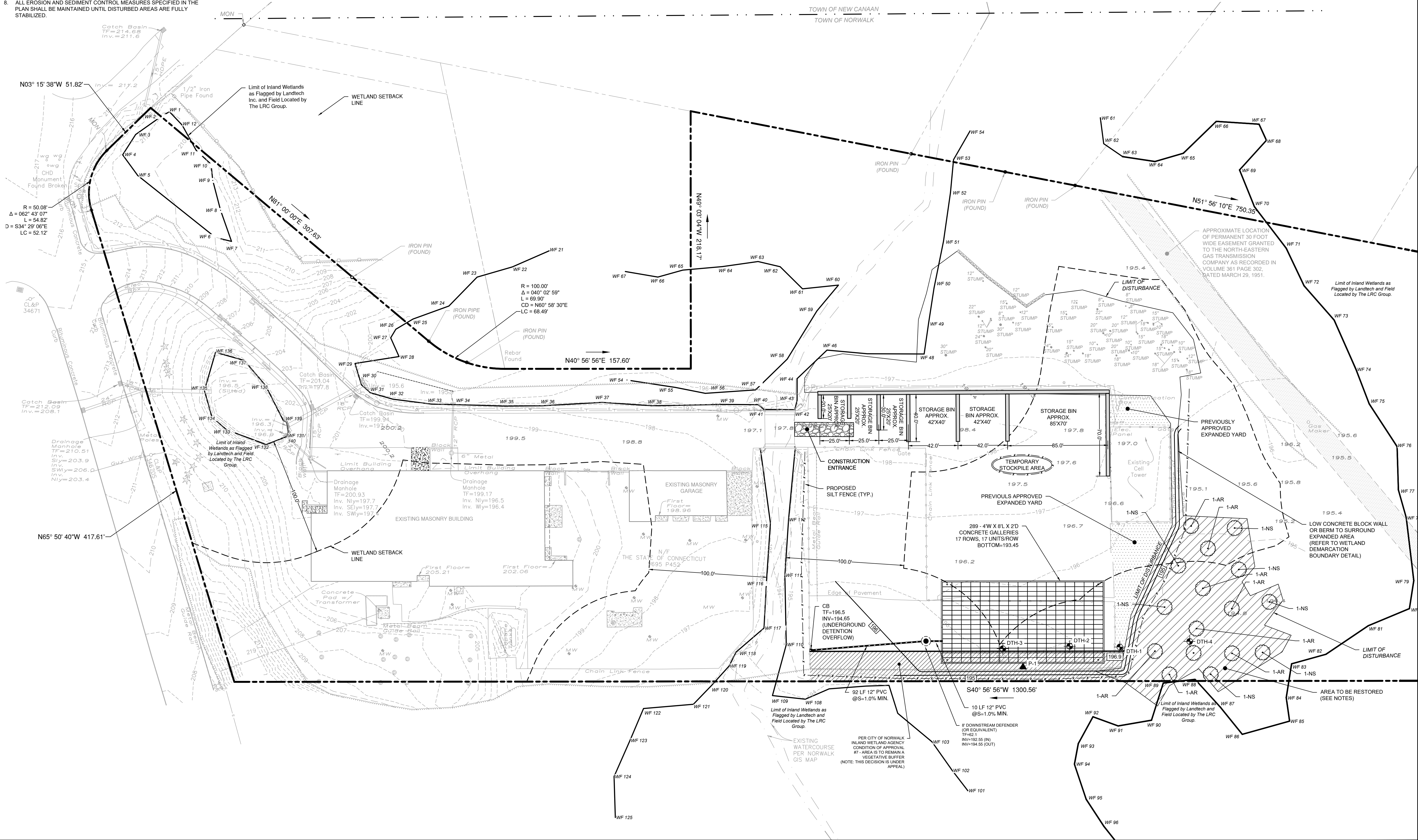
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-3.0

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 284 NEW CANAAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED SEPTEMBER 7.
2. DATUM: NAVD 88
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 ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 1900100389F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPETEMBER 7, 2010.
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.



LOCATION MAP (NTS)

03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
REVISION DATE	ISSUE

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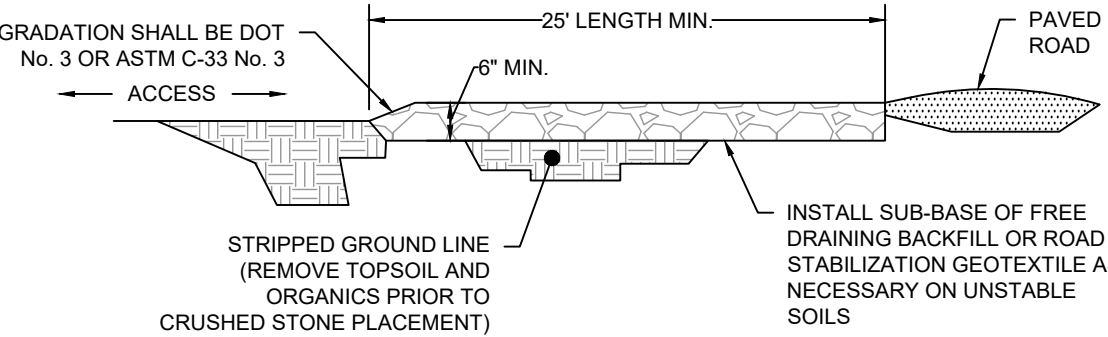
PREPARED FOR:	INDIAN HILL RE, LLC
PROJECT LOCATION:	284 NEW CANAAN AVENUE NORWALK, CT
PROJECT TITLE:	#S19-499B SITE IMPROVEMENTS

DRAWING TITLE:		
SITE DEVELOPMENT PLAN		
PROJECT No.		
23015-02		
DATE:	DESIGNED BY:	CHECKED BY:
12/18/2024	SM	BC
SCALE: 1" = 40'		
IN FEET		
		

PROJECT STATUS:	DESIGN DEVELOPMENT NOT FOR CONSTRUCTION
C-1.0	

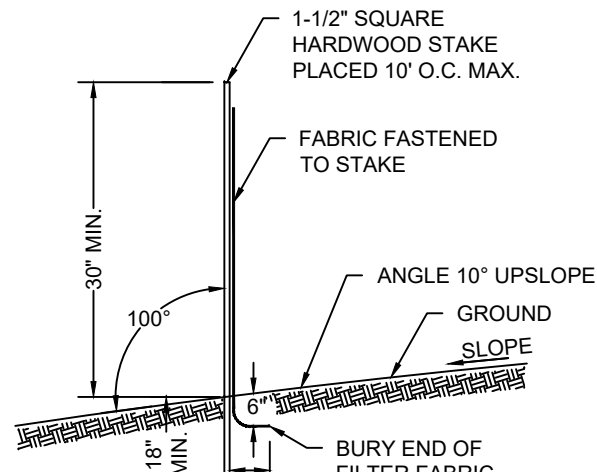
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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 15'X15' DIRT BAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'X15' DIRT BAGS 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 $\frac{1}{4}$ TO $\frac{1}{2}$ 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.

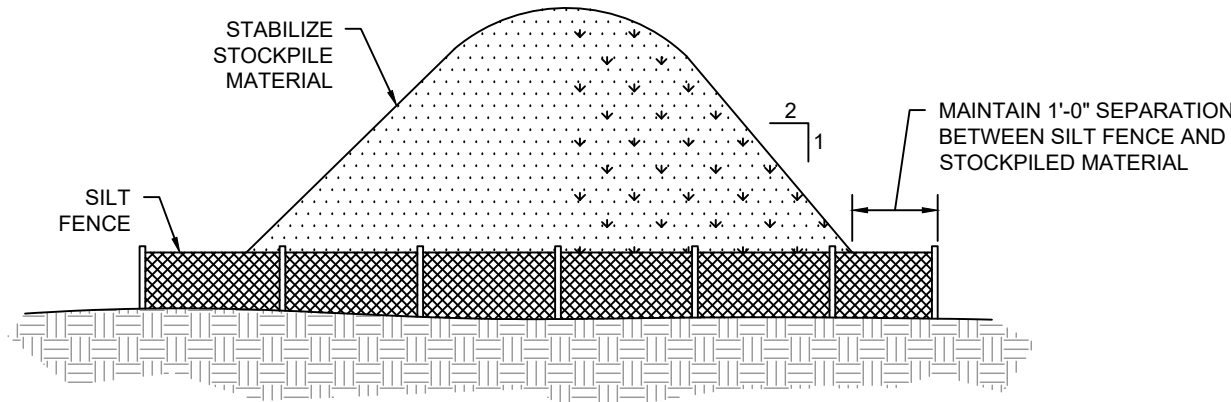


2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)

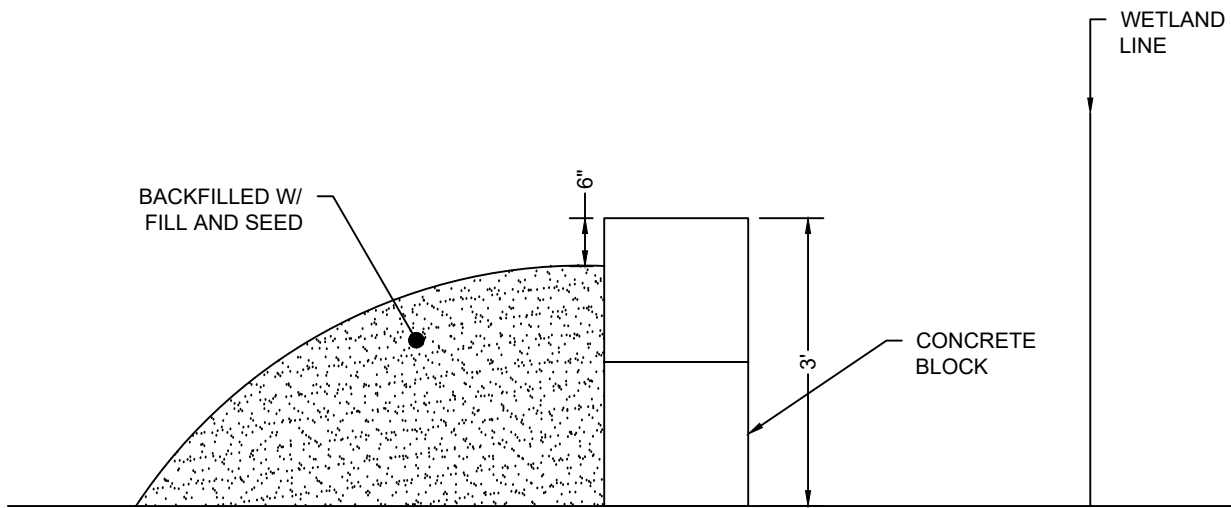
- GENERAL NOTES
- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 - GRATE - STEEL OR CAST IRON.
 - 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 - APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.



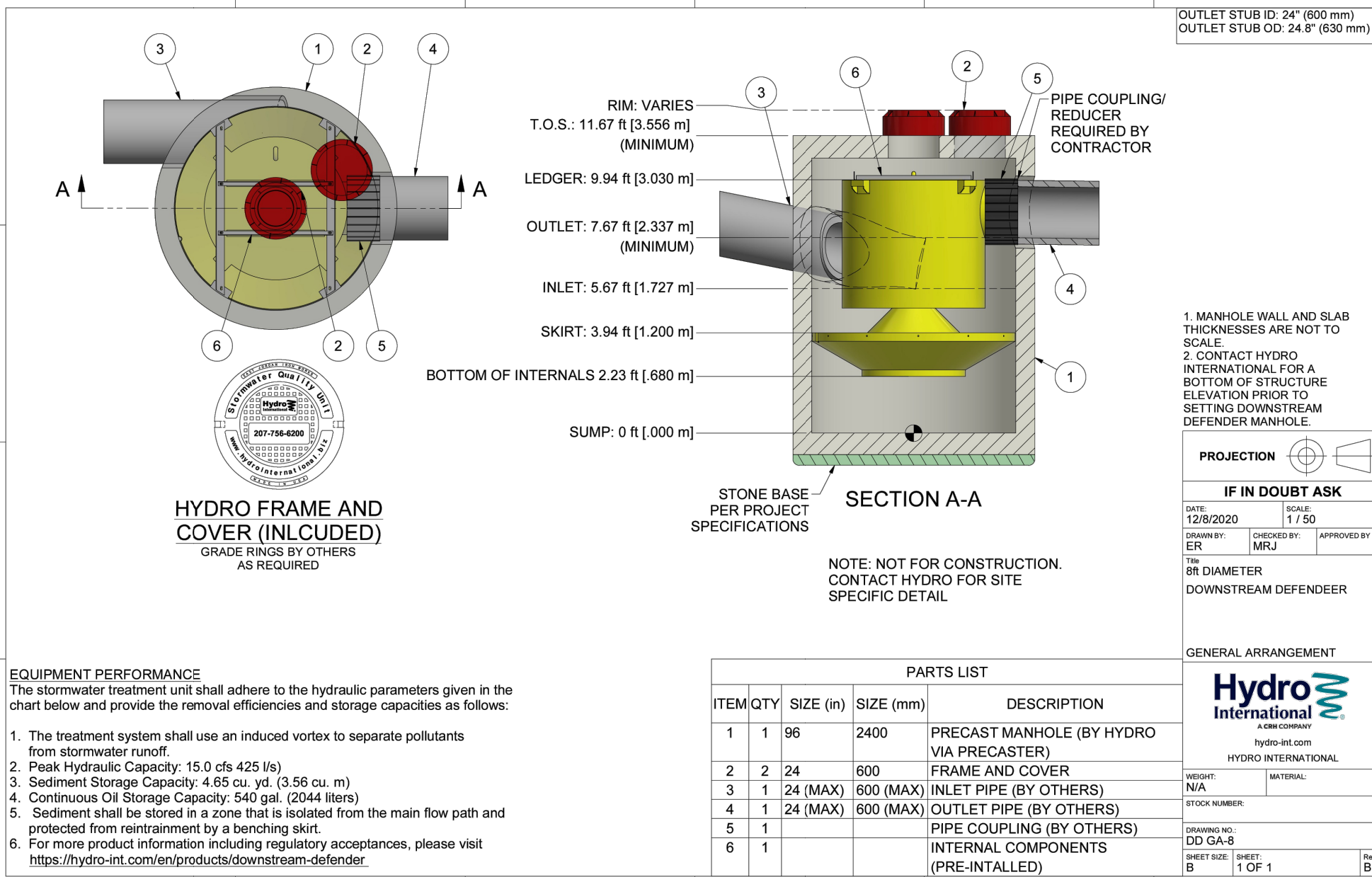
GEOTEXTILE SILT FENCE (NTS)



STOCKPILE DETAIL (NTS)



WETLAND DEMARCATION DETAIL (NTS)



- EQUIPMENT PERFORMANCE
- The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:
- The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 - Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 - Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
 - Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 - Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 - For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>.

PARTS LIST			
ITEM	QTY	SIZE (in)	DESCRIPTION
1	1	96	2400 PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	2	24	600 FRAME AND COVER
3	1	24 (MAX)	600 (MAX) INLET PIPE (BY OTHERS)
4	1	24 (MAX)	600 (MAX) OUTLET PIPE (BY OTHERS)
5	1		PIPE COUPLING (BY OTHERS)
6	1		INTERNAL COMPONENTS (PRE-INSTALLED)

Soil Test Pit Excavation Observations
DTH-1:

Depth	Color	Texture	Notes
0-17"	Gray	Sandy Gravel	Processed gravel
17-48"	Brown	Sandy Loam	
48-58"	Dark Gray	Sandy loam	with roots
58-60"	Brown	Sandy Loam	
60-72"	Brown and Gray	Silt loam	mottled
BOH = 84"			

Groundwater discharge at 5 ft.

DTH-2:

Depth	Color	Texture	Notes
0-12"	Gray	Sandy Gravel	Processed gravel
12-38"	Brown	Sandy Loam	With cobble
38-48"	Dark brown	Sandy Loam	With roots
48-60"	Brown	Sandy Loam	
60-82"	Brown and Gray	Silt loam	mottled
BOH = 84"			

Groundwater discharge at 6.8'

DTH-3:

Depth	Color	Texture	Notes
0-9"	Gray	Sandy Gravel	Processed gravel
9-24"	Brown	sand	
24 - 43"	Reddish	sand	
43-84"	Gray	sand	Depleted layer

BOH = 7'

GW @ 6'

DTH-4:

Depth	Color	Texture	Notes
0-20"	Dark Gray	Sandy Gravel	Processed bituminous gravel
20-38"	Yellowish brown	Fine sandy loam	Abundant roots
38-77"	Grayish brown	Silt loam	Mottling to bottom of hole

BOH = 6.5'

GW @ 5'

PERCOLATION TEST DATA

Perco Hole: 1		Date: 1/21/2025	
Depth:	30 in.	Presoak: 1 hr	
Time	Depth (in.)	Drop (in.)	Interval (min.)
11:10	8.00		
11:20	12.00	4.00	00:10
11:30	15.50	3.50	00:10
11:40	19.00	3.50	00:10
11:50	20.50	1.50	00:10
12:00	22.00	1.50	00:10
12:10	23.00	1.00	00:10
Final Rate:		1" in	10.00 minutes

Restoration Plan for Disturbed Area at 284 New Canaan Avenue

- Removal of Materials**
 - All deposited concrete blocks and other materials present in the disturbed area will be removed as part of the corrective action.
- Site Grading**
 - The area will be properly graded to restore natural contours and ensure proper drainage.
- Soil Preparation**
 - All disturbed areas will be covered with topsoil to provide a suitable growing medium for vegetation.
 - The topsoil will be spread evenly and raked to achieve uniform coverage.
- Seeding and Vegetation Restoration**
 - The entire area will be seeded with a Conservation Wildlife Mix sourced from New England Plants to promote native habitat restoration.
 - The seed mix will include native grasses and wildflowers suitable for local wildlife and soil stabilization.
- Erosion Control Measures**
 - Temporary erosion control measures (such as straw mulch or erosion control blankets) will be applied to stabilize the soil until vegetation establishes.
 - Additional erosion control measures will be implemented as necessary to prevent soil displacement.
- Monitoring and Maintenance**
 - The restored area will be monitored for vegetation establishment.
 - Any bare or eroded spots will be reseeded as needed.
 - Regular inspections will ensure successful restoration, and additional corrective actions will be taken if necessary.

New England Conservation/Wildlife Mix

BOTANICAL NAME	COMMON NAME	INDICATOR STATUS
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
FESTUCA RUBRA	RED FESCUE	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
PANICUM VIRGATUM	SWITCH GRASS	FAC
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	FAC
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM PURPUREUM (EUTROCHIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
RUBECCKIA HIRTA	BLACK EYED SUSAN	FACU-
ASTER PILOSUS (SYMPHYOTRICHUM PILOSUM)	HEATH (OR HAIRY) ASTER	UPL

APPLY: 25 LBS./ACRE (1750 SQ FT/LB

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES FOR BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

03/11/2025

REVISED PER REVIEW COMMENTS

02/28/2025

REVISED PER DPW COMMENTS

01/23/2025

PLANTINGS AND NOTES

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:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS

DRAWING TITLE:

NOTES AND DETAILS

PROJECT No.

23015-02

DATE:

DESIGNED BY:

CHECKED BY:

12/18/2024

SM

BC

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



RE: 2025-49 SP - 284 New Canaan Ave

From Eric Bernheim <bernheim@flb.law>

Date Thu 9/25/2025 1:25 PM

To Williams, Amelia <Amelia.Williams@norwalkct.gov>

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

The applicant consents to an extension of time through October 10, 2025. If more time is necessary, just let us know. Thanks,

Eric

Eric Bernheim

Partner, FLB Law

Email: bernheim@flb.law

Office: (203) 635-2200

Direct: (475) 236-5203

Cell: (203) 979-7169

Fax: (203) 293-9999

Website: www.flb.law

Address: 33 Riverside Avenue, 4th Floor

Westport, CT 06880

****Please note our new address****

FLB Law

FOGERTY | LAMBERT | BERNHEIM



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From: Williams, Amelia <Amelia.Williams@norwalkct.gov>

Sent: Monday, September 22, 2025 12:07 PM

To: Eric Bernheim <bernheim@flb.law>

Subject: 2025-49 SP - 284 New Canaan Ave

Hi Eric,

Watching the recording of last week's meeting I saw that you provided the Commission an extension for the public hearing- can you please provide something in writing that I can add to the physical file?

Thanks!
Amelia

Amelia Williams | Land Use Planner

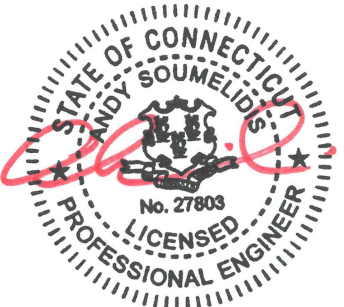
City of Norwalk Conservation and Planning & Zoning Room 129

125 East Ave Norwalk CT 06851

(203) 854-7259 | amelia.williams@norwalkct.gov

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STORMWATER MANAGEMENT REPORT for 284 New Canaan Avenue Norwalk, CT December 18, 2024 Revised: March 11, 2025	
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Narrative:

The owner of 284 New Canaan Avenue, Norwalk, CT proposes to construct an addition to an existing contractor's yard and related improvements. 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 11.12 acres in size, it is located to the north of the Merritt Parkway. There are wetlands located throughout the property.

The NRCS soils map indicates the upland soils in the vicinity of the proposed improvements to be Scarboro Muck, a well-drained soil in Hydrologic Soil Group A/D. The site also contains Udorthents Urban Land and Canton and Charlton fine sandy loam which are well-drained soils in Hydrologic Soil Group B. The site also contains Leicester fine sandy loam which is a well-drained soil in Hydrologic Soil Group B/D. Based on field observation, an infiltration rate of 3"/hour (observed infiltration rate of 1" in 10 min.) was utilized in the design for the proposed drainage system. It is assumed that the underlying soils will allow the detained storm water to infiltrate within 72 hours, per CT DEEP guidance (requires a 0.50"/hour infiltration rate).

For the purposes of modeling the pre and post development conditions, we have analyzed one (1) drainage area in the pre-development conditions and two (2) subareas in the post-development conditions. Existing drainage area 1 currently sheet flows to the south towards the existing wetlands and contains the entire property including the existing buildings and parking/driveway areas.

Proposed subarea 1A contains the proposed expanded yard and a portion of the existing parking/driveway area and will be collected via a system of catch basin and collection piping and will discharge to a proposed water quality chamber that will discharge to a proposed underground detention system. The proposed underground detention system will discharge via the inlet catch basin. Proposed subarea 1B contains the remainder of the site including the existing buildings and the remainder of the existing parking/driveway areas and will discharge via sheet flow to the south towards the existing wetlands matching existing conditions.

The proposed underground detention system is only intended to capture runoff from the proposed expanded yard and a portion of the existing parking/driveway area. The proposed underground detention system is sized based on the required water quality volume as well as runoff control for the 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storm events.

Table 1 on the following page summarizes the required and proposed water quality volume (WQv) and runoff control for the design storm events in accordance with the City of Norwalk Drainage Manual.

Storm Event	Drainage Area	Existing / Req.	Proposed	Δ	Δ (%)
2-YR	DA-1	2.5 cfs	0.7 cfs	-1.8	-72.0%
10-YR	DA-1	10.9 cfs	5.5 cfs	-5.4	-49.5%
25-YR	DA-1	17.8 cfs	11.0 cfs	-6.8	-38.2%
50-YR	DA-1	23.4 cfs	19.1 cfs	-4.3	-18.4%
100-YR	DA-1	29.8 cfs	19.8 cfs	-10.0	-33.6%
WATER QUALITY VOLUME (cf)		5510.70	22675.10		
WATER QUALITY FLOW (cf)		2.49	6.90		

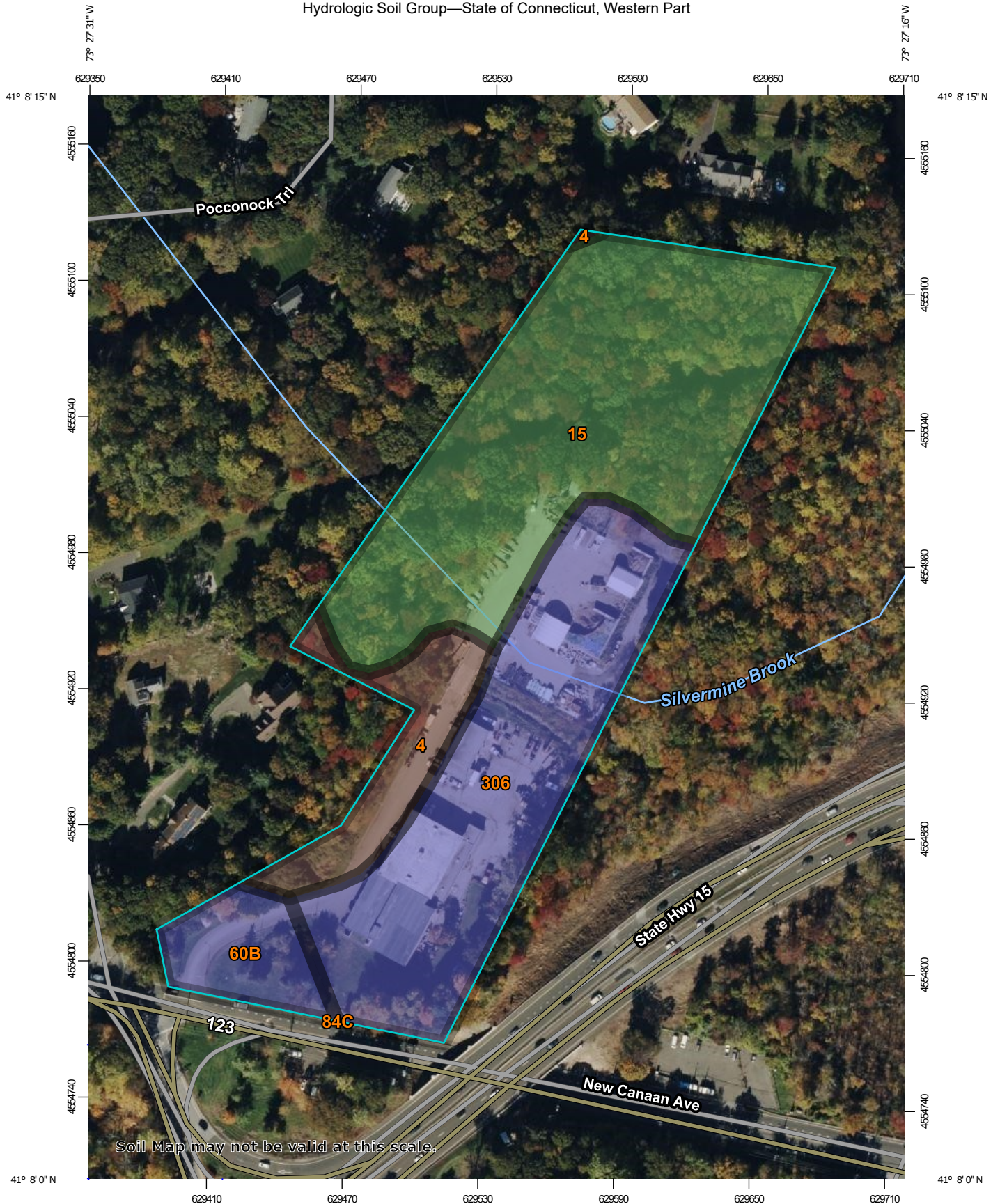
It is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk and will not result in any adverse impacts to adjacent neighbors or downstream drainage systems.

Exhibits:

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

NRCS Soils Report

Hydrologic Soil Group—State of Connecticut, Western Part



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features
 Streams and Canals
Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Leicester fine sandy loam	B/D	1.0	9.7%
15	Scarboro muck, 0 to 3 percent slopes	A/D	5.2	47.8%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	B	0.7	6.9%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	C	0.0	0.0%
306	Udorthents-Urban land complex	B	3.8	35.6%
Totals for Area of Interest			10.8	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Watershed Maps



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[illegible]

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

PREPARED FOR:	INDIAN HILL RE, LLC
PROJECT CONTENT:	284 NEW CANAAN AVENUE NORWALK, CT
TITLE:	SITE IMPROVEMENTS FOR A PROPOSED CONTRACTORS YARD EXISTING WATERSHED MAP

PROJECT No. 23015-02	
SCALE 1" = 100'	DATE 12/18/2024
DESIGNED BY: SM	CHECKED BY: AS

EX-WS



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PR-WS

Water Quality and Groundwater Recharge Volume Calculations

Project: 284 New Canaan Ave
Norwalk, CT

By: SM
Checked: AS

Date: 12/18/2024
Revised: 2/28/2025

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R

$R = 0.05 + 0.009(I)$

Proposed

Total Drainage Area, A	1.598	acres
Total Impervious Area	1.598	acres
Percentage of Impervious Area, I	100.0%	
Runoff Coefficient, R	0.950	

b. Compute water quality volume, WQV

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

Total Project Area, A	1.598	acres
Runoff Coefficient, R	0.950	
Water Quality Volume, WQV	0.127	acre-foot
Water Quality Volume, WQV	5,510.70	cf

WQV in Underground Detention	22,675.10	cf	Provided
------------------------------	-----------	----	----------

Water Quality Volume provided > required

PROJECT	284 New Canaan Avenue
DATE	2/28/2025
SUBJECT	Water Quality Flow Calculations DA-1A

PREPARED BY	SM
CHECKED BY	AS

SUBCATCHMENT AREAS

Inlet ID	Impervious Area	Grass Area	Wooded Area
DA-1A	1.598	0.000	0.000
	1.598	0.000	0.000

WATER QUALITY VOLUME (WQV) CALCULATION

Area (A) = 1.598 acres
 Area (A) = 0.00250 square miles
 Design Precipitation (P) = 1.5 inch
 % Impervious Cover (I) = 100
 Volumetric Runoff Coefficient (R) = 0.950

WQV = 0.190 ac-ft

WATER QUALITY FLOW (WQF) CALCULATION

RUNOFF CURVE NUMBER (CN)

Runoff Depth (Q) = 1.425 inches
 CN = 99 Figure 2-1 (SWQM)

TIME OF CONCENTRATION (Tc), 10 minute minimum

Tc = 10 min
 Tc = 0.17 hours

Initial Abstraction (I_a) = 0.128 Table 4-1 (SWQM)
 I_a/P Calculation = 0.085333333
 Unit Peak Discharge (q_u) = 700 Exhibit 4-111 (SWQM)

WQF = 2.49 cfs

Performance Verification of Very Fine Sediment Removal with 50-Micron Silica Sand

The Downstream Defender® is an advanced Hydrodynamic Vortex Separator that removes sediment, oil and floatables from stormwater runoff. It has flow modifying internal components to stabilize the flow regime within the device, providing higher pollutant removal capabilities and protection from high scour velocities during intense storm events (Fig.1).

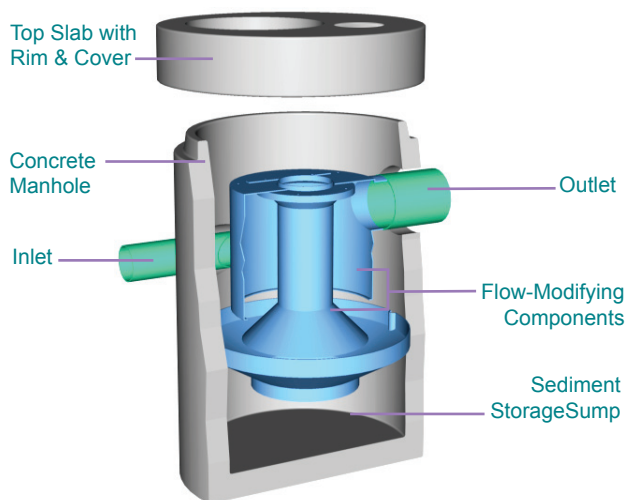


Fig.1 The flow modifying components stabilize the flow regime to provide higher pollutant removal capabilities.

Verification of Fine Sediment Removal

Although runoff from intense storm events has enough energy to mobilize large pollutants such as trash and coarse sediments, small storm events tend to mobilize very fine sediment. To evaluate the ability of the Downstream Defender® to capture these pollutants, a full-scale 4-ft diameter unit was tested under controlled laboratory conditions (Fig.2).

Test procedures were based on requirements to obtain General Use Level Designation (GULD) for Pretreatment by the Washington Department of Ecology (WA DOE) and a Certificate of Technology Assessment under the New Environmental Technology Evaluation (NETE) Program by the Ontario Ministry of the Environment.

Clean water from a 23,000 gal reservoir was pumped to the Downstream Defender® for 4 test runs with target flow rates of 0.4 cfs to 2.2 cfs with no bypassed flows, and inlet concentrations of 200 to 300 mg/L (Fig.3). A very fine gradation of test sediment was produced by mechanically sieving U.S. Silica

grade F-110 sand with a #200 sieve to ensure that all test sediment was less than 75-micron with an approximate mean particle size of 50-micron.

Five influent and effluent grab samples were collected per test run, for a total of 18 sample pairs. All samples were analyzed for Total Suspended Solids (TSS) by APHA SM2540D. Background influent and effluent samples were analyzed to ensure the reservoir supplied clean water. The average removal efficiency was calculated for each flow rate.

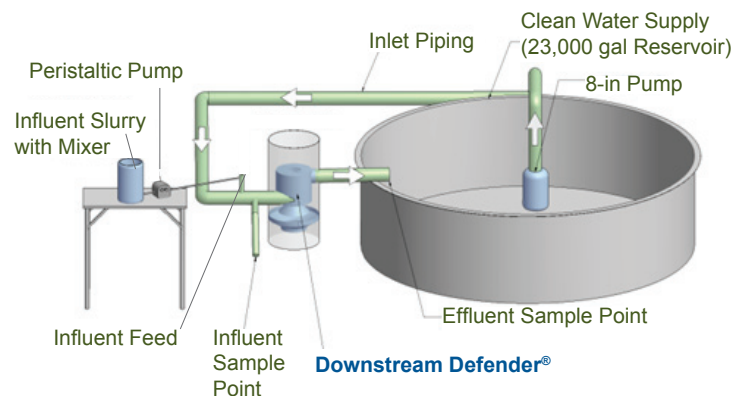


Fig.2 Hydro International's Portland, Maine test facility.



Fig.3 Grab samples were taken from the effluent discharge (pictured, left) and the influent to determine removal efficiency.

Downstream Defender®

Performance Testing Results

Test data demonstrates 80% removal of very fine sediment for all flows up to 1.2 cfs (Fig.4). As the Downstream Defender® does not incorporate an internal bypass, it will continue to capture sediment as flows increase. Whereas internally bypassing units will begin to discharge higher flows without any treatment, the test results project that the Downstream Defender® will continue to provide positive removal efficiencies up to its Peak Treatment Flow Rate of 3 cfs (Fig.4).

These results confirm the efficiency of the Downstream Defender® over the wide range of tested flow rates and highlight the benefit of internal components that stabilize the flow regime and prevent bypassing of untreated flow.

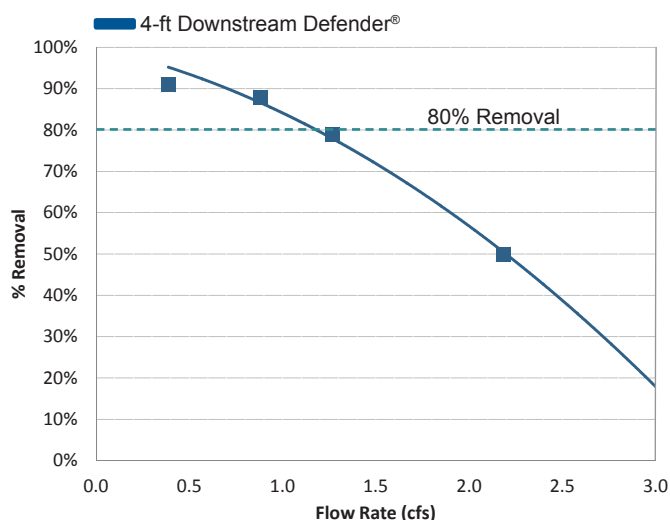


Fig.4 Results of the testing show 80% removal of the very fine test sediment up to 1.2 cfs.

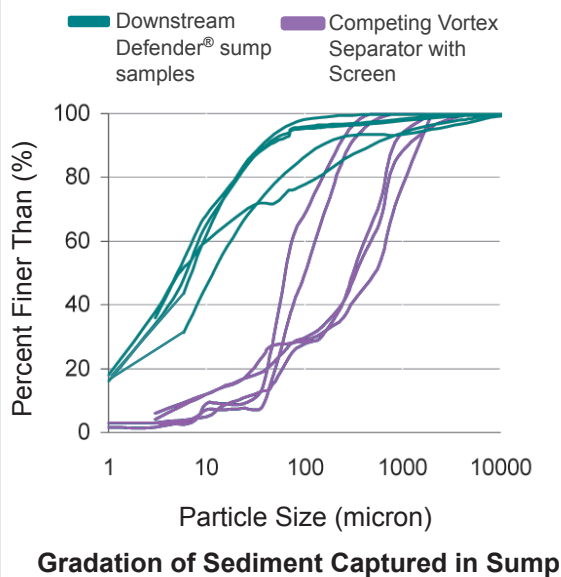
Downstream Defender® Sizing

Flow rates for the 6, 8, 10 and 12-ft diameter Downstream Defender® models for 80% removal of 50-micron sediment are shown in the table below.

Model Unit Diameter	Treatment Flow Rates (80% Removal)	Peak Treatment Flow Rates
(ft)	(cfs)	(cfs)
4	1.2	3.0
6	3.4	8.0
8	6.9	15.0
10	12.1	25.0
12	19.0	38.0

Field Samples Confirm Fine Sediment Removal Performance

The results from the 50-micron sediment removal laboratory testing are consistent with observations from field sampling of Downstream Defender® sump material at many different sites. Sediment captured and retained in the sumps of various Downstream Defender® installations has been shown to be significantly finer than the sediment captured and retained in other stormwater treatment chambers (Faram et al., 2007)¹. This observation has been corroborated from comparing particle size distributions of sediments captured in a competing vortex separator installed at sites with equivalent land use. In most cases, at least 80% of the material in the Downstream Defender® sump samples was 20-micron or finer. Sump samples from the competing vortex separator showed much less capture and retention of fine material, with only 10 - 18% of sump material in the range of 20-micron or finer.



References

1. Faram, M. G., Iwugo, K.O. and Andoh, R.Y.G., 2007, "A Field Study of Sediments Captured by Flow-Through Stormwater Interceptors", Novatech: 6th International Conference on Sustainable Techniques and Strategies in Urban Water Management, Lyon, France, 25-28 June, pp 641-648.

Project: **284 New Canaan Avenue**
Norwalk, CT

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

Date: **12/18/2024**
Revised:

1. Water Quality Volume

a. Compute volumetric runoff coefficient, *R*

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

	Proposed	Existing
Total Drainage Area, <i>A</i>	1.598 acres	1.598 acres
Total Impervious Area	1.598 acres	1.503 acres
Percentage of Impervious Area, <i>I</i>	100.0%	94.1%
Runoff Coefficient, <i>R</i>	0.950	0.896

b. Compute water quality volume, *WQV*

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

Total Project Area, <i>A</i>	1.598 acres	
Runoff Coefficient, <i>R</i>	0.950	
Water Quality Volume, <i>WQV</i>	0.127 acre-foot	
Water Quality Volume, <i>WQV</i>	5,510.70 cf	Required
WQV in 24" High Concrete Galleries	22,675.10 cf	Provided

Water Quality Volume provided > required

2. Groundwater Recharge Volume

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

a. Read runoff depth to be recharged, *D* (Table 1-1 of 2017 Rev. City of Norwalk Stormwater Drainage Manual)

Runoff Depth to be recharged, *D* 0.6 inches (A Soils)

b. Compute net increase in site imperviousness

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

Net Increase, *Delta I* 0.054

c. Compute groundwater recharge volume, *GRV*

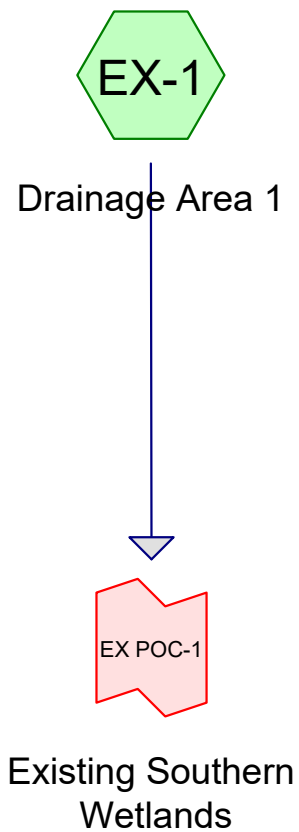
$$GRV = [(D)(A)(I)]/12$$

Runoff Depth to be recharged, <i>D</i>	0.6 inches
Total Drainage Area, <i>A</i>	1.598 acres
Net Increase, <i>Delta I</i>	0.054
<i>GRV</i>	0.00428 acre-foot
<i>GRV</i>	186 cf

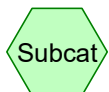
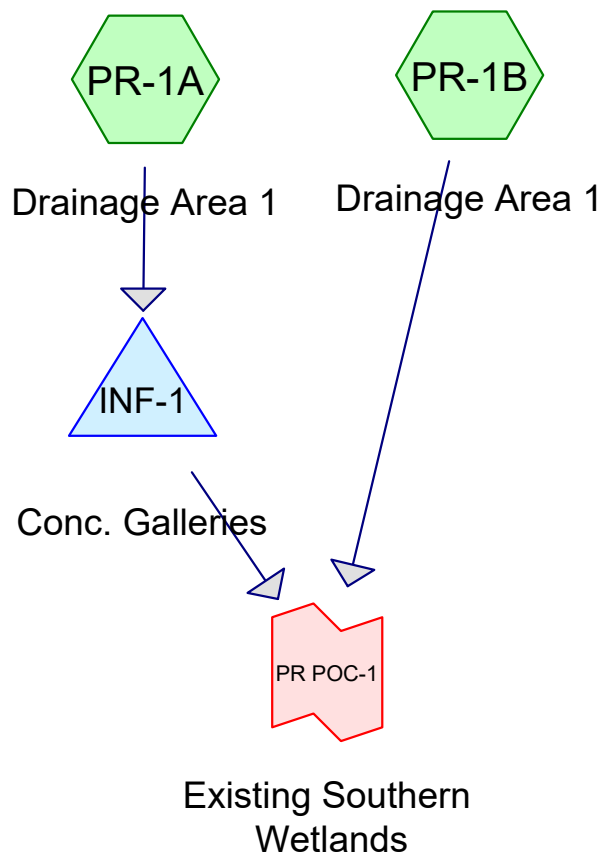
Retention Volume provided = 22675 cf > 186 cf

Stormwater Runoff Computations

Existing Conditions



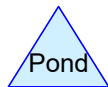
Proposed Conditions



Subcat



Reach



Pond



Link

Routing Diagram for 284 New Canaan Ave - Drainage
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284 New Canaan Ave - Drainage

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2yr Storm	Type III 24-hr		Default	24.00	1	3.56	2
2	10yr Storm	Type III 24-hr		Default	24.00	1	5.40	2
3	25yr Storm	Type III 24-hr		Default	24.00	1	6.55	2
4	50yr Storm	Type III 24-hr		Default	24.00	1	7.41	2
5	100yr Storm	Type III 24-hr		Default	24.00	1	8.33	2

284 New Canaan Ave - Drainage

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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
88,436	61	>75% Grass cover, Good, HSG B (EX-1, PR-1B)
44,316	98	Existing Buildings (EX-1, PR-1B)
240,838	98	Existing Parking/Driveway Areas (EX-1, PR-1A, PR-1B)
2,910	98	Existing Walks & Stairs (EX-1, PR-1B)
4,143	98	Previously Approved Parking/Driveway Areas (PR-1A)
441,090	30	Woods, Good, HSG A (EX-1, PR-1B)
146,697	55	Woods, Good, HSG B (EX-1, PR-1B)
968,430	57	TOTAL AREA

284 New Canaan Ave - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.56"

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Summary for Subcatchment EX-1: Drainage Area 1

Runoff = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf, Depth> 0.44"

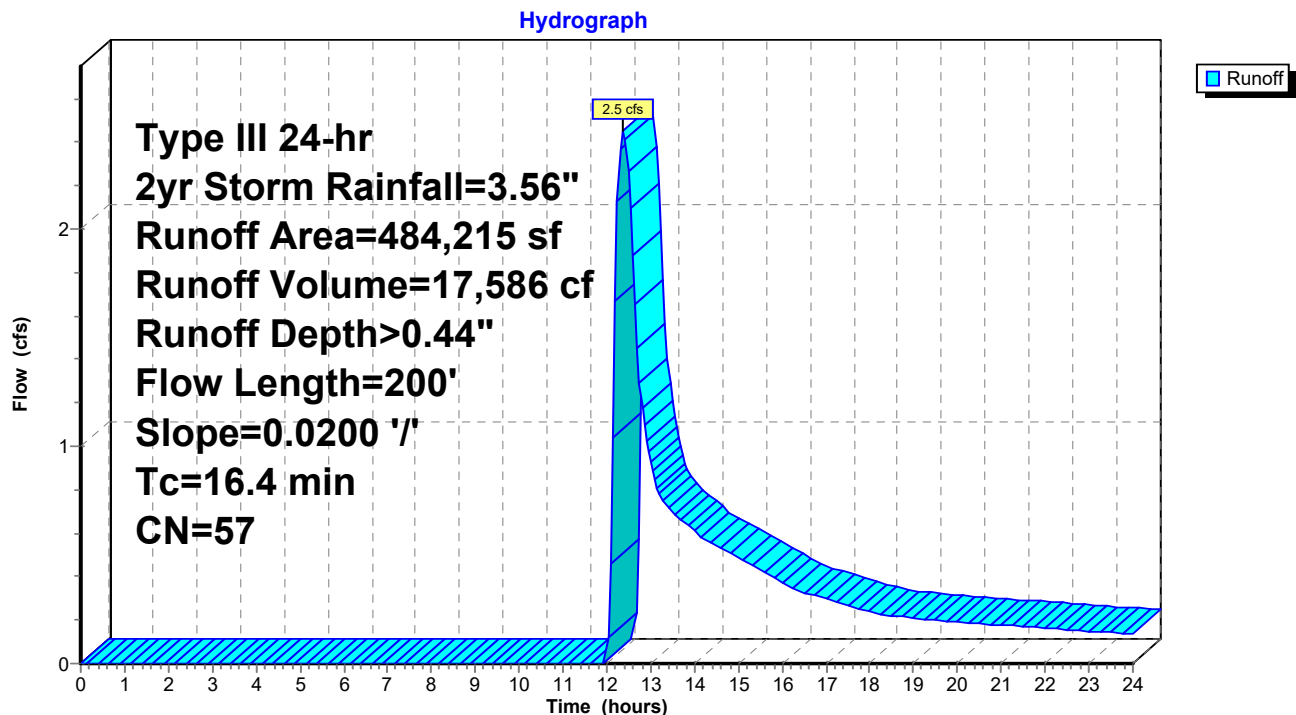
Routed to Link EX POC-1 : Existing Southern Wetlands

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.56"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1



284 New Canaan Ave - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.56"

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Summary for Subcatchment PR-1A: Drainage Area 1

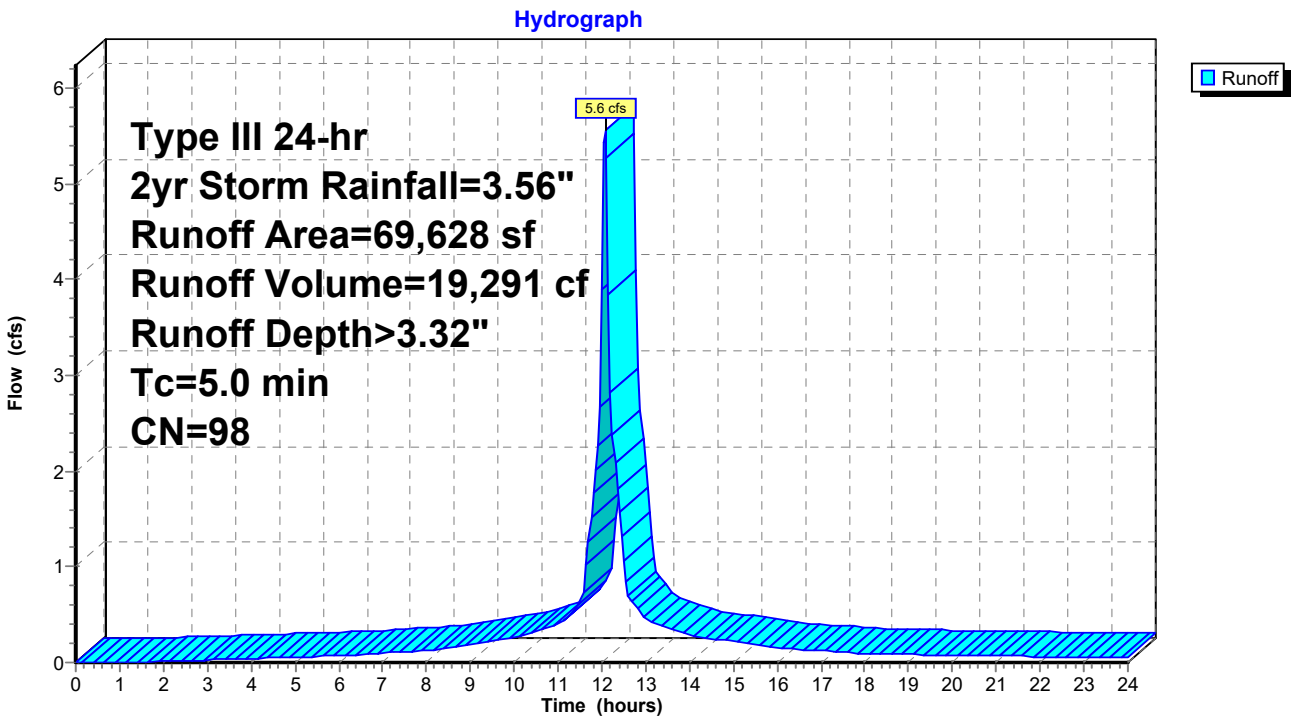
Runoff = 5.6 cfs @ 12.07 hrs, Volume= 19,291 cf, Depth> 3.32"
Routed to Pond INF-1 : Conc. Galleries

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.56"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



284 New Canaan Ave - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.56"

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Summary for Subcatchment PR-1B: Drainage Area 1

Runoff = 0.7 cfs @ 12.52 hrs, Volume= 8,181 cf, Depth> 0.24"

Routed to Link PR POC-1 : Existing Southern Wetlands

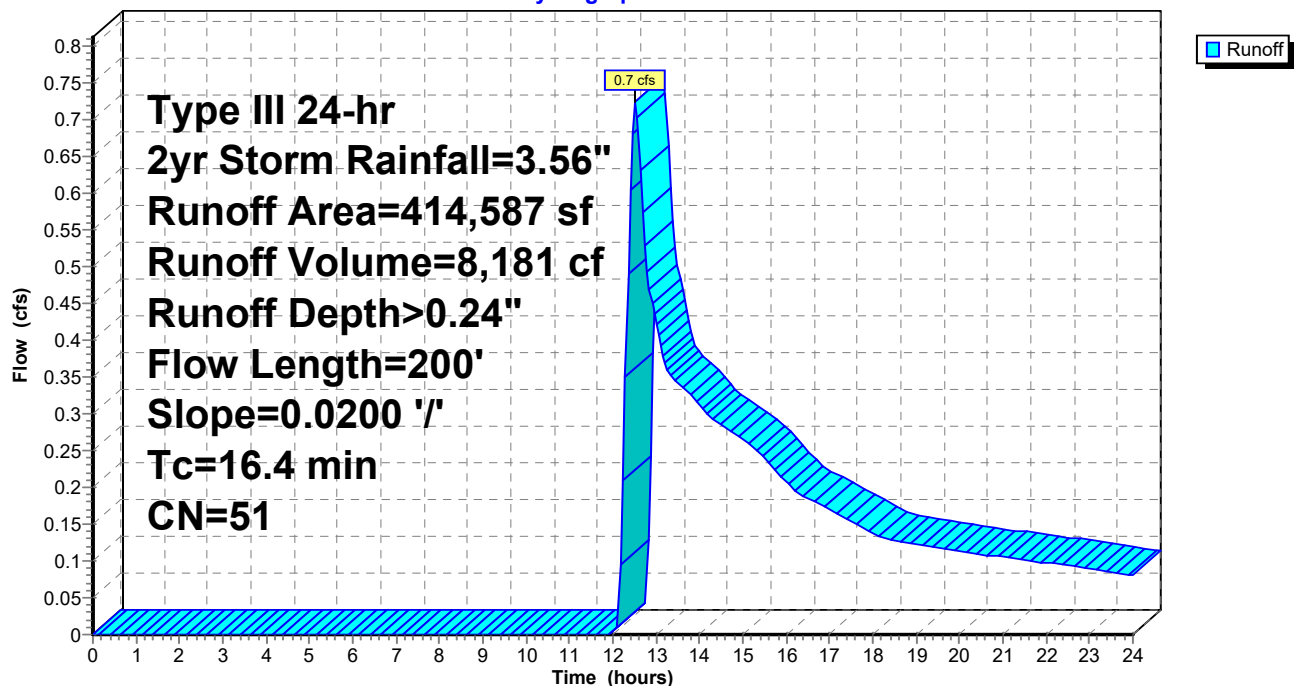
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.56"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 2yr Storm Rainfall=3.56"

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Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf, 100.00% Impervious, Inflow Depth > 3.32" for 2yr Storm event
 Inflow = 5.6 cfs @ 12.07 hrs, Volume= 19,291 cf
 Outflow = 0.6 cfs @ 11.60 hrs, Volume= 19,279 cf, Atten= 88%, Lag= 0.0 min
 Discarded = 0.6 cfs @ 11.60 hrs, Volume= 19,279 cf
 Primary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 194.25' @ 12.66 hrs Surf.Area= 9,248 sf Storage= 6,078 cf

Plug-Flow detention time= 61.2 min calculated for 19,239 cf (100% of inflow)

Center-of-Mass det. time= 60.7 min (813.6 - 753.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	68.00'W x 136.00'L x 2.00'H Field A 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	Concrete Galley 4x8x2 x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	24.0" x 24.0" Horiz. Catch Basin Overflow C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	3.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.6 cfs @ 11.60 hrs HW=193.47' (Free Discharge)↑ **2=Exfiltration** (Exfiltration Controls 0.6 cfs)**Primary OutFlow** Max=0.0 cfs @ 0.00 hrs HW=193.45' (Free Discharge)↑ **1=Catch Basin Overflow** (Controls 0.0 cfs)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

17 Chambers/Row x 8.00' Long = 136.00' Row Length

17 Rows x 48.0" Wide = 68.00' Base Width

24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage

289 Chambers x 63.4 cf = 18,311.0 cf Displacement

18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af

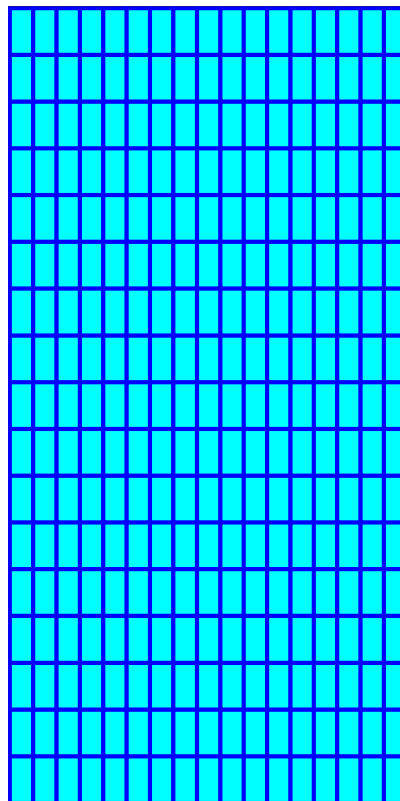
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

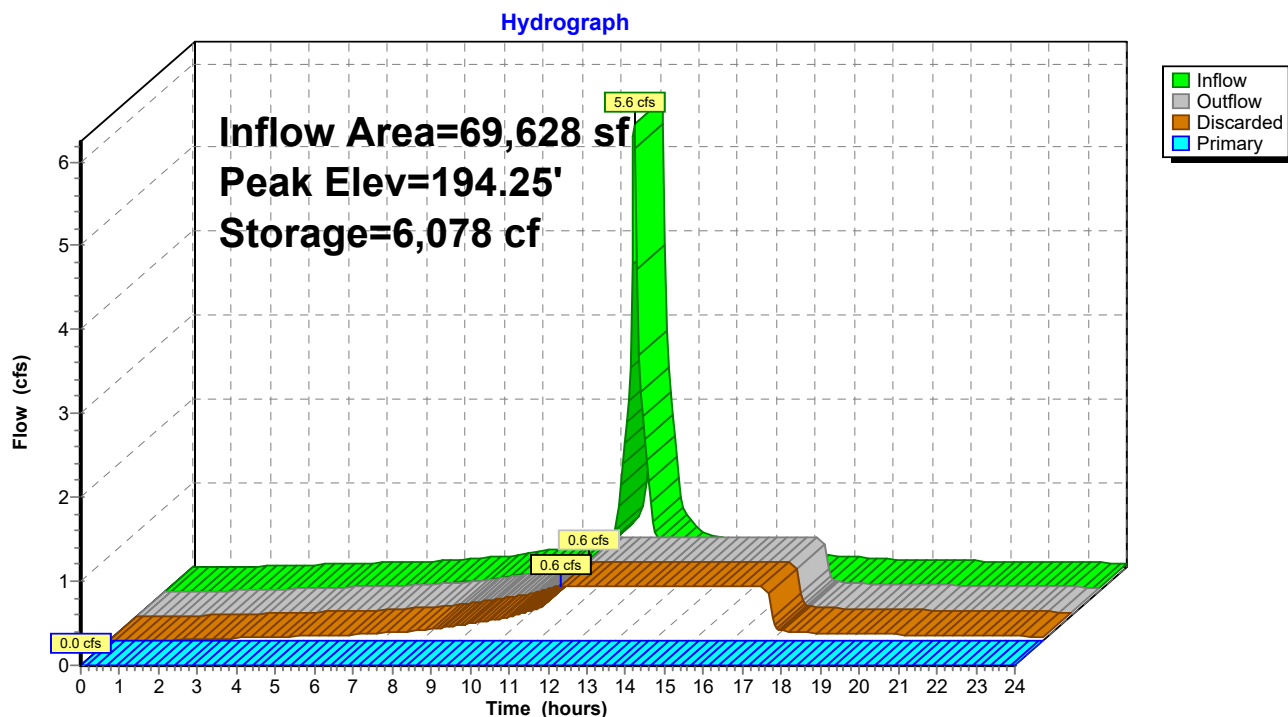
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

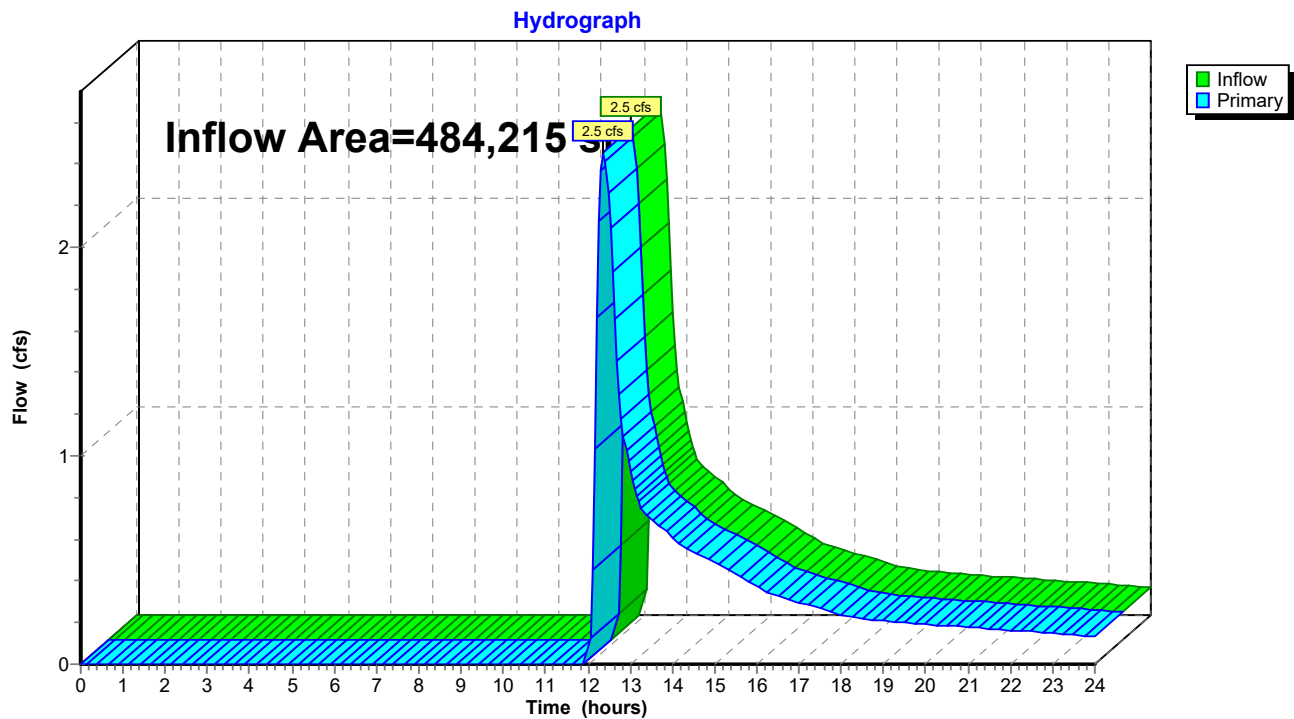


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 0.44" for 2yr Storm event
 Inflow = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf
 Primary = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX POC-1: Existing Southern Wetlands

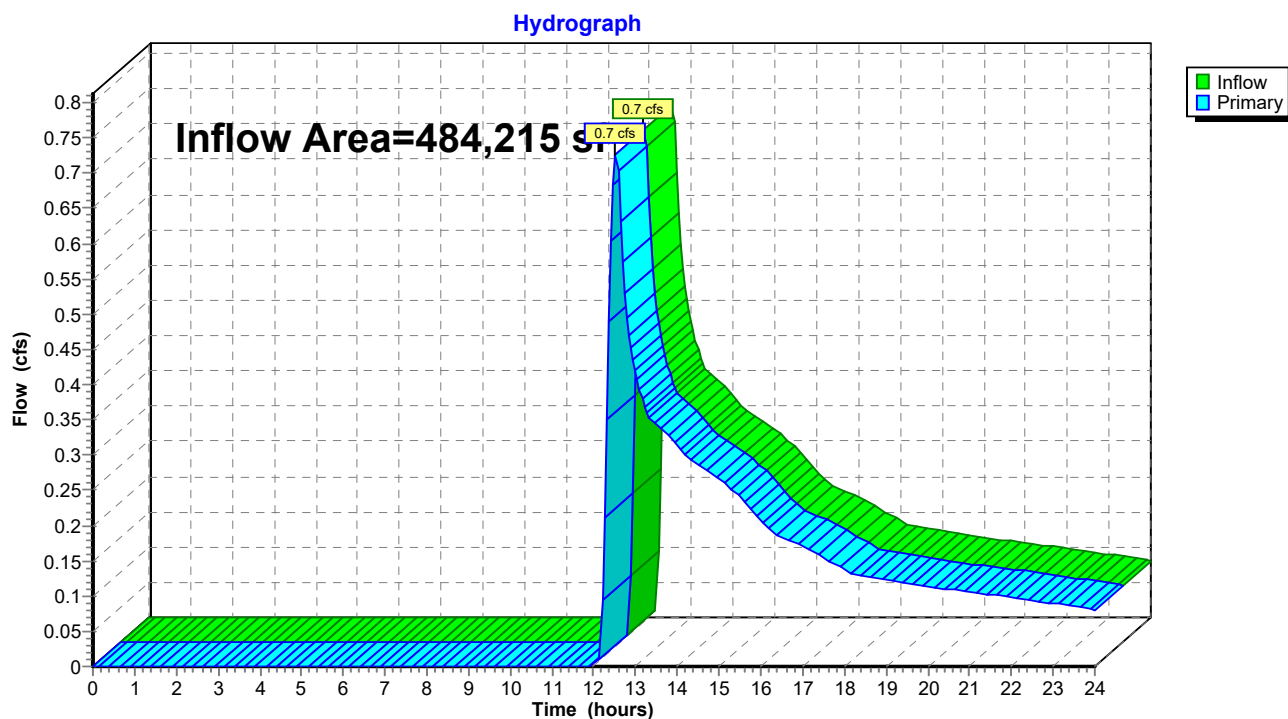


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 0.20" for 2yr Storm event
 Inflow = 0.7 cfs @ 12.52 hrs, Volume= 8,181 cf
 Primary = 0.7 cfs @ 12.52 hrs, Volume= 8,181 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 6L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR POC-1: Existing Southern Wetlands



284 New Canaan Ave - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.40"

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Summary for Subcatchment EX-1: Drainage Area 1

Runoff = 10.9 cfs @ 12.26 hrs, Volume= 53,187 cf, Depth> 1.32"

Routed to Link EX POC-1 : Existing Southern Wetlands

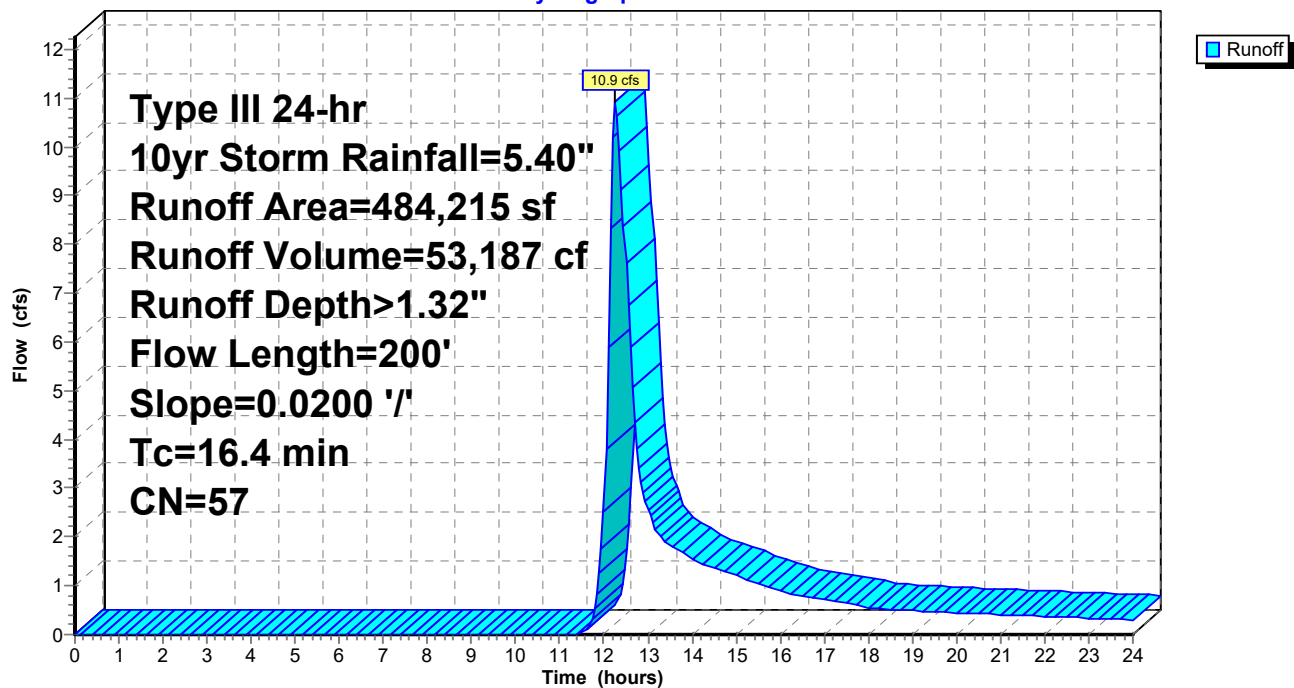
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 10yr Storm Rainfall=5.40"

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Summary for Subcatchment PR-1A: Drainage Area 1

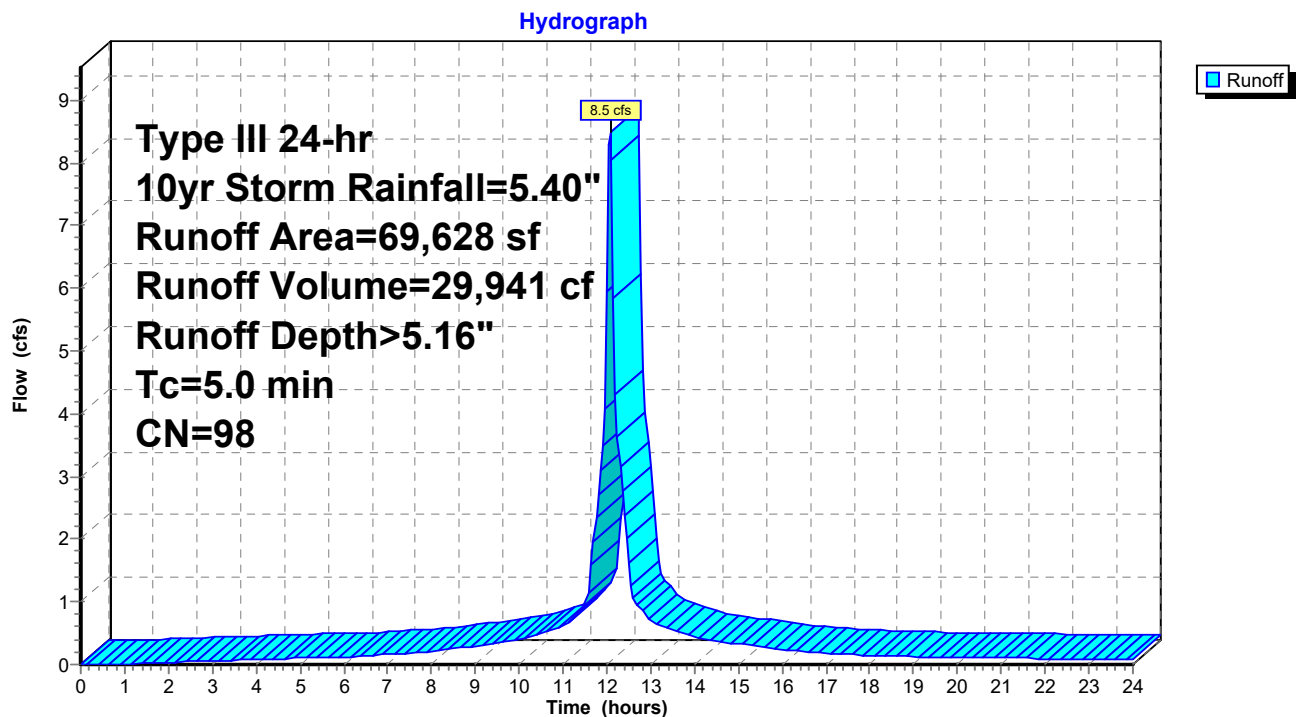
Runoff = 8.5 cfs @ 12.07 hrs, Volume= 29,941 cf, Depth> 5.16"
Routed to Pond INF-1 : Conc. Galleries

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



284 New Canaan Ave - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.40"

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Summary for Subcatchment PR-1B: Drainage Area 1

Runoff = 5.5 cfs @ 12.30 hrs, Volume= 31,774 cf, Depth> 0.92"

Routed to Link PR POC-1 : Existing Southern Wetlands

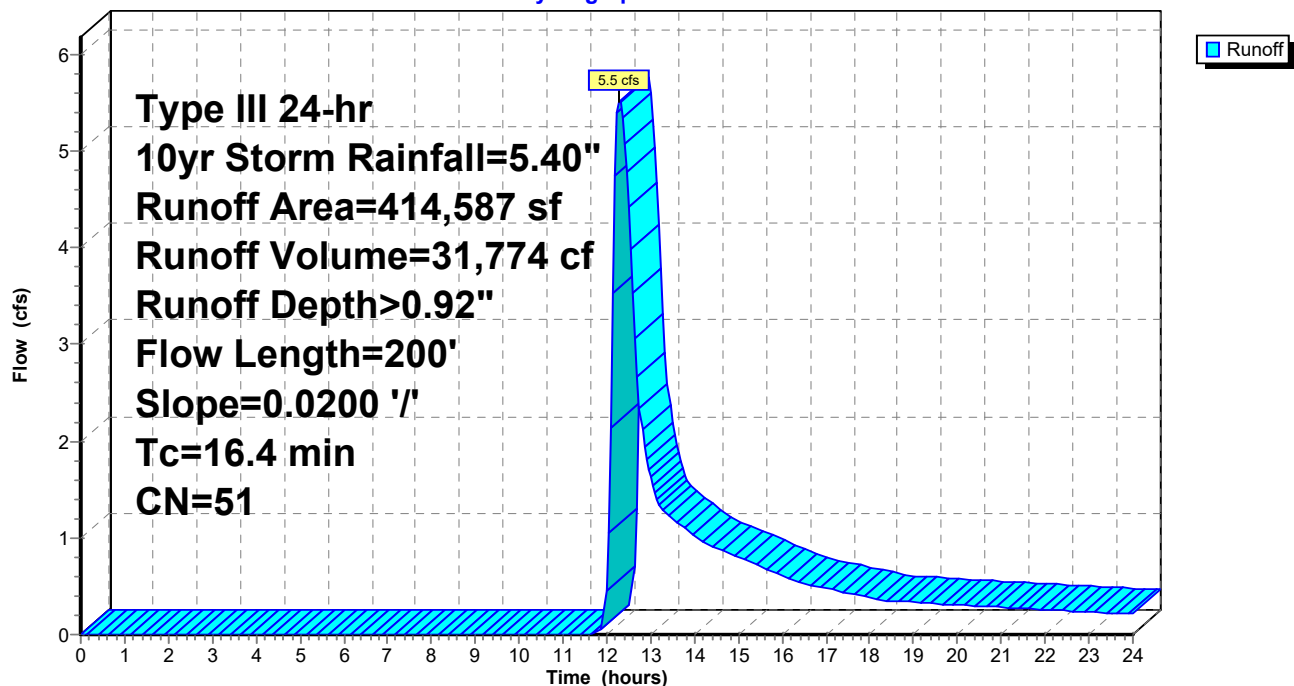
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 10yr Storm Rainfall=5.40"

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Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf, 100.00% Impervious, Inflow Depth > 5.16" for 10yr Storm event
 Inflow = 8.5 cfs @ 12.07 hrs, Volume= 29,941 cf
 Outflow = 0.6 cfs @ 11.15 hrs, Volume= 29,922 cf, Atten= 92%, Lag= 0.0 min
 Discarded = 0.6 cfs @ 11.15 hrs, Volume= 29,922 cf
 Primary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 194.90' @ 13.08 hrs Surf.Area= 9,248 sf Storage= 11,089 cf

Plug-Flow detention time= 125.6 min calculated for 29,922 cf (100% of inflow)
 Center-of-Mass det. time= 125.1 min (870.7 - 745.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	68.00'W x 136.00'L x 2.00'H Field A 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	Concrete Galley 4x8x2 x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	24.0" x 24.0" Horiz. Catch Basin Overflow C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	3.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.6 cfs @ 11.15 hrs HW=193.47' (Free Discharge)
 ↑ **2=Exfiltration** (Exfiltration Controls 0.6 cfs)

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=193.45' (Free Discharge)
 ↑ **1=Catch Basin Overflow** (Controls 0.0 cfs)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

17 Chambers/Row x 8.00' Long = 136.00' Row Length

17 Rows x 48.0" Wide = 68.00' Base Width

24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage

289 Chambers x 63.4 cf = 18,311.0 cf Displacement

18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af

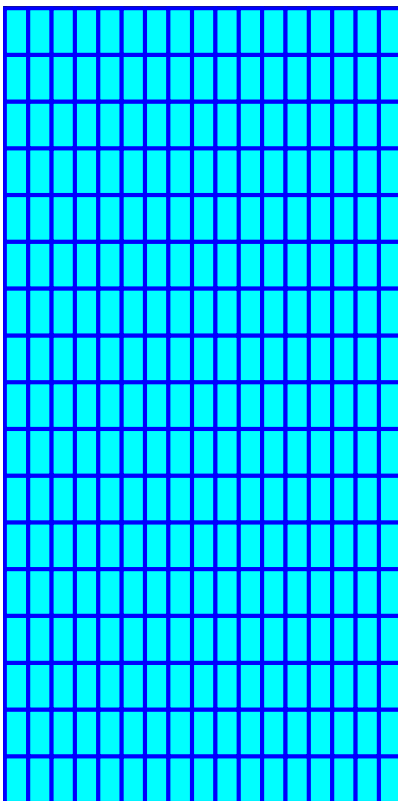
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

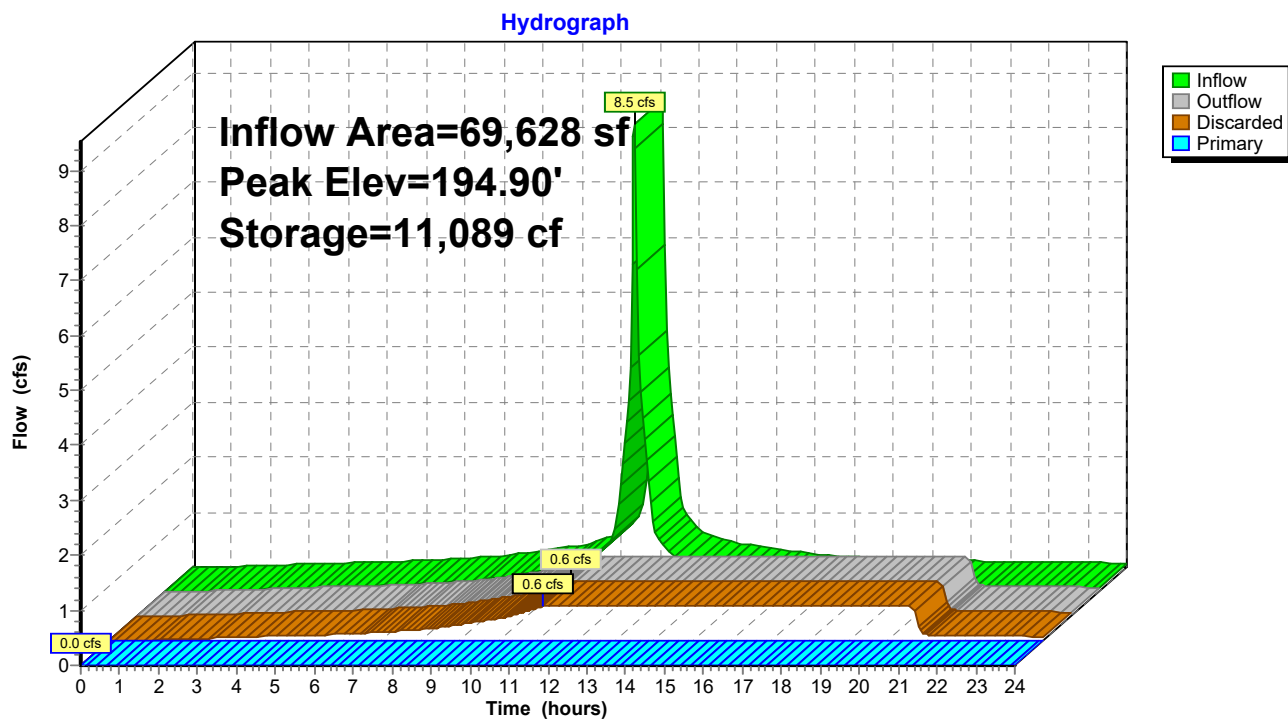
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

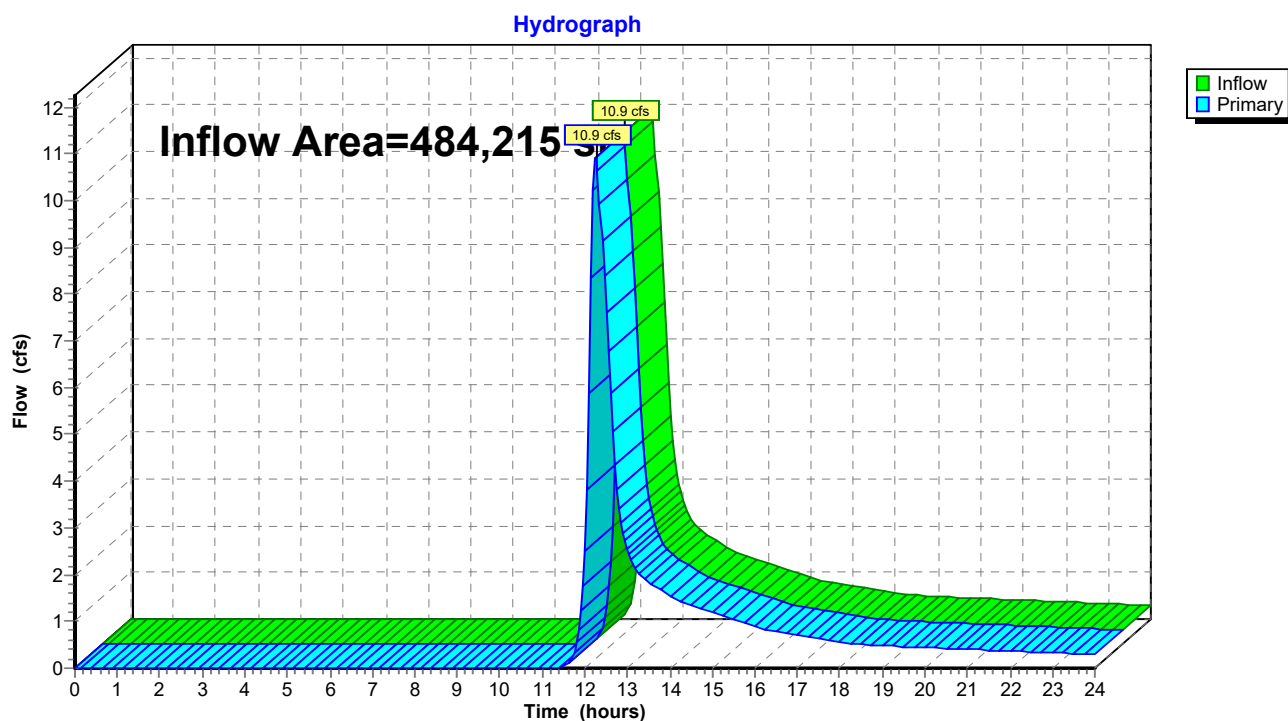


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 1.32" for 10yr Storm event
 Inflow = 10.9 cfs @ 12.26 hrs, Volume= 53,187 cf
 Primary = 10.9 cfs @ 12.26 hrs, Volume= 53,187 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX POC-1: Existing Southern Wetlands

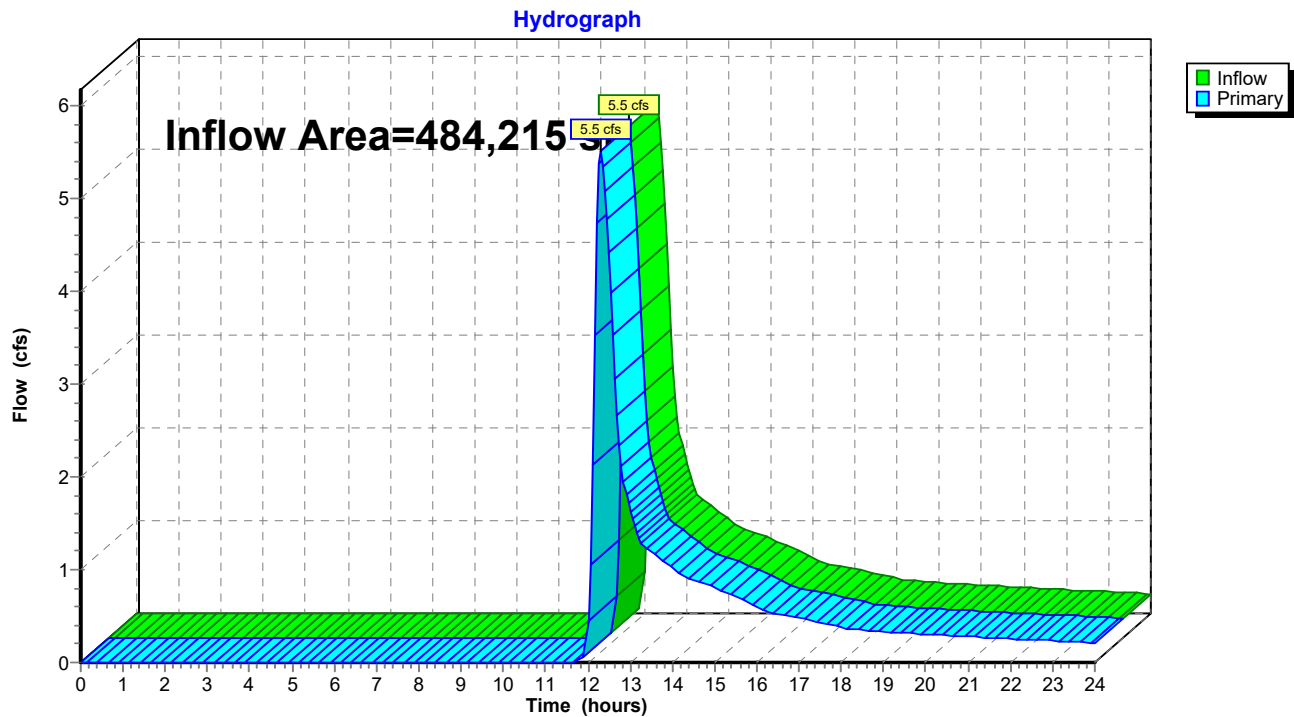


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 0.79" for 10yr Storm event
 Inflow = 5.5 cfs @ 12.30 hrs, Volume= 31,774 cf
 Primary = 5.5 cfs @ 12.30 hrs, Volume= 31,774 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 6L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR POC-1: Existing Southern Wetlands



284 New Canaan Ave - Drainage

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Type III 24-hr 25yr Storm Rainfall=6.55"

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Summary for Subcatchment EX-1: Drainage Area 1

Runoff = 17.8 cfs @ 12.25 hrs, Volume= 81,149 cf, Depth> 2.01"

Routed to Link EX POC-1 : Existing Southern Wetlands

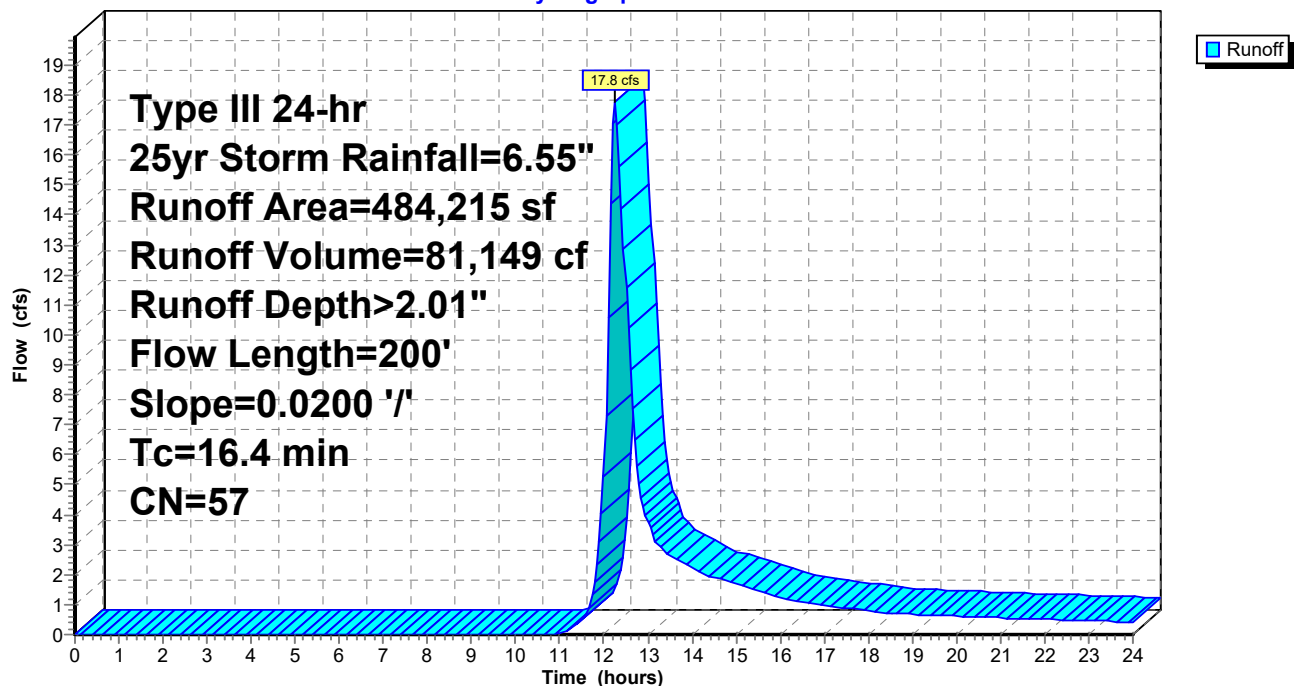
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

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Type III 24-hr 25yr Storm Rainfall=6.55"

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Summary for Subcatchment PR-1A: Drainage Area 1

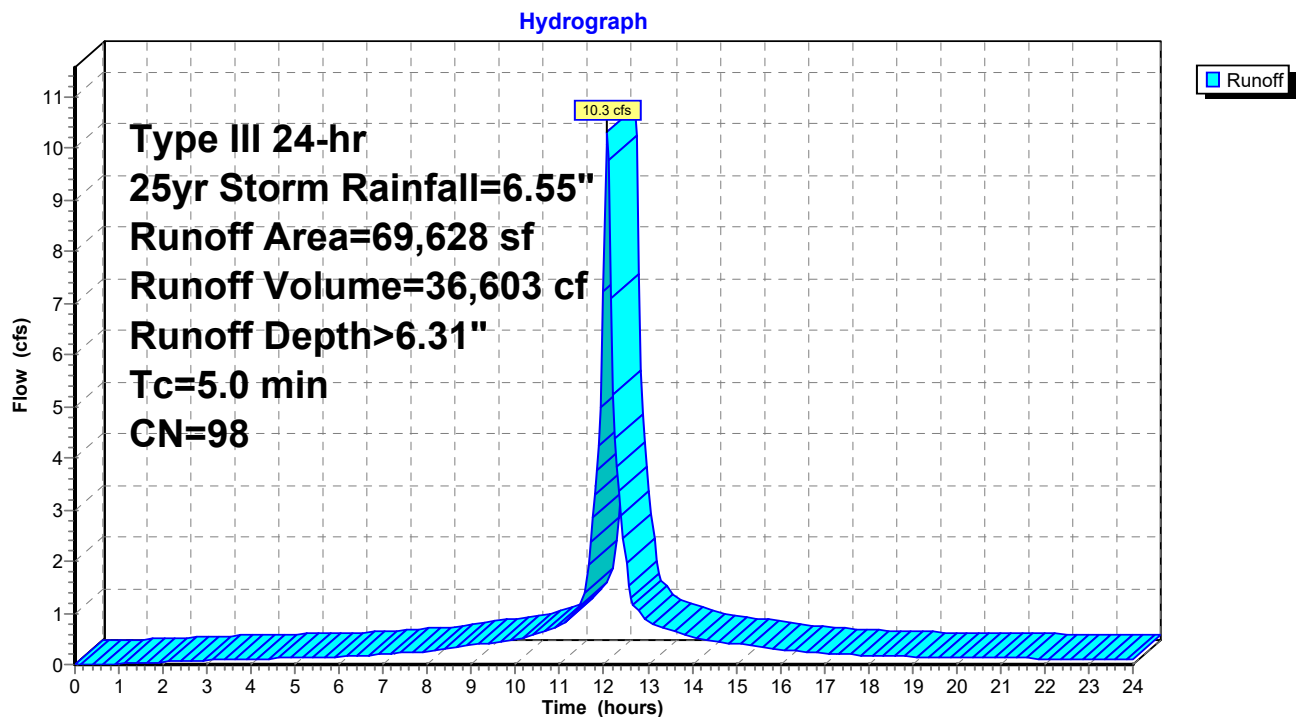
Runoff = 10.3 cfs @ 12.07 hrs, Volume= 36,603 cf, Depth> 6.31"
Routed to Pond INF-1 : Conc. Galleries

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



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Type III 24-hr 25yr Storm Rainfall=6.55"

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Summary for Subcatchment PR-1B: Drainage Area 1

Runoff = 10.4 cfs @ 12.26 hrs, Volume= 51,745 cf, Depth> 1.50"

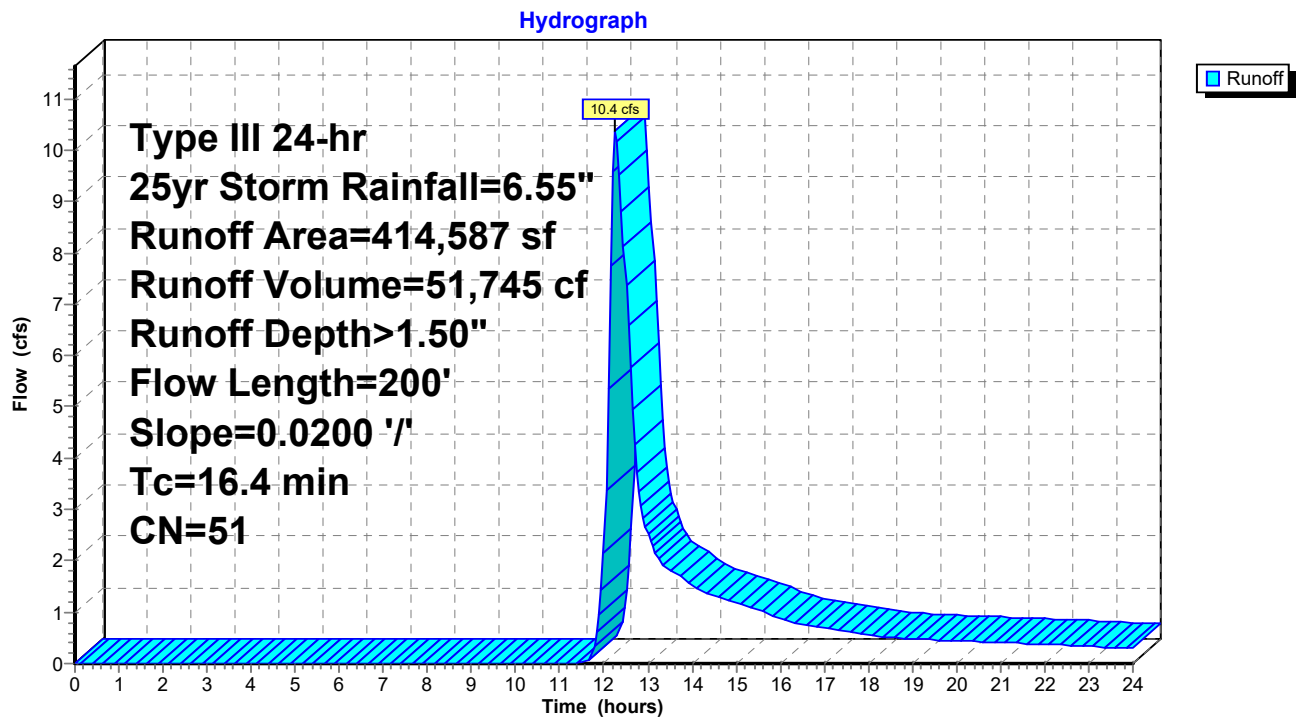
Routed to Link PR POC-1 : Existing Southern Wetlands

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1



284 New Canaan Ave - Drainage

Type III 24-hr 25yr Storm Rainfall=6.55"

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Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf, 100.00% Impervious, Inflow Depth > 6.31" for 25yr Storm event
 Inflow = 10.3 cfs @ 12.07 hrs, Volume= 36,603 cf
 Outflow = 3.7 cfs @ 12.47 hrs, Volume= 37,943 cf, Atten= 64%, Lag= 23.9 min
 Discarded = 0.6 cfs @ 10.70 hrs, Volume= 35,085 cf
 Primary = 3.1 cfs @ 12.47 hrs, Volume= 2,858 cf

Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 195.79' @ 12.47 hrs Surf.Area= 9,248 sf Storage= 13,166 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 144.4 min (887.1 - 742.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	68.00'W x 136.00'L x 2.00'H Field A 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	Concrete Galley 4x8x2 x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	24.0" x 24.0" Horiz. Catch Basin Overflow C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	3.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.6 cfs @ 10.70 hrs HW=193.47' (Free Discharge)↑ **2=Exfiltration** (Exfiltration Controls 0.6 cfs)**Primary OutFlow** Max=2.7 cfs @ 12.47 hrs HW=195.72' (Free Discharge)↑ **1=Catch Basin Overflow** (Weir Controls 2.7 cfs @ 1.54 fps)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

17 Chambers/Row x 8.00' Long = 136.00' Row Length

17 Rows x 48.0" Wide = 68.00' Base Width

24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage

289 Chambers x 63.4 cf = 18,311.0 cf Displacement

18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af

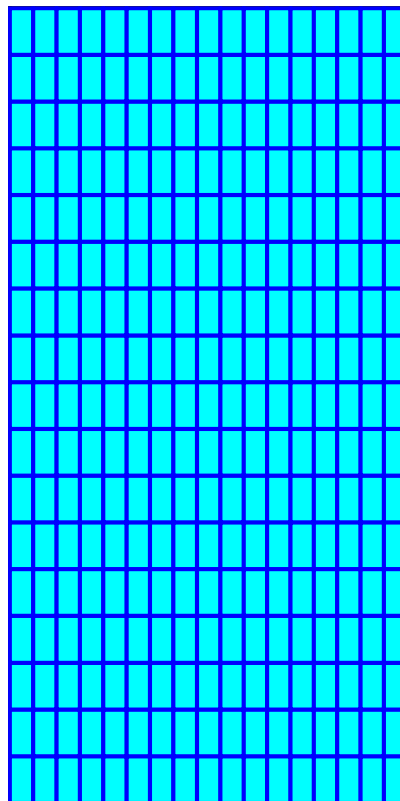
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

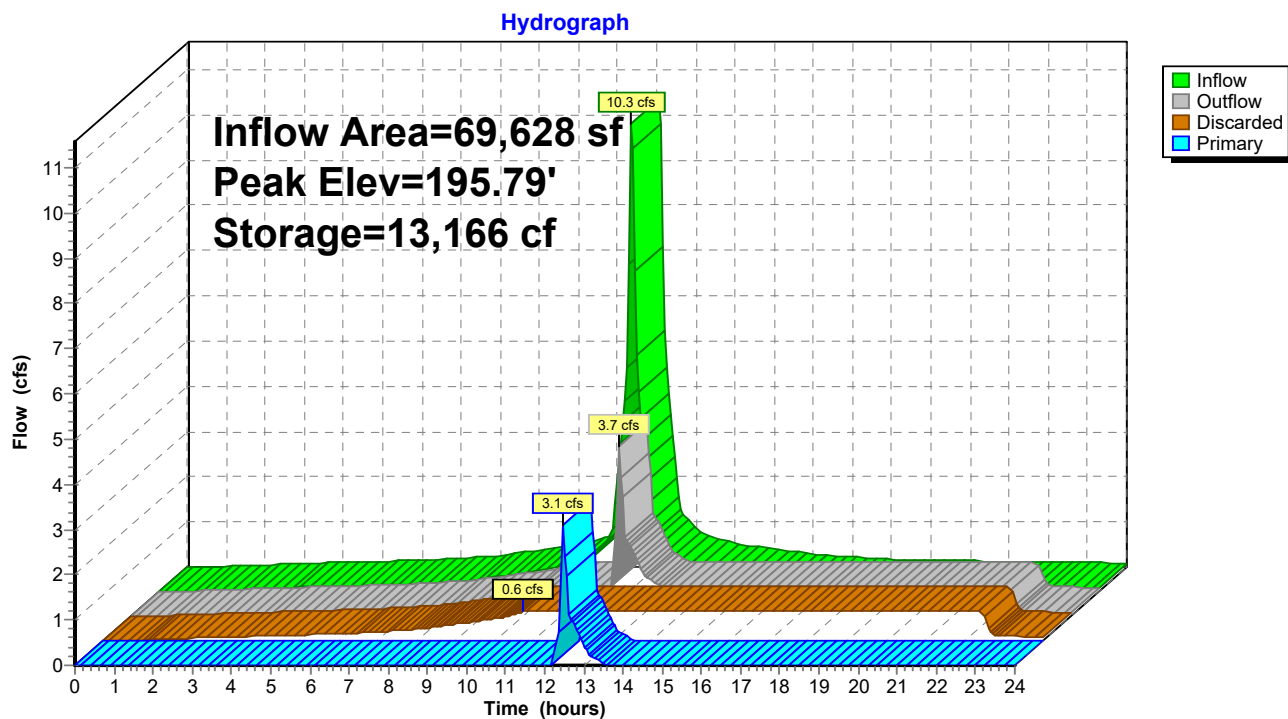
289 Chambers

685.0 cy Field

6.9 cy Stone



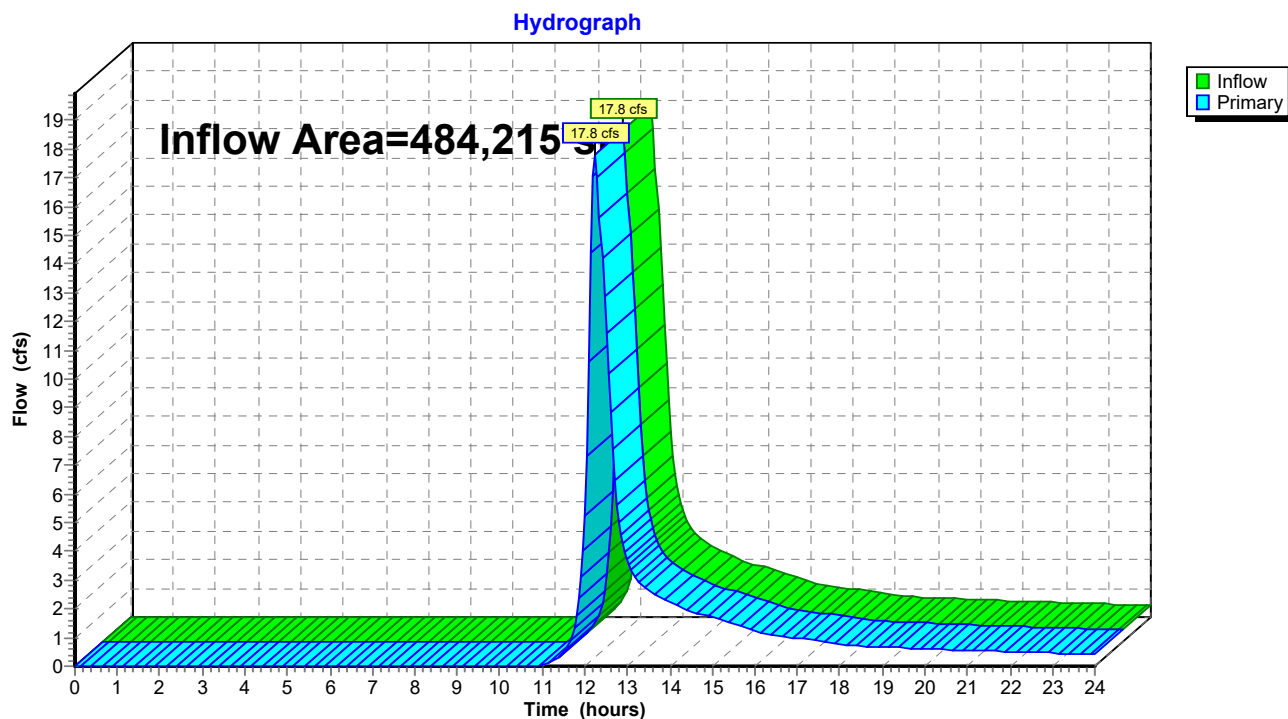
Pond INF-1: Conc. Galleries



Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 2.01" for 25yr Storm event
Inflow = 17.8 cfs @ 12.25 hrs, Volume= 81,149 cf
Primary = 17.8 cfs @ 12.25 hrs, Volume= 81,149 cf, Atten= 0%, Lag= 0.0 min

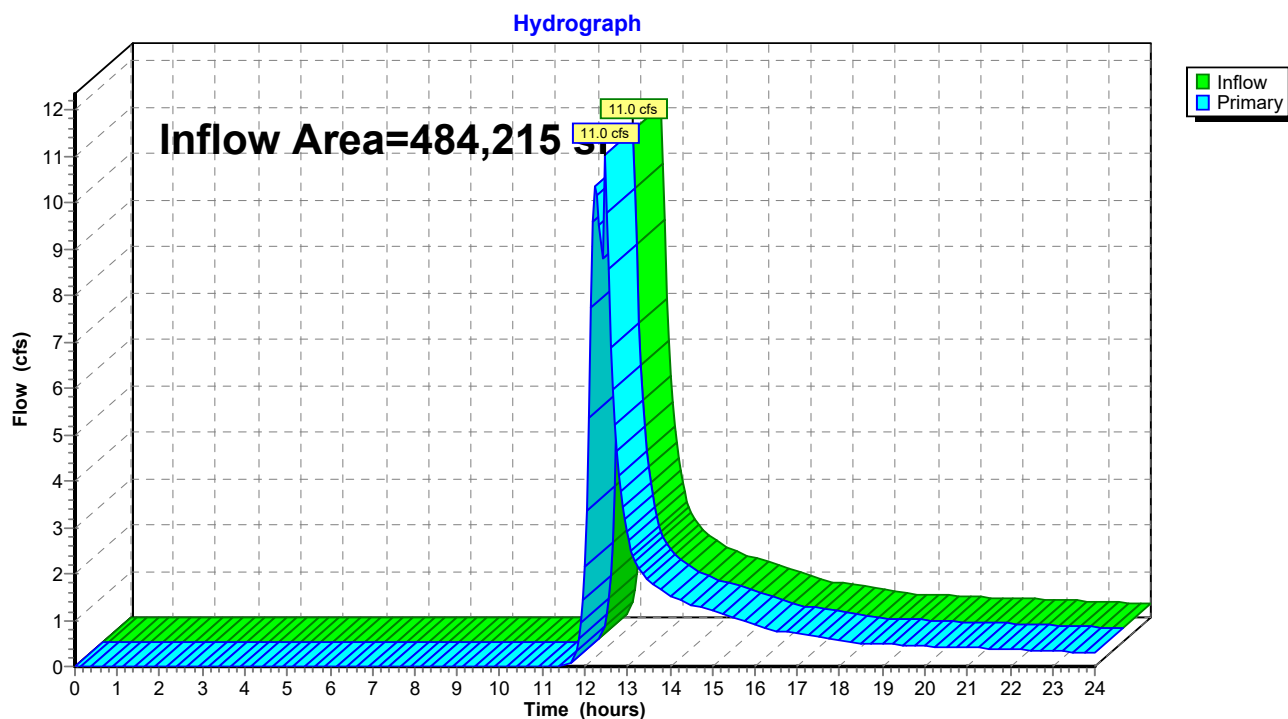
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX POC-1: Existing Southern Wetlands

Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 1.35" for 25yr Storm event
Inflow = 11.0 cfs @ 12.46 hrs, Volume= 54,603 cf
Primary = 11.0 cfs @ 12.46 hrs, Volume= 54,603 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR POC-1: Existing Southern Wetlands

284 New Canaan Ave - Drainage

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Type III 24-hr 50yr Storm Rainfall=7.41"

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Summary for Subcatchment EX-1: Drainage Area 1

Runoff = 23.4 cfs @ 12.24 hrs, Volume= 104,110 cf, Depth> 2.58"

Routed to Link EX POC-1 : Existing Southern Wetlands

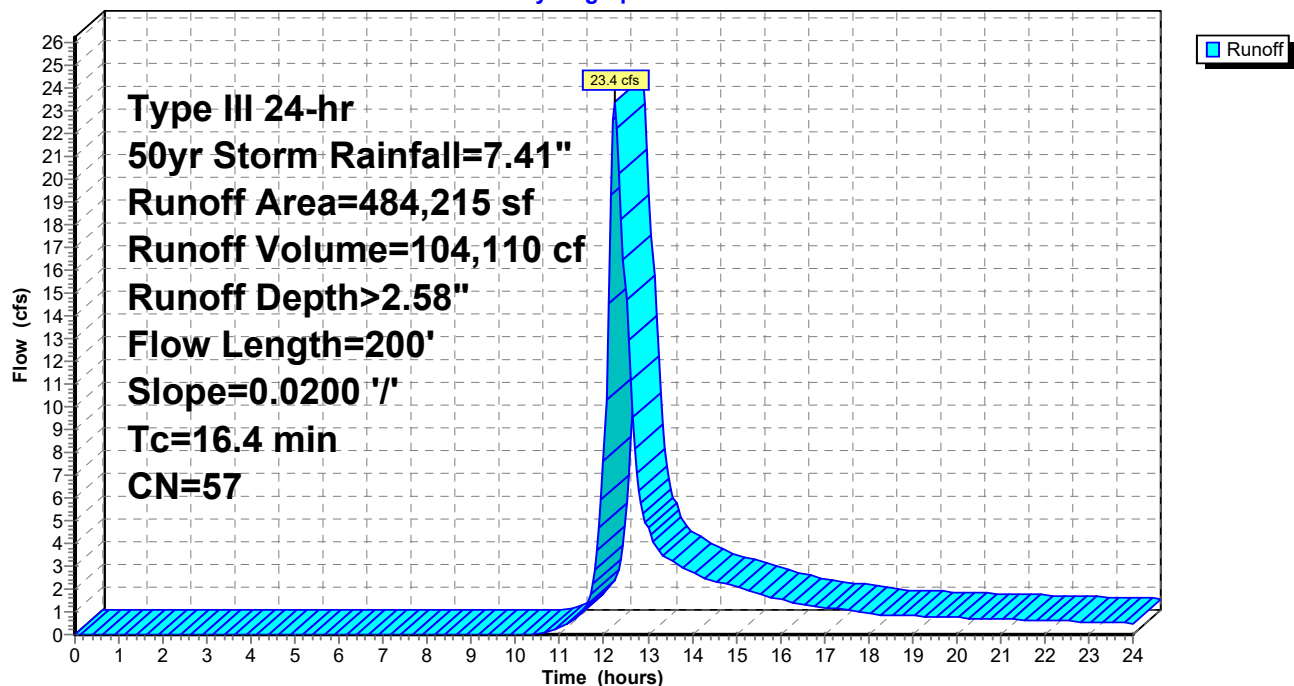
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.41"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1

Hydrograph



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Type III 24-hr 50yr Storm Rainfall=7.41"

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Summary for Subcatchment PR-1A: Drainage Area 1

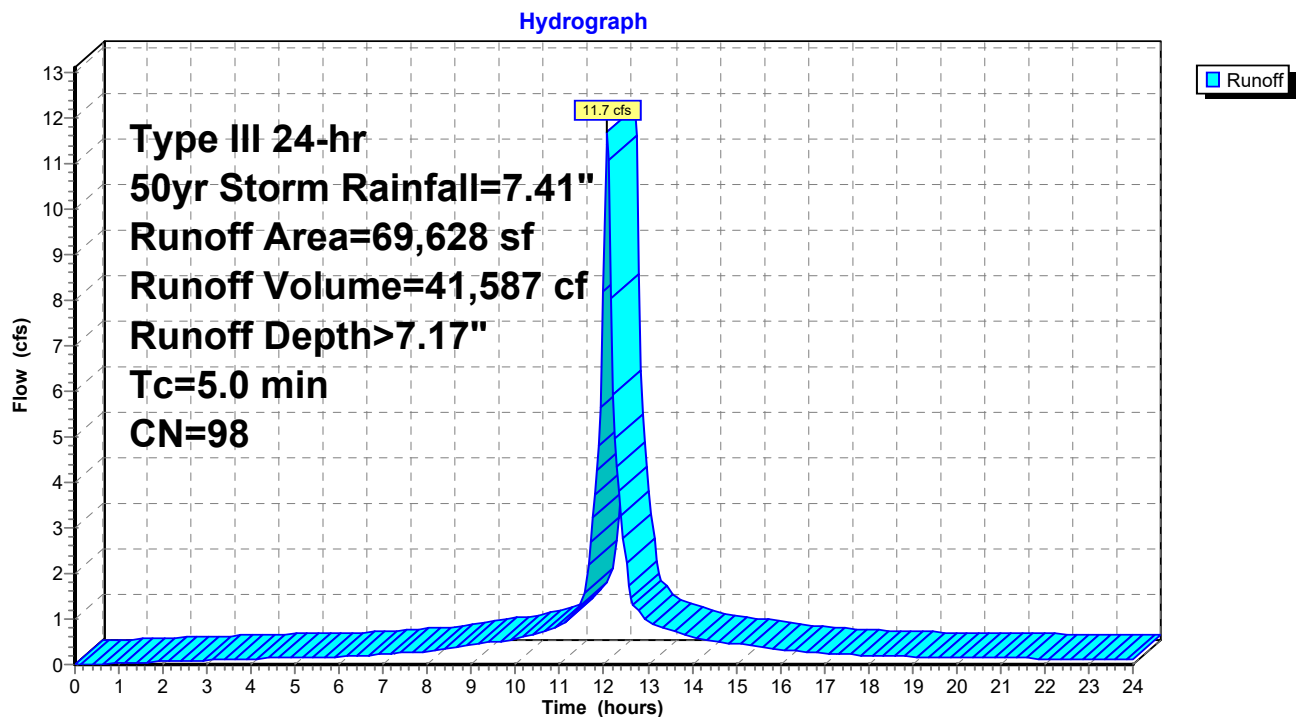
Runoff = 11.7 cfs @ 12.07 hrs, Volume= 41,587 cf, Depth> 7.17"
Routed to Pond INF-1 : Conc. Galleries

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.41"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



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Type III 24-hr 50yr Storm Rainfall=7.41"

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Summary for Subcatchment PR-1B: Drainage Area 1

Runoff = 14.5 cfs @ 12.26 hrs, Volume= 68,637 cf, Depth> 1.99"

Routed to Link PR POC-1 : Existing Southern Wetlands

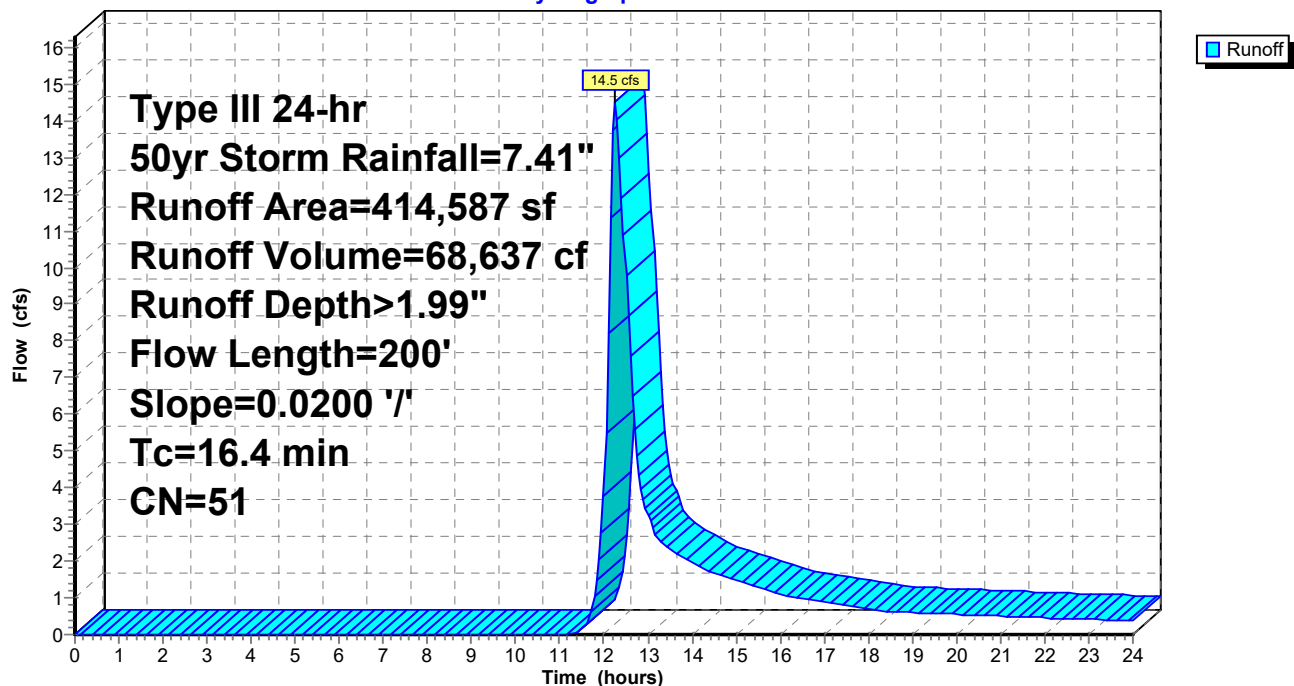
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.41"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 50yr Storm Rainfall=7.41"

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Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf, 100.00% Impervious, Inflow Depth > 7.17" for 50yr Storm event
 Inflow = 11.7 cfs @ 12.07 hrs, Volume= 41,587 cf
 Outflow = 5.2 cfs @ 12.27 hrs, Volume= 41,321 cf, Atten= 55%, Lag= 11.9 min
 Discarded = 0.6 cfs @ 10.40 hrs, Volume= 37,144 cf
 Primary = 4.6 cfs @ 12.27 hrs, Volume= 4,176 cf

Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 195.87' @ 12.27 hrs Surf.Area= 9,248 sf Storage= 13,166 cf

Plug-Flow detention time= 146.0 min calculated for 41,321 cf (99% of inflow)

Center-of-Mass det. time= 141.6 min (882.5 - 740.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	68.00'W x 136.00'L x 2.00'H Field A 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	Concrete Galley 4x8x2 x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	24.0" x 24.0" Horiz. Catch Basin Overflow C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	3.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.6 cfs @ 10.40 hrs HW=193.47' (Free Discharge)↑ **2=Exfiltration** (Exfiltration Controls 0.6 cfs)**Primary OutFlow** Max=4.0 cfs @ 12.27 hrs HW=195.79' (Free Discharge)↑ **1=Catch Basin Overflow** (Weir Controls 4.0 cfs @ 1.75 fps)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

17 Chambers/Row x 8.00' Long = 136.00' Row Length

17 Rows x 48.0" Wide = 68.00' Base Width

24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage

289 Chambers x 63.4 cf = 18,311.0 cf Displacement

18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af

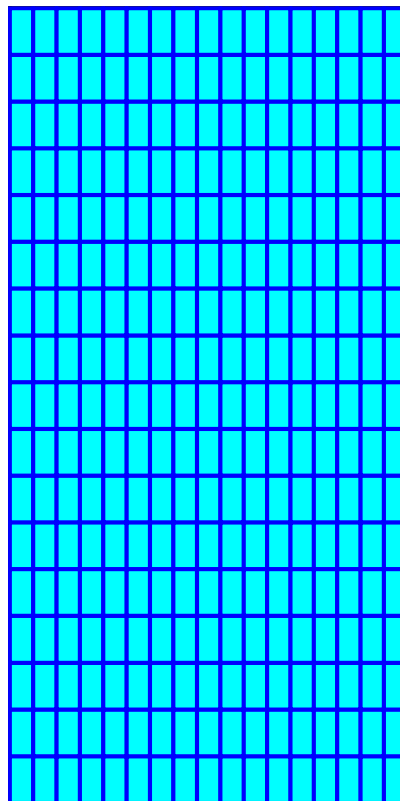
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

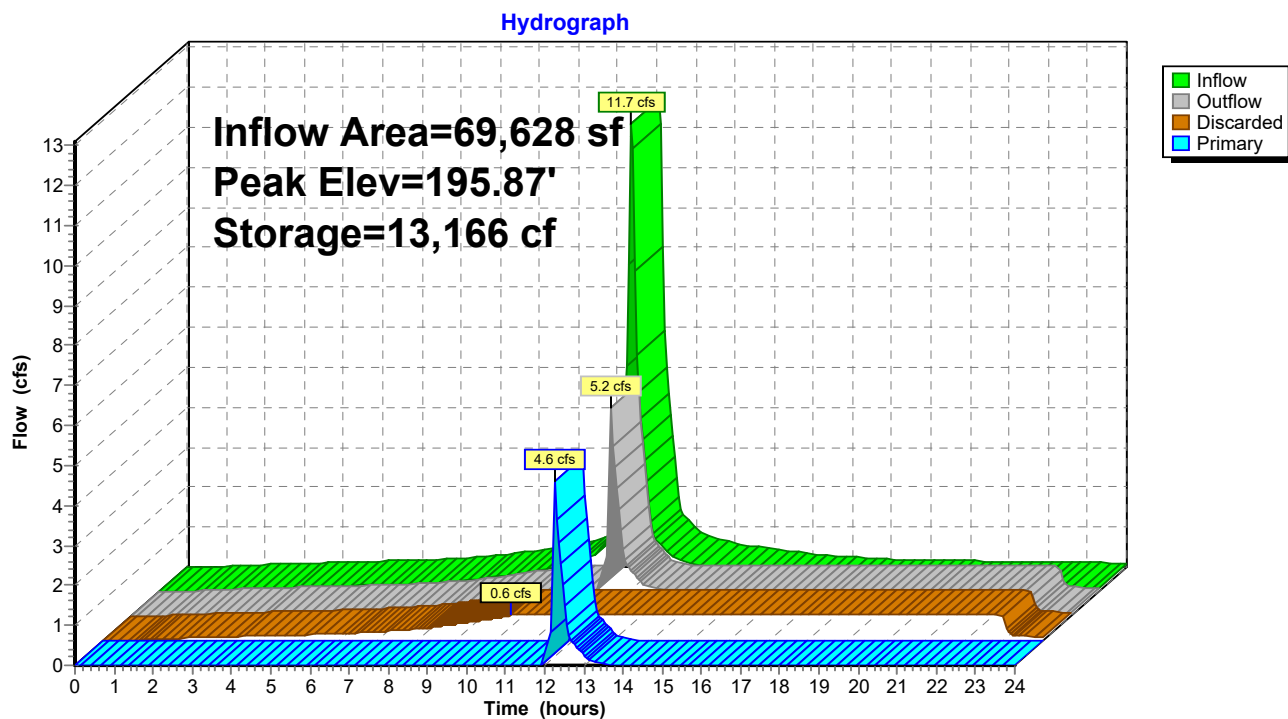
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

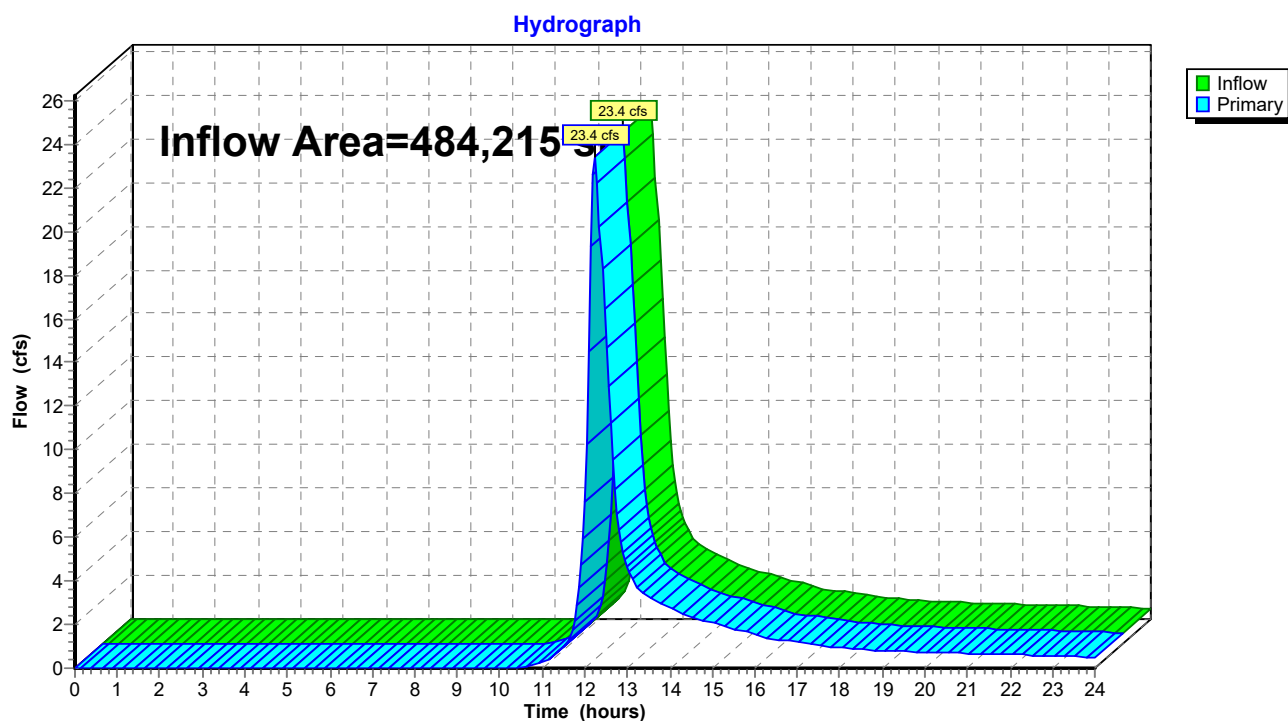


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 2.58" for 50yr Storm event
 Inflow = 23.4 cfs @ 12.24 hrs, Volume= 104,110 cf
 Primary = 23.4 cfs @ 12.24 hrs, Volume= 104,110 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

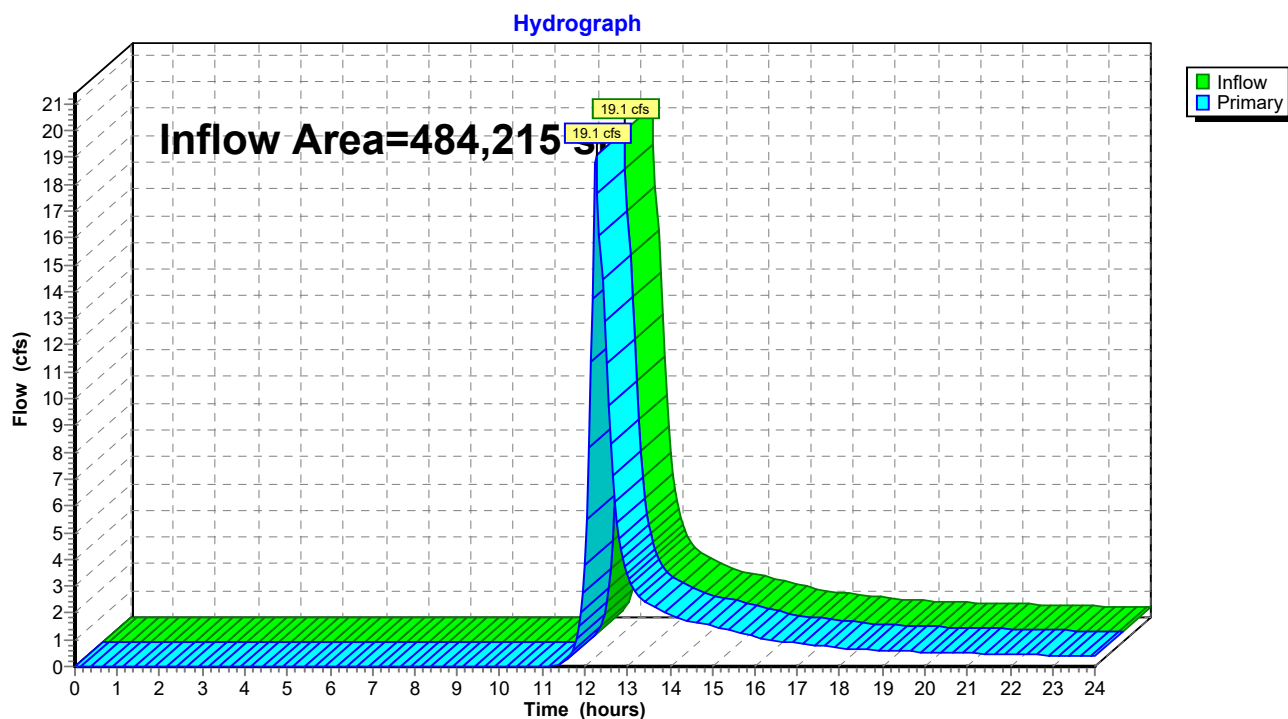
Link EX POC-1: Existing Southern Wetlands



Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 1.80" for 50yr Storm event
Inflow = 19.1 cfs @ 12.27 hrs, Volume= 72,814 cf
Primary = 19.1 cfs @ 12.27 hrs, Volume= 72,814 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR POC-1: Existing Southern Wetlands

284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.33"

Printed 2/28/2025

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Summary for Subcatchment EX-1: Drainage Area 1

Runoff = 29.8 cfs @ 12.24 hrs, Volume= 130,218 cf, Depth> 3.23"

Routed to Link EX POC-1 : Existing Southern Wetlands

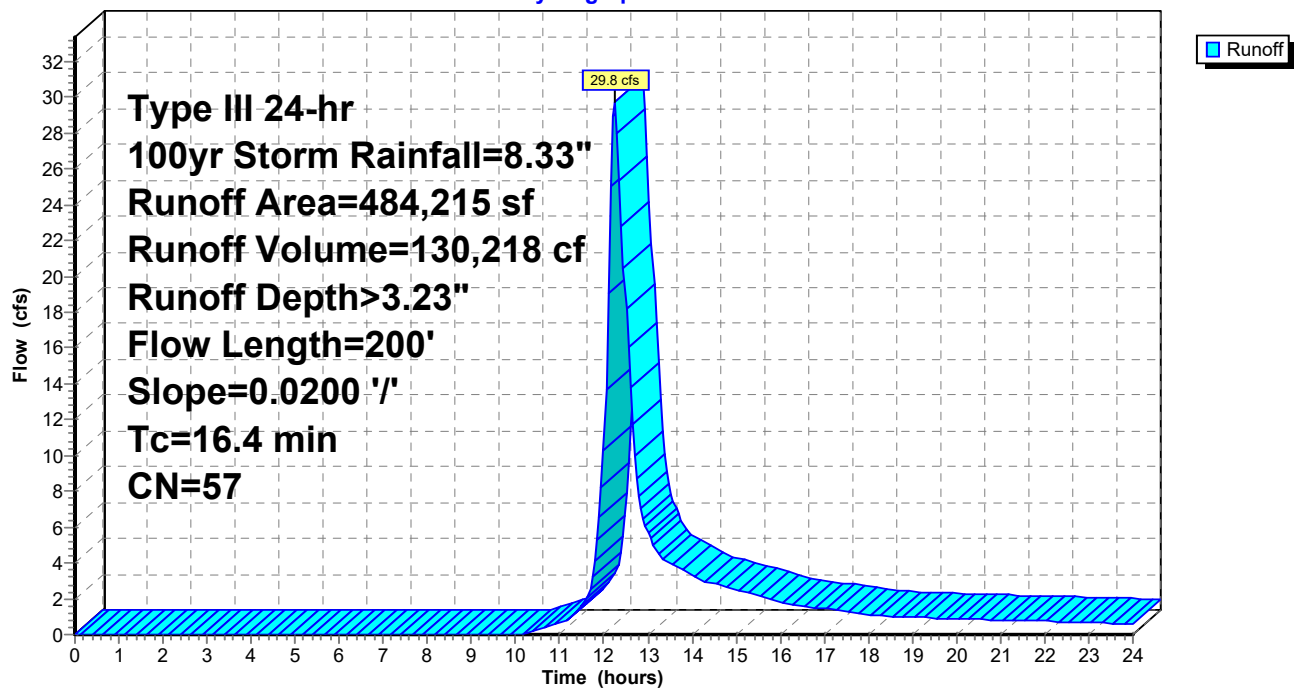
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.33"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

HydroCAD® 10.20-5b s/n 01168 © 2023 HydroCAD Software Solutions LLC

Type III 24-hr 100yr Storm Rainfall=8.33"

Printed 2/28/2025

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Summary for Subcatchment PR-1A: Drainage Area 1

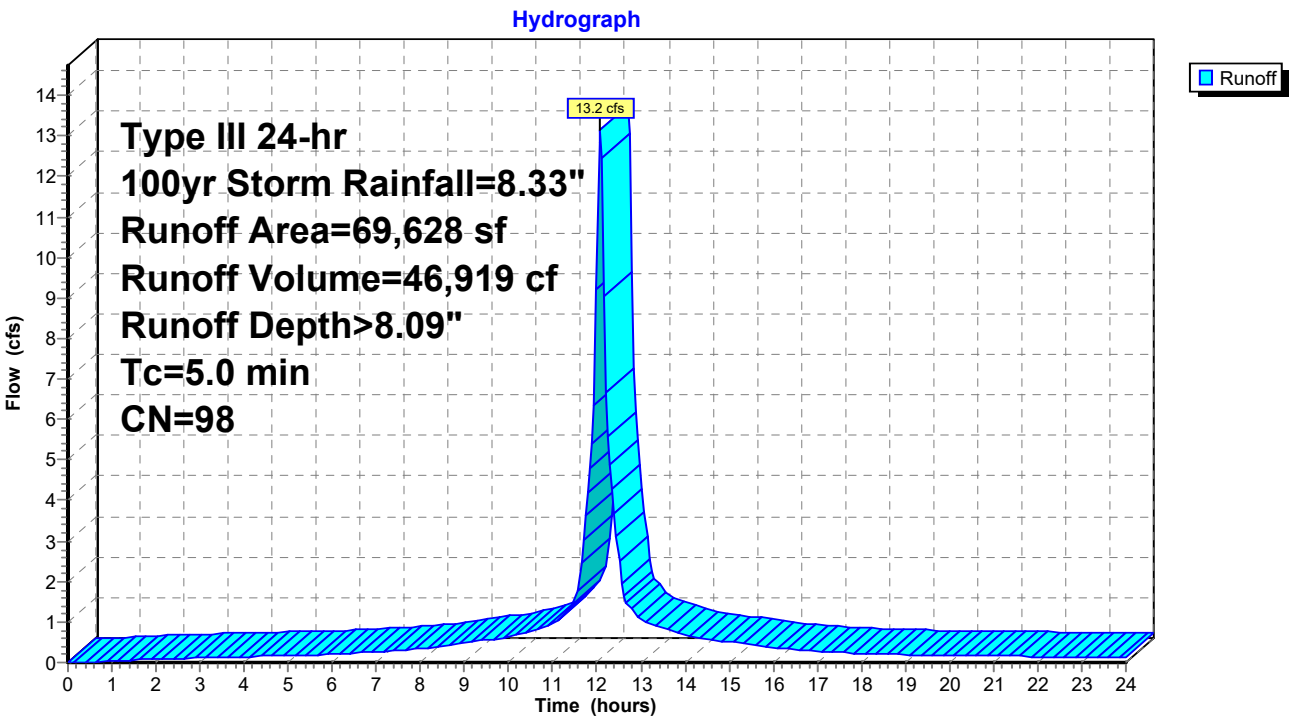
Runoff = 13.2 cfs @ 12.07 hrs, Volume= 46,919 cf, Depth> 8.09"
Routed to Pond INF-1 : Conc. Galleries

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.33"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 100yr Storm Rainfall=8.33"

Printed 2/28/2025

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Summary for Subcatchment PR-1B: Drainage Area 1

Runoff = 19.3 cfs @ 12.25 hrs, Volume= 88,224 cf, Depth> 2.55"

Routed to Link PR POC-1 : Existing Southern Wetlands

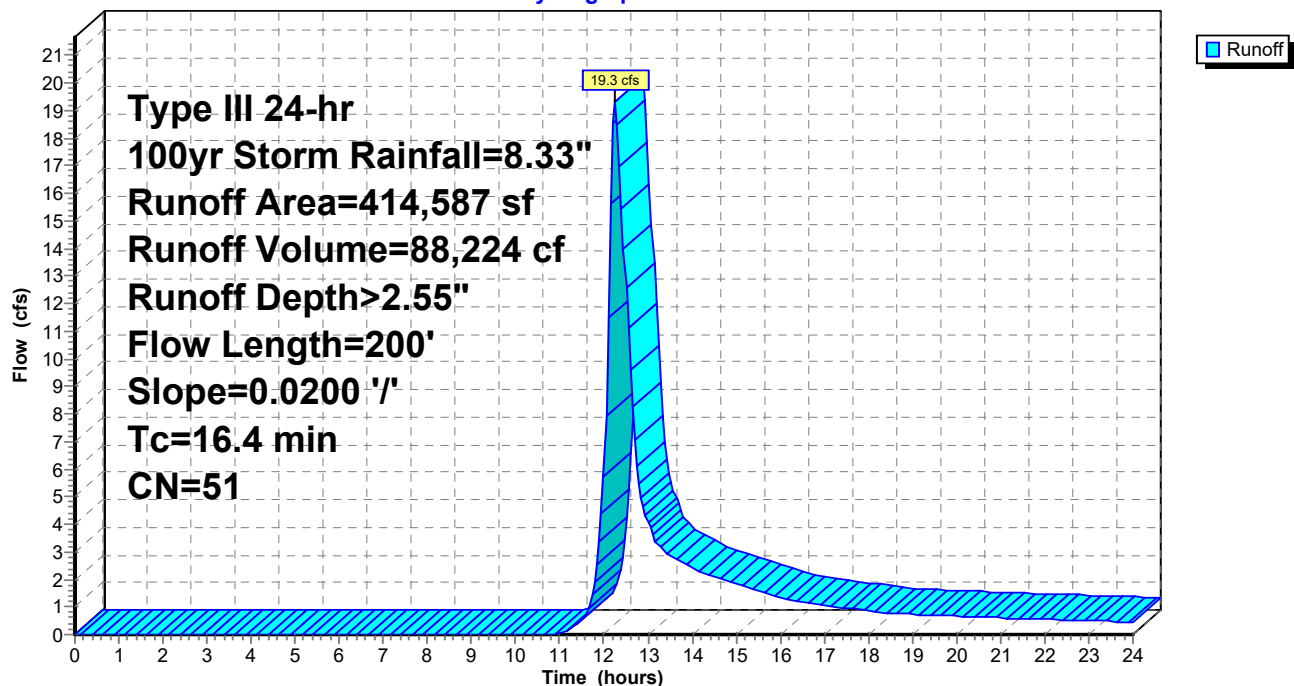
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.33"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 100yr Storm Rainfall=8.33"

Prepared by Land-Tech Consultant

Printed 2/28/2025

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Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf, 100.00% Impervious, Inflow Depth > 8.09" for 100yr Storm event
 Inflow = 13.2 cfs @ 12.07 hrs, Volume= 46,919 cf
 Outflow = 4.3 cfs @ 12.16 hrs, Volume= 40,139 cf, Atten= 67%, Lag= 5.1 min
 Discarded = 0.6 cfs @ 10.10 hrs, Volume= 39,191 cf
 Primary = 3.6 cfs @ 12.16 hrs, Volume= 948 cf

Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 195.83' @ 12.17 hrs Surf.Area= 9,248 sf Storage= 13,166 cf

Plug-Flow detention time= 218.4 min calculated for 40,056 cf (85% of inflow)

Center-of-Mass det. time= 154.9 min (894.4 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	68.00'W x 136.00'L x 2.00'H Field A 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	Concrete Galley 4x8x2 x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	24.0" x 24.0" Horiz. Catch Basin Overflow C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	3.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.6 cfs @ 10.10 hrs HW=193.47' (Free Discharge)↑ **2=Exfiltration** (Exfiltration Controls 0.6 cfs)**Primary OutFlow** Max=3.3 cfs @ 12.16 hrs HW=195.75' (Free Discharge)↑ **1=Catch Basin Overflow** (Weir Controls 3.3 cfs @ 1.64 fps)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

17 Chambers/Row x 8.00' Long = 136.00' Row Length

17 Rows x 48.0" Wide = 68.00' Base Width

24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage

289 Chambers x 63.4 cf = 18,311.0 cf Displacement

18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af

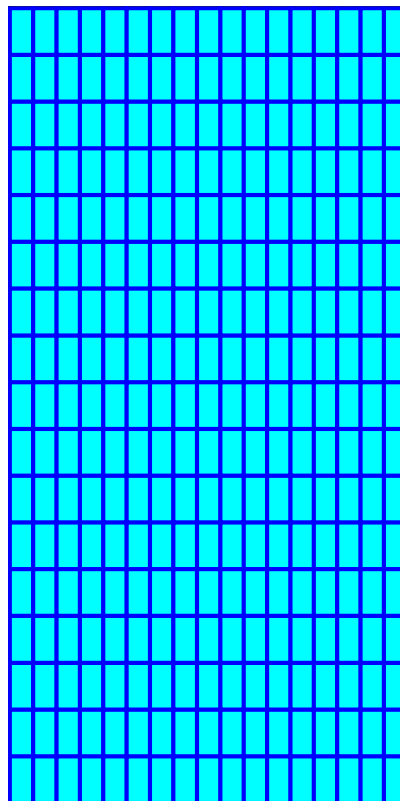
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

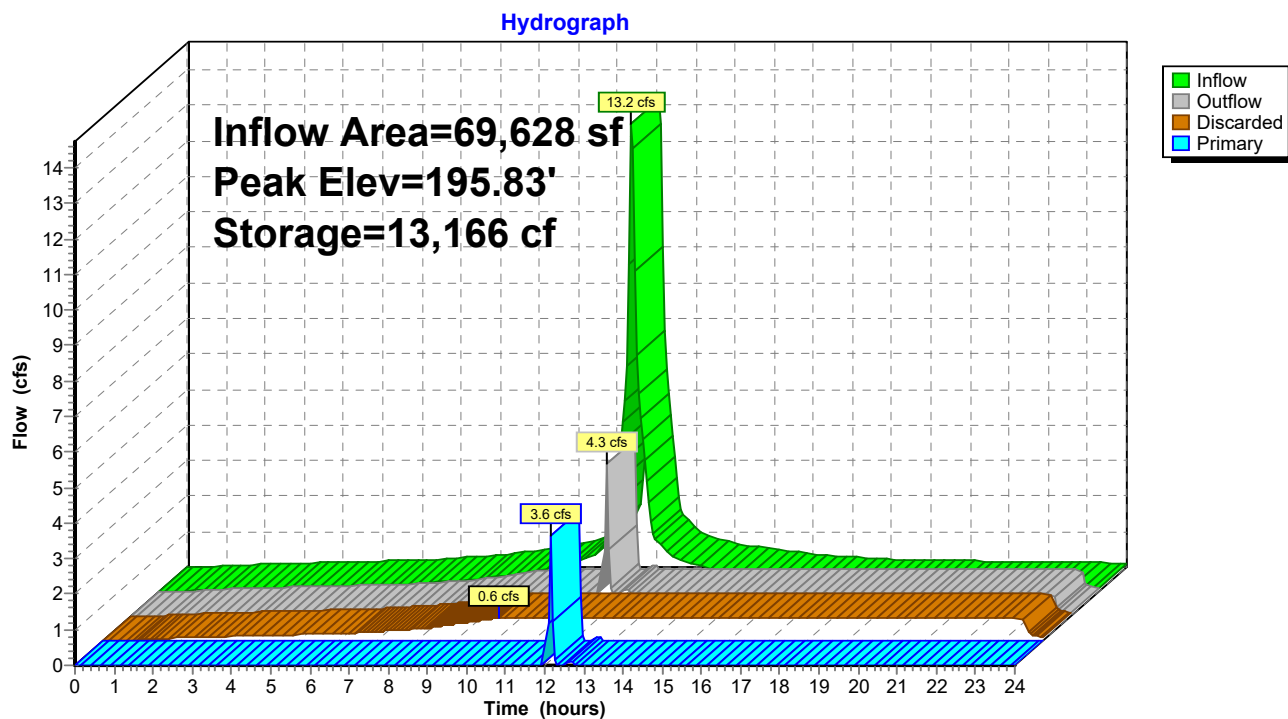
289 Chambers

685.0 cy Field

6.9 cy Stone



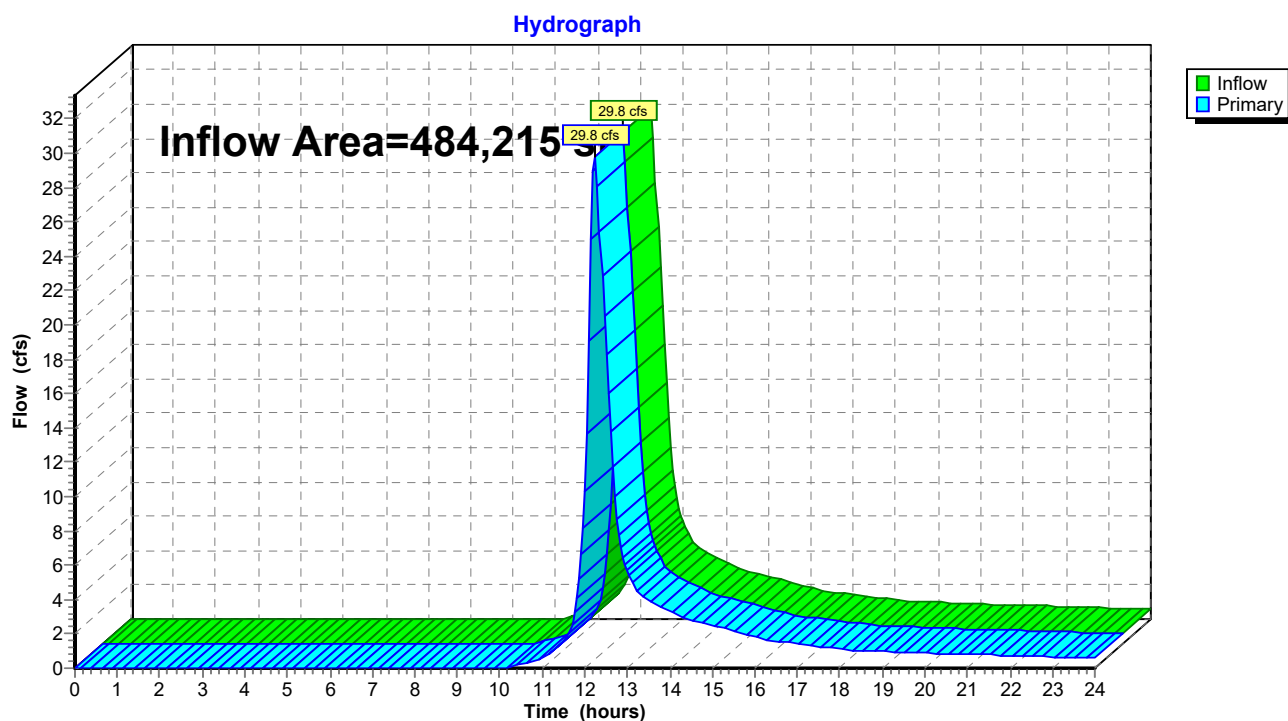
Pond INF-1: Conc. Galleries



Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 3.23" for 100yr Storm event
Inflow = 29.8 cfs @ 12.24 hrs, Volume= 130,218 cf
Primary = 29.8 cfs @ 12.24 hrs, Volume= 130,218 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

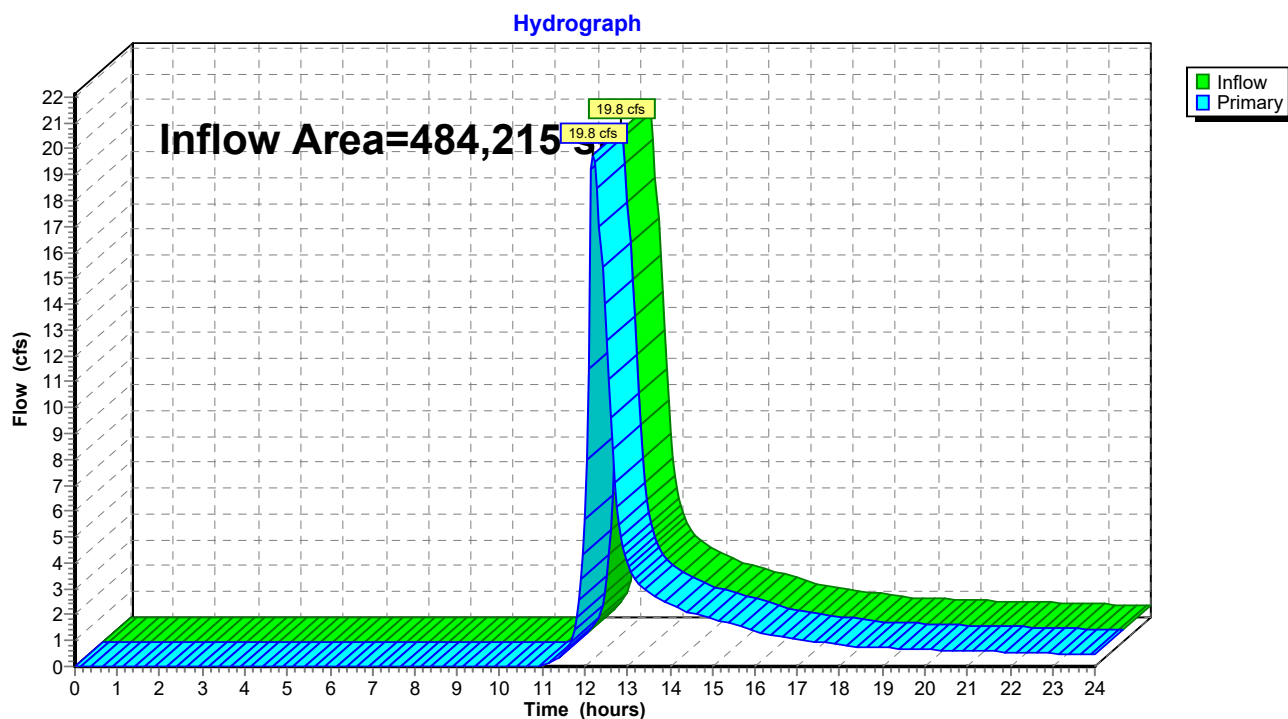
Link EX POC-1: Existing Southern Wetlands

Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 2.21" for 100yr Storm event
 Inflow = 19.8 cfs @ 12.21 hrs, Volume= 89,172 cf
 Primary = 19.8 cfs @ 12.21 hrs, Volume= 89,172 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 6L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link PR POC-1: Existing Southern Wetlands



Operations and Maintenance Plan

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at **284 New Canaan Avenue**. are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:

- a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
- c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

- a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
- d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

- a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
- b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
- c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drywells and Infiltration Systems:

- a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
- c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the units shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Operations and Maintenance Log (Page 1 of 3)

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name: _____ Date of Inspection: _____

Affiliation: _____ Phone #: _____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 2 of 3)

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments? ☐ Yes ☐ No ☐ N/A
- Do units require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has draining times of system been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 3 of 3)

*284 New Canaan Avenue, Norwalk, CT
December 18, 2024*

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector:

Date:

Operations and Maintenance Plan

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Scope:

The purpose of this Operations and Maintenance (O&M) Plan is to establish clear procedures to ensure the long-term functionality, reliability, and compliance of the stormwater management system installed at 284 New Canaan Avenue, Norwalk, Connecticut.

Stormwater management systems are designed to control the quantity and quality of stormwater runoff, reduce pollutant loading, and protect downstream water resources, including wetlands and watercourses located adjacent to the site. To remain effective, these systems require regular inspection, preventative maintenance, and corrective actions when deficiencies are identified.

This O&M Plan provides a framework for:

- **Protecting Public and Environmental Resources:** Ensuring that stormwater discharges from the site meet the performance standards required by the City of Norwalk Inland Wetlands Agency and the Connecticut Department of Energy and Environmental Protection (CTDEEP), thereby protecting wetlands, groundwater, and surface waters.
- **Maintaining System Performance:** Outlining inspection schedules and service procedures necessary to sustain the intended hydraulic capacity, pollutant removal efficiency, and infiltration capability of system components such as catch basins, underground detention galleries, the hydrodynamic separator (Downstream Defender), and drywell/infiltration units.
- **Ensuring Regulatory Compliance:** Meeting conditions of approval issued by the City of Norwalk, including ongoing monitoring, recordkeeping, and reporting requirements associated with the site's Special Permit and Inland Wetland approvals.
- **Preventing System Failures:** Reducing the risk of flooding, erosion, clogging, or bypassing caused by sediment buildup, debris blockage, or lack of timely maintenance.
- **Supporting Accountability:** Defining the roles and responsibilities of the Owner (Indian Hill RE, LLC), contractors, and qualified inspectors in carrying out inspections and documenting all maintenance activities.

By following this Plan, the Owner ensures that the stormwater management system will remain in good working condition throughout the life of the project, protect the health and safety of the community, and preserve the environmental integrity of the surrounding watershed.

Recommended Frequency of Service:

As further defined below, all stormwater components at 284 New Canaan Avenue must be checked on a periodic basis and kept in full working order. The frequency of inspection and service will depend on runoff volumes generated from the paved contractor's yard, pollutant loading (sediment, hydrocarbons, and debris from vehicle and material storage areas), and clogging due to leaves and litter.

At a minimum:

- Twice per year inspections (once in spring, once before winter).
- First year after construction: Quarterly inspections of all structures.

- **Every 5 years:** Comprehensive inspection by a licensed Professional Engineer.
- **Every 10 years:** Video inspection of underground detention galleries and storm drain piping

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:

- Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
- Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

- All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

- All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
- For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
- Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- Accumulated debris shall be removed and repairs made as required.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drywells and Infiltration Systems:

- a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
- c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the units shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owner, Indian Hill RE, LLC, shall maintain complete records of all inspections, cleanings, repairs, and disposal activities. Records may include inspection logs, photographs, vacuum truck manifests, and engineering reports. These records must be retained for a minimum of five (5) years and be made available to the City of Norwalk Planning & Zoning Department and the Inland Wetlands Agency upon request.

Operations and Maintenance Log (Page 1 of 3)

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name: _____ Date of Inspection: _____

Affiliation: _____ Phone #: _____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 2 of 3)

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments? ☐ Yes ☐ No ☐ N/A
- Do units require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has draining times of system been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 3 of 3)

284 New Canaan Avenue, Norwalk, CT

December 18, 2024

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector:

Date:

TECHNICAL MEMORANDUM

To: Amelia Williams, Land Use Planner

From: Brian Carey, PWS, Director of Environmental Services, LANDTECH

Date: August 18, 2025

Re: Response to Preliminary Review Comments – #2025-49 SP

(Modify SP #12-16: expand contractor's yard & change stormwater)

Subject Property: 284 New Canaan Avenue, Norwalk, CT

INTRODUCTION

This memorandum provides responses to Staff's July 8, 2025 preliminary review comments for #2025-49 SP. The submittal aligns the Special Permit modification materials with the IWA's May 13–14, 2025 Corrective Action approval (Permit #S16-499B) and implements the required plan changes, O&M updates, and compliance confirmations.

Point-by-Point Responses

1) Proof of initial neighbor notification

Response: Proof of initial neighbor notification has been submitted to Staff for the record.

2) Public hearing noticing (site sign ≥15 days; mailings ≥10 days)

Response: Photographic proof of site sign posting and certificates of mailing to properties within 100 feet have been provided within the stated timelines.

3) Revise site plan to reflect IWA Permit (conditions #3 and #7); update revision date

Response: The site plan set has been revised as follows, and the revision date has been updated:

- IWA Condition #3 (Planting augmentation): Plan modified to provide ≥20 native shade trees (minimum 1½" DBH) within the restoration area, plus native seed mix; removal of manmade materials from the restored woodland is noted.
- IWA Condition #7 (Paving/curbing & buffer): Plan now shows all portions of the contributing drainage area paved and bounded by minimum 6-inch curb along the south/east limits, with the curb no less than 25 feet west of the eastern property line. The area between the curb and the east property line is designated and labeled as a vegetated buffer seeded with a native mix. The block wall and berm along the northern limit are also confirmed on the drawings.

These changes fully implement the IWA directives and ensure consistency between the Special Permit plans and the wetland authorization.

4) Clarify whether the request includes modifying SP #12-16 Condition #11 (sprinklers in bins)

Response: The applicant is not requesting to modify Special Permit #12-16 Condition #11. The existing requirement for a fixed dust suppression system on the bins remains in place and will be maintained. In addition, the updated Operations & Maintenance (O&M) Plan supplements this condition by specifying performance-based dust control measures, including:

- As-needed water application via water truck or hose for yard-wide dust suppression;
- Prompt covering of friable stockpiles to minimize wind dispersal;
- Sweeping/power-vac maintenance of paved surfaces; and
- Cessation of activities generating visible off-site dust under dry/windy conditions until controls are applied.

This combined approach preserves the original bin sprinkler system while adding site-wide practices to ensure effective and enforceable dust suppression, consistent with IWA-required paving/curbing and stormwater controls.

5) Address Notice of Zoning Violation (Oct 24, 2024) items related to SP non-compliance (hours, parking location, noise)

Response: The Site Operating Plan and drawings have been updated to memorialize the following compliance measures:

- Hours of Operation: Operations limited to the City's allowable hours and codified in the Site Operating Plan; no operations outside permitted hours; no Sunday/holiday work.
- All employee and contractor vehicle parking is limited to the designated striped spaces within the paved contractor yard, as shown on the approved site plan. Visitor parking is provided at the front of the site near the office entrance
- Noise Ordinance Compliance: On-site equipment to comply with the City's noise limits; idling minimized; tonal alarms discouraged where permissible; loading/unloading confined to approved yard area.

These measures, together with the physical controls in the revised plan set, remedy the NOV elements pertaining to the Special Permit.

6) O&M Report to be site-specific

Response: A site-specific O&M Plan has been prepared and submitted. It aligns with IWA Condition #6, detailing each stormwater component and its maintenance frequency/inspection method; incorporates the dust suppression program (see Item 4); and includes inspection logs and responsible

party contacts. The plan also references IWA Condition #8 (post-installation stormwater certification) and ties start-up/verification to construction milestones.

Implementation of IWA Conditions (for Commission awareness)

- Timing & Monitoring: Restoration work completion window, monitoring frequency, measurable success criteria, invasive management, and photographic documentation are incorporated (IWA Conditions #1–2, 5).
- Stormwater Certification & Bonding: Post-installation certification committed (IWA #8); \$14,120 bond posting acknowledged prior to recommencement of work (IWA #9).
- Change Management: Any future plan change will be returned to IWA as required (IWA #10).

Conclusion

All preliminary review items for #2025-49 SP have been addressed through plan revisions, a site-specific O&M, operating restrictions, and agency coordination, with full integration of IWA Permit #S16-499B conditions. We respectfully request placement on the Commission agenda for action and acceptance of the revised materials into the record.

Enclosures (submitted with this memo)

1. Revised Site Plan Set (updated to reflect IWA #3 and #7; new revision date noted).
2. Site-Specific O&M Plan (per IWA #6), including dust suppression, inspection logs, and stormwater certification workflow.
3. Proof of initial neighbor notification, site sign posting, and abutter mailings.

If you have any questions, please feel free to contact me directly at (203) 454.2110 or at bcarey@landtechconsult.com.

Best regards,
LANDTECH



Brian Carey, PWS
Director of Environmental Services

MEMORANDUM

To: Norwalk Planning & Zoning Staff

From: Brian Carey, PWS, Director of Environmental Services, LANDTECH

Date: September 15, 2025

Re: Response to Staff Comments Application #2025-49 284 New Canaan Avenue
(Indian Hill RE, LLC / AJ Penna)

INTRODUCTION

On behalf of the Applicant, LANDTECH submits this memorandum together with the following revised materials:

- Updated Site Development Plan (C-1.0, C-2.0, C-3.0 rev. 9/9/25)
- Site-Specific O&M Reports (Aug. 18, 2025)

These documents collectively incorporate Inland Wetland Agency (IWA) permit conditions, resolve staff's preliminary review concerns, and provide enforceable operating protocols. The responses below address staff's outstanding items #3–7.

RESPONSES TO STAFF COMMENTS

3. Site Plan Revision per IWA Permit

The Site Development Plan has been updated with a revision date of September 9, 2025 to incorporate the Inland Wetland Agency permit issued on May 13, 2025. Specifically:

- **Condition #3:** The plan identifies augmentation of the woodland area with at least 20 native trees, invasive species removal, and restoration planting.
- **Condition #7:** The plan depicts pavement and curbing of all contributing drainage areas together with a 25-foot wide vegetated buffer seeded with a native conservation mix.

The buffer area is clearly labeled on the revised plan. Although this condition is under appeal, the buffer will remain in place and maintained as required unless and until modified by a final decision.

4. Condition #11 (Sprinklers on Bins)

This request does not include any modification of Condition #11 of SP #12-16. All outdoor storage bins will continue to be fitted with sprinklers to control dust, as previously required and as shown on the revised plan.

5. October 24, 2024 Zoning Violation Notice — Remedies

The Applicant affirms and agrees to the following enforceable measures, each of which is incorporated into the revised Site Development Plan and updated O&M Plan:

1. **Plan changes:** Any future modifications to the plan will require Zoning Commission approval.
2. **Site maintenance:** All landscaping and site improvements will be maintained in good condition for the life of the project.
3. **Material storage:** Earth materials will be stored only within the designated outdoor bins. All bins will remain equipped with sprinklers to control dust.
4. **Noise compliance:** All activities, including horn use, truck idling, and exhaust discharge, will comply with Chapter 68, §68-6 of the City Code. Employees and drivers will be instructed accordingly, and the site manager will enforce compliance through the site's operating plan.
5. **Limits of activity:** No work, storage, or expansion temporary or permanent will occur outside the boundaries of the approved site plan.
6. **Parking:** Vehicle parking will be confined to the striped and designated spaces shown on the revised site plan.
7. **Stockpile management:** Stockpiles will be covered or watered using sprinklers to prevent erosion or sedimentation, as depicted on the revised site plan.
8. **Substantial modifications:** Any significant changes, including those required by other agencies, will be submitted to the Zoning Commission for review and approval.
9. **Hours of operation:** Operations will be limited to Monday–Friday, 6:30 AM–5:30 PM, with exceptions only for documented utility emergencies occurring seasonally or on weekends.

7. Inter-Agency Referrals & Preliminary Review Letter

This application has been referred to the Town of New Canaan, the Western Connecticut Council of Governments, and other agencies including DPW and WPCA. To date, the applicant has not received any comments from these agencies.

With respect to the Preliminary Review Letter, all outstanding items #3–7 are now addressed through the revised Site Development Plan (rev. 9/9/25), Technical Memorandum, Stormwater/Drainage Report, and updated O&M Plan.

The revised materials also demonstrate consistency with the Inland Wetland Agency Corrective Action Permit. While the vegetated buffer condition is under appeal, the plan and O&M reflect its installation and maintenance unless or until modified by a final decision.

Finally, staff's request for clarification on handling machine drips and oil in non-hardscaped areas is addressed in the O&M. The Applicant will maintain a spill kit on site at all times, and any oil or hydraulic fluid stains or drips will be immediately treated with absorbent material (e.g., Speedy Dry). Contaminated absorbent and any petroleum-stained soils will then be excavated and placed in a covered waste receptacle for proper off-site disposal in accordance with regulatory requirements.

These procedures will be enforced by the site manager and documented in the site's maintenance logs to ensure accountability.

CONCLUSION

The Applicant respectfully submits that the revised Site Development Plan (rev. 9/9/25) and updated O&M Plan fully address Staff Comments #3–7, ensure consistency with the Inland Wetland Agency Corrective Action Permit, and provide enforceable measures to maintain ongoing compliance with all Special Permit conditions.

To ensure a complete and thorough record, the Applicant is also willing to grant an extension of time if required by the Commission in order to review agency referrals and address any remaining items necessary for the approval of the pending application.

Compliance Response Matrix — Application #2025-49 (284 New Canaan Avenue)

Staff Comment	Applicant Response	Reference
3. Revise plan per IWA permit (Conditions #3 & #7) and update revision date.	Site Development Plan updated (rev. 9/9/25) to incorporate IWA permit issued 5/13/25. Condition #3: 20+ native trees, invasive removal, restoration planting. Condition #7: curb/pavement of drainage areas, 25' vegetated buffer (maintained pending appeal).	Site Development Plan (C-1.0, C-2.0, C-3.0, rev. 9/9/25)
4. Confirm whether Condition #11 (sprinklers on bins) is modified.	No modification requested. All outdoor bins will remain sprinkler-equipped for dust control as previously required.	Site Development Plan; O&M Plan (Aug. 18, 2025)
5. Address Oct. 24, 2024 Zoning Violation: hours, parking, noise, storage, etc.	Compliance measures incorporated into plan and O&M:	Site Development Plan (rev. 9/9/25); O&M Plan (Aug. 18, 2025)
	• Hours: Mon–Fri, 6:30 AM–5:30 PM, only utility emergencies off-hours.	
	• Parking: confined to striped/designated areas.	
	• Noise: compliance with Chapter 68; idling/horns restricted.	
	• Storage: only in sprinkler-equipped bins; stockpiles covered/watered.	
	• Landscaping maintained; no expansion outside approved limits.	
6. Revise O&M report to be site-specific.	Updated O&M includes:	O&M Reports (Dec. 18, 2024; Aug. 18, 2025)
	• Quarterly/semi-annual inspections; PE inspection every 5 yrs; video inspection every 10 yrs.	
	• Catch basin & BMP maintenance.	
	• Dust suppression (sprinklers, water truck, stockpile covering, sweeping).	
	• Spill prevention (spill kits, Speedy Dry, stained soil excavation, proper disposal).	
	• Recordkeeping logs retained ≥5 yrs.	
7. Provide inter-agency comments (Town of New Canaan, WestCOG, DPW, WPCA). Address consistency with Wetlands Corrective Action Permit. Explain machine drips/oil handling.	• Application referred to agencies; comments will be provided when received.	Site Development Plan (rev. 9/9/25); O&M Plan (Dec. 18, 2024); Technical Memo (Aug. 18, 2025)
	• Plan and O&M consistent with IWA Corrective Action Permit.	
	• Vegetated buffer shown and maintained unless modified by final decision.	
	• Drips/oil: Spill kit on site; Speedy Dry used immediately; petroleum-stained soils excavated and placed in covered waste receptacle for off-site disposal.	

Technical Memorandum

To: Norwalk Planning & Zoning Commission Staff

From: Brian Carey, PWS, Director of Environmental Services, LANDTECH

Date: September 16, 2025

Re: Response to Neighbor Attorney Letter (Jason Klein, Aug. 19, 2025)

Application #2025-49 — 284 New Canaan Avenue (Indian Hill RE, LLC / AJ Penna)

I INTRODUCTION / GENERAL ALLEGATIONS

On behalf of the Applicant, LANDTECH submits this technical memorandum in response to the letter submitted by Attorney Jason Klein on August 19, 2025 regarding Applications #2025-48 and #2025-49. The letter raises concerns regarding compliance with conditions of the 2017 Special Permit Approval and the Inland Wetland Agency Corrective Action Permit. The responses below provide point-by-point clarification and document how the revised Site Development Plan (rev. 9/9/25), Technical Memorandum, and updated Operations & Maintenance (O&M) Plan address these issues.

II. ALLEGED VIOLATIONS OF 2017 APPROVAL

1. Work, Storage, or Expansion Beyond Approved Plans

- **Concern:** Yard creep beyond approved limits.
- **Response:** The revised plan (rev. 9/9/25) confines all work, storage, and circulation to designated areas. No work or storage is permitted outside approved limits. This is now a clearly enforceable condition of approval.

2. Parking Location and Vehicle Count

- **Concern:** Excess of 45 vehicles; no designated parking.
- **Response:** The plan provides striped, designated parking spaces. Parking is limited to these areas. The total vehicle count remains capped at 45 (a 50% growth from the 2017 base of 30). The site manager will maintain compliance logs.

3. Outdoor Storage and Sprinklers

- **Concern:** Materials stored outside bins; sprinklers not installed.
- **Response:** Earth materials may only be stored in designated bins. All bins are sprinkler-equipped, as shown on the revised plan. The O&M requires inspection and operation of sprinklers, use of a water truck, covering of friable stockpiles, and sweeping to ensure dust control.

4. Hours of Operation / Noise

- **Concern:** Work outside approved hours; nuisance noise.

- **Response:** Hours remain restricted to Monday–Friday, 6:30 AM–5:30 PM, with exceptions only for documented utility emergencies. Compliance with Norwalk Noise Ordinance (Chapter 68) is required. The O&M adds employee/driver training, idling restrictions, and enforcement protocols. Independent acoustic monitoring may be considered if requested, but enforceable conditions already bind the Applicant.

5. Plan Modifications Without Approval

- **Concern:** Clear-cutting, processing, and expansion without approval.
- **Response:** The Applicant acknowledges that substantial modifications require Commission review and approval. The pending Application does authorize processing/sorting of excavation materials but not allow for the expansion into new unauthorized areas of the site. The current plan reflects only approved activities and corrective measures consistent with the 2017 Special Permit and IWA permit.

6. Wetlands Compliance / Corrective Action

- **Concern:** No remediation of IWA Corrective Action Permit.
- **Response:** The Site Development Plan incorporates IWA Permit #S16-499B conditions, including planting of 20+ native trees, invasive species removal, woodland restoration, and installation of a 25-foot vegetated buffer. While Condition #7 is under appeal, the buffer is shown on the plan and will be maintained unless and until modified by final ruling.

III. COMPLIANCE WITH SPECIAL PERMIT CRITERIA

Concern: Violations undermine Article 8 standards (health, safety, welfare, property impacts).

Response: The revised plan and O&M directly mitigate these concerns:

- **Public Health & Welfare:** Dust suppression, spill prevention, and stormwater BMP maintenance protect air and water quality.
- **Neighborhood Protections:** Hours of operation, noise controls, and parking restrictions limit adverse impacts.
- **Property Impacts:** Enforceable site limits, landscaping maintenance, and wetlands restoration preserve adjacent property values.

These measures ensure the use is operated in a manner consistent with Article 8 standards.

IV. OIL DRIPS & SPILL MANAGEMENT

Concern: Equipment leaks may contaminate soils.

Response: The O&M requires:

- Spill kit on site at all times.
- Immediate treatment of drips with absorbent (Speedy Dry).
- Excavation of stained soils and proper disposal in covered containers at licensed facilities.
- Documentation of all spill responses in the site's O&M logs, overseen by the site manager.

V. CONCLUSION

The pending Application #2025-49 is designed to resolve prior compliance issues, not expand them. The revised Site Development Plan (rev. 9/9/25), Technical Memorandum, and updated O&M Plan provide clear, enforceable measures that address every concern raised in the attorney's letter.

The Applicant is committed to strict adherence to all Special Permit conditions, Inland Wetland Agency requirements, and O&M protocols. To ensure a full and complete record, the Applicant is willing to grant an extension of time if required by the Commission to review agency comments or confirm compliance measures.

TECHNICAL MEMORANDUM

To: Norwalk Conservation Commission and Planning & Zoning Commission

From: LANDTECH, Environmental & Engineering Consultants

Re: Response to Outstanding Issues – 284 New Canaan Avenue, Norwalk, CT

Date: October 2, 2025

Introduction

This memorandum addresses the outstanding issues raised during the September 2025 public hearing regarding the contractor's yard at 284 New Canaan Avenue. Since that meeting, LANDTECH and the applicant team have implemented specific measures to respond to agency and neighbor concerns, including noise impacts, restoration planting compliance, dust control, lighting, hours of operation, and enforceability. We believe these additions and revisions comprehensively address the concerns of the Commission and neighboring property owners and provide a framework for a favorable resolution of this matter for all parties.

1. Acoustical Analysis and Noise Mitigation

An updated acoustical analysis was prepared by SH Acoustics, dated October 2, 2025. The report has been provided under separate cover and its recommendations have been incorporated into the revised site plans. The study evaluated operational sound levels from on-site equipment, material handling, and truck movements against applicable City of Norwalk and Connecticut State noise criteria.

Key findings:

- Existing ambient sound levels at residential receptors were documented.
- Modeled project-related noise was evaluated with and without proposed barriers.
- The updated acoustical barrier layout demonstrates compliance with applicable sound criteria under typical operating conditions.
- Bins and barriers have been strategically located to both screen operations and function as effective sound attenuation structures.

The limits of the acoustical barrier have been expanded. The barrier will consist of a 13-foot concrete block wall with an 8-foot wooden sound fence installed on top, providing a combined effective height of 21 feet, as detailed in the SH Acoustics report and shown on the revised site development plans (Sheets C-1.0 through C-3.0, revised October 2, 2025)

The acoustical engineer confirmed that with these controls in place, the project will achieve compliance with required sound standards at the property line.

In addition to the barrier, SH Acoustics recommended supplemental mitigation strategies to further reduce noise impacts:

- Replacement of tonal backup alarms with broadband, self-adjusting alarms on all site-dedicated vehicles.
- Continued enforcement of rules prohibiting tailgate slamming.

Limiting sifter operations to begin no earlier than 8:00 AM, allowing ambient noise levels to rise before activity commences

Together, the barrier construction and supplemental measures provide a comprehensive approach that ensures compliance with regulatory standards while reducing the audibility and impact of site operations at neighboring residences.

2. Restoration Planting Completion

All required restoration plantings were installed during the week of September 21, 2025, consistent with the approved mitigation plan, with the exception of the black spruce evergreens. The work completed to date included:

- Installation of 65 native shade trees,
- 250 native shrubs, and
- Preparation of planting areas for evergreen screening along the perimeter.

The black spruce evergreen trees are awaiting delivery and will be planted immediately upon arrival, which is anticipated next week. Once delivered, the plantings will be installed the same day to ensure proper establishment.

The restoration program fulfills the Inland Wetlands Agency's restoration order and the Conservation Commission's approval conditions. All installed plantings have been watered, stabilized, and will be monitored by LANDTECH to ensure survival and establishment throughout the required maintenance period.

A site monitoring report is being submitted concurrently to document the planting process to date. In addition, the Conservation Department is scheduled to conduct a site inspection to verify that the plantings were installed in accordance with the approved restoration plan and to confirm that no further corrective work is required at this time.

3. Plan Revisions

The site development plans have been updated to incorporate both agency and acoustical engineer recommendations, with the latest revision date of October 2, 2025.

Revisions include:

- Expanded acoustical barrier alignment, designed as a 13-foot concrete block wall with an 8-foot wooden sound fence on top, providing a combined 21-foot attenuation structure.
- Relocation of outdoor material bins to function both as operational storage and integrated sound barriers.
- Addition of a sprinkler system for dust suppression to address neighbor concerns.
- Clarification of wetland buffer restoration limits and demarcation details, consistent with Conservation Commission approvals.

These revisions are reflected in Sheets C-1.0 through C-3.0 of the updated site plan set.

4. Yard Expansion and Pending Appeal

There is a portion of the yard that the applicant has proposed to expand in connection with the construction of the underground stormwater management system. The Norwalk Inland Wetlands Agency denied this portion of the application, requiring the area to remain as a vegetative buffer. That

decision has been formally appealed to the Connecticut Superior Court, where the matter is currently pending.

The applicant's position in the appeal is that the proposed design provides sufficient wetland buffer to preserve the existing functions and values of the wetlands, while also accommodating necessary improvements to stormwater infrastructure. Expert testimony and analysis have been submitted to support this position.

While awaiting the outcome of the court appeal, we are respectfully requesting that the Commission include approval for this yard area in the present application. Doing so would avoid the need for a separate return to the Commission should the court determine in the applicant's favor. In that event, the approval would already authorize use of this area consistent with the revised site plan, eliminating unnecessary duplication of process.

5. Neighbor Concerns and Long-Term Compliance

The applicant recognizes and has responded directly to neighbor concerns regarding noise, dust, lighting, hours of operation, and landscape maintenance. Specific measures have been incorporated into the updated site plan and compliance program to ensure both immediate relief and long-term protection for adjoining properties.

- **Noise:** Expanded acoustical barrier and relocated bins provide immediate sound attenuation, supported by the acoustical engineer's analysis.
- **Dust:** Sprinkler system for dust suppression with daily inspections, seasonal protocols, and complaint response procedures.
- **Landscape Maintenance:** A 2–3 year monitoring and replacement program, with an 80% survival standard and replanting within the next season if failures occur.
- **Enforceability:** All commitments are incorporated into the revised site plan set and can be made binding through conditions of approval.

6. Conservation Buffer

As noted on our most up-to-date site plan, the Conservation Buffer conditioned on the southeast portion of the active yard area is being appealed to court. If that appeal is resolved in the owner's favor or settled with the conservation commission with a reduced buffer area, it is requested that the parking spaces adjacent to that conservation buffer be permitted to be located further to the southeast as it is active disturbed site area.

7. Yard Expansion – Southeast portion of the site

It is our position that the area that was originally approved as an above ground water detention system on the southeast part of the site was still approved by this Commission as part of the active site. Our proposed parking should not be considered an expansion of the contractor's yard just because it is now available as a result of the newly proposed environmentally friendly and more efficient underground detention system; thereby freeing up that portion of the disturbed site to be utilized as parking.

These measures ensure the project addresses the record of concerns raised by Commissioners and neighbors and provide enforceable mechanisms to guarantee ongoing compliance.

Conclusion

All outstanding issues raised at the September 2025 public hearing have been addressed through a combination of physical improvements, technical documentation, and enforceable commitments. Specifically:

- **Completion of the restoration planting program**, including 65 native trees and 250 shrubs installed during the week of September 21, 2025 and documented through a monitoring report. The evergreen screening component (black spruce) is awaiting delivery and will be planted immediately upon arrival, anticipated next week.
- **Submission of an updated acoustical analysis** by SH Acoustics, with recommendations fully incorporated into the revised site plans, including a 21-foot barrier system and relocation of bins for dual noise attenuation and operational use.
- **Plan revisions** showing expanded acoustic barriers, bin relocation, dust suppression sprinklers, and clarified buffer and restoration demarcation consistent with Commission directives.
- **Commitments to long-term compliance**, including enforceable landscape monitoring and replacement standards, lighting and dust control protocols, operational limits, and a complaint response procedure.

Collectively, these actions demonstrate the applicant's good-faith effort to respond comprehensively to Commission and neighbor concerns and to provide both immediate and long-term protections for adjacent properties and natural resources.

We respectfully submit that the updated site plan and compliance measures resolve the pending issues, and we request that the Commission accept this memorandum and supporting materials into the record.

Prepared by:



Brian Carey, PWS

Director of Environmental Services

LANDTECH



Acoustic Evaluation Report for AJ Penna and Son



October 2, 2025

SH Acoustics, LLC
263 Tresser Blvd, Floor 9, Stamford, CT 06901
T: (203) 877-6340 | F: (203) 286-1427
W: www.shacoustics.com

Introduction and Background

SH Acoustics (SHA) conducted an acoustic evaluation from July 6th -13th, 2023, at the AJ Penna & Son property located at 284 New Canaan Avenue, Norwalk, CT. The purpose of this study was to measure and analyze noise generated by excavation and trucking equipment, and to assess its impact on neighboring residences.

It is our understanding that occupants of nearby residential properties have raised concerns regarding noise from the construction yard. AJ Penna & Son, in coordination with LANDTECH, sought to explore mitigation strategies. An initial concept of constructing a large earth berm was considered, however, the approach later changed to the design of a large, constructed barrier.

SHA performed site visits to collect both long-term measurements, as well as representative noise data during typical operations and intentional test conditions. These measurements form the basis for predicting the effectiveness of the proposed barrier and evaluating noise transmission from property to property.

This report provides a summary of our analysis, recommendations for mitigation, relevant noise regulations, measured sound pressure levels of the equipment, and anticipated outcomes of the proposed barrier design.

Measurement and Evaluation Procedure

SHA conducted a week-long monitoring program (July 6–13, 2023) at both the AJ Penna & Son property and the nearest residential yard. Typical site activities include sifting, excavation, truck loading/unloading, and backup alarms. Controlled on-site tests were performed on July 13th to capture representative noise signatures and verify long-term measurement data.

Measurement Equipment

Noise data was recorded using two Larson Davis 831 Sound Level Meters (SLMs), each fitted with an EPS21 environmental protection kit. One unit was placed on the AJ Penna property, and the other was positioned at the nearest residential property line, located in the backyard of 178

Poconock Trail. Prior to the start of measurements, all microphones were calibrated and weatherproofed to ensure accuracy and reliability of the recordings.



Figure 1: Testing Equipment Located at AJ Penna & Son Property



Figure 2: Testing Equipment Located at Neighboring Property

Results and Analysis

Measurements were taken both during non-working (ambient) conditions and typical construction activities at the AJ Penna & Son site. Data was collected continuously over a one-week period, with additional targeted measurements taken during intentional noise events.

Ambient Noise Measurements

To establish a baseline, SHA measured sound levels at the neighboring property during non-working hours over one week. Background noise from sources such as the Merrit Parkway, local streets, wind, and wildlife typically ranged from 40–58 dBA. The quietest hour occurred between 3:00–4:00 AM on July 11th, with an overall level of 35 dBA (Figure 3). This value was used as the representative background level for conservative analysis, recognizing that higher ambient conditions provide greater masking of construction noise. Figure 3 shows the frequency spectrum for the quietest hour.

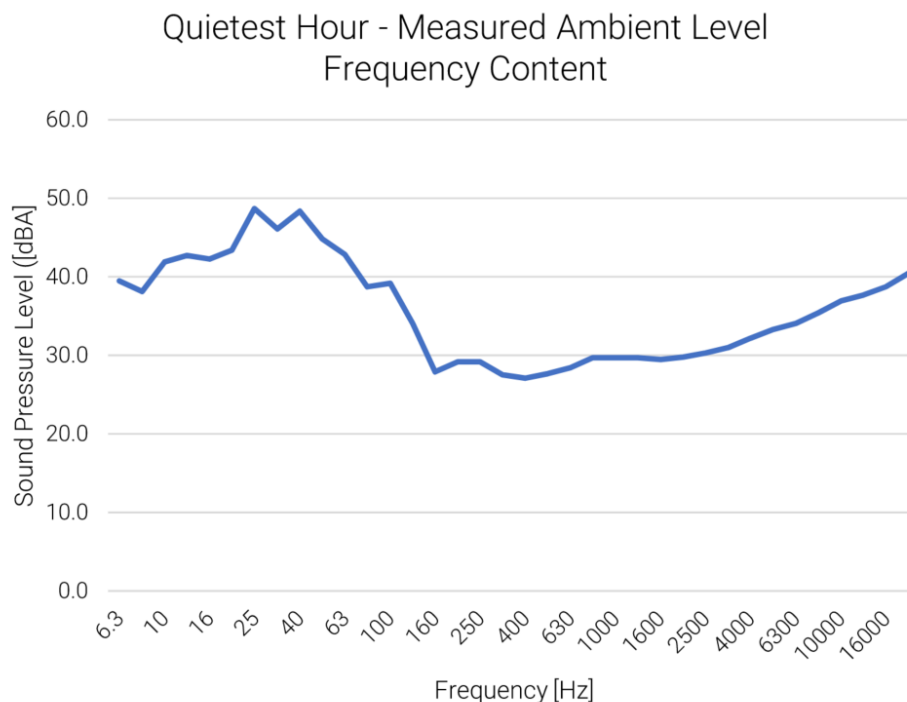


Figure 3: Tuesday, July 11th, 3:00-4:00AM Ambient Sound Level Spectrum

For a conservative analysis, the background noise value from this hour has been taken as the typical background noise level. The higher the background noise level at any given time, the greater the masking effect on discrete construction sound.

Event Noise Measurements

Noise levels from intentional events were compared against Connecticut State Noise Regulations, which limit average sound pressure levels to 61 dBA (day) and 51 dBA (night) at nearby residences, with additional limits on impulse events.



Figure 4: AJ Penna & Son Construction Yard Sifter



Figure 5: AJ Penna & Son Construction Yard Truck with Slamming Tailgate

Table 1 summarizes the average and maximum sound levels measured at the residential property for each activity. In some cases, the intentional events represented the loudest occurrences during the week. In other cases, naturally occurring events were louder and are reflected in the maximum column.

Table 1: Measured Loudest Sound Levels at Residential Property per Activity

	Average SPL	Maximum SPL
Sifter (without gravel)	57.7 dBA	71.1 dBA
Sifter (with gravel)	59.0 dBA	73.3 dBA
Scraping loader bucket	56.8 dBA	75.5 dBA
Reverse alarm (beeps)	64.3 dBA	71.1 dBA
Slamming tailgate	80.9 dBA	112.3 dBA

With the exception of the reverse alarms and tailgate slamming, the measured levels fall within the Connecticut State Noise Code's allowable maximum for daytime hours (61 dBA). However, all exceed the nighttime limit (51 dBA). Importantly, even when within daytime limits, these noises remain audible at neighboring properties since they rise above the ambient levels.

Recommendations

Constructed Acoustic Barrier

In our 2023 report, SHA recommended a 20' earthen berm with densely planted evergreens to maximize acoustic shielding for neighboring residences. Since this approach is no longer feasible, we have developed an alternate solution: a constructed barrier consisting of Mafia Blocks stacked to 13' with an 8' acoustical wooden fence extension, for a total height of 21' (Figure 6 and Figure 7). This barrier will be both incorporated into the rear-side construction of relocated material bins to the west of the Construction Yard and wrap around to the north side of the Yard as well.

The extent of this barrier is shown in LandTech's related submission package entitled, "Site Improvements for a Contractor's Yard," specifically on **Sheet C-1.0 – Site Development Plan** (dated 12/18/2024, revised through 10/02/2025)

While expected to provide slightly less reduction than the berm (12 dB vs. 14 dB), the barrier remains sufficient to achieve compliance with Connecticut State Noise Regulations.

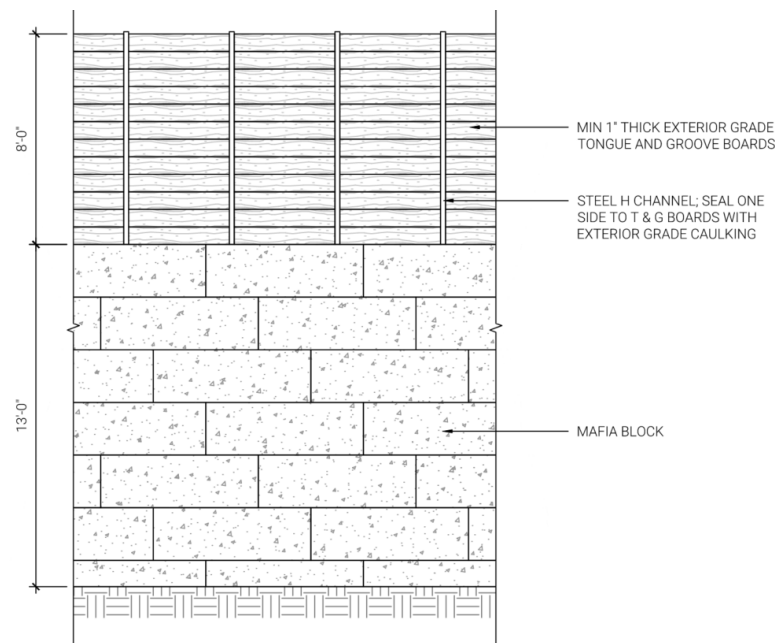


Figure 6: Acoustic Barrier Section View

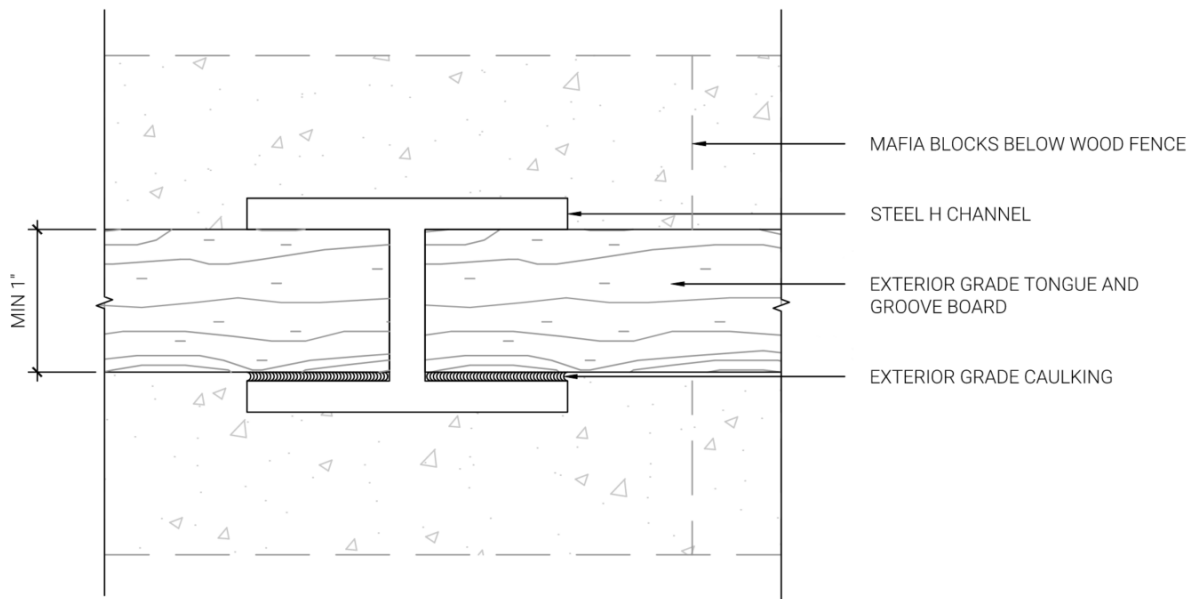


Figure 7: Acoustic Barrier Plan View

Table 2 compares the predicted noise levels at the residential property for both the earthen berm and the constructed acoustic barrier.

Table 2: Predicted Sound Levels at Residential Property per Activity

	Average SPL (Berm)	Average SPL (Barrier)	Max SPL (Berm)	Max SPL (Barrier)
Sifter (without gravel)	43.5 dBA	45.8 dBA	56.9 dBA	59.2 dBA
Sifter (with gravel)	44.8 dBA	47.1 dBA	59.1 dBA	61.4 dBA
Scraping load bucket	42.6 dBA	44.9 dBA	61.5 dBA	63.8 dBA
Reverse alarms	50.1 dBA	52.4 dBA	56.9 dBA	59.2 dBA
Slamming tailgate*	66.7 dBA	69.0 dBA	98.1 dBA	100.4 dBA

With the installation of the constructed acoustic barrier, sound levels are significantly reduced and are compliant with state noise regulations, including nighttime limits. Additionally, the contractor bins placed directly against the barrier will likely provide further attenuation due to the added mass of the material stored within them.

This solution will provide meaningful noise reduction for the neighboring residences and reduce the audibility of on-site activity.

** Slamming of tailgates will remain above the daytime SPL limit regardless of barrier type. Mitigation strategies for this source are addressed later in this report.*

Figure 8 illustrates the sifter frequency spectrum, showing greatest effectiveness at mid and high frequencies, where human hearing is most sensitive.

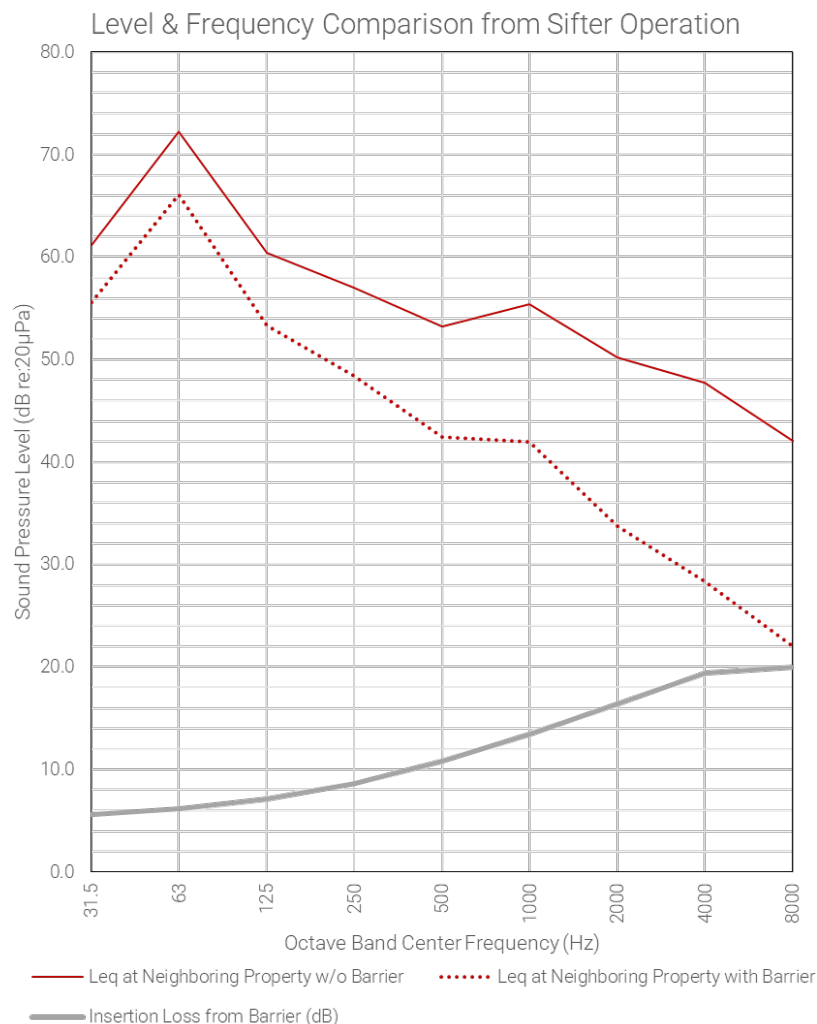


Figure 8: Graph Depicting Estimated Levels Produced by Sifter with Barrier

Additional Mitigation Strategies

Backup Alarms

As recommended in our previous report, backup alarms should be replaced with broadband, self-adjusting models such as the Brigade Electronics BBS-TEK series. We understand that some action has already been taken to replace alarms, though vehicles that are not equipped with broadband alarms still visit the site regularly. Prioritizing replacement on vehicles that operate at the site most frequently will meaningfully reduce the number of impactful noise events experienced by neighboring residences.

Tailgates

We understand that our prior recommendations regarding the strict enforcement of rules against slamming tailgates have been implemented. This has been effective in reducing the number of disruptive noise events. Continued enforcement of this rule is strongly encouraged.

Limiting Hours

Restricting operation of the sifter to begin no earlier than 8:00AM will allow background noise levels to rise before equipment activity begins. This will make the sifter noise less noticeable to neighboring residences, regardless of strict compliance with code limits.

Conclusions

Our evaluation confirms that noise generated at the AJ Penna & Son site, particularly from sifters, trucks, and tailgate impacts, is audible at neighboring residences. While daytime levels for most activities fall within the allowable limits set by the Connecticut State Noise Regulation, they remain perceptible due to the low level of background noise at neighboring properties.

The proposed constructed acoustic barrier, comprising of a 13' base topped with an 8' wooden acoustic wooden barrier, will provide meaningful noise reduction and achieve compliance with both daytime and nighttime noise code limits. Placement of contractor bins against the barrier will provide additional attenuation beyond our modeled predictions.

To further reduce the impact of noise produced on-site, we strongly recommend implementing the following supplemental measures:

- Replacement of tonal backup alarms with broadband, self-adjusting alarms on all site-dedicated vehicles
- Continued enforcement of rules prohibiting tailgate slamming
- Limiting sifter operations to begin no earlier than 8:00AM, allowing background noise levels to rise prior to activity

In conjunction, the barrier construction along with the additional mitigation strategies will provide substantial improvements to the acoustic environment at neighboring residences, ensuring compliance with applicable regulations while reducing the audibility and impact of site operations.

We trust that you will find the information in this report to be useful. Please feel free to reach out with any questions you may have.

Kind regards,



Jesse Kaye
Acoustic & Audio Consultant
SH Acoustics

LETTER OF TRANSMITTAL

DATE: October 9, 2025

Job No.: 23015.02

TO:

Amelia Williams, Land Use Planner
City of Norwalk
Conservation and Planning & Zoning Room 129
125 East Avenue
Norwalk, CT 06851

SUBJECT: #2025-49-SP – 284 New Canaan Avenue – Lot 3 Submission Update

We are submitting the following revised materials to the Planning and Zoning Commission in response to the most recent staff comments. These documents incorporate all requested revisions and updates.

Copies	Date	Description
3	10.09.2025	Response to Staff Comments – FLB Law (Eric D. Bernheim)
3	10.09.2025	Updated Site Development Plan (LandTech, Rev. October 9, 2025)
3	09.12.2023	Acoustic Evaluation Report – SH Acoustics
3	03.11.2025	DPW Engineering Sign-Off Letter – City of Norwalk Department of Public Works

These are transmitted as checked below:

- ☒ For Agency Submission
- ☒ For Review and Comment

Remarks:

This submittal package includes the revised plans and narrative prepared in direct response to Planning and Zoning staff review comments. These materials supersede all previous plan sets and memoranda and are provided for continued review and Commission action at the next available meeting.

Please contact me at bcarey@landtechconsult.com or (203) 454-2110 ext. 320 if you have any questions.

SIGNED: _____

Brian Carey, PWS
Director of Environmental Services
LANDTECH

C: Project File



FOGERTY | LAMBERT | BERNHEIM

MEMORANDUM

To: Amelia Williams, Land Use Planner

From: Eric D. Bernheim, FLB Law, Westport, CT

Date: October 9, 2025

Subject: Response to Outstanding Staff Comments dated October 3, 2025 – Application #2025-49 SP – 284 New Canaan Avenue

1. Wetland Permit Condition #7 – Drainage, Curb, and Buffer Alignment

The current Site Development Plan (rev. 10/2/25) incorporates full compliance with Inland Wetland Agency (IWA) Permit #S16-499B, Conditions #3 and #7.

- The 6-inch concrete curb has been repositioned to terminate no less than 25 feet west of the eastern property line, consistent with the wetland permit requirement.
- The northern yard boundary block wall and earthen berm—previously shown on approved plans—have been restored and re-depicted on Sheet C-3.0. The concrete block separation of the disturbed yard required by the Conservation Commission approval is now shown on Sheet C-3.0.
- All contributing drainage areas conveying runoff to the underground retention gallery are now fully paved, ensuring proper collection and treatment of stormwater as depicted on Sheet C-3.0.
- The 25-foot vegetated buffer required by the IWA permit remains clearly delineated and will be maintained. If the Conservation Commission appeal results in a modified 25-foot vegetated buffer, then the applicant will return to the Commission for a modification if the use of that portion of the site needs to be activated.

These revisions bring the site plan into full alignment with the conditions of the IWA permit and satisfy the Special Permit standard to conserve wetlands and watercourses.

2. Staff recommends retaining the 25-foot vegetated buffer consistent with the Wetland Permit.

- The 25-foot vegetated buffer required by the IWA permit remains clearly delineated and will be maintained. If the Conservation Commission appeal results in a modified 25-foot vegetated buffer,



then the applicant will return to the Commission for a modification if the use of that portion of the site needs to be activated.

3. Outdoor Storage Limitation (Special Permit #12-16)

The outdoor storage restriction under Special Permit #12-16 applied specifically to bulk material stockpiles (e.g., topsoil, reclaimed aggregate, and processed stone) to control dust and prevent stormwater contamination.

- Loose earthen materials continue to be stored within sprinkler-equipped bins in accordance with the O&M Plan.
- The applicant requests clarification that the condition does not extend to inert construction materials (e.g., PVC or concrete pipe, manhole covers, catch basins, precast risers, and similar utility components) used in off-site projects. These items are non-friable, non-polluting, and environmentally inert.
- Such materials are stored on the paved surface of the active yard in organized rows, fully contained, and do not generate dust or runoff. Furthermore, storing such items in metal containers will result in a great deal of additional noise if such materials are placed in and taken out of these metal containers often with the use of heavy machinery.

This interpretation is consistent with the original intent of SP #12-16: to control particulate and sediment discharge, not to restrict the temporary staging of non-hazardous materials. Furthermore, with the proposed acoustic barrier, the outdoor storage of these materials will be completely screened from adjacent properties.

4. Notice of Violation (NoV) – Restoration and Compliance

All items cited in the October 24, 2024 Notice of Zoning Violation have been fully addressed through restoration work, updated plan revisions, and long-term operational controls:

- The northern area of the property that had been disturbed and expanded has been graded, stabilized, and restored per the approved Restoration and Planting Plan.
- Twenty (20) native trees and shrubs will be installed in the restoration area in accordance with IWA Condition #3.
- The Operations & Maintenance Plan (rev. 8/18/25) codifies operational restrictions to prevent future noncompliance, including limits of disturbance, designated bin storage, and maintenance of the vegetated buffer. Compliance with the Operating & Maintenance Plan (rev. 8/18/25) should be made a condition of approval by the Commission.
- The above-ground basin cited in the NoV has been replaced on the proposed plan under review with the underground retention gallery system, now reviewed and approved by DPW as meeting City stormwater standards. This underground retention gallery system has also been approved by the Conservation Commission.



- The proposed acoustical barrier will also provide the neighbors with additional relief from the noise generated by the site.

These actions collectively resolve all outstanding items referenced in the 2024 NoV and establish a permanent framework for ongoing compliance.

5. Noise and Acoustic Impacts

The applicant has reviewed the 2023 Acoustic Evaluation Report and has incorporated its recommendations into the O&M program:

- All company-owned and regularly utilized subcontractor vehicles are being retrofitted with broadband, self-adjusting backup alarms to replace tonal devices. By doing so, these devices are exempt from the City of Norwalk Noise Ordinance pursuant to City Code Section 68-5(B)((4))¹. These devices are also exempt from the State of Connecticut Noise Code pursuant to Section 22a-69-1.7(h)².
- The on-site supervisor enforces a “no tailgate slamming” policy, and sifter operations will commence no earlier than 8:00 a.m., in compliance with the City’s Noise Ordinance (Chapter 68, §68-5). “No Tailgate Slamming” signs will be placed throughout the site. Tailgate slamming sounds are deemed to be impulsive sound under the City’s Noise Ordinance and the State Noise regulations. Impulsive sounds are prohibited to exceed 80 dBA per Section 68-5(A)(2) or 100 dBA per the State regulation during daytime hours³.
- A new acoustic barrier will be installed along the northern and eastern perimeter, supplementing prior landscape screening if the proposed plan is approved by the Commission.

These measures collectively will mitigate the limited residual sound levels and ensure the facility’s operations remain within the permitted decibel thresholds during daytime hours. The original special permit approval did not provide for any sound attenuation. The proposed Sound Barrier will bring all noises within compliance with the applicable City of Norwalk Noise Ordinance and the State Noise regulations as it relates to Impulsive Noise (i.e., slamming of tailgates). It is important to note that the only work that occurs during nighttime hours is emergency work which is contemplated by the original Special Permit approval. Furthermore, Noise Ordinance pursuant to City Code Section 68-5(B)((5)) provides an exclusion for “[n]oise created as a result of or relating to an emergency.” The State of Connecticut also has an exemption for Noise created as a result of or relating to an emergency under Section 22a-69-1.9(f)⁴. All

¹ City Code Section 68-5(B) - Exclusions. These levels shall not apply to noise emitted by or related to: (4) Warning devices required by OSHA or other state or federal safety regulations. This exclusion includes backup alarms so long as they are self-adjusting to ambient sound levels.

² Sec. 22a-69-1.7. Exclusions These Regulations shall not apply to: (h) Back-up alarms required by OSHA or other State or Federal safety regulations.

³ Sec. 22a-69-3.2. Impulse noise

(a) No person shall cause or allow the emission of impulse noise in excess of 80 dB peak sound pressure level during the nighttime to any Class A Noise Zone.

⁴ Sec. 22a-69-1.8. Exemptions



nighttime work is related to emergency public utility work and therefore excluded from compliance with the Norwalk and State of Connecticut Noise codes.

Nonetheless, the operator is intends to address these exempt and excluded noises by means of the proposed Acoustical Barrier and implementation of the Operations and Maintenance Plan.

6. Inter-Agency Coordination

- The Department of Public Works (DPW) has issued written confirmation that the underground retention gallery system meets the City's stormwater management standards.
- The application has been formally transmitted to WPCA, WestCOG, and the Town of New Canaan for consistency review. Comments will be submitted into the record upon receipt, and any agency-specific recommendations will be incorporated into the final plan prior to zoning permit issuance.
- All comments received to date from departmental agencies have been attached hereto as Exhibit A.

7. Parking and Circulation

The revised site plan (rev. 10/2/25) and accompanying applicant memorandum dated September 11, 2025 confirm that:

- All vehicle parking is confined to striped and designated spaces shown on Sheet C-2.0.
- Parking capacity and circulation patterns are consistent with the Special Permit limit of 45 total vehicles (pickup trucks, dump trucks, box trucks, and support vehicles).
- The striped layout will be verified during final engineering inspection and prior to issuance of the Certificate of Zoning Compliance.

8. Public Hearing and Procedural Timing

The applicant has granted an additional extension to allow for complete staff review and record closure.

Exempted from these Regulations are: (f) Noise created as a result of, or relating to, an emergency.



Exhibit A

4923-9428-1840, v. 4





**DEPARTMENT OF
ENGINEERING**

CITY OF NORWALK
Wilber Giron, P.E.
Permit Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7801
Permits: (203) 854-4161
www.norwalkct.gov
wgiron@norwalkct.gov
dpwpermits@norwalkct.gov

March 11, 2025

Sent via email to: BCarey@landtechconsult.com

Brian Carey, PWS
Director of Environmental Services
Landtech, Inc.

RE: 284 New Canaan Avenue (District 05, Block 46, Lot 76)
Proposed Site Improvements for an Expanded Contractor Yard
Department of Engineering's Plan Review Sign-Off

Dear Mr. Carey:

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 "#S19-499B Proposed Site Improvements for an Expanded Contractor Yard," prepared by Lantech, Inc., dated 12/18/2024 and last revised 02/28/2025
- Stormwater Report titled "Stormwater Management Report for 284 New Canaan Avenue Norwalk, CT," prepared by Landtech Inc., dated 12/18/2024 and last revised 0228/2025
- Engineering Report titled "Operation and Maintenance Plan 284 New Canaan Avenue, Norwalk, CT," prepared by Landtech Inc., dated 12/18/2024

The aforementioned documents are in compliance with the City's current standards and Drainage Manual. Therefore, the Department of Engineering has no objection to the project moving forward with the following condition(s):

1. A DPW Permit, in conformance with DPW's Permit Provisions, would be required for work proposed in the City's right-of-way.
2. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.

3. A set of as-built plans shall be submitted along with a certificate from a licensed professional stating that the construction has been built according to City standards, prior to the issuance of a Certificate of Occupancy/Compliance.
4. This sign-off shall be valid for a period of 12-months from the date stamped on the plan. Any permit issued on the basis of this sign-off must be issued within such 12-month period. Any renewal of the plan sign-off will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

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

Sincerely,

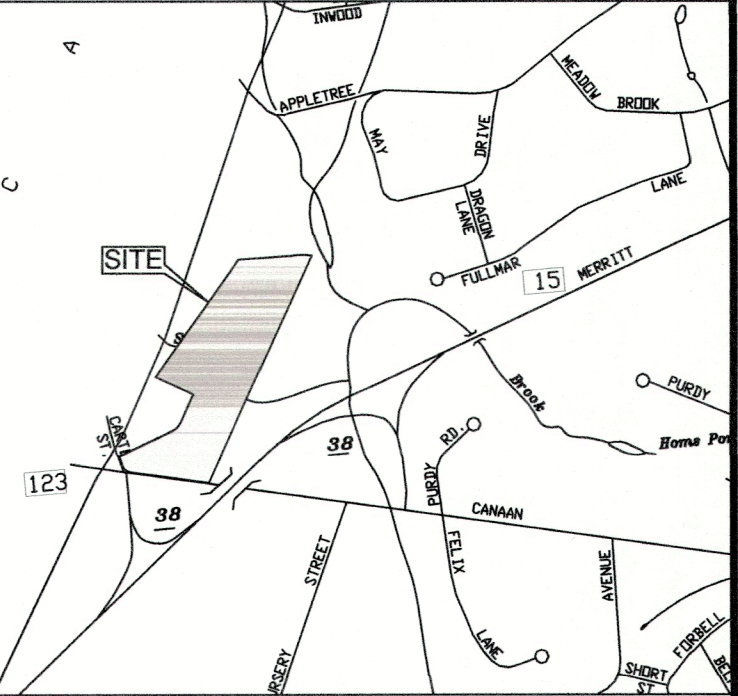
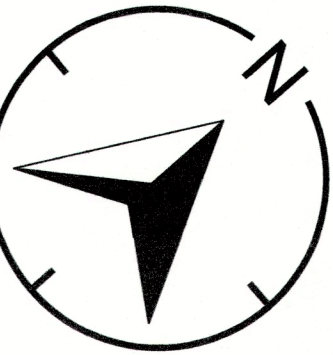


Wilber Giron, P.E.
Permit Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Christine Cardascia, P.E., Assistant Civil Engineer – Department of Engineering
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
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 284 NEW CANAAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDETECH DATED SEPTEMBER 7.
2. DATUM: NAD83
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 COMPANIES AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXIST FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE UTILITIES OR 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 ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 0900103089F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAG AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SEPTEMBER 7, 2010.
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.

CITY OF NORWALK
DEPT. OF PUBLIC WORKS
APPROVED
W. G. H. 3/11
PERMIT ENGINEER



LOCATION MAP

02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
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:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No.			23015-02		
DATE: 12/18/2024		DESIGNED BY: SM		CHECKED BY: BC	

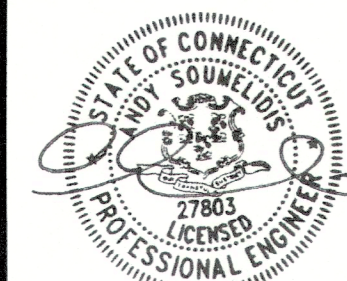
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IN FEET

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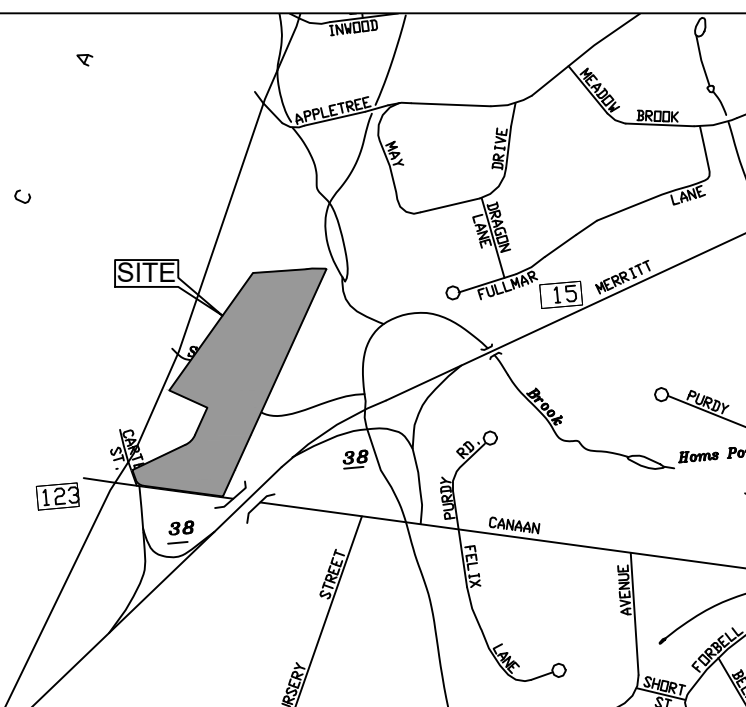
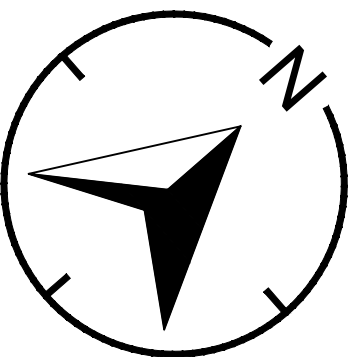
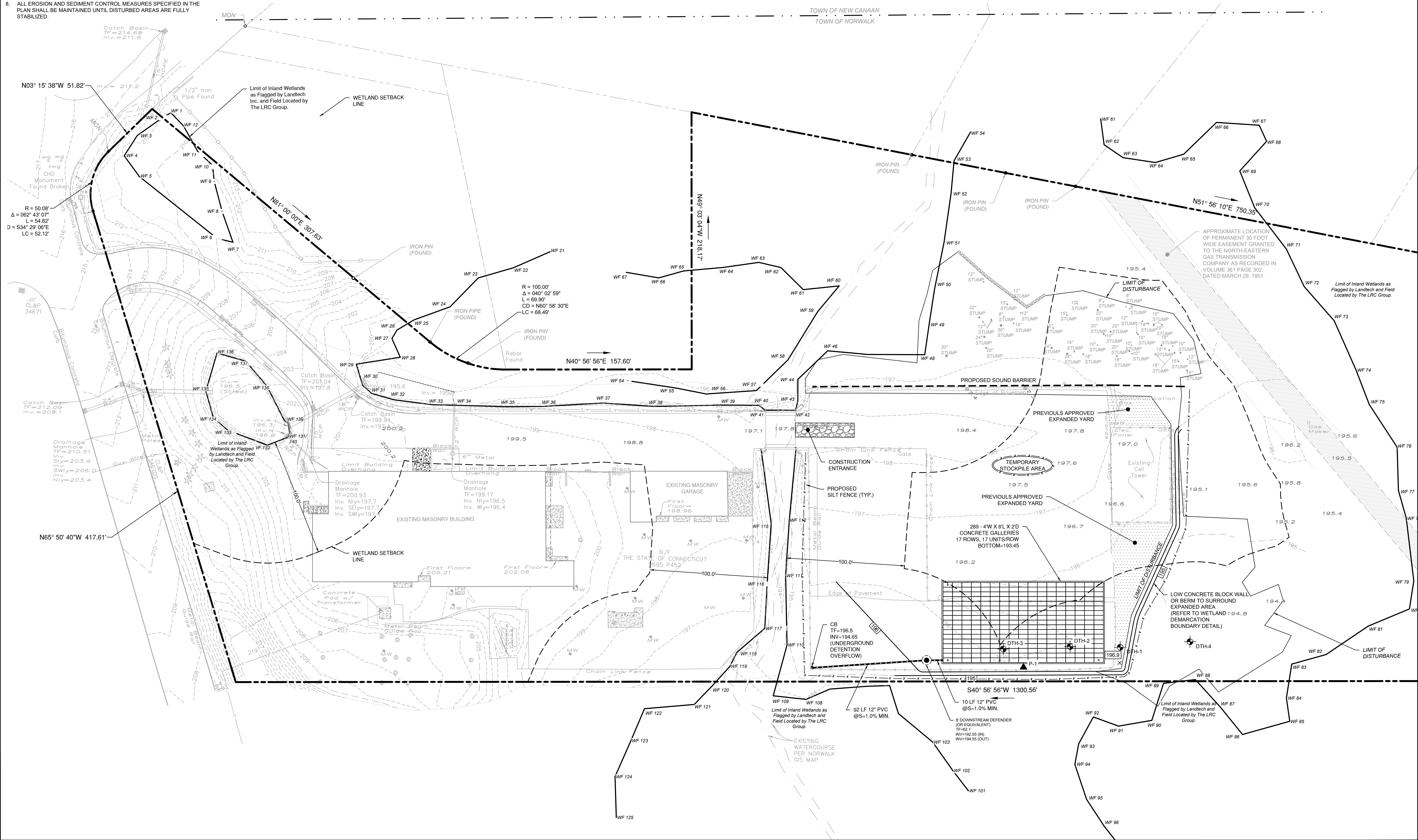
PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-1.0

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 284 NEW CANYAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDETECH DATED SEPTEMBER 7.
2. DATUM: NAVD 88
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 USED FOR DESIGN OR CONSTRUCTION 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 COMPANIES 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 ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C0389F. EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAG MAPS FROM OSMOY PREPARED BY LRC GROUP, DATED SEPTEMBER 7, 2010.
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.



LOCATION MAP

02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
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:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No. 23015-02

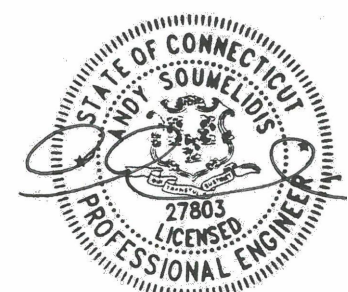
DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC
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IN FEET

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PROJECT STATUS:

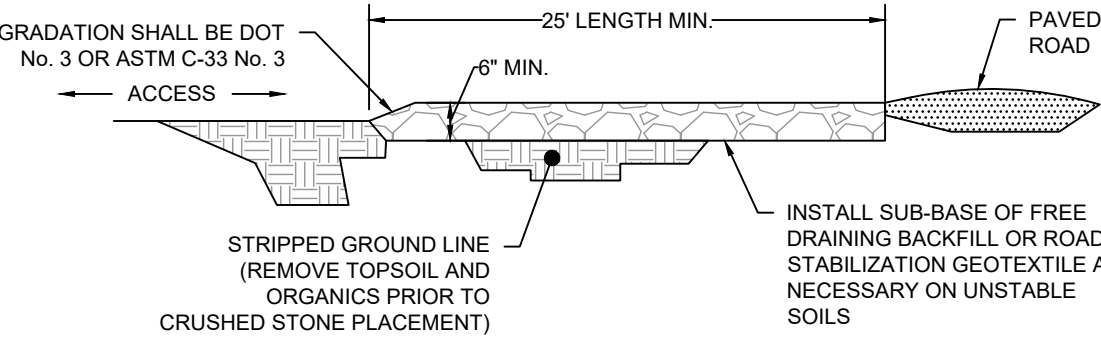
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NOT FOR CONSTRUCTION



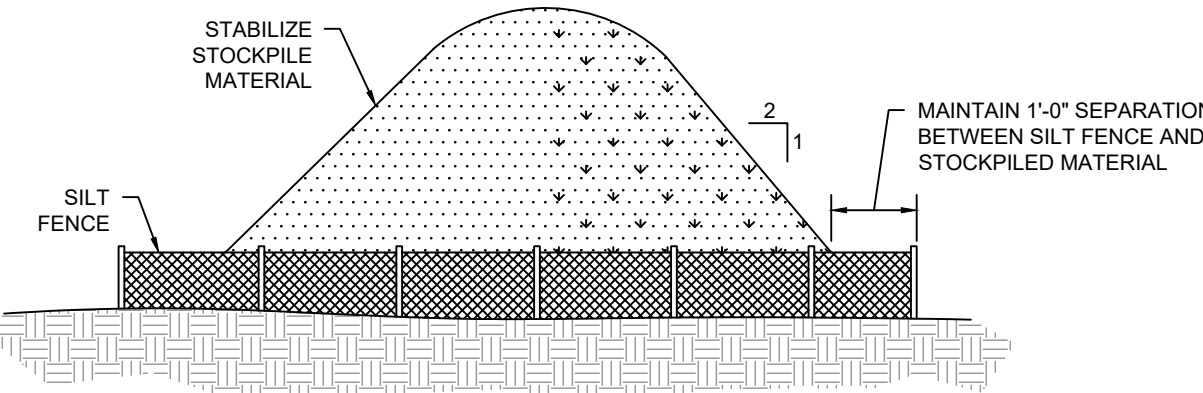
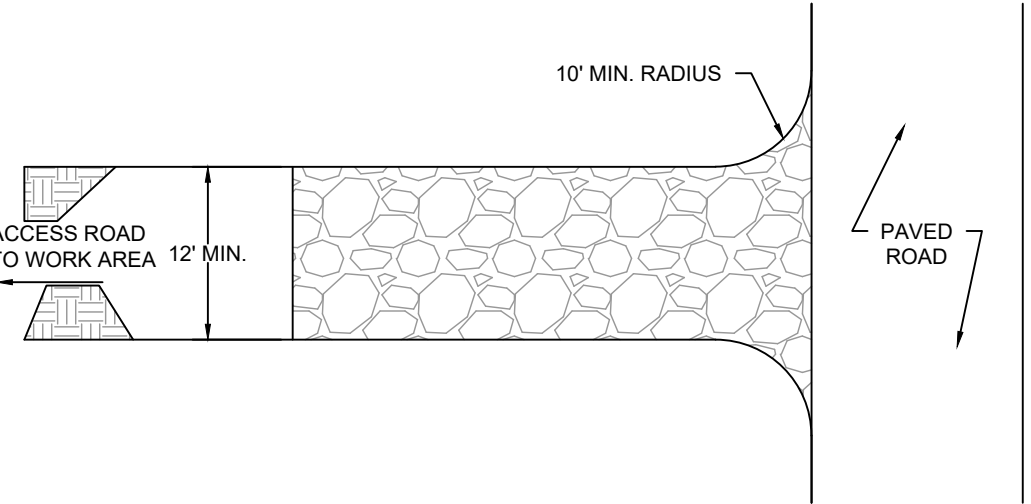
C-1.0

GENERAL EROSION AND SEDIMENT CONTROL NOTES

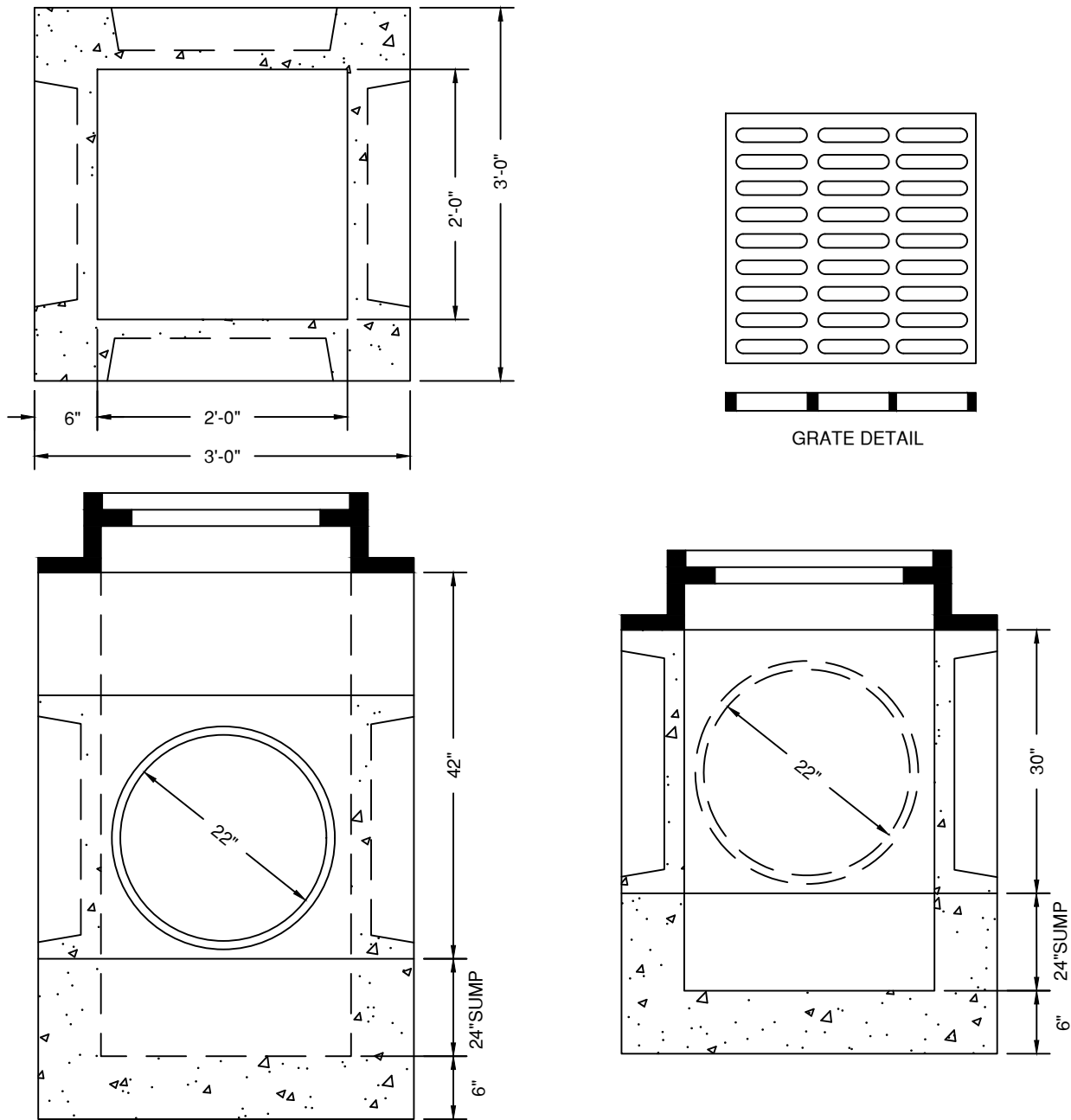
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.



CONSTRUCTION ENTRANCE
(NTS)

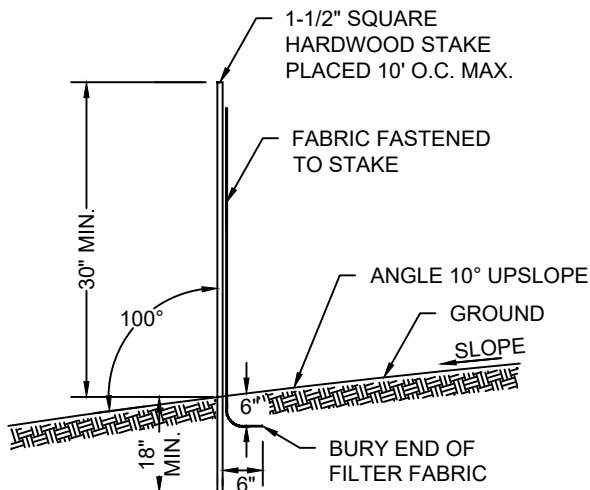


STOCKPILE DETAIL
(NTS)

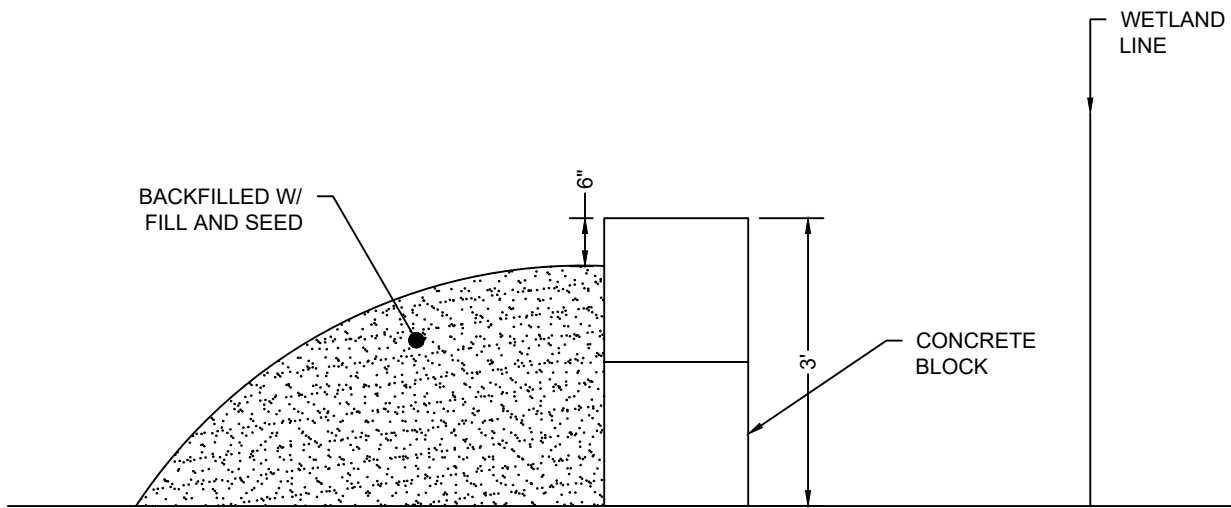


- GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 2. GRATE - STEEL OR CAST IRON.
 3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 4. APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.

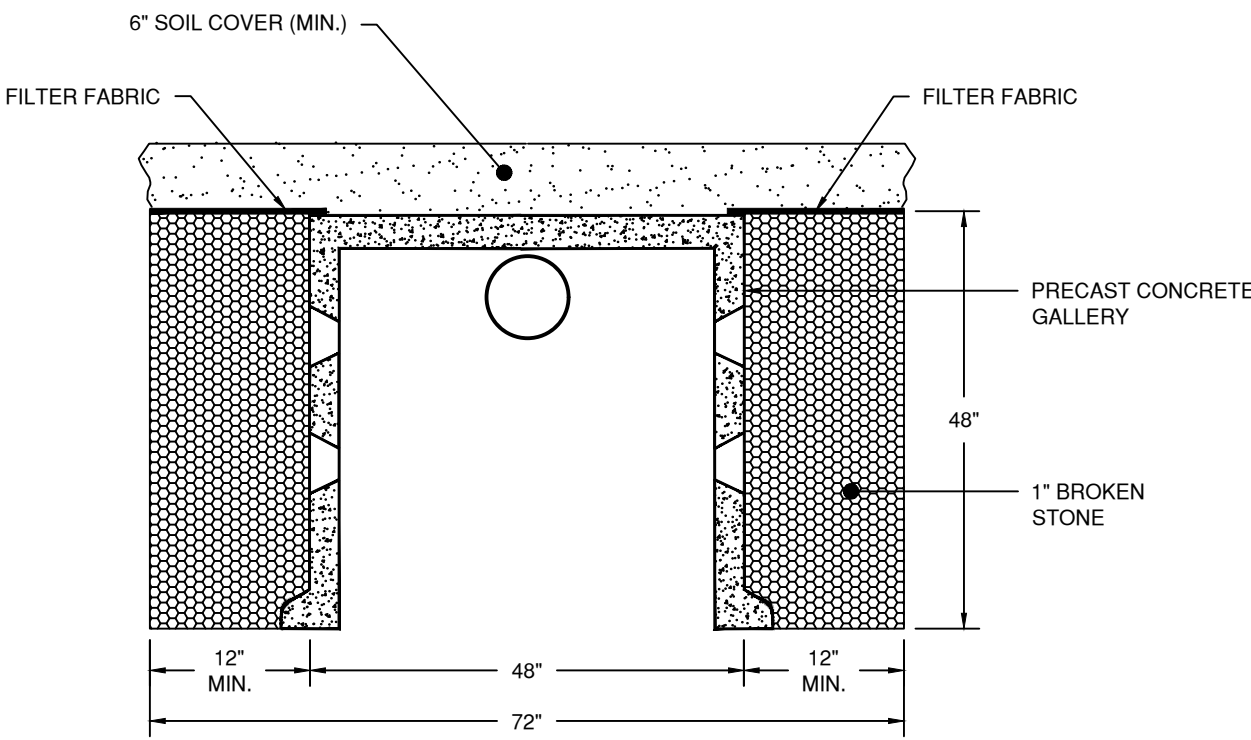
2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)



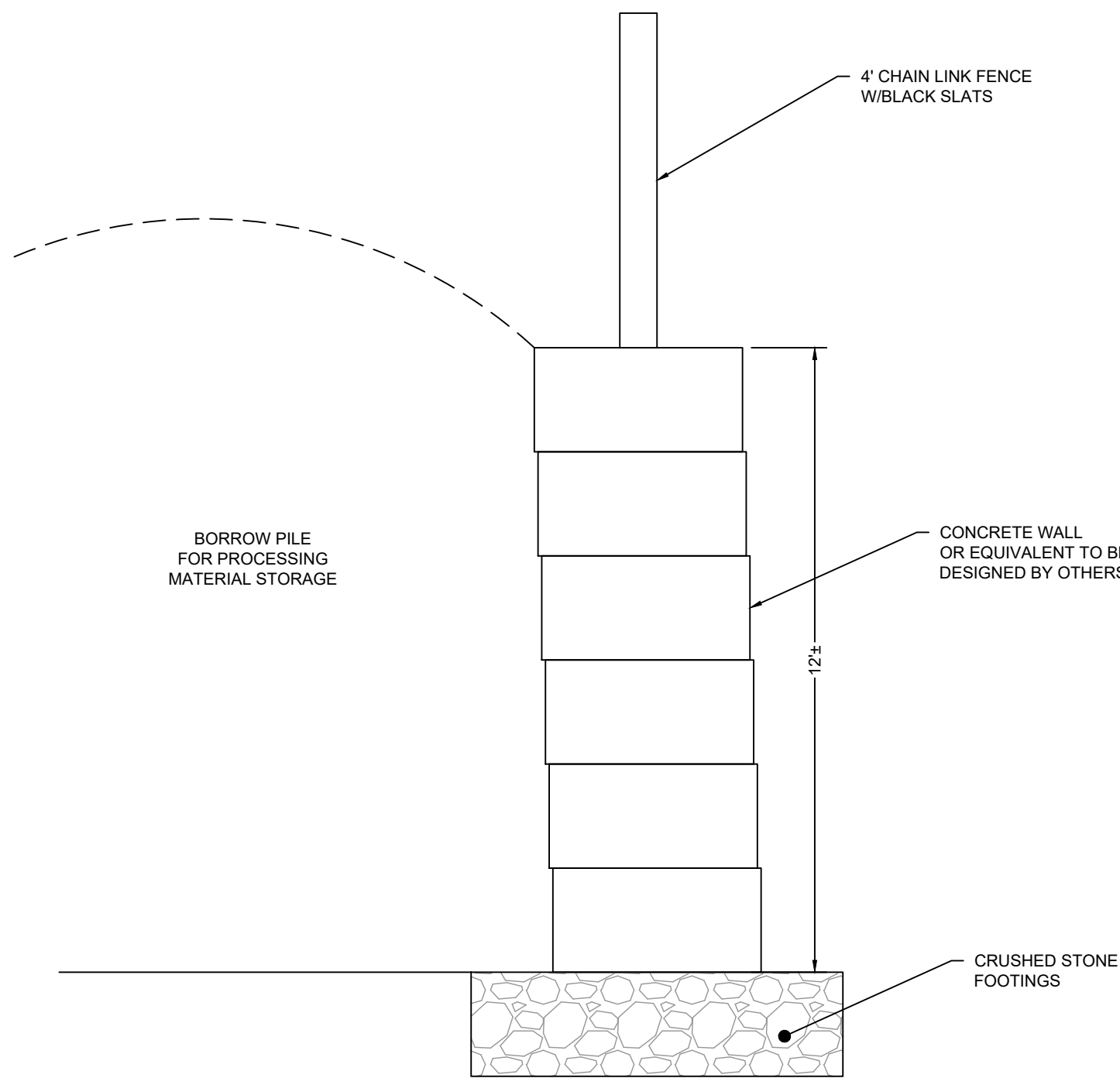
GEOTEXTILE SILT FENCE
(NTS)



WETLAND DEMARCATION DETAIL
(NTS)



48"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
(NTS)



MATERIAL STORAGE BIN WALL
(NTS)

Soil Test Pit Excavation Observations

DTH-1:

Depth	Color	Texture	Notes
0-17"	Gray	Sandy Gravel	Processed gravel
17-48"	Brown	Sandy Loam	
48-58"	Dark Gray	Sandy loam	with roots
58-60"	Brown	Sandy Loam	
60-72"	Brown and Gray	Silt loam	mottled

BOH = 84"
Groundwater discharge at 5 ft.

DTH-2:

Depth	Color	Texture	Notes
0-12"	Gray	Sandy Gravel	Processed gravel
12-38"	Brown	Sandy Loam	With cobble
38-48"	Dark brown	Sandy Loam	With roots
48-60"	Brown	Sandy Loam	
60-82"	Brown and Gray	Silt loam	mottled

BOH = 84"
Groundwater discharge at 6.8'

DTH-3:

Depth	Color	Texture	Notes
0-9"	Gray	Sandy Gravel	Processed gravel
9-24"	Brown	sand	
24 - 43"	Reddish	sand	
43-84"	Gray	sand	Depleted layer

BOH = 7'
GW @ 6'

DTH-4:

Depth	Color	Texture	Notes
0-20"	Dark Gray	Sandy Gravel	Processed bituminous gravel
20-38"	Yellowish brown	Fine sandy loam	Abundant roots
38-77"	Grayish brown	Silt loam	Mottling to bottom of hole

BOH = 6.5'
GW @ 5'

PERCOLATION TEST DATA

Perc Hole 1		Date: 1/21/2025		
Depth:	30 in.	Presoak: 1 hr		
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
11:10	8.00			
11:20	12.00	4.00	00:10	2.50
11:30	15.50	3.50	00:10	2.86
11:40	19.00	3.50	00:10	2.86
11:50	20.50	1.50	00:10	6.67
12:00	22.00	1.50	00:10	6.67
12:10	23.00	1.00	00:10	10.00
Final Rate:	1" in	10.00	minutes	

02/28/2025
01/23/2025

REVISED PER DPW COMMENTS
PLANTINGS AND NOTES
ISSUE

LANDTECH

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

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD

DRAWING TITLE:

NOTES AND DETAILS

PROJECT No. 23015-02

DATE: 12/18/2024
DESIGNED BY: SM
CHECKED BY: BC

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
JOYCE SCOWELL
27803
LICENSED
PROFESSIONAL ENGINEER

C-2.0



SH Acoustics LLC
263 Tresser Blvd, Floor 9
Stamford, CT 06901
T: (203) 877-6340
F: (203) 286-1427
www.shacoustics.com

12 September 2023

Mr. AJ Penna
AJ Penna & Son
284 New Canaan Avenue
Norwalk, CT 06850

RE: AJ Penna and Son
Acoustic Evaluation Report

To Whom it may concern:

SH Acoustics (SHA) is pleased to provide the findings of our July 6th through July 13th acoustic evaluation of the AJ Penna and Son operations property located at 284 New Canaan Avenue, Norwalk, CT.

SHA was retained by AJ Penna and Son to perform acoustic measurements and a noise impact study on their excavation/ trucking equipment and its direct impact on neighboring residencies. It is our understanding that the occupants of the neighboring residential properties have raised the issue of noise from this construction yard and AJ Penna & Son is looking to find ways to mitigate the transmitted sound. Working with Landtech, and initial idea of building a large earth berm was discussed, though the exact height, location, and other properties would be determined by this sound study. The main goal of these long-term measurements is to determine if the receiving noise level both achieves objective noise code limits and reduces subjective audibility of the trucks and mechanical equipment noise.

To accomplish this, SHA visited the site to take both typical work and intentional noise measurements to calculate the impact the earth berm will have on the noise transmission from property to property. This report contains a summary of our analysis, our recommendations, and information on the relevant noise regulations, sound pressure levels of the equipment and more.

Executive Summary

SHA has found that some of the operations are louder than the maximum levels allowable per the CT State Noise Regulations at nighttime hours. With the installation of a 20' tall earth berm, these levels will be reduced to both compliant during daytime and nighttime levels and will significantly reduce noise that neighbors are able to hear. In combination with the berm, we also provide several other recommendations that will mitigate the noise from the construction yard.



Measurement Equipment & Timeline

The equipment used for this long-term recording was two Larson David 831 Sound Level Meters with an EPS21 environmental protection kit, one placed on the AJ Penna property and another on the nearest residential property line, located in the backyard of 178 Pocconock Trail. Before the measurements began, calibration and weatherproofing of the microphones was completed.

This data was taken over the span of 7 days and nights, July 6th – 13th at AJ Penna and Son Excavating and the neighboring residence to monitor the levels throughout the work week. This site includes a dirt sifter, multiple excavators, and other large equipment as well as dump trucks both filling up and dumping gravel, dirt and other payloads. Many of the equipment and trucks are equipped with backup alarms. On the morning of July 13th, SHA witnessed many of these activities done intentionally to create noise to best understand the nature of the noises, as well as to be able to match the acoustic signature of these noises with measurements that were taken throughout the previous week.

Connecticut State Regulations for Noise

The properties of AJ Penna and Son Excavating and the nearby residences are located in different towns, Norwalk and New Canaan, respectively. In this case, the Connecticut State Regulations define maximum allowable noise limits for both average noise levels as well and instantaneous maximum levels that the construction yard operations must meet. The levels defined in the state regulation mimic the levels commonly found in local noise codes of similar towns to New Canaan and Norwalk.

Average Sound Pressure Level Limits

The exact limits of the code depend on the class of zone that the noise emitter and the receiver are in. In this case, AJ Penna and Son would fall in the Class C Zone (Industrial, Facilitative) and the neighboring properties would fall in the Class A Zone (Residential). Between these two zones, the allowable *average* levels would be 61 dB(A) during daytime hours, and 51 dB(A) at night. The exact text and sections are found below:

Section 22a-69-3.5(a) of the Connecticut State Regulations dictates: *No Person in a Class C Noise Zone shall emit noise exceeding the levels stated herein and applicable to adjacent Noise Zones:*



	Receptor			
	C	B	A (Day)	A (Night)
Class C Emitter to	70 dB(A)	66 dB(A)	61 dB(A)	51 dB(A)

Figure 2 – Connecticut State Noise Regulation Limits, Class B Zone to Class A Zone

Section 22a-69-1.1 (h) of the same regulations defines daytime as the hours between 7:00AM and 10:00PM. We understand that the construction yard can operate at any time during the day, as they may be called for emergency excavation services during the night. Therefore, both daytime and nighttime levels are applicable regarding noise level regulations.

Instantaneous Maximum Level Limits

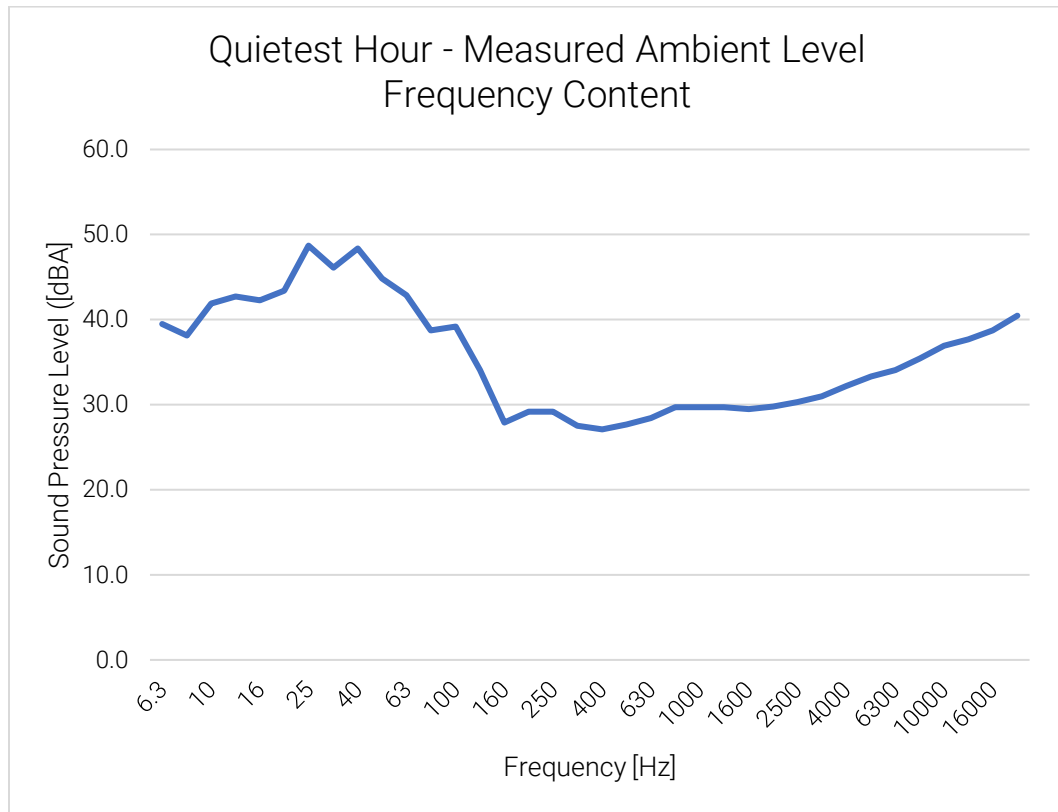
In addition to average levels, the code also defines the maximum allowable peak levels. Section 22a-69-3.2 “Impulse Noise” states:

- (a) No person shall cause or allow the emission of impulse noise in excess of 80 dB peak sound pressure levels during the nighttime to any Class A noise Zone.
- (b) No Person shall cause or allow the emission of impulse noise in excess of 100 dB peak sound pressure at any time to any Noise Zone.

Measurement and Analysis

Background Noise

To get an understanding of what the current environment is like on non-working hours, we looked at the sound level over the course of 1 week at the neighboring property. When there were no activities taking place at the construction yard, the background noise from other area sources typically ranged from 40 to 58 dBA though the quietest hour from the entire measurement period occurred between 3am – 4am on Tuesday July 11. The overall ambient level in the area was 35dBA. A level by frequency plot of that hour’s sound pressure level is shown below:



This hour represents the quietest the neighborhood was through any point of the measurements. Noise from the nearby Merrit parkway and other streets, wind, bugs, and air traffic can all contribute to background noise for this area. To consider this worst-case scenario, we will use this level as a 'typical' background noise level. The higher the level of the background noise, the more other discrete sounds are hidden beneath the background noise.

Noise Measurements:

During the site visit on July 13, intentional noise of typical activity was created to give base values for the level of typical noise during working hours. The different activities that were modeled are:

- Activating the sifter (without gravel)
- Putting gravel into the sifter
- Scraping the loader bucket along the pavement
- Activating reverse alarms (beeping)
- Slamming Tailgate



Photo: AJ Penna & Son Construction Yard with Sifter (left) and Loaders



Photo: AJ Penna & Son Construction Yard with trucks slamming tailgate (done intentionally, for measurements)



The table below shows the dB(A) levels of each recorded activity, and their maximum noise level throughout the measurement period. In some cases, the intentional creation of noise at the site visit was the loudest throughout the week, while in other cases, events throughout the week that were louder are shown here.

Measured Loudest Sound Levels @ Residential Property per Activity

	<i>Average SPL</i>	<i>Maximum SPL</i>
<i>Sifter (without gravel)</i>	57.7 dB(A)	71.1 dB(A)
<i>Sifter (with gravel)</i>	59.0 dB(A)	73.3 dB(A)
<i>Scraping loader bucket</i>	56.8 dB(A)	75.5 dB(A)
<i>Reverse Alarms (beeps)</i>	64.3 dB(A)	71.1 dB(A)
<i>Slamming tailgate</i>	80.9 dB(A)	112.3 dB(A)

These levels, with the exception of the reverse alarms and tailgate slamming, are within the CT State Noise Code's allowable maximum levels for daytime hours (Limit: 61 dBA) though over the allowable limits for nighttime (Limit: 51 dBA). This does not mean that the sound is inaudible, as almost all these noises are above the typical ambient background levels.

The recorded maximum level of sound from the AJ Penna property was 80.9 dBA (averaged over 10 seconds) and 112.3 dB(A) instantaneously. This was a result of intentionally slamming the tailgate. This was by far the loudest type of event that occurred from the property.

Recommendations & Predicted Results

1. Build a 20' tall earth berm:
 - a. The berm should be placed as close to the construction activities as possible (see the Appendix for a site plan).
 - b. Plant densely packed broadleaf evergreen trees (such as Eastern Arborvitae) along the top of the berm. Please note – trees or any other type of vegetation will not appreciably reduce sound alone. This is not to be used in place of the berm. Instead, the densely packed trees can improve upon the berm by trapping air, creating a temperature gradient which re-directs sound.
2. Do not allow slamming of tailgates. Signage of this rule upon entering the *must* be increased along with strict enforcement.
3. Change all backup alarms to broadband, self-adjusting backup alarms such as the BBS-TEK model. These alarms adjust the levels based on the



background noise meaning they will always be audible for those around the truck but will be reduced in level during nighttime hours or other quieter times. Additionally, unlike a tonal alarm which creates a beeping sound centered around a frequency that human ears are very sensitive to, these use broadband frequencies which are less intrusive to the human ear and more likely to blend into background noise especially for those further away.

4. Limit the sifter hours to daytime levels whenever possible (starting no earlier than 8 am. Waiting to use the sifter until this hour will allow the natural background noise of the area to increase, meaning its operation will be more drowned out and less bothersome to neighbors, regardless of its compliance with code or the hours defined by the code. Based on our measurements, 8am is when the background noise is significantly elevated compared to earlier hours.

The earth berm will arguably have the largest effect, as it will reduce all sounds from within the construction yard to the residential properties. The installation of a 20' earth berm will bring the overall noise levels down approximately 14 dB(A), which is subjectively reducing transmitted sounds by more than half to a listener at the residential properties.

The table below shows the predicted noise levels at the residential property line as a result of the berm without any additional noise mitigation measures in place.

Predicted Sound Levels @ Residential Property per Activity w/ 20' Berm

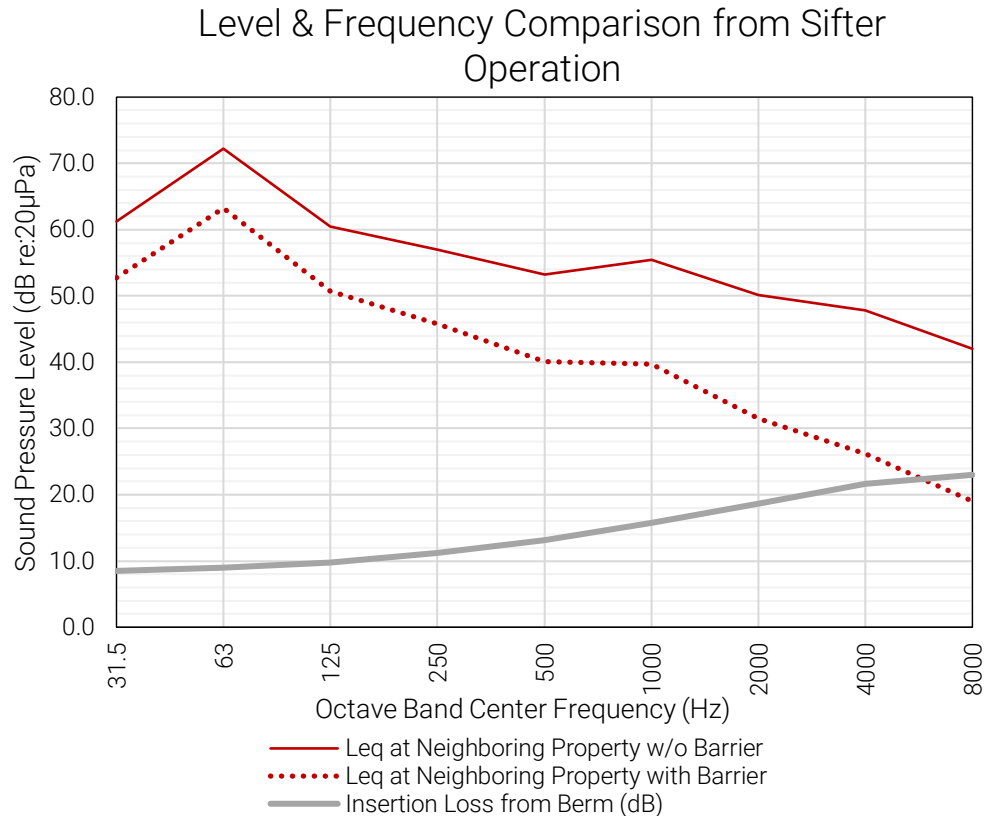
	<i>Average SPL</i>	<i>Maximum SPL</i>
<i>Sifter (without gravel)</i>	43.5 dB(A)	56.9 dB(A)
<i>Sifter (with gravel)</i>	44.8 dB(A)	59.1 dB(A)
<i>Scraping loader bucket</i>	42.6 dB(A)	61.5 dB(A)
<i>Reverse Alarms</i>	50.1 dB(A)	56.9 dB(A)
<i>Slamming tailgate*</i>	66.7 dB(A)	98.1 dB(A)

With the 20' berm in place, the sound levels are all significantly reduced and are all compliant with the CT State Noise Regulations even for nighttime hours. Depending on the background noise, some activities may not even be audible. To further reduce audibility for the residential neighbors, follow the additional noise mitigation recommendations listed earlier in this document. These measures should be able to reduce many of these levels to or near non-rush hour background noise levels.

*It should be noted though, that the slamming of the tailgates is still not reduced even to the daytime allowable levels (average), and still creates a significant instantaneous SPL. It is critical that signage and enforcement does not allow this to take place.



The graph below shows the frequency content of the sifter and how the earth berm would reduce the noise going to the residential properties. The berm is effective across the entire audible frequency range, but particularly effective at mid and higher frequency ranges which our ears are more sensitive to.



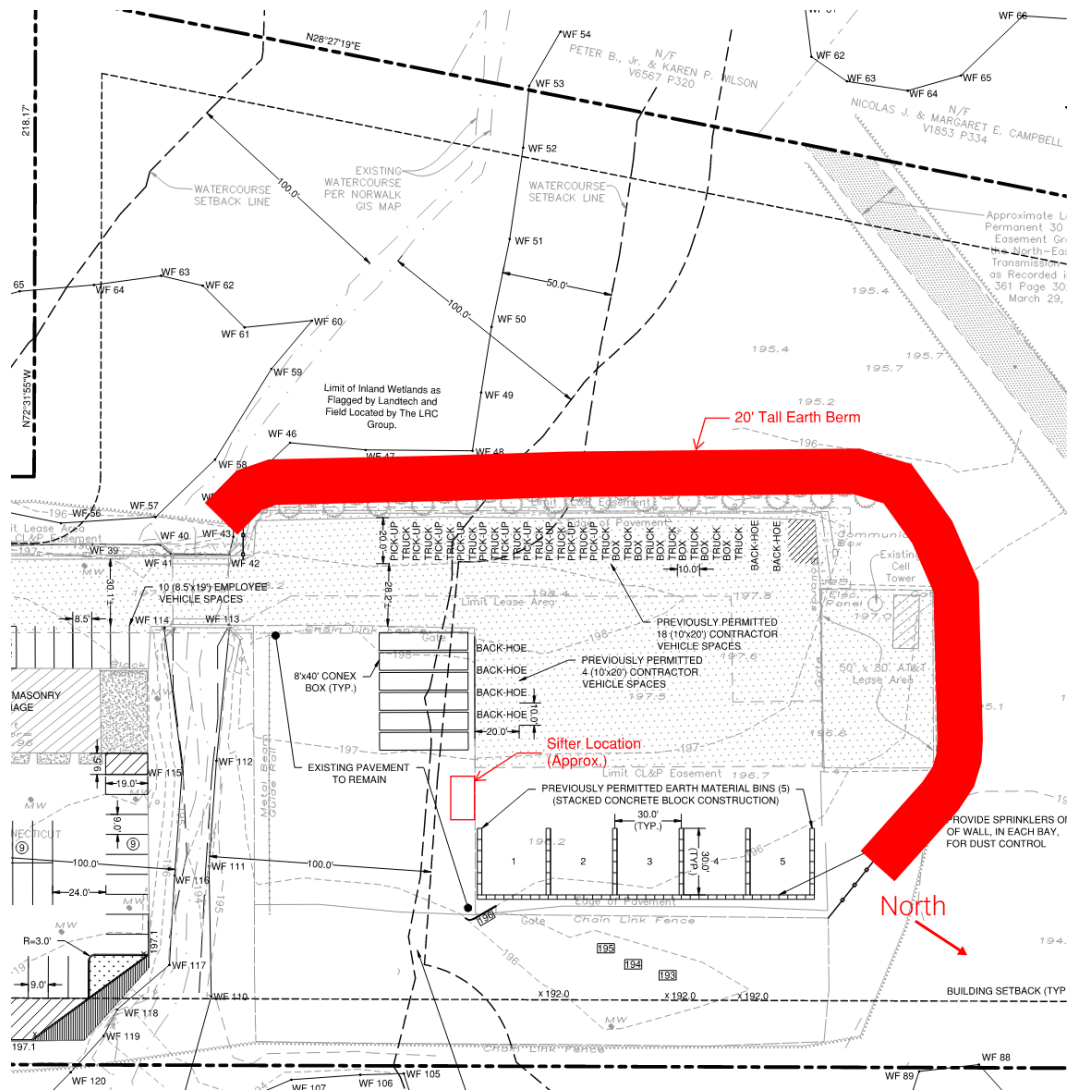
We trust that you will find the information in this report to be useful. Should you have any questions or comments, please feel free to reach out to discuss with us.

Kind regards,

Kevin Peterson
Senior Acoustic and Audio Consultant
SH Acoustics



Appendix: Berm Diagram



September 21, 2025

Dear Commissioners,

We were truly trying to refrain ourselves from sending another email, however this past Friday was just unbearable. To help you understand the reality of what we are experiencing, we have included several videos that demonstrate the noise disturbances throughout the day and night.

In one of the videos taken at 7:44 AM you can see and hear the difference in noise carried from one side of our house to the other.

Same day in the afternoon, we wanted to use our deck to relax after a busy week, instead found ourselves annoyed and unsettled by the construction in the backyard that continued on and on without relief.

That night Friday to Saturday, we were abruptly woken by yet another round of Penna operations. The disruption in the middle of the night is particularly unacceptable and deeply impacts our ability to rest.

With all that being said, we urge you to consider how tremendously and persistently our lives are being disrupted by these operations. This is not a minor inconvenience, it affects our quality of life, our health, and our right to the peaceful enjoyment of our home.

We respectfully ask that you take these ongoing impacts into account when considering whether to allow Penna to continue or expand its operations. The burden placed on residents is simply too great, and we hope you will act in the interest of protecting our community.

Thank you for your time and thoughtful consideration.

Alain & Alicja Chebeir

166 Pocconock Trl

New Canaan, CT 06840

August 19, 2025

VIA E-MAIL

Planning & Zoning Commission
c/o Amelia Williams
Land Use Planner
Norwalk City Hall
125 East Avenue, Room 129
Norwalk, Connecticut 06851
amelia.williams@norwalkct.gov

RE: 2025-48 and 2025-49: 284 New Canaan Avenue (the “Applications”)

Dear Chair Wells and Members of the Commission:

Our firm represents Karen and Peter Wilson, the owners of property located at 178 Poconock Trail, New Canaan, Connecticut, which includes land in Norwalk and is adjacent to the subject Property at 284 New Canaan Avenue (the “Property”). The Wilsons purchased their property in 2007. We write on behalf of the Wilsons to outline the continued violations of various conditions of approval obtained for the Property on Application 12-16 SP on January 18, 2017 (the “2017 Approval”) and the Applicants’ ongoing violation of the Inland Wetland Agency of the City of Norwalk’s (“Inland Wetland Agency”) approval of their Application for Corrective Action. Given the Applicants’ ongoing violations, we submit that pending Applications 2025-48 and 2025-49 (the “Applications”) as submitted by Applicants cannot be approved.

I. Introduction

By way of background, on October 24, 2024, the City of Norwalk Deputy Zoning Inspector issued a Notice of Zoning Violation (the “Zoning Violation”) to Indian Hill Ree LLC, care of Robin and Vincent Penna (the “Applicants”) due to various violations of the City of Norwalk, Connecticut Zoning Regulations (“Zoning Regulations”) occurring at the Property. Despite the issuance of the Zoning Violation, which was issued by the Commission, the Applicants continue to violate various conditions of the 2017 Approval. These violations have persisted over multiple years, continuously causing harm, nuisance, and damages to my clients, their surrounding neighborhood, and property values.

As a further result of the disruptive and invasive nature of the Applicants’ ongoing violations, my clients have suffered a persistent invasion of their privacy and severe limits to the basic enjoyment of their property. In addition to daytime violations, they are often woken up in the middle of the night by construction activity on the Property.

These ongoing violations not only harm my clients but demonstrate a blatant disregard for the Commission’s authority notwithstanding the fact that the Commission maintains jurisdiction over the Applicant’s use of the Property. These ongoing violations show that the

pending Applications fail to comply with the Special Permit Criteria contained in Article 8 of the Zoning Regulations.

II. Violations of 2017 Approval

Our clients' remaining concerns, and ongoing violations of the 2017 Approval can be summarized as follows¹:

- **That no work, storage or expansion, temporary or permanent, is allowed into any areas of the site, beyond what is shown on the above referenced plans.**
 - The Applicants have allowed work, storage, and expansion into various areas of the site that go beyond their original site plans, as also set out in the Zoning Violation. Photographs depicting the continuous creep of the work yard beyond the bounds permitted in the 2017 Approval are attached to this letter as Schedule A. Prior to considering any approvals that would modify the 2017 Approval, the Commission should require the Applicant rectify these violations and provide the Commission with evidence of same.
- **That parking of vehicles shall only occur in the locations designated on the approved Site Plan.**
- **That the total number of vehicles (pickup trucks, dump trucks, box trucks, etc.) on the site (inside and outside) is initially proposed to be 30. The applications are allowed a 50% future growth, to a maximum of 45 vehicles on the site.**
 - My clients have observed an excess of forty-five (45) vehicles parked on the Property in varying areas, with no specific parking designation. Prior to acting on the Applications, the Commission should require the Applicant to bring the Property into compliance with this condition and update its Site Plan to clearly depict previously approved parking areas. This should be required prior to the close of the public hearing.
- **That other than in the designated outdoor storage bins there by no storage of materials outside; and that the bins have sprinklers to control any dust, as shown on the submitted plan.**
 - Photographs attached to this letter as Schedule A show total violations of this condition over the past several years, and as recent as July 2025. The Applicants continue to have various types of pipes, fencing, and other construction supply-like materials outside and around the site.
 - The Applicants have also failed to install sprinklers as required for dust control, leaving the dust from ongoing activity to freely contaminate the air in the surrounding areas. Prior to acting on the Applications, the Commission should require the Applicant to bring the Property into compliance with this condition. This should be required prior to the close of the public hearing.
- **That the hours of operation be generally Monday – Friday from 6:30 am – 5:30 pm; although the facility may operate later seasonally or on weekends during utility emergencies be made part of this approval.**

¹ Conditions imposed by the 2017 Approval are in bold text.

- Our clients have had to endure ongoing loud noises from the Applicant's trucks being emptied, including at night, early morning, and weekends. The invasive noise level has adversely impacted my clients and caused severe disruptions to their day-to-day life.
 - As pointed out in the Zoning Violation, the Applicants continue to operate outside of the established hours of operation, with some regularity at nighttime, which was not contemplated by the Approval. In addition, the Applicant has admitted to my client that they have taken on non-emergency contract work at the Property, which requires operations outside of the permitted hours of operation.
 - The Commission should require independent acoustic analysis of the current environment to ensure compliance with this condition and the Norwalk Noise Ordinance of mitigating "unwanted and/or harmful sounds to which the public is involuntarily exposed to" prior to taking action on the pending Applications.
- **That any modifications to the approved plan, including any changes required by any other agency that requires a substantial change to these plans, be submitted to the Zoning Commission for review and approval.**
 - The Applicants have failed to obtain approval from the Zoning Commission for any instance of their expanded use of land outside of what was permitted in the initial permit, including the clear-cutting of more than 10,000 square feet in both upland and wetland areas.
 - In addition, the Applicants have continued with processing and sorting of excavation materials on site, which was not contemplated in the original Approval.
 - Further, failure to comply with conditions related to material and bin storage, parking of vehicles, and other conditions would all constitute modifications to the previously approved plan that have not been approved by the Commission.

The Zoning Violation also required that Applicants cease all active operations beyond those previously approved in active yard areas; to date, Applicants have failed to do so, and work has continued uninterrupted even in the areas which were not contemplated in the Approval to date. The Applicants' blatant disregard of this Commission's 2017 Approval and conditions further demonstrate their lack of good faith and consideration for the surrounding neighborhood.

As a result of the ongoing violations, on February 26, 2025, the Inland Wetland Agency of the City of Norwalk granted Applicant's application for Corrective Action. Since that time, Applicants have not taken any steps to remediate the outstanding issues in the subject wetlands area on the Property.

The Applicant should be required to provide the Commission with a point-by-point analysis of the conditions of the 2017 Approval affirmatively documenting compliance with each and every condition, or, in the alternative, demonstrating resolution of outstanding violations. Additional, duly noticed Special Permit applications to the Commission may be necessary in the event the Applicant wishes to modify conditions to the 2017 Approval beyond the scope of the pending Applications.

III. Compliance with Special Permit Criteria

The Applications fail to satisfy several of the Special Permit Criteria contained in Article 8 of the Zoning Regulations.

Specifically, a use must be “so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected”² and “not adversely affect other property in the area in which it is located.”³ The Applications fail to satisfy this condition, as violations of the 2017 Approval adversely impact the health, safety and welfare of neighboring property owners. For almost a decade, the Applicant has been permitted to push beyond the limits of its previously granted Special Permit Approval. The Commission must show that continued, future violations will not be tolerated. Property values are adversely impacted if neighboring industrial uses are allowed to grow unchecked and in violation of applicable land use approvals and regulations. Similarly, the expanded storage of materials and stockpiling, onsite processing and violation of hours of operation (all in violation of the 2017 Approval) create “[a]dverse impact[s] from noise, odor fumes” and dust.⁴

IV. Conclusion

Since the commencement of the development of the Property, the Applicants have disregarded the authority of the Commission and expanded the use of the Property far beyond what was contemplated in the 2017 Approval. To date, the Applicants continue to engage in activity on the Property in violation of the above Zoning Regulation standards applicable to special permits.

Moreover, the Applicants continue to violate various conditions of the 2017 Approval and have yet to comply with the requirements set out in the Inland Wetland Corrective Action permit. Even so, my clients have faith in the governmental process which exists to ensure compliance with local regulations and conditions imposed by this Commission will serve their purpose and protect residents in cases such as the present one. In sum, we submit that their newly submitted Applications for special permit approval cannot be approved pursuant to the Zoning Regulations until they are in full compliance with all conditions of the 2017 Approval.

Thank you for your time and attention to this important matter and your continued attention to the concerns of the neighborhood.

Sincerely,

Jay Klein

Jason A. Klein

cc: B. Baker bbaker@norwalkct.gov

² Zoning Regulations, Sec. 8.4.8.G.1.b.

³ Zoning Regulations Sec. 8.4.8.G.1.c.

⁴ See Zoning Regulations, Sec. 8.4.8.G.2.f.

Williams, Amelia

From: Kleppin, Steven
Sent: Wednesday, August 20, 2025 8:04 AM
To: Robert Kolodny
Cc: karenpwilson@yahoo.com; pbwilson@yahoo.com; marwansaidi5217@gmail.com; elaina1268@earthlink.net; Williams, Amelia
Subject: RE: the 8-20-25 hearing re Penna & Son Construction

Hi Robert,

Your email was forwarded to the Commission.

Steve

From: Robert Kolodny <rckolodny@aol.com>
Sent: Tuesday, August 19, 2025 6:14 PM
To: Kleppin, Steven <skleppin@norwalkct.gov>
Cc: karenpwilson@yahoo.com; pbwilson@yahoo.com; marwansaidi5217@gmail.com; elaina1268@earthlink.net
Subject: the 8-20-25 hearing re Penna & Son Construction

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

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Mr. Kleppin,

I want to register the following issues with the Zoning and Planning Commission's meeting tomorrow regarding the A.J. Penna & Son Construction operation at 284 New Canaan Avenue.

After I moved into my home at 48 Carter Street in Norwalk in early 2019, I was astonished at the late night and early morning industrial activity noises at the Penna property that were loud enough to wake me up repeatedly at 1 or 2 or 4 AM. The noise violations included incessant electronic high-pitched beeping of backing up trucks or other types of construction equipment, and for more than four years, the noise occurred at least 3 or 4 nights a week. (Admittedly, in the past 6 months, as there have been hearings into Penna's activities, the high pitched backup beeping is much less frequent.)

As I tried to understand what was going on, I obtained a copy of the City of Norwalk's Special Permit No. 12-16 SP with an effective date listed as January 27, 2017. Notably, these conditions included a stipulation that the total number of parked vehicles of all types on the property be a maximum of 45, which Penna blatantly and consistently disregards. As I have considerable footage directly adjacent to the Penna site, for the 6 months of the year when there isn't much foliage on the trees, I can see the Penna driveway directly from my 2nd floor windows and from my deck, and I have counted scores and scores of days when there are over 70 parked vehicles. On occasion, I have driven part way down the Penna driveway and have counted at least 50 automobiles in addition to the dozens of trucks of various types.

The noise situation is so bad that I am unable to use my deck for entertaining; the fumes from trucks idling makes it unpleasant to either sit on my deck or to attempt to grill food outdoors.

Penna also illegally cut down trees that were not on their property. I don't understand how a for profit business can be permitted to get away with type of activity with no tangible consequences. In my case, they cut down or knocked down or removed a tree that had been marked by me with red reflector lights hammered into the trunk of the tree to a height of 7 feet showing the back corner of my property as located by a survey that I paid for.

The Norwalk Board of Assessment agreed that Penna's activities have reduced the value of the property of my home and my next door neighbor's homes in appeals that we filed in the latest round of tax updates. There are concrete financial impacts to the homeowners in Norwalk who are adjacent to the Penna property.

Robert C. Kolodny, M.D.
48 Carter Street
New Canaan, CT 06840

tel 475-558-9595
cell 203-981-8424
fax 475-558-9594

Williams, Amelia

From: Kleppin, Steven
Sent: Wednesday, August 20, 2025 8:10 AM
To: Williams, Amelia
Subject: FW: Penna Construction - Hearing August 20th

From: Elena Zaika <elaina1268@earthlink.net>
Sent: Tuesday, August 19, 2025 10:33 PM
To: Kleppin, Steven <skleppin@norwalkct.gov>
Cc: 'Karen Wilson' <karenpwilson3@yahoo.com>; 'Peter Wilson Jr.' <pbwilsonjr@yahoo.com>
Subject: Penna Construction - Hearing August 20th

You don't often get email from elaina1268@earthlink.net. [Learn why this is important](#)

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Hello Mr. Kleppin,

I live right next to Penna Construction and I would like to have the following information on record.

Penna has trucks coming and going at all hours. It is a constant nuisance. The noise and exhaust have been an issue since we purchased our home seven years ago and have been woken up in the middle of the night countless times from trucks rumbling up and down the driveway. They have flood lights and office lights that are left on at night and shine directly into our bedroom windows. We've had to purchase light and noise blocking curtains just to muffle the sound. It is impossible to enjoy our backyard or even have our windows open because of the noise and exhaust.

I tried to get these issues resolved with the owner via email and phone for over two years. The owner always assured me that they were a "good neighbor" and would have these issues addressed, but nothing ever changed. It became apparent that Penna was all talk and no action.

More recently, we have started hearing very loud banging/pounding noises very early in the morning. It sounds like heavy machinery or boulders being dropped.

I truly can't comprehend how anyone thought it would be a good idea to put a construction company in a AAA residential neighborhood. It just doesn't make any sense. Penna is not only a nuisance, but is also bringing down the value of the whole neighborhood. I suggest they move somewhere more appropriate and the area gets cleaned up from Penna's pollution and allowed to go back to its natural wetlands.

Thank you for your consideration,

Elena Zaika
46 Carter Street, Norwalk CT 06850

August 19, 2025,

Dear Commissioners,

We are Alain & Alicja Chebeir and we are writing to express our concerns regarding the ongoing disturbances caused by Penna Construction Company near our residence, which is located at 166 Pocconock Trl along the boundary of the City of Norwalk and the Town of New Canaan. The majority of our property is located in the City of Norwalk and we are taxpayers to Norwalk and New Canaan.

When we initially moved in, we were under the impression that the adjacent property was an inactive armory, which would contribute to the quiet, residential nature of the area. However, beginning the following year, we began to notice construction related noise that has steadily grown more disruptive. In addition to the noise, a lot of trees were cut down making Penna Construction Company operation extremely visible and the noise intolerable, often continuing late into the night and early morning hours, often disrupting the sleep of our family.

Moreover, the construction activities have significantly compromised our privacy and security. In the fall of 2024, Penna Construction Company removed numerous trees, including some from private properties, which has drastically altered the landscape and amplified the noise. Where we once had a view of trees from our windows, we now have an unobstructed view of construction vehicles, rock piles, and bright lights glaring into our home at night.

The proximity of the construction site, the volume of vehicular traffic exceeding what was initially authorized under the permit, the dust contamination, the constant movement of personnel, materials and noise pollution have raised serious concerns.

The constant disruptions caused by the noise of trucks reversing and unloading, as well as the lights and equipment in constant operation, stone crushing, are a direct violation of the permit that was issued by the City of Norwalk and the expectations set for this community. These issues have been escalating ever since Penna Construction Company began work in the area, and the situation has only worsened over time.

We are profoundly disappointed by Penna Construction Company's continued failure to comply with the conditions set forth in their permit, as well as their unfulfilled commitments/promises and their blatant disregard for the well-being of the surrounding community. We are also disappointed with the City of Norwalk for rezoning 284 New Canaan Ave and not holding Penna Construction Company accountable for adhering to the permit approval. The noise levels and environmental disturbances have grown progressively worse, directly contradicting the commitments made to mitigate these impacts. Additional activities on the land, including the removal of trees and other natural ground cover, place increased stress on the local water table. Given that many households in our neighborhood rely on well water for drinking, bathing, and other essential uses, we strongly oppose any expansion of activities in the area.

We respectfully urge the City of Norwalk to hold Penna Construction Company accountable for their numerous violations, particularly their disregard for wetland protection and the surrounding habitat. Additionally, we request that any further expansion requests and modifications be denied.

Thank you for your attention to this matter. We look forward to your prompt response and resolution of these concerns.

Sincerely,

Alain & Alicja Chebeir
166 Pocconock Trl
New Canaan, CT 06840



Home

December 30, 2024 5:53 AM



Home

November 20 9:02 AM



 HDR



Home

May 8 7:20 PM



8:19



March 23, 2020

11:35 AM



August 19, 2025,

Dear Commissioners,

We are Alain & Alicja Chebeir and we are writing to express our concerns regarding the ongoing disturbances caused by Penna Construction Company near our residence, which is located at 166 Poconock Trl along the boundary of the City of Norwalk and the Town of New Canaan. The majority of our property is located in the City of Norwalk and we are taxpayers to Norwalk and New Canaan.

When we initially moved in, we were under the impression that the adjacent property was an inactive armory, which would contribute to the quiet, residential nature of the area. However, beginning the following year, we began to notice construction related noise that has steadily grown more disruptive. In addition to the noise, a lot of trees were cut down making Penna Construction Company operation extremely visible and the noise intolerable, often continuing late into the night and early morning hours, often disrupting the sleep of our family.

Moreover, the construction activities have significantly compromised our privacy and security. In the fall of 2024, Penna Construction Company removed numerous trees, including some from private properties, which has drastically altered the landscape and amplified the noise. Where we once had a view of trees from our windows, we now have an unobstructed view of construction vehicles, rock piles, and bright lights glaring into our home at night.

The proximity of the construction site, the volume of vehicular traffic exceeding what was initially authorized under the permit, the dust contamination, the constant movement of personnel, materials and noise pollution have raised serious concerns.

The constant disruptions caused by the noise of trucks reversing and unloading, as well as the lights and equipment in constant operation, stone crushing, are a direct violation of the permit that was issued by the City of Norwalk and the expectations set for this community. These issues have been escalating ever since Penna Construction Company began work in the area, and the situation has only worsened over time.

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 HDR



Home

May 8 7:20 PM



8:19



March 23, 2020

11:35 AM



Williams, Amelia

From: Peggy deMayo <peggydemayo@gmail.com>
Sent: Tuesday, October 7, 2025 3:01 PM
To: Williams, Amelia
Subject: Property at 284 New Canaan Ave, Norwalk CT /Public Hearing File

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

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Please enter this into the 284 New Canaan Avenue Public Hearing File - Thank you

October 7, 2025

To: The Planning and Zoning Commission
City of Norwalk

Re: Property at 284 New Canaan Avenue, Norwalk, CT

From:
Peggy and Malcolm deMayo
128 Pocconock Trail
New Canaan, CT 06840

Dear Commissioners,

We have lived on Pocconock Trail for over twenty-seven years. In recent years, since Penna Construction assumed operations at the former Norwalk Armory site, the noise, vibration, and air pollution have become intolerable. We are located approximately five homes from the rear of the Penna property, yet we experience constant noise disturbances from heavy truck traffic, including the sound of dumping materials, continuous truck backup alarms, and engine noise throughout the day.

In addition, Penna Construction has removed a substantial number of trees at the rear of their property to expand its operations beyond the originally permitted use, bringing the activity closer to the homes on Pocconock Trail. The company has also erected a large, unsightly canopy over its dumping area—Did they have the necessary permits?

We respectfully request that the Commission enforce the terms of the original 2017 permit, specifically limiting truck departures to the morning and returns to the early evening, and prohibiting any on-site material processing, dumping, or expansion of operations beyond the originally approved property boundaries.

We urge the Commission to uphold these restrictions and restore compliance to preserve the residential character and livability of our neighborhood.

Sincerely,
Peggy and Malcolm deMayo

Williams, Amelia

From: Jason A. Klein <JKlein@carmodylaw.com>
Sent: Tuesday, October 7, 2025 5:54 PM
To: Williams, Amelia
Cc: Kleppin, Steven; Baker, Bryan; Karina F. Arredondo
Subject: RE: 284 New Canaan Avenue Public Hearing

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

Hey Amelia,

Thank you for providing us with this update. I'm removing the other folks you emailed from this reply as I'm not sure who they are. I'm also adding Steve and Bryan since they've staffed some of the meetings where this application appeared on the agenda. I'm also adding Karina, my associate, who's been helping me with this matter.

I am surprised that there will be no testimony taken again at the meeting tomorrow night. As you may recall, the Commission opened the public hearing on this application on August 20. The public hearing has been open for nearly two months, but there has been no public testimony provided by the applicant, and no forum provided to neighboring residents who have significant concerns regarding the pending application. I cannot recall another instance where a hearing was opened but members of the public were unable to provide testimony on the matter for a period of months.

Of equal importance is the fact that the applicant has continued to violate the Commission's 2017 approval (with no remediation) while its current application is pending. For example, last month we provided a video of a crusher on site in July 2025. This of course is not permitted under the 2017 approval. We think both neighbors and the Commission are entitled to an explanation. We are awaiting an opportunity to share further concerns (and evidence of ongoing violations occurring while this application is pending) with the Commission directly, and it's not clear why we haven't had the opportunity to do so. It sounds like the hearing is being continued to allow the applicant's acoustic consultant to attend. However, that report references data taken in July 2023, which could have been discussed at any point in the past several months.

Based on the above we respectfully object to the continuation of tomorrow night's hearing concerning this matter. We remain ready to provide the Commission with valuable evidence as to how the current and proposed uses impact neighboring properties. I also ask that you include this correspondence in the record concerning this application.

Thank you, Jay

Jason A. Klein | [Bio](#)
Carmony Torrance Sandak & Hennessey LLP
1055 Washington Blvd., 4th Floor | Stamford, CT 06901-2218
Direct: [203-252-2669](tel:203-252-2669) | Fax: [203-325-8608](tel:203-325-8608) | [vCard](#)
JKlein@carmodylaw.com | www.carmodylaw.com



From: Williams, Amelia <Amelia.Williams@norwalkct.gov>
Sent: Tuesday, October 7, 2025 12:24 PM
To: Jason A. Klein <JKlein@carmodylaw.com>
Cc: alain.chebeir@gmail.com; rckolodny@aol.com
Subject: [EXTERNAL] 284 New Canaan Avenue Public Hearing

Good afternoon,

The applicant has granted the Commission another extension of time for this Public Hearing and has asked to continue this application to the October 22nd P&Z Commission meeting so their sound engineer can be present. Please note the October 22nd meeting is planned to be hybrid, being held both on zoom and in person here at City Hall in the Council Chambers (on the 3rd floor).

Best,
Amelia

Amelia Williams | Land Use Planner
City of Norwalk Conservation and Planning & Zoning Room 129
125 East Ave Norwalk CT 06851
(203) 854-7259 | amelia.williams@norwalkct.gov

This electronic message contains information from Carmody Torrance Sandak & Hennessey LLP, or its attorneys, which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify us immediately at 203-573-1200 or at the reply email address. For more information about Carmody Torrance Sandak & Hennessey LLP, please go to <http://www.carmodylaw.com>

Williams, Amelia

From: Kleppin, Steven
Sent: Wednesday, August 20, 2025 8:04 AM
To: Robert Kolodny
Cc: karenpwilson@yahoo.com; pbwilson@yahoo.com; marwansaidi5217@gmail.com; elaina1268@earthlink.net; Williams, Amelia
Subject: RE: the 8-20-25 hearing re Penna & Son Construction

Hi Robert,

Your email was forwarded to the Commission.

Steve

From: Robert Kolodny <rckolodny@aol.com>
Sent: Tuesday, August 19, 2025 6:14 PM
To: Kleppin, Steven <skleppin@norwalkct.gov>
Cc: karenpwilson@yahoo.com; pbwilson@yahoo.com; marwansaidi5217@gmail.com; elaina1268@earthlink.net
Subject: the 8-20-25 hearing re Penna & Son Construction

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

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Mr. Kleppin,

I want to register the following issues with the Zoning and Planning Commission's meeting tomorrow regarding the A.J. Penna & Son Construction operation at 284 New Canaan Avenue.

After I moved into my home at 48 Carter Street in Norwalk in early 2019, I was astonished at the late night and early morning industrial activity noises at the Penna property that were loud enough to wake me up repeatedly at 1 or 2 or 4 AM. The noise violations included incessant electronic high-pitched beeping of backing up trucks or other types of construction equipment, and for more than four years, the noise occurred at least 3 or 4 nights a week. (Admittedly, in the past 6 months, as there have been hearings into Penna's activities, the high pitched backup beeping is much less frequent.)

As I tried to understand what was going on, I obtained a copy of the City of Norwalk's Special Permit No. 12-16 SP with an effective date listed as January 27, 2017. Notably, these conditions included a stipulation that the total number of parked vehicles of all types on the property be a maximum of 45, which Penna blatantly and consistently disregards. As I have considerable footage directly adjacent to the Penna site, for the 6 months of the year when there isn't much foliage on the trees, I can see the Penna driveway directly from my 2nd floor windows and from my deck, and I have counted scores and scores of days when there are over 70 parked vehicles. On occasion, I have driven part way down the Penna driveway and have counted at least 50 automobiles in addition to the dozens of trucks of various types.

The noise situation is so bad that I am unable to use my deck for entertaining; the fumes from trucks idling makes it unpleasant to either sit on my deck or to attempt to grill food outdoors.

Penna also illegally cut down trees that were not on their property. I don't understand how a for profit business can be permitted to get away with type of activity with no tangible consequences. In my case, they cut down or knocked down or removed a tree that had been marked by me with red reflector lights hammered into the trunk of the tree to a height of 7 feet showing the back corner of my property as located by a survey that I paid for.

The Norwalk Board of Assessment agreed that Penna's activities have reduced the value of the property of my home and my next door neighbor's homes in appeals that we filed in the latest round of tax updates. There are concrete financial impacts to the homeowners in Norwalk who are adjacent to the Penna property.

Robert C. Kolodny, M.D.
48 Carter Street
New Canaan, CT 06840

tel 475-558-9595
cell 203-981-8424
fax 475-558-9594

August 19, 2025

VIA E-MAIL

Planning & Zoning Commission
c/o Amelia Williams
Land Use Planner
Norwalk City Hall
125 East Avenue, Room 129
Norwalk, Connecticut 06851
amelia.williams@norwalkct.gov

RE: 2025-48 and 2025-49: 284 New Canaan Avenue (the “Applications”)

Dear Chair Wells and Members of the Commission:

Our firm represents Karen and Peter Wilson, the owners of property located at 178 Poconock Trail, New Canaan, Connecticut, which includes land in Norwalk and is adjacent to the subject Property at 284 New Canaan Avenue (the “Property”). The Wilsons purchased their property in 2007. We write on behalf of the Wilsons to outline the continued violations of various conditions of approval obtained for the Property on Application 12-16 SP on January 18, 2017 (the “2017 Approval”) and the Applicants’ ongoing violation of the Inland Wetland Agency of the City of Norwalk’s (“Inland Wetland Agency”) approval of their Application for Corrective Action. Given the Applicants’ ongoing violations, we submit that pending Applications 2025-48 and 2025-49 (the “Applications”) as submitted by Applicants cannot be approved.

I. Introduction

By way of background, on October 24, 2024, the City of Norwalk Deputy Zoning Inspector issued a Notice of Zoning Violation (the “Zoning Violation”) to Indian Hill Ree LLC, care of Robin and Vincent Penna (the “Applicants”) due to various violations of the City of Norwalk, Connecticut Zoning Regulations (“Zoning Regulations”) occurring at the Property. Despite the issuance of the Zoning Violation, which was issued by the Commission, the Applicants continue to violate various conditions of the 2017 Approval. These violations have persisted over multiple years, continuously causing harm, nuisance, and damages to my clients, their surrounding neighborhood, and property values.

As a further result of the disruptive and invasive nature of the Applicants’ ongoing violations, my clients have suffered a persistent invasion of their privacy and severe limits to the basic enjoyment of their property. In addition to daytime violations, they are often woken up in the middle of the night by construction activity on the Property.

These ongoing violations not only harm my clients but demonstrate a blatant disregard for the Commission’s authority notwithstanding the fact that the Commission maintains jurisdiction over the Applicant’s use of the Property. These ongoing violations show that the

pending Applications fail to comply with the Special Permit Criteria contained in Article 8 of the Zoning Regulations.

II. Violations of 2017 Approval

Our clients' remaining concerns, and ongoing violations of the 2017 Approval can be summarized as follows¹:

- **That no work, storage or expansion, temporary or permanent, is allowed into any areas of the site, beyond what is shown on the above referenced plans.**
 - The Applicants have allowed work, storage, and expansion into various areas of the site that go beyond their original site plans, as also set out in the Zoning Violation. Photographs depicting the continuous creep of the work yard beyond the bounds permitted in the 2017 Approval are attached to this letter as Schedule A. Prior to considering any approvals that would modify the 2017 Approval, the Commission should require the Applicant rectify these violations and provide the Commission with evidence of same.
- **That parking of vehicles shall only occur in the locations designated on the approved Site Plan.**
- **That the total number of vehicles (pickup trucks, dump trucks, box trucks, etc.) on the site (inside and outside) is initially proposed to be 30. The applications are allowed a 50% future growth, to a maximum of 45 vehicles on the site.**
 - My clients have observed an excess of forty-five (45) vehicles parked on the Property in varying areas, with no specific parking designation. Prior to acting on the Applications, the Commission should require the Applicant to bring the Property into compliance with this condition and update its Site Plan to clearly depict previously approved parking areas. This should be required prior to the close of the public hearing.
- **That other than in the designated outdoor storage bins there be no storage of materials outside; and that the bins have sprinklers to control any dust, as shown on the submitted plan.**
 - Photographs attached to this letter as Schedule A show total violations of this condition over the past several years, and as recent as July 2025. The Applicants continue to have various types of pipes, fencing, and other construction supply-like materials outside and around the site.
 - The Applicants have also failed to install sprinklers as required for dust control, leaving the dust from ongoing activity to freely contaminate the air in the surrounding areas. Prior to acting on the Applications, the Commission should require the Applicant to bring the Property into compliance with this condition. This should be required prior to the close of the public hearing.
- **That the hours of operation be generally Monday – Friday from 6:30 am – 5:30 pm; although the facility may operate later seasonally or on weekends during utility emergencies be made part of this approval.**

¹ Conditions imposed by the 2017 Approval are in bold text.

- Our clients have had to endure ongoing loud noises from the Applicant's trucks being emptied, including at night, early morning, and weekends. The invasive noise level has adversely impacted my clients and caused severe disruptions to their day-to-day life.
 - As pointed out in the Zoning Violation, the Applicants continue to operate outside of the established hours of operation, with some regularity at nighttime, which was not contemplated by the Approval. In addition, the Applicant has admitted to my client that they have taken on non-emergency contract work at the Property, which requires operations outside of the permitted hours of operation.
 - The Commission should require independent acoustic analysis of the current environment to ensure compliance with this condition and the Norwalk Noise Ordinance of mitigating "unwanted and/or harmful sounds to which the public is involuntarily exposed to" prior to taking action on the pending Applications.
- **That any modifications to the approved plan, including any changes required by any other agency that requires a substantial change to these plans, be submitted to the Zoning Commission for review and approval.**
 - The Applicants have failed to obtain approval from the Zoning Commission for any instance of their expanded use of land outside of what was permitted in the initial permit, including the clear-cutting of more than 10,000 square feet in both upland and wetland areas.
 - In addition, the Applicants have continued with processing and sorting of excavation materials on site, which was not contemplated in the original Approval.
 - Further, failure to comply with conditions related to material and bin storage, parking of vehicles, and other conditions would all constitute modifications to the previously approved plan that have not been approved by the Commission.

The Zoning Violation also required that Applicants cease all active operations beyond those previously approved in active yard areas; to date, Applicants have failed to do so, and work has continued uninterrupted even in the areas which were not contemplated in the Approval to date. The Applicants' blatant disregard of this Commission's 2017 Approval and conditions further demonstrate their lack of good faith and consideration for the surrounding neighborhood.

As a result of the ongoing violations, on February 26, 2025, the Inland Wetland Agency of the City of Norwalk granted Applicant's application for Corrective Action. Since that time, Applicants have not taken any steps to remediate the outstanding issues in the subject wetlands area on the Property.

The Applicant should be required to provide the Commission with a point-by-point analysis of the conditions of the 2017 Approval affirmatively documenting compliance with each and every condition, or, in the alternative, demonstrating resolution of outstanding violations. Additional, duly noticed Special Permit applications to the Commission may be necessary in the event the Applicant wishes to modify conditions to the 2017 Approval beyond the scope of the pending Applications.

III. Compliance with Special Permit Criteria

The Applications fail to satisfy several of the Special Permit Criteria contained in Article 8 of the Zoning Regulations.

Specifically, a use must be “so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected”² and “not adversely affect other property in the area in which it is located.”³ The Applications fail to satisfy this condition, as violations of the 2017 Approval adversely impact the health, safety and welfare of neighboring property owners. For almost a decade, the Applicant has been permitted to push beyond the limits of its previously granted Special Permit Approval. The Commission must show that continued, future violations will not be tolerated. Property values are adversely impacted if neighboring industrial uses are allowed to grow unchecked and in violation of applicable land use approvals and regulations. Similarly, the expanded storage of materials and stockpiling, onsite processing and violation of hours of operation (all in violation of the 2017 Approval) create “[a]dverse impact[s] from noise, odor fumes” and dust.⁴

IV. Conclusion

Since the commencement of the development of the Property, the Applicants have disregarded the authority of the Commission and expanded the use of the Property far beyond what was contemplated in the 2017 Approval. To date, the Applicants continue to engage in activity on the Property in violation of the above Zoning Regulation standards applicable to special permits.

Moreover, the Applicants continue to violate various conditions of the 2017 Approval and have yet to comply with the requirements set out in the Inland Wetland Corrective Action permit. Even so, my clients have faith in the governmental process which exists to ensure compliance with local regulations and conditions imposed by this Commission will serve their purpose and protect residents in cases such as the present one. In sum, we submit that their newly submitted Applications for special permit approval cannot be approved pursuant to the Zoning Regulations until they are in full compliance with all conditions of the 2017 Approval.

Thank you for your time and attention to this important matter and your continued attention to the concerns of the neighborhood.

Sincerely,

Jay Klein

Jason A. Klein

cc: B. Baker bbaker@norwalkct.gov

² Zoning Regulations, Sec. 8.4.8.G.1.b.

³ Zoning Regulations Sec. 8.4.8.G.1.c.

⁴ See Zoning Regulations, Sec. 8.4.8.G.2.f.

August 19, 2025

VIA E-MAIL

Planning & Zoning Commission
c/o Amelia Williams
Land Use Planner
Norwalk City Hall
125 East Avenue, Room 129
Norwalk, Connecticut 06851
amelia.williams@norwalkct.gov

RE: 2025-48 and 2025-49: 284 New Canaan Avenue (the “Applications”)

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These ongoing violations not only harm my clients but demonstrate a blatant disregard for the Commission’s authority notwithstanding the fact that the Commission maintains jurisdiction over the Applicant’s use of the Property. These ongoing violations show that the

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 - In addition, the Applicants have continued with processing and sorting of excavation materials on site, which was not contemplated in the original Approval.
 - Further, failure to comply with conditions related to material and bin storage, parking of vehicles, and other conditions would all constitute modifications to the previously approved plan that have not been approved by the Commission.

The Zoning Violation also required that Applicants cease all active operations beyond those previously approved in active yard areas; to date, Applicants have failed to do so, and work has continued uninterrupted even in the areas which were not contemplated in the Approval to date. The Applicants' blatant disregard of this Commission's 2017 Approval and conditions further demonstrate their lack of good faith and consideration for the surrounding neighborhood.

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IV. Conclusion

Since the commencement of the development of the Property, the Applicants have disregarded the authority of the Commission and expanded the use of the Property far beyond what was contemplated in the 2017 Approval. To date, the Applicants continue to engage in activity on the Property in violation of the above Zoning Regulation standards applicable to special permits.

Moreover, the Applicants continue to violate various conditions of the 2017 Approval and have yet to comply with the requirements set out in the Inland Wetland Corrective Action permit. Even so, my clients have faith in the governmental process which exists to ensure compliance with local regulations and conditions imposed by this Commission will serve their purpose and protect residents in cases such as the present one. In sum, we submit that their newly submitted Applications for special permit approval cannot be approved pursuant to the Zoning Regulations until they are in full compliance with all conditions of the 2017 Approval.

Thank you for your time and attention to this important matter and your continued attention to the concerns of the neighborhood.

Sincerely,

Jay Klein

Jason A. Klein

cc: B. Baker bbaker@norwalkct.gov

² Zoning Regulations, Sec. 8.4.8.G.1.b.

³ Zoning Regulations Sec. 8.4.8.G.1.c.

⁴ See Zoning Regulations, Sec. 8.4.8.G.2.f.

SCHEDULE A

Before AJ Penna



Year 1



Year 3



Year 5



Year 5



Year 5



November 2023



November 2023



November 2023



November 2023



March 2024



March 2024



June 2024



August 2024



August 2024



August 2024



August 2024



November 2024



November 2024



November 2024



November 2024



July 2025



July 2025



July 2025



July 2025



July 2025



To: Norwalk Planning & Zoning Commissioners
Date: October 4, 2025
Topic: Penna Construction – 284 New Canaan Ave., Norwalk

For more than 7 years Mr. Penna and his business have been in violation of the special permit issued to him with specific parameters and in good faith. It was indeed a special permit and a significant exception to the zoning previously assigned to the lightly used Armory property.

Penna has abused the privilege provided to him by the Planning & Zoning Commission while causing harm to the environment and his neighbors in Norwalk and in New Canaan. He continues to operate in violation today even after being notified to stop in October of 2024. He is defiant. Simply put, Penna is mistreating the law and good faith of both the Commission and community. The abuse should be stopped, and your Commission is able to make things right again.

I will keep this short as I realize there are Norwalk Citations, photos, videos, testimonies, and many letters demonstrating Penna's breach of public trust. Even his own promises made to the Commission, neighbors, and media were broken early in his 2017 occupation of the property.

Along with my friends and neighbors, we implore you and the other Commissioners to:

- **Disallow any expansion of Penna's operation on the land.**
- **Enforce fines appropriate for the violations committed.**
- **Ensure Penna completes all obligatory permit requirements noted in 2017**
- **Require Penna to put up a large and effective noise blocking barrier around the property where it faces neighbors.**
- **Reduce the intensity with which he uses the property by stopping activities like crushing and sifting of asphalt, rocks, etc.**
- **Bring our neighborhood back to the enjoyable place it was for more than 70 years before Penna Construction brought his mess to 284 New Canaan Ave.**

Thank you,

Peter Wilson
178 Pocconock Trail
(203) 505-0000

To: Planning & Zoning Commissioners

From: Peter Wilson 178 Pocconock Trail (203) 505-0000

Date: October 5, 2025

Subject: Reply to Landtech Technical Memorandum of 10/2/25 re: 284 New Canaan Ave, Norwalk, CT

- The proposed containment and bin walls are too low. We are seeking 40' tall sound barrier wall with sufficient screening to camouflage the structure from surrounding residences. The wall should only be wide and deep enough to accommodate the bins prescribed in the initial special permit. We reject any notion of bin expansion.
- "Continued enforcement of rules prohibiting tailgate slamming". This has been unsuccessful and one of the top 3 neighborhood disturbances. As the sound survey pointed out, it exceeds 100db as well. Penna simply cannot control tailgate slamming, which is unpredictable and scary when it takes place without notice. It sounds like a cannon or gunfire to the neighbors.
- What was the planting survival rate required by Wetlands Commission?... 80% seems inadequate, as proposed by Landtech. I thought Wetlands required a higher survival rate.
- They refer to "relocating of outdoor bins". They are proposing relocations **and** significant expansion of the volume they are designed to hold. We reject any notion of expansion.
- For 7+ years they have **not** had sprinklers. These were required in the permit for his initial operation. Hollow offer to suggest they will add them to respond to neighbors' concerns.
- I did not read any mention of covers for the bins. These were required in the initial permit, and he has only partially complied. More material is uncovered than covered and leaches unknown chemicals into the soils and surrounding area where no stormwater treatment was ever installed. The design and color of the bin canopies will be meaningful to the neighbors to minimize visual blight when he installs them over the existing piles.
- The site drawing shows an expanded area to the northwest. We are opposed to any expansion.
- The vegetation buffer established by the Wetlands Commission was twofold.
 1. Limit expanded use surface area for construction activity.
 2. Allow a filter and buffer area from edge of woods that is more commensurate with the original property when taken over by Penna. By building a subsurface water management system, Penna is trying to expand the surface area available to him for industrial use. We oppose expansion for reasons previously noted.
- Second from last paragraph refers to "applicant's good faith effort to respond.....". Our POV is there is no good faith left after 7+ years of permit, community, and environmental abuse. The Planning & Zoning Commission was fooled once by Mr. Penna and listened to his good faith speeches. They should not be fooled again after deliberate and repeated violations of his permit and good faith.

To: Norwalk Planning & Zoning Commissioners
Date: October 4, 2025
Topic: Penna Construction – 284 New Canaan Ave., Norwalk

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Williams, Amelia

From: Kleppin, Steven
Sent: Wednesday, August 20, 2025 8:10 AM
To: Williams, Amelia
Subject: FW: Penna Construction - Hearing August 20th

From: Elena Zaika <elaina1268@earthlink.net>
Sent: Tuesday, August 19, 2025 10:33 PM
To: Kleppin, Steven <skleppin@norwalkct.gov>
Cc: 'Karen Wilson' <karenpwilson3@yahoo.com>; 'Peter Wilson Jr.' <pbwilsonjr@yahoo.com>
Subject: Penna Construction - Hearing August 20th

You don't often get email from elaina1268@earthlink.net. [Learn why this is important](#)

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

Hello Mr. Kleppin,

I live right next to Penna Construction and I would like to have the following information on record.

Penna has trucks coming and going at all hours. It is a constant nuisance. The noise and exhaust have been an issue since we purchased our home seven years ago and have been woken up in the middle of the night countless times from trucks rumbling up and down the driveway. They have flood lights and office lights that are left on at night and shine directly into our bedroom windows. We've had to purchase light and noise blocking curtains just to muffle the sound. It is impossible to enjoy our backyard or even have our windows open because of the noise and exhaust.

I tried to get these issues resolved with the owner via email and phone for over two years. The owner always assured me that they were a "good neighbor" and would have these issues addressed, but nothing ever changed. It became apparent that Penna was all talk and no action.

More recently, we have started hearing very loud banging/pounding noises very early in the morning. It sounds like heavy machinery or boulders being dropped.

I truly can't comprehend how anyone thought it would be a good idea to put a construction company in a AAA residential neighborhood. It just doesn't make any sense. Penna is not only a nuisance, but is also bringing down the value of the whole neighborhood. I suggest they move somewhere more appropriate and the area gets cleaned up from Penna's pollution and allowed to go back to its natural wetlands.

Thank you for your consideration,

Elena Zaika
46 Carter Street, Norwalk CT 06850

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

October 22nd, 2025

To: Planning & Zoning Commission – Galen Wells, Chair

From: Michelle Andrzejewski, Senior Planner

Re: #2025-56 SPR/CAM/SP – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44) – Proposed multifamily development with 32 units.

Zone: CD-4

Existing uses: Multifamily building with one smaller office building and a distillery in the rear.

Proposed use: Applicant proposes to demolish front and rear buildings, keeping existing residential building. Then construct new detached multifamily building to add 32 residential units to the property. There will be a total of 89 units on site with parking located in the rear.

Special Permit Requirements:

a. The Density of Use and the bulk of Buildings.

Applicant is proposing a use and structure that is permissible by the Zoning Regulations.

b. All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to each applicable reviewing authority for review and recommendations.

The applicant proposes no changes to the existing ingress or egress to the site. Traffic should flow in similar if not same as existing flow.

c. Traffic impacts:

The applicant has supplied traffic analysis however the applicant should consider updating, or have the analyst indicate at the hearing, his review based on the Special Permit request of 7 or 8 parking spaces to be relieved from the parking requirement. However, staff understands with a decrease in unit count proposed would in turn reduce vehicles trips overall lowering the potential impact. Transportation, Mobility, and Parking is satisfied with its final review.

d. Availability of mass transit facilities of the appropriate street amenities for the street typology on which the Lot or Building Site is located as described in the City of Norwalk Complete Streets Design Guide, as amended.

Proposed application is within a ¼ mile of the South Norwalk Train Station. Applicant will maintain sidewalks, street trees and will be required to supply bicycle storage on site.

e. Availability and compatibility of utilities.

No change in utilities.

f. Adverse impact from noise, odor, fumes, dust and artificial lighting.

Staff has required the applicant to supply a maintenance and operations schedule to better understand impacts during construction. Applicant will supply a photometric plan. Otherwise, the applicant does not anticipate adverse impacts from this development.

g. Signs of size and design that are in harmony with the neighborhood.

All proposed signs shall comply with the Zoning Regulations. Design of signs shall be reviewed the Redevelopment Agency.

h. Adequacy of Yards, Open Space, Screening and Buffering.

The applicant proposes pervious paving in the rear of the property in order to comply with impervious surface requirements. Green spaces proposed in the front are also public realm

spaces. The applicant shall provide an updated landscaping plan showing adequate screening and fencing.

i. Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right.

Originally this project was submitted as only a Site Plan Review/CAM application. The Special Permit portion was triggered in order for the applicant to comply with the parking requirement. The proposed use is similar to uses in the area. The proposed building will be taller than some buildings in the neighborhood however, height proposed is compliant with the regulations.

j. Existing land Use in the area.

The proposed use is similar to residential developments in the area.

k. Proximity of community facilities.

There are public parks, South Norwalk Library, police station, and train station in the area.

l. Compliance with these Regulations and the Plan of Conservation and Development.

This property is located within the Mixed Used – Center designation within the City’s POCD. Residential developments support mixed use businesses.

m. Utilization of green infrastructure and other sustainability measures.

The applicant proposes solar panels on the roof. However, since the development footprint is greater than 5,000sf the applicant will have to provide further how it will be certifiable per Section 8.4.5.N.2.g of the Zoning Regulations.

n. Conservation of Wetlands, Watercourses and other ecologically valuable lands.

No inland wetland review and approval is required. The site is no longer within the upland review area of any wetlands or watercourses.

o. No violation under these Regulations exists on the property.

No known zoning violations.

p. See comment in m about certification. Applicant still have to comply with p.

Staff comments:

1. Parking: The applicant is utilizing a 10% parking reduction since the property is within 1/4 of a mile if the South Norwalk Train Station. Further, in order to comply with the parking requirement, the applicant is seeking Special Permit approval for parking relief. The applicant seeks relief of 7 parking spaces however, with designating office space on the ground floor the applicant may need relief of 8 spaces. In addition, the applicant is utilizing a 1:1 parking ratio for the proposed building by providing the workforce housing units at 60% SMI. (The existing 57 units will be parked 1.3 spaces per unit)
2. Designating office on the ground floor will allow for 23ft maximum ceiling height, (parking requirement is 1 space per 334square feet of total useable floor area)
3. While staff understands the proposed use of the site could be allowed and staff cannot mandate viable businesses to remain on a property. Staff would like point out that the City is sensitive and supportive of keeping businesses in Norwalk especially ones that bring foot traffic to the area.
4. This application was referred to a peer design review which the peer reviewer (BFJ Planning) has reviewed multiple iterations. Staff believes the applicant has addressed the items laid out in the review with some as a condition of approval.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-56 SPR/CAM/SP – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44) – Proposed multifamily development with 32 units be **APPROVED** subject to the following conditions:

1. That the buildings and site will be developed in accordance with the following plans:

- a. Per architectural drawings entitled “19 Day Street – Phase 2,” prepared by Beinfield Architecture, dated 9/25/2025; and
- b. Per site plan package entitled “Zoning Site Plan Depicting 108 Water Street,” prepared by Rose, Tiso & Co, LLC, dated 8/29/2025; and
2. That prior to the issuance of a zoning permit a special permit certificate and mylar of the approved site plan be filed on the Norwalk Land Records; and
3. That prior to the issuance of a zoning permit the applicant shall provide documentation that the application complies with Section 8.4.5.N.2.g of the zoning regulations; and
4. That prior to the issuance of a zoning permit the applicant shall provide a maintenance and operations schedule of construction in order to minimize impacts to existing residents; and
5. That prior to the issuance of a zoning permit that flood certifications be submitted and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
6. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a COZC; and
7. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
8. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and
9. That a final Workforce Housing Plan showing a total of 3.2 workforce housing units shall be submitted to Staff for review and approval and shall include deed restriction documents, architectural floor plans and a breakdown of the number of bedrooms for each workforce housing unit provided. All such workforce housing units shall be deed restricted in perpetuity and meet all requirements of the Workforce Housing Regulations; and
10. That the applicant shall design a mural on the large blank façade shown in the North Elevation. Applicant shall seek Art Commission approval prior to installation; and
11. That all signage, existing and proposed, comply with the zoning regulations; and
12. That any changes to the plans be reviewed by Staff prior to implementation; and
13. That the applicant obtains review and approval from the Redevelopment Agency Committee; and

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

BE IT FUTHER RESOLVED that the effective date of this approval is October 31st, 2025.



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

Date Received:

RECEIVED

JUL 28 2025

CITY OF NORWALK
PLANNING & ZONING

1. Address of Subject Property(s):

19 Day Street, Norwalk, CT

2. District: 2, Block: 58, Lot(s): 44 3. Zone: CD-4, Overlay/Village District: No

4. Historic Structure(s): ☐ No ☒ Yes 5. Flood Hazard Zone: ☐ No ☒ Yes, Flood Zone(s) AE12/X

6. Coastal Area Management Zone: ☐ No ☒ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: submitted 7/25/25

7. Existing Use of Property:

See Schedule A attached hereto and made a part hereof.

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

See Schedule A attached hereto and made a part hereof.

Applicant Information

Applicant Name: Alpha5MK 19 Day LLC

Billing Address: 150 Purchase St., Suite 13, Rye, NY 10580

Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com

Signature: Carmody Torrance Sandak & Hennessey, LLP
By: Carmody Torrance Sandak & Hennessey LLP, Their Attorneys

Property Owner Information and Authorization

Owner of Record: Alpha5MK 19 Day LLC

Billing Address: 150 Purchase St., Suite 13, Rye, NY 10580

Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com

Signature: Carmody Torrance Sandak & Hennessey LLP
By: Carmody Torrance Sandak & Hennessey LLP, Their Attorneys

*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.

**ALPHA5MK 19 DAY, LLC
19 DAY STREET, NORWALK, CT
APPLICATION FOR SITE PLAN REVIEW
NARRATIVE - SCHEDULE A**

BACKGROUND

Alpha5MK 19 Day, LLC (the "Applicant") is the owner of real property located at 19 Day Street, Norwalk, CT (District 2, Block 58, Lot 44) (the "Property") totaling 1.14± acres. The Property zoned CD-4 and is located within the boundary of the coastal area management (CAM) zone. It is bounded to the east by Day Street, to the south by Raymond Street, to the north by an on-grade parking lot and to the west by commercial and mixed-used sites. The Property is in the AE zone with a minimum flood elevation of 12 feet. (Refer to "Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut prepared for Maritime Village I LLC" dated Jan. 3, 2021 prepared by Rose Tiso & Co, LLC attached hereto and made a part hereof).

The Property is improved with three (3) structures. The first building is a 9,800± sq.ft. two-story brick and masonry structure constructed in 1945, which is occupied by Sono 1420 Artisan Distillers, LLC. The second building is five-story, 58,442± sq.ft. apartment with 57 units constructed in 2017. The third building is a 1,400± sq.ft. two-story, site front structure also constructed in 2017 which offers office and storage space. The Property has 74 on-grade parking spaces available for use by the residential and commercial tenants. There are two (2) existing curb cuts on Day Street.

PROPOSAL

The Applicant proposes to demolish the small, site front building and the site rear, two-story office, and construct a new, six-floor apartment containing 40 units. (Refer to "Site Plan (Sheet Number SP-1)" dated 5/27/2025 prepared by RoseTiso & Co. ["Site Plan"], attached hereto and made a part hereof). The existing apartment building on the southern portion of the Property will remain. The proposal contemplates 30 one-bedroom and 10 two-bedroom units. Four (4) units will be deed restricted as affordable in accordance with Sec. 6.12 of the City of Norwalk Zoning Regulations ("zoning regulations").

The total number of parking spaces required including any mixed-use credits is 74 spaces. The project proposes 96 plus 11 tandem onsite spaces, which includes three (3) ADA car and two (2) ADA van stalls. Provision has been made for the inclusion of nine (9) EV charging stations. Accordingly, the proposed parking resource exceeds the required number of spaces and should be more than sufficient for all uses on the site. (Refer to "Parking" set forth on the Site "Typical Floor Plan (SD1.03)," "Sixth Floor Plan (SD1.05)," "Loft Plan (SD1.06)," "Roof Plan (SD1.07)," "Building Elevations (SD2.01)," "Building Elevations (SD2.02)," "Building Elevations (SD2.03)," "Building Elevations (SD2.04)," "Building Section (SD3.01)," "Typical Unit Plans (SD5.00)," "Aerial View (SD9.10)," "Aerial Views (SD9.11)," "Affordability Plan (SD9.13)," "Impervious Surface Coverage (SD9.14)," "Building Materials," "Building Materials" dated 7/2/2025 prepared by Beinfield Architecture PC, attached hereto and made a part hereof).

STANDARDS OF REVIEW

This site plan review application is submitted pursuant Sec. 8.4.5 (site plan review), Table 4.3.1-L (District Standards), Table 4.3.9A (Building, Lot & Building Site Principal Uses) and Table 4.3.9.D {S7649351}

(Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant hereby submits that the proposed new multi-family residential building and associated site improvements comply with the zoning regulations and standards of review for site plan applications set forth in Sec. 8.4.5 including appropriateness of design and intensity of development, adequacy of proposed access and circulation with respect to traffic patterns, traffic control measures and, street pavement areas, sufficiency of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs and street lighting, among other requirements set forth in the zoning regulations.

Specifically, the Applicant submits that the proposal complies with all standards of review for site plan applications as follows:

- a. The development complies with Sec. 4.3.5 (Building Standards); Sec. 4.3.16 (Private Landscape Standards); Sec. 6.2 (Grading, Tree Removal and Drainage); Sec. 6.3 (Import/Export of Earth Materials); Sec. 6.4 (Soil Erosion & Sediment Control); Sec. 6.9 (Flood Hazard Overlay). The proposal complies with all of the foregoing standards. (Refer to plans by Beinfield Architecture PC and RoseTiso & Co. Inc., attached hereto and made a part hereof).
- b. The proposed access and circulation are adequate with respect to traffic patterns, traffic control measures and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties. The project provides proper and adequate access to and from the Property and internal circulation to maintain traffic flows and reduce negative impacts on nearby properties and roadways. (Refer to plan by RoseTiso and Beinfield Architecture, attached hereto and made a part hereof).
- c. The Development complies with all applicable Development and site construction requirements. (Refer to plans by RoseTiso and Beinfield Architecture, attached hereto and made a part hereof).
- d. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines. The site is and will continue to be served by all utilities. (Refer to plans and reports by RoseTiso, attached hereto and made a part hereof).
- e. Compliance with requirements for Easements or dedications. The development does not propose any new easements or dedications.
- f. Proper ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to each applicable reviewing authority for review and recommendations. This proposal does not impact traffic or roadway safety, as the proposed driveway has been designed to city public works standards. This application and supporting documentation will be referred to the Department of Public Works and Transportation/Mobility/Parking for review and comment. (Refer to plans by RoseTiso attached hereto and made a part hereof).
- g. Reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements. (Refer to traffic study by Hardesty & Hanover, attached hereto and made a part hereof).



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

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

Date Received:

1. Address of Subject Property(s):

19 Day Street, Norwalk, CT

2. District: 2 Block: 58 Lot(s): 44 3. Zone: CD-4, Overlay/Village District: CAM

4. Historic Structure(s): ☐ No ☒ Yes 5. Flood Hazard Zone: ☐ No ☒ Yes, Flood Zone(s) AE11

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

7. Existing Use of Property:

See Schedule A attached hereto and made a part hereof.

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

See Schedule A attached hereto and made a part hereof.

Applicant Information

Applicant Name: Alpha5MK 19 Day, LLC

Billing Address: c/o E. Suchy, Esq., Carmody Torrance Sandak & Hennessey LLP - 1055 Washington Boulevard, Stamford, CT 06901

Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com

Signature: Carmody Torrance Sandak & Hennessey, LLP

Property Owner Information and Authorization

Owner of Record: Alpha5MK 19 Day, LLC

Billing Address: c/o E. Suchy, Esq., Carmody Torrance Sandak & Hennessey LLP - 1055 Washington Boulevard, Stamford, CT 06901

Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com

* Signature: Carmody Torrance Sandak & Hennessey, LLP

*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.

**ALPHA5MK 19 DAY, LLC
19 DAY STREET, NORWALK, CT
APPLICATION FOR SPECIAL PERMIT FOR PARKING
Per Sec. 4.12.6 – Norwalk Zoning Regulations
NARRATIVE – SCHEDULE A**

BACKGROUND

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PROPOSAL

The Applicant proposes to demolish the small, site front building and the site rear, two-story office, and construct a new, six-floor apartment containing 40 units. (Refer to “Site Plan (Sheet Number SP-1)” dated 5/27/2025 prepared by RoseTiso & Co. [“Site Plan”], attached hereto and made a part hereof). The existing apartment building on the southern portion of the Property will remain. The proposal contemplates 30 one-bedroom and 10 two-bedroom units. Four (4) units will be deed restricted as affordable in accordance with Sec. 6.12 of the City of Norwalk Zoning Regulations (“zoning regulations”).

Per the plans by RoseTiso and Beinfield Architecture that accompany this application, a total of 96 spaces plus 11 tandem spaces are proposed for this development, whereas 129 would be required for the 97 dwelling units proposed combined in both buildings. However, since the Property is within ¼ mile of South Norwalk Train Station, the 129 parking spaces can be reduced by 10% (12.9 spaces), to 113.5 (114) spaces.

Since 97 spaces are proposed rather than 114, the Applicant seeks a waiver of some of the required parking spaces per Sec. 4.12.6 of the zoning regulations, which allows for such a reduction in the CD-4 zone by special permit. Specifically, the Applicant seeks a waiver of 17 parking spaces, and accordingly, submits this application for special permit.

In connection therewith, the Applicant submits that this request complies with all of the requirements for such a waiver as follows:

1. The property is in the CD-4 or CD-4W zone – As noted above, the Property is in the CD-4 zone;
2. The property is within ½ mile of the South Norwalk Train Station – The property is about ¼ mile from the South Norwalk Train Station, which would be a 10-minute walk to the site;
3. The proposal will be referred by the Commission to Transportation, Mobility and Parking for consideration – The applicant has already referred site plan and coastal site plan applications for the underlying project to TMP and will deliver copies of this application to TMP for review and consideration; and
4. The applicant has demonstrated that:
 - a. The nature of the building or use and the factors which determine parking demand result in fewer parking spaces to meet the actual parking needs than those required by the Regulations. With an approval of this request to reduce the number of parking spaces required, the parking ratio will be one space per dwelling unit¹;
 - b. Physically locating all of the required number of parking spaces is impossible or impractical based on specific traits of the lot/building site. The site has an existing apartment building in the southern section of the property. Moreover, the additional regulatory requirements for building placement along the façade hinder the creation of all of the required spaces. Should the reduction not be approved, the number of units in the proposed structure would need to be significantly decreased, which would have an impact on the number of much-needed affordable units. Moreover, the spaces sought to be reduced would be logistically and economically infeasible due to site constraints. Lastly, the city has long-desired goals to reduce parking requirements in its urban center, to encourage residents to walk, to use ride-share options, to reduce dependence on automobiles, and to take mass transportation, all in an effort to promote Norwalk as a “walkable” community.
 - c. Reduction or elimination of parking will not interfere with the orderly development of any abutting property. The reduction in parking has no impact on any abutting property, the majority of which are already developed.
 - d. The proposed Development will be beneficial to the community and is consistent with the intent of these Regulations. The development creates additional units (market rate and affordable) in the neighborhood, brings more residents to South Norwalk who will patronize businesses and further activates this street front.

As noted above, the total number of parking spaces required including any mixed-use credits is 114 spaces. The project proposes 97 plus 11 tandem onsite spaces, which includes three (3) ADA car and two (2) ADA van stalls. Provision has been made for the inclusion of nine (9) EV charging stations. The applicant seeks a waiver of 17 parking spaces.

¹The 11 tandem spaces proposed are not counted in this ratio.

COASTAL RESOURCES

4.1 General coastal Resources General Coastal resources refer to the coastal resources as a whole, the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shore lands, both developed and undeveloped, that together form and integrated terrestrial and estuarine ecosystems (CGS Section 22a- 93(7)). The following general resource policies are applicable to the proposed project.

Policy: CGS Section 22a-92(a)(2)

To preserve and enhance coastal resources in accordance with the policies established by Chapters 439 (Environmental Protection Department and State policy, 440 (wetlands and Watercourses), 446l (water Resources), 446k (Water Pollution Control), 447 (State Parks and Forests), 474 (Pollution), and 477 (Flood Control and Beach Erosion).

Compliance

Norwalk Harbor is considered a "coastal water" as defined in the Coastal Management Act (Section 22A-93(5)) and is 870 feet from the easterly boundary of the subject property. Stormwater generated from the project site does not discharge to the harbor; it is contained on-site by various stormwater gallery systems. The stormwater is then retained on site and infiltrated via open-bottom concrete galleries throughout the site. No direct discharges of stormwater or changes in stormwater patterns are proposed.

Policy: CGS Section 22a-1 as referenced by CGS Section 22a-92(a)(2)

The general assembly hereby declares that the policy of the State of Connecticut is to conserve, improve and protect its natural resources and environment and to control air, land and water pollution in order to enhance the health, safety and welfare of the people of the State.

The site presently contains an apartment building and brew pub. No significant increase in air pollution is anticipated as a result of conducting the proposed development.

As discussed above, it is anticipated that the additional development of the site will not change the existing water quality or runoff from the site. We anticipate no change in the quality of stormwater discharged to the Norwalk Harbor because of the Apartment building addition.

Therefore, the proposed project is consistent with this policy.

Policy: CGS Section 22a-15 as referenced by CGS Section 22a-92(a)(2)

It is hereby found and declared that there is a public trust in the air, water and other natural resources of the State of Connecticut and that each person is entitled to the protection, preservation and enhancement of the same.

For the proposed development, soil erosion and sediment control will be installed per the soil erosion control plan and will comply with state and local requirements.

4.2 Coastal Flood Hazard Area

The Coastal Hazard Areas are defined as "those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner" (CGS Section 22a-93(7)(H)). According to the Federal Emergency Management Agency floodplain map for Norwalk (Figure 4), the easterly portion of the site is located in Zone AE, which is designated as an area located within the 100-year floodplain. The remainder of the site is located in Zone X, which is designated to be outside the 500-year floodplain. Based on our review of this FEMA map and the Flood Insurance Study it appears that the 100-year floodplain of the Norwalk Harbor in this area is el. 12.0 (NGVD 1988). The new addition will be constructed at least 2 feet above the flood elevation and is compliant to all FEMA regulations. The following coastal hazard policies are applicable to the proposed project.

Policy: CGS Section 22a-92(b)(2)(F)

To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized and to promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary; to protect existing inhabited structures, infrastructure facilities or water dependent uses.

Compliance

The existing project site is located within the 100-year coastal floodplain all structures on site are to be above the flood plain elevation and no hazard to life or property is anticipated as the project is FEMA compliant. Only a small portion of the parking lot of the proposed development is in danger of being inundated by the 100-year flood

Policy: CGS Section 22a-92(a)(5)

To consider in the planning process the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and reduce the necessity of public expenditure to protect future development from such hazards.

Compliance

The project site is adjacent to the Norwalk Harbor, a coastal water body as defined above. The layout for the proposed development does not change the topography of the site as it exists, also there are no topographic changes proposed within the floodway or floodplain of the Norwalk Harbor. The location of the 100 and 500-year floodplains is inside of the project site and has been considered in the design and allowing the project to comply with this policy.

COASTAL USES AND FEATURES

4.3 General Development

The General Development policies of the CCMA apply to all sites and uses within the coastal boundary. The following policy is applicable to the proposed project.

Policy: CGS Section 22a-92(a)(1)

To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.

Compliance

The activity on the site is consistent with the coastal resources and policies concerning General Development in that it permits the property in private ownership to be used in a manner that is in accordance with the capacity of existing water and land resources in the immediate area both on and surrounding the site. Additionally, as the area in which the site is located has traditionally, and continues to be, used for residential uses. Therefore, the proposed development is consistent with this coastal use policy.

8.0 IMPACTS ASSESSMENT

8.1 Potential Adverse Impacts

There are eight potential adverse impacts to coastal resources defined in the CCMA and summarized in the Connecticut Coastal Management Manual. Each of these potential adverse impacts is listed below, followed by a discussion of its applicability to the proposed development.

Impact: CGS 22a-93(1 r)(A)

Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxic, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity.

Applicability

The proposal added an apartment building addition over an existing parking lot, and will not change the character of existing use on site. This will result in a no change in impact to the quality of stormwater discharged to the Norwalk Harbor and nearby coastal waters of the Long Island Sound.

Proper maintenance of the proposed stormwater management system best management practices (BMP's) will significantly reduce sedimentation and pollutant loading (e.g., hydrocarbons and ethylene glycol) in the Norwalk Harbor. Therefore, changes to the current pH, dissolved oxygen, temperature, or the salinity of the receiving waters are not anticipated as a result of constructing the project as proposed.

Impact: CGS section 22a-93(15) (B)

Degrading existing circulation patterns of coastal through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basins characteristics and channel contours.

Applicability

Existing natural patterns of water circulation in the Norwalk Harbor will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to adjacent coastal waters of the Long Island Sound.

Impact: CGS school) 22a-93(15)(c)

Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source-reduction.

Applicability

Existing natural erosion patterns in the Norwalk Harbor will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to the adjacent coastal waters of the Long Island Sound.

Impact: (CGS Section 22a-93 (1 5)(D)

Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff.

Applicability

Little or no impacts will result to existing drainage patterns by the re-grading of the site and the overall effect to groundwater flow will be insignificant,

Impact: CGS Section 22a-93 (15)(E)

Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetric particularly within high velocity flood zones.

Applicability

The site is located in Zone AE, which is designated to be outside the 100-year floodplain. The proposed regarding within the subject site will not negatively impact 100-year floodplain and will not cause any effect on the base flood elevation. Thus, the project will not result in an increased hazard of coastal flooding and will not involve alterations to shoreline or bathymetry.

Impact: CGS Section 22a-93 (15)(F)

Degrading visual quality through significant alteration of the natural features of vistas and viewpoints.

Applicability

The redevelopment of the site will maintain the - character of the existing facility and should not significantly affect vista points to coastal resources from areas surrounding the project site.

Impact: CGS Section 22a-93 (15)(G)

Degrading or destroying essential wildlife, finnish 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.

Applicability

The proposed development will not impact finfish or shellilfish populations, nor will it impact their habitat on-site or in the vicinity of the site, as the proposed development does not require any work within a tidal watercourse.

Impact: CGS Section 22a-93 (15)(H)

Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function

Applicability

No tidal wetlands, dunes, beaches, dunes, rocky shorefronts, bluffs escarpments are located on the project site. Thus, no degradation of these resources will occur as a result of conducting the proposed activities.

8.2 Potential Beneficial Impacts

Beneficial impacts to water quality will result from creating and maintaining onsite stormwater controls and a water quality treatment train.

8.3 Proposed Mitigation Measures to Offset Adverse Impacts

The development's proposed stormwater management system will result in improvements to the quality of water reaching the Norwalk Harbor and the Long Island Sound during peak stormwater discharges.

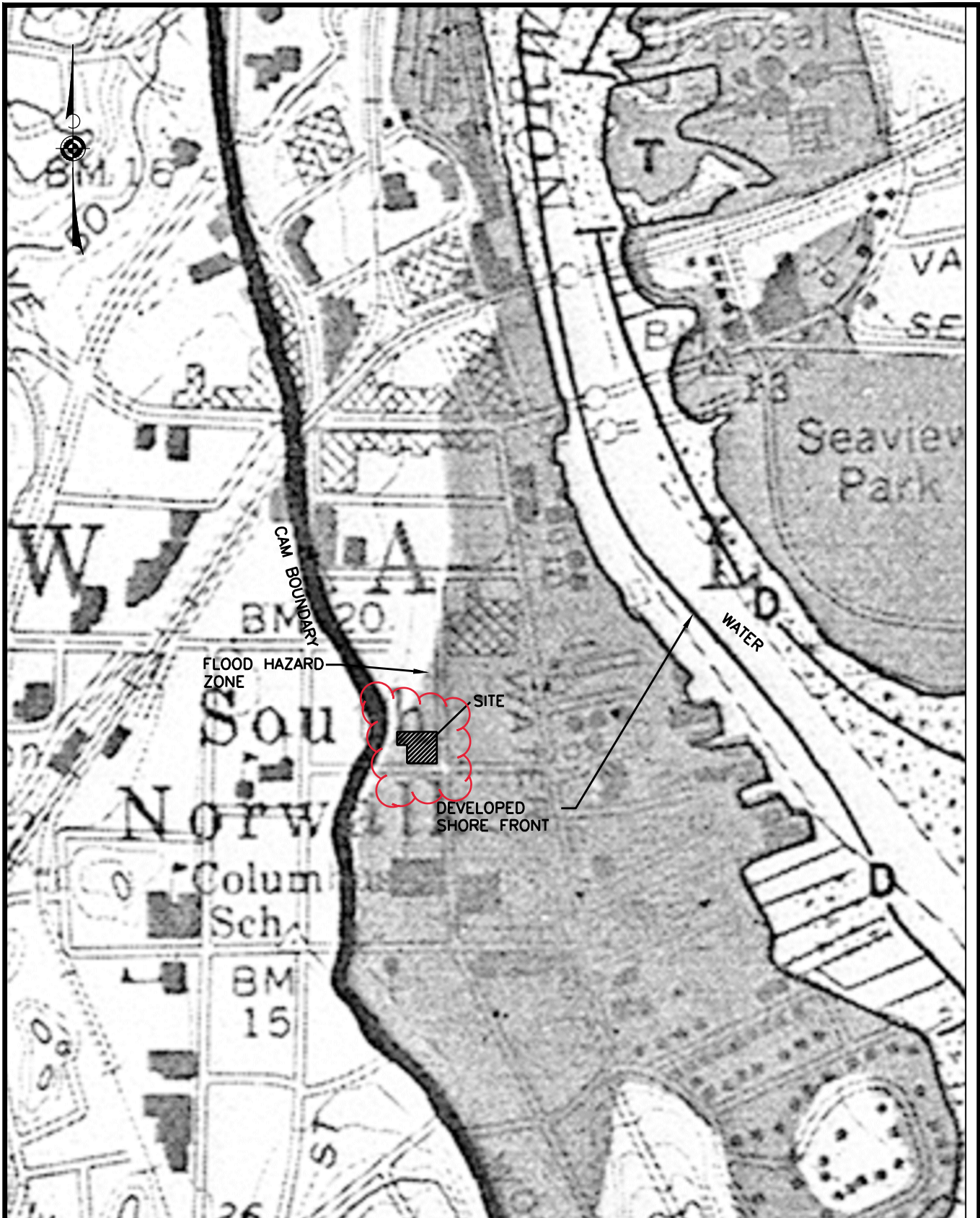
10.0 CONCLUSION

The proposed addition's consistency with the applicable coastal policies has been addressed in the text presented above. As demonstrated herein, the project is consistent with all the applicable coastal policies. The proposed reuse of the existing facility will not change the quality of stormwater reaching the Norwalk Harbor and the Long Island Sound. The project will be designed to avoid environmental impacts where possible and to minimize impacts to coastal systems and resources.

In summary, the proposed development will not adversely impact onsite or adjacent off-site coastal resources. The project is in compliance with Section 404 of the Clean Water Act, Section 401 of the Clean Water Act, Structures, Dredge and Fill, the Connecticut Coastal Management Act, the Connecticut Tidal Wetlands Act/Regulations, and the City of Norwalk Planning and Zoning Regulations. Therefore, we respectfully request approval of this Coastal Site Plan Application.

Appendix A

Figures



ROSE
•TISO
& CO. LLC.
 ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
 418 MEADOW STREET, SUITE 203, FAIRFIELD, CT 06824
 TEL: (203) 10-6355 • FAX: (203) 10-6404

CAM RESOURCES
ALPHA5MK 19 DAY LLC
19 DAY ST, NORWALK, CT

DRAWN BY: MJS
 CHECKED BY: MJS
 CAD FILE: 2898
 DESIGN BY: MJS
 SCALE: 1" = 500'
 DATE: 05/24/25

SHEET NO.

C-1

National Flood Hazard Layer FIRMette



73°25'22"W 41°5'58"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/2/2025 at 7:26 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

73°24'45"W 41°5'31"N

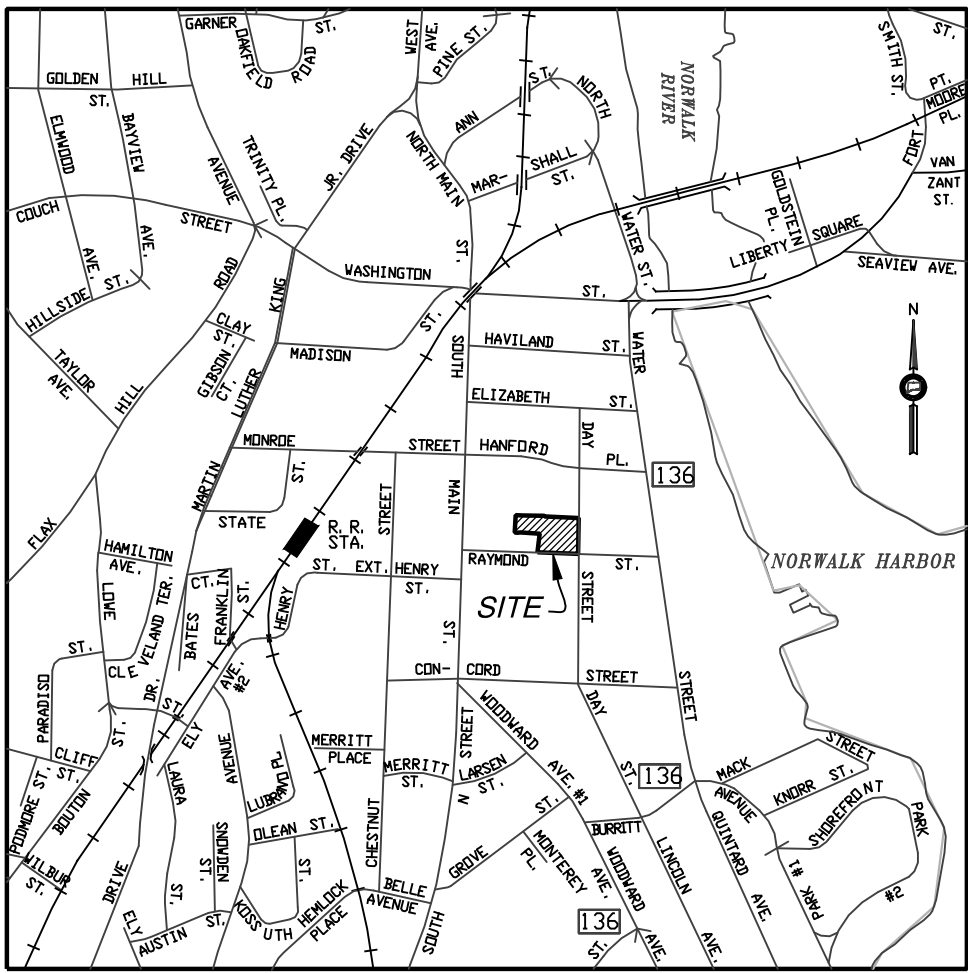
1:6,000

Feet

0 250 500 1,000 1,500 2,000

Basemap Imagery Source: USGS National Map 2023

Page 227 of 348



VICINITY MAP
SCALE: 1"=1,000'

MAP REFERENCES:

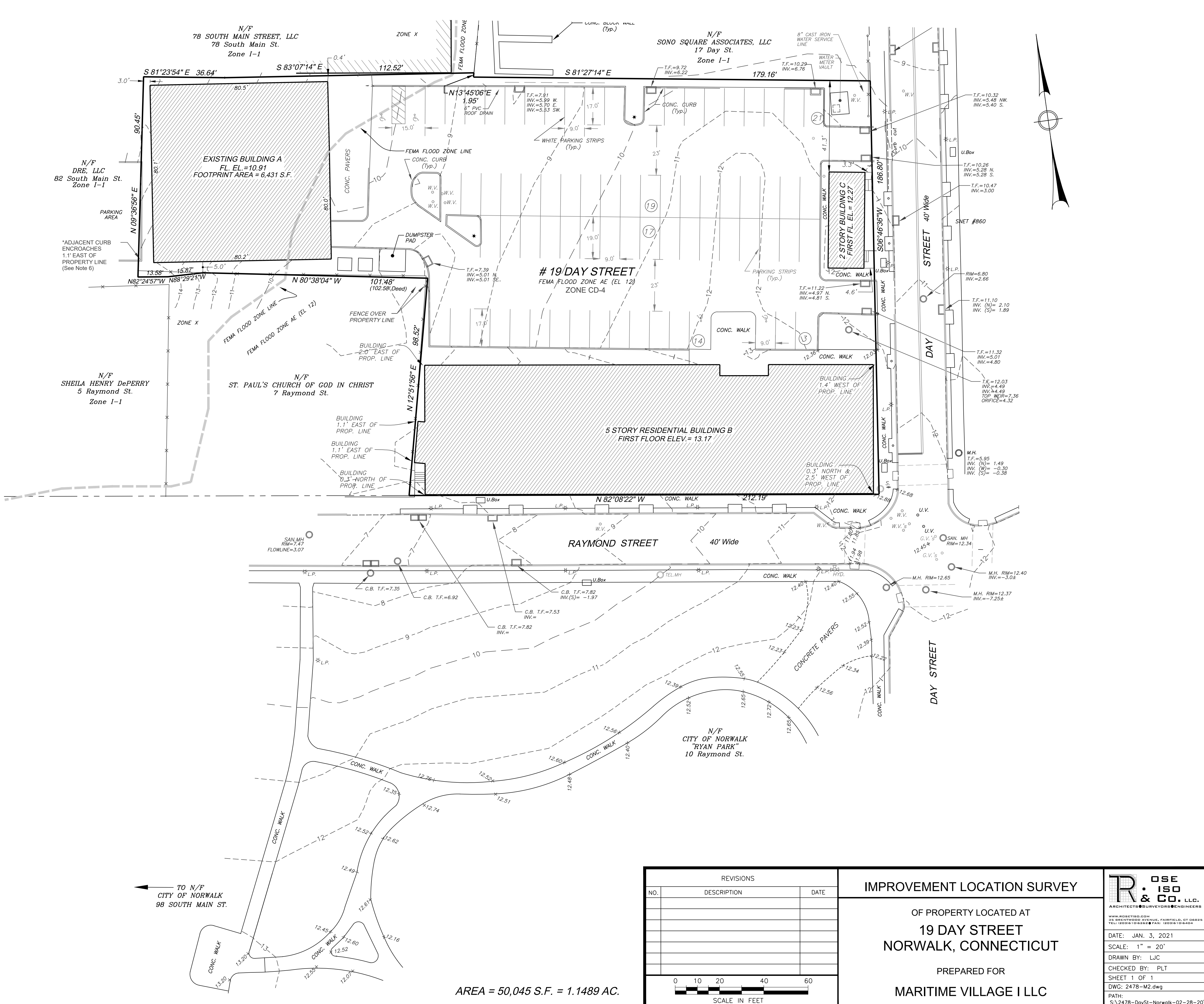
1. "MAP OF PROPERTY PREPARED FOR MARITIME VILLAGE I LLC, NORWALK, CONNECTICUT. DATED APRIL 4, 2012, SCALE 1"=20', PREPARED BY DENNIS A. DELUS, LAND SURVEYORS, NORWALK, CONN.
2. "MAP OF PROPERTY PREPARED FOR E & P ASSOCIATES LIMITED PARTNERSHIP, NORWALK, CONN." DATED NOV. 24, 1986, SCALE 1"=20', PREPARED BY DENNIS A. DELUS, L.S. TOWN CLERK MAP #10331.
3. "MAP OF PROPERTY PREPARED FOR ROBERT GRODD, NORWALK, CONN." DATED MARCH 18, 1980, SCALE 1"=20', PREPARED BY DENNIS A. DELUS, L.S. TOWN CLERK MAP #8810.
4. "MAP OF PROPERTY PREPARED FOR SARAH LESSIN, NORWALK, CT." DATED SEPT. 1944, SCALE 1"=20', PREPARED BY FRED B. DELUS, C.E. TOWN CLERK MAP #2178.
5. "MAP OF PROPERTY PREPARED FOR SAINT PAUL'S CHURCH OF GOD IN CHRIST, NORWALK, CONNECTICUT." DATE APR. 14 1989, SCALE 1"=10', PREPARED BY ROGER K. GREGORY, L.S. TOWN CLERK MAP #11104.
6. "MAP OF PROPERTY PREPARED FOR MARGARET SIGSWAY ET AL, NORWALK, CONN." MAP DATED OCT. 1956, SCALE 1"=20', PREPARED BY FRED B. DELUS, SURVEYOR. TOWN CLERK MAP #5017.
7. MAP OF PROPERTY AT 15-17 DAY STREET, SO. NORWALK, CONN., PREPARED FOR THE MAIN STREET REALTY COMPANY." DATED JULY 11, 1963, SCALE 1"=20', PREPARED BY CAHILL & LOUDON, ASSOCIATES, WESTPORT, CONN. TOWN CLERK MAP #6208.
8. "MAP OF PROPERTY PREPARED FOR THIRD NORWALK CORPORATION AT NORWALK, CONNECTICUT." DATED JULY 3, 1968, SCALE 1"=30', PREPARED BY BRYAN ASSOCIATES, NORWALK, CONN.
9. "MAP SHOWING HANFORD PLACE EXTENTION, PREPARED FOR NORWALK REDEVELOPMENT AGENCY, NORWALK, CONN." DATED JAN. 28, 1968, LAST REVISED MAY 11, 1999, SCALE 1"=20', PREPARED BY LEO LEONARD, PE&LS. TOWN CLERK MAP #11943.
10. "MAP SHOWING SANITARY SEWER EASEMENT LOCATED AT HANFORD PLACE, PREPARED FOR THE CITY OF NORWALK, NORWALK, CONN." MAP DATED AUG. 18, 1999, SCALE 1"=20', PREPARED B.G. ROOT, SURVEYOR. TOWN CLERK MAP #12044.
11. "PROPERTY & TOPOGRAPHIC SURVEY, OF PROPERTIES LOCATED AT 17 & 19 DAY STREET, NORWALK, CONN., PREPARED FOR SPINNAKER REAL ESTATE PARTNERS, LLC." DATED OCT. 16, 2012, REVISED JAN. 22, 2013, SCALE 1"=20', PREPARED BY ROSE-TISO & CO., LLC.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS AND CLASS T-2 TOPOGRAPHIC ACCURACY STANDARDS.
2. ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
3. ELEVATIONS ARE REFERENCED TO NAVD 1988.
4. UTILITIES DEPICTED HEREON REPRESENT ACTUAL FIELD LOCATIONS OF ALL APPARENT FEATURES (I.E. MANHOLES, CATCH BASINS, GAS VALVES, WATER VALVES, ETC.). THE LOCATIONS OF UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS WHENEVER POSSIBLE AND BY THE USE OF AVAILABLE SURVEYS AND RECORDS, AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
5. PROPERTIES ARE SITUATED IN ZONE AE (ELEV. 12) PER F.E.M.A. FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONN., PANEL 531 OF 626, MAP No. 09001C0531G, EFFECTIVE DATE JULY 8, 2013.
6. ADJACENT CURB ENCROACHES ONTO SUBJECT PROPERTY.
7. VARIANCE DATED AUG. 30, 1988, RECORDED IN VOL. 2248, PG. 273 ON SEPT. 7, 1988. FRONT SETBACK REDUCED TO 19'.
8. DRIVEWAY CONFIGURATION AS DEPICTED HEREON IS TEMPORARY AND WILL BE REVISED TO ONE WAY IN / ONE WAY OUT PRIOR TO FINAL CERTIFICATE OF ZONING COMPLIANCE (CZC).
9. BUILDING A WILL BE FLOOD PROOFED AND BUILDING C HAS A NON RESIDENTIAL USE ON THE FIRST FLOOR.

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

PHILIP L. TISO, L.S. CONN. LIC. No. 12324
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



AREA = 50,045 S.F. = 1.1489 AC.

REVISIONS		
NO.	DESCRIPTION	DATE
0 10 20 40 60 SCALE IN FEET		

IMPROVEMENT LOCATION SURVEY

OF PROPERTY LOCATED AT
19 DAY STREET
NORWALK, CONNECTICUT

PREPARED FOR
MARITIME VILLAGE I LLC

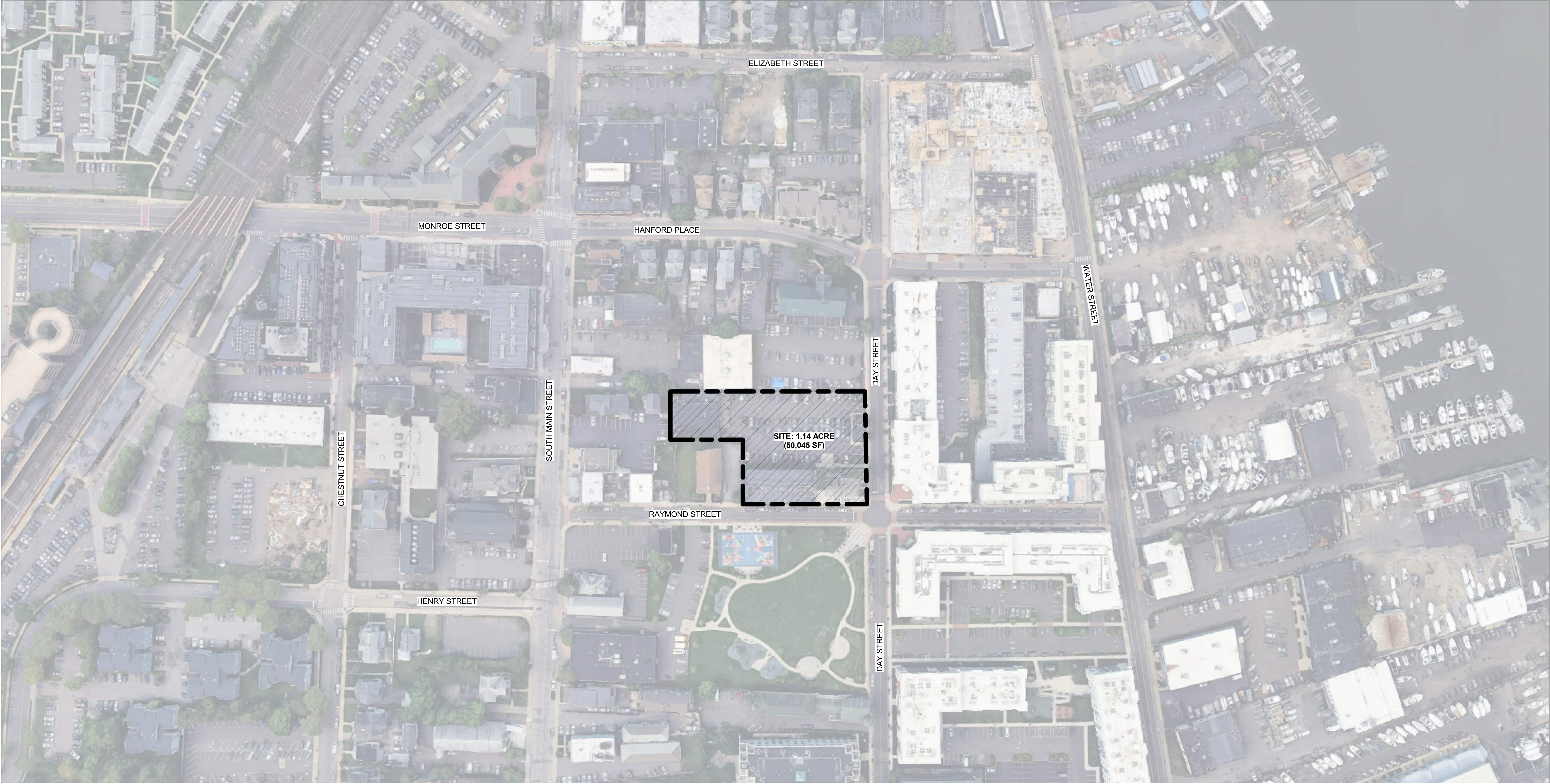
ROSE & ISO & CO., LLC.
ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSEISO.COM
25 BRIMFIELD AVENUE, FAIRFIELD, CT 06424
TEL: (203) 251-0452 FAX: (203) 251-0450

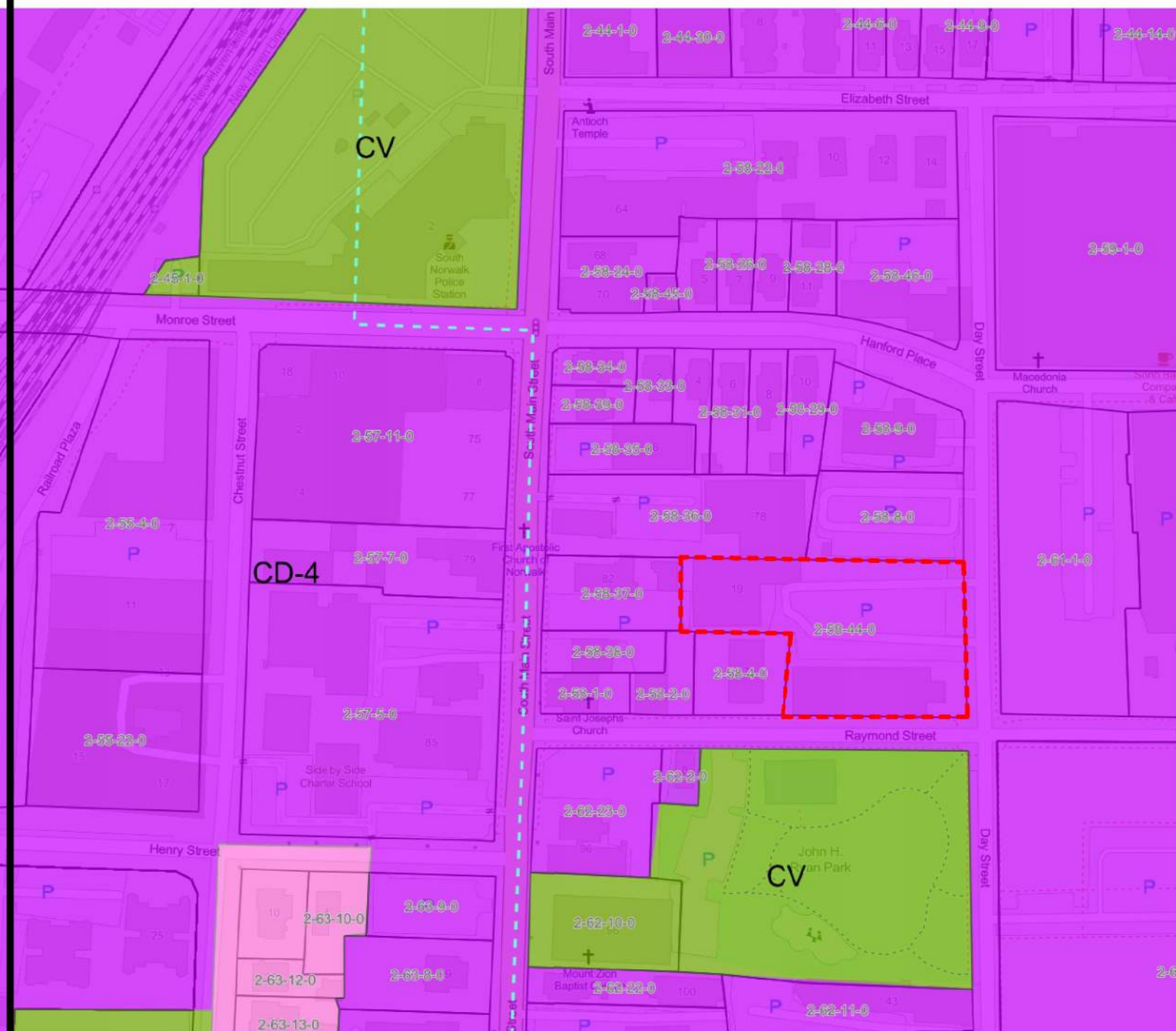
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SCALE: 1" = 20'
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CHECKED BY: PLT
SHEET 1 OF 1
DWG: 2478-M2.dwg
PATH: S:\2478-DaySt-Norwalk-02-28-20\

19 DAY STREET - PHASE 2

BEINFELD ARCHITECTURE

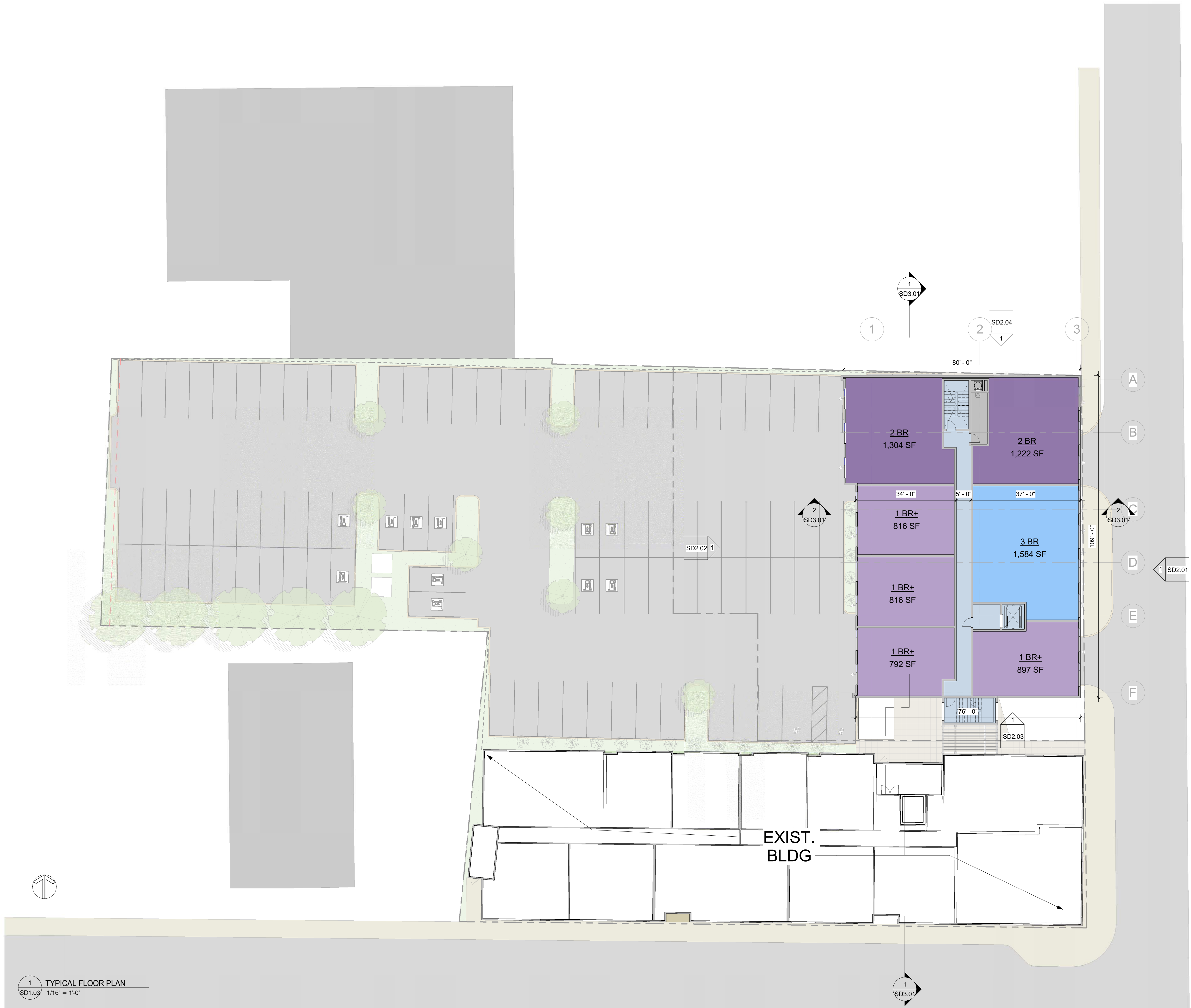
10-15-2025



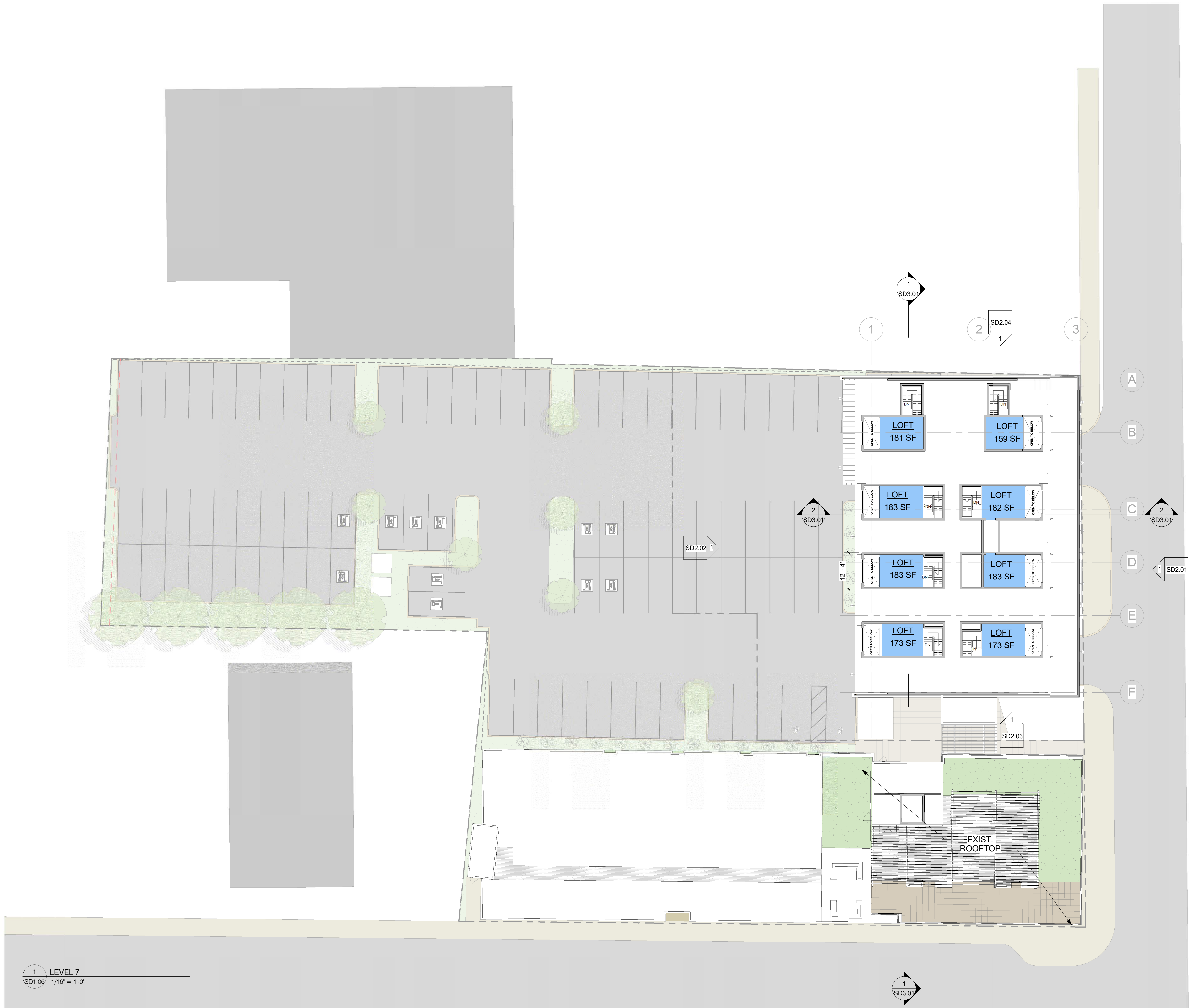
ZONING MAP		BUILDING AREAS BY PROGRAM		
				
BUILDING SUMMARY				
UNIT MIX				
UNIT TYPE	COUNT	PERCENTAGE		
1 BR LOFT	4	13%		
1 BR+	13	41%		
	17	53%		
2 BR	8	25%		
2 BR LOFT	3	9%		
	11	34%		
3 BR	4	13%		
	4	13%		
	32	100%		
EXIST BLDG UNIT COUNT: 56				
PROPOSED BUILDING SUMMARY				
GROSS SF	TOTAL NRSF	AMENITY SF	UNIT COUNT	PARKING COUNT
44,991	38,089	2640	32	88
PARKING SCHEDULE				
STALL TYPE		COUNT		
SURFACE				
ST - PARKING SPACE: 8' x 18' ADA VAN		2		
ST - PARKING SPACE: 8'-3" x 19 EV		10		
ST - PARKING SPACE: 8'-3"x19		55		
ST - PARKING SPACE: 8'x19'		19		
ST - PARKING SPACE: 10' x 18' ADA CAR		2		
		88		
TANDEM				
ST - PARKING SPACE: 8'-3" x 19 EV		1		
ST - PARKING SPACE: 8'x19'		9		
		10		
TOTAL PARKING SPACES		98		
PARKING RATIO				
PARKING COUNT	# OF UNITS	RATIO		
88	88	1		
1 to 1 parking acheived via Sec. 6.14.4.2a (1:1 parking at 60% SMI).				
Public Realm Requirements:				
10% of Building Site: 16,113 SF - 1611 sf of Public Realm required				

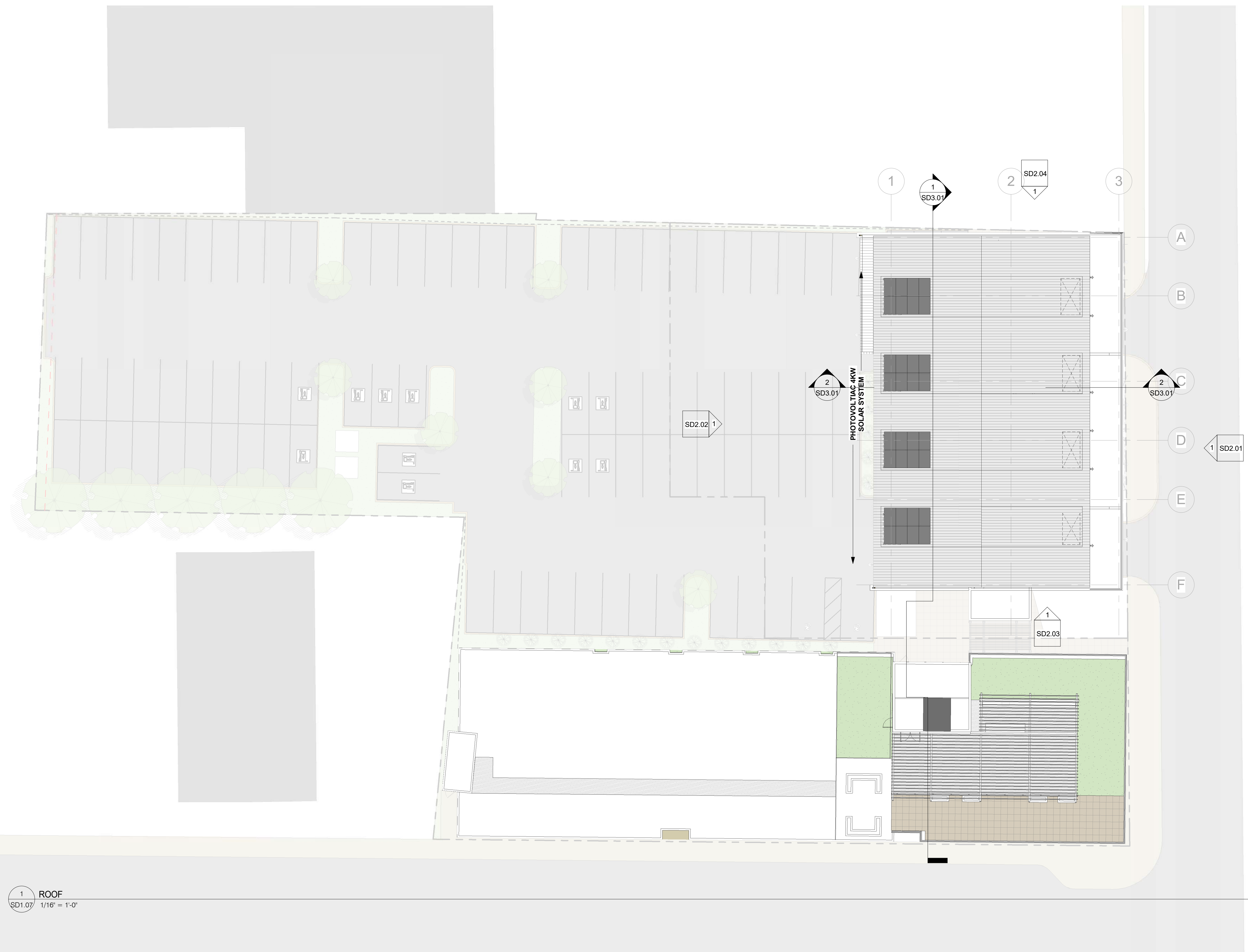










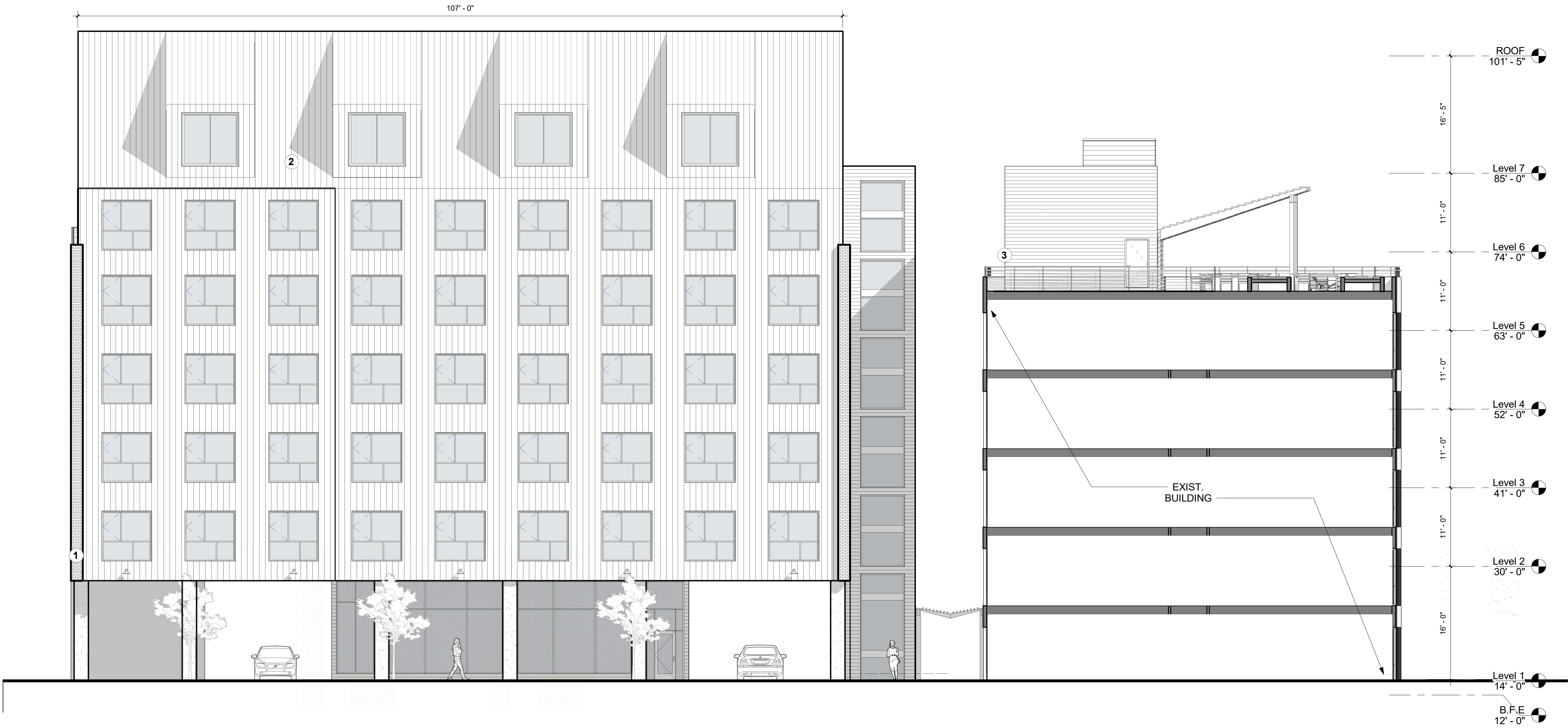


- MATERIALS KEY**
- 1 - GLEN GERY BRICK - GREY
 - 2 - DARK GREY LINEAR RIBBED METAL PANEL
 - 3 - CABLE RAIL
 - 4 - FIBER CEMENT PANEL



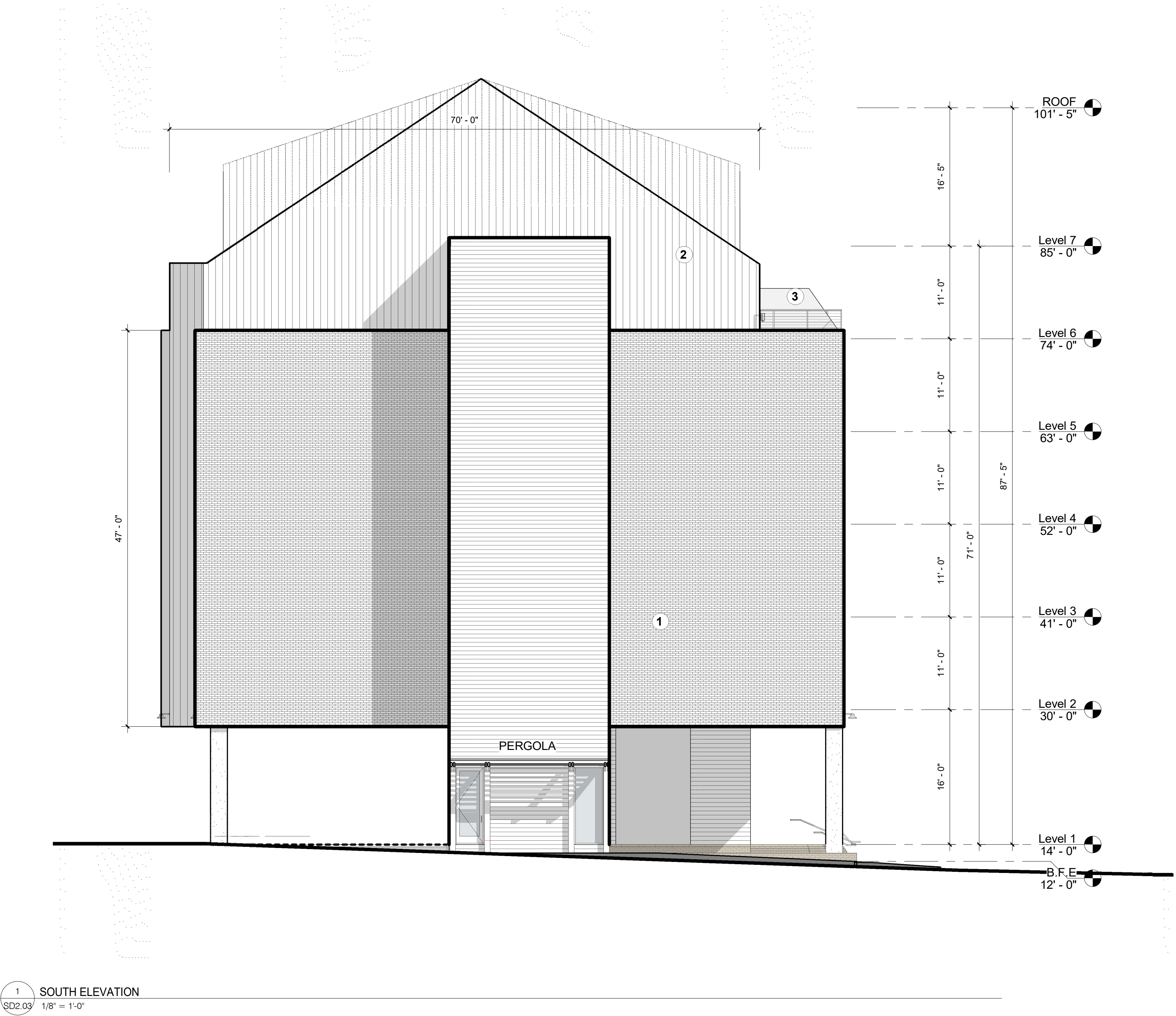
1 EAST ELEVATION
SD2.01 1/8" = 1'-0"

- MATERIALS KEY**
- 1 - GLEN GERY BRICK - GREY
 - 2 - DARK GREY LINEAR RIBBED METAL PANEL
 - 3 - CABLE RAIL

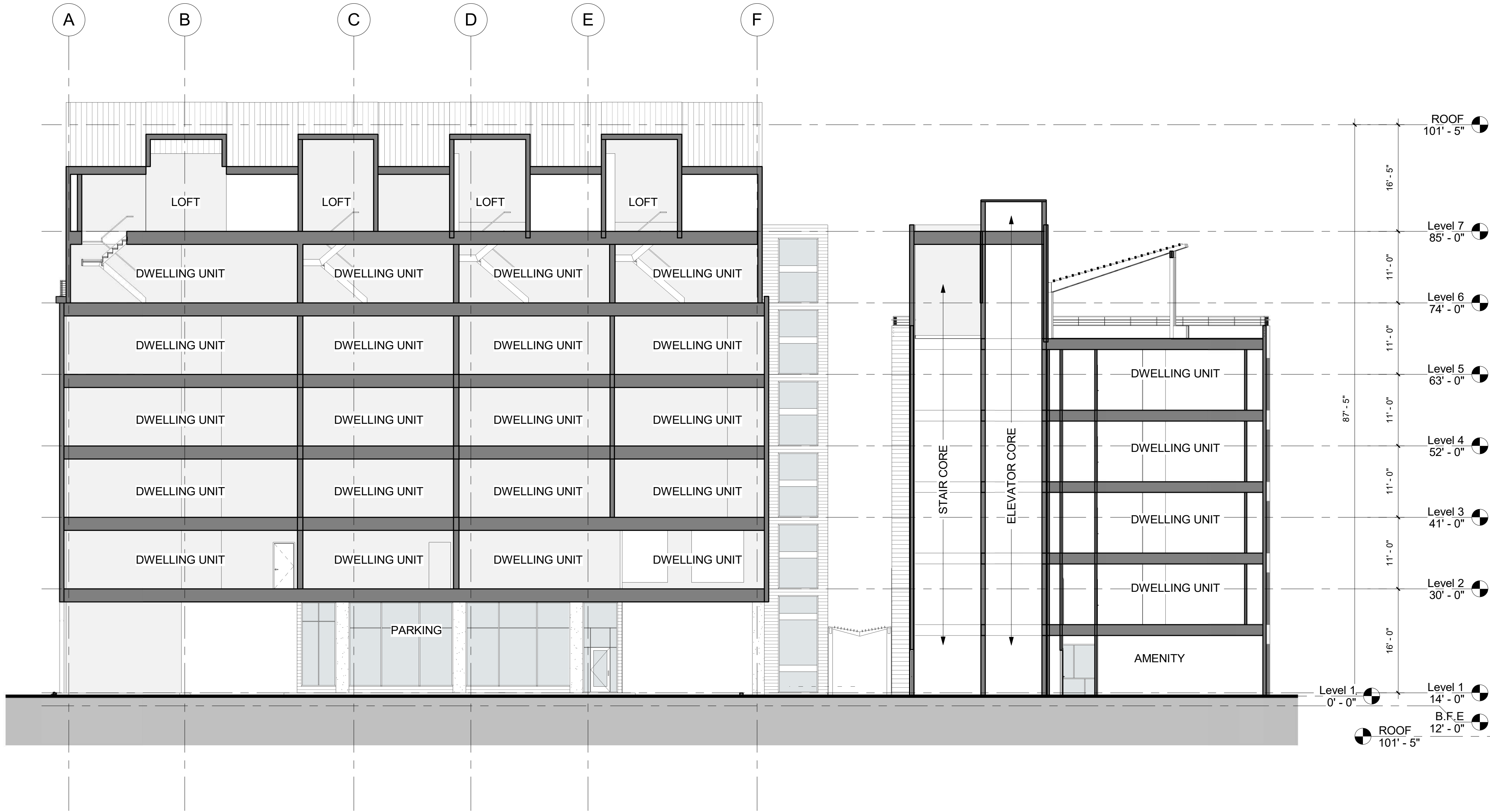


1 WEST ELEVATION
SD2.02 1/8" = 1'-0"

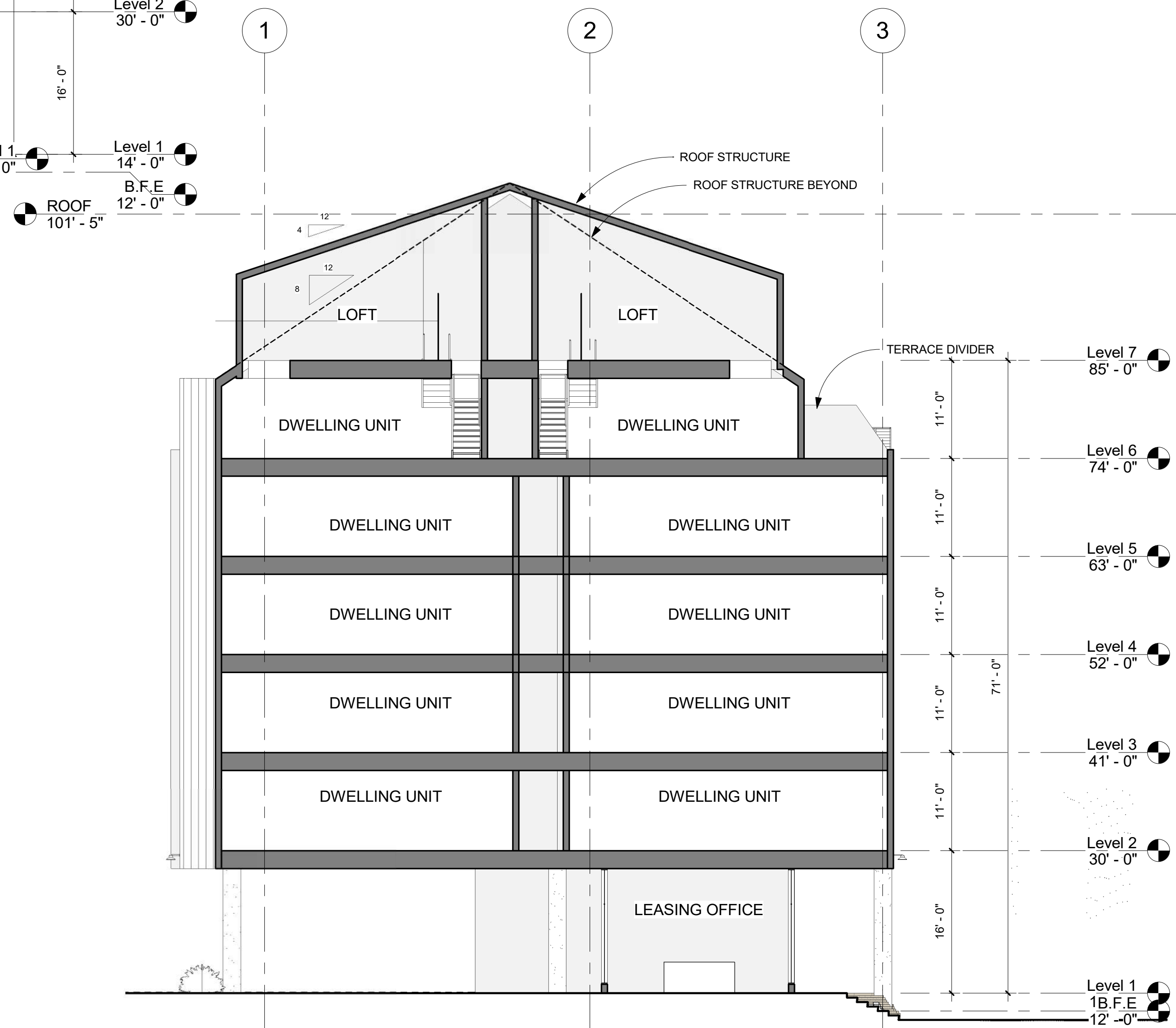
- MATERIALS KEY**
- 1 - GLEN GERY BRICK - GREY
 - 2 - DARK GREY LINEAR RIBBED METAL PANEL
 - 3 - CABLE RAIL



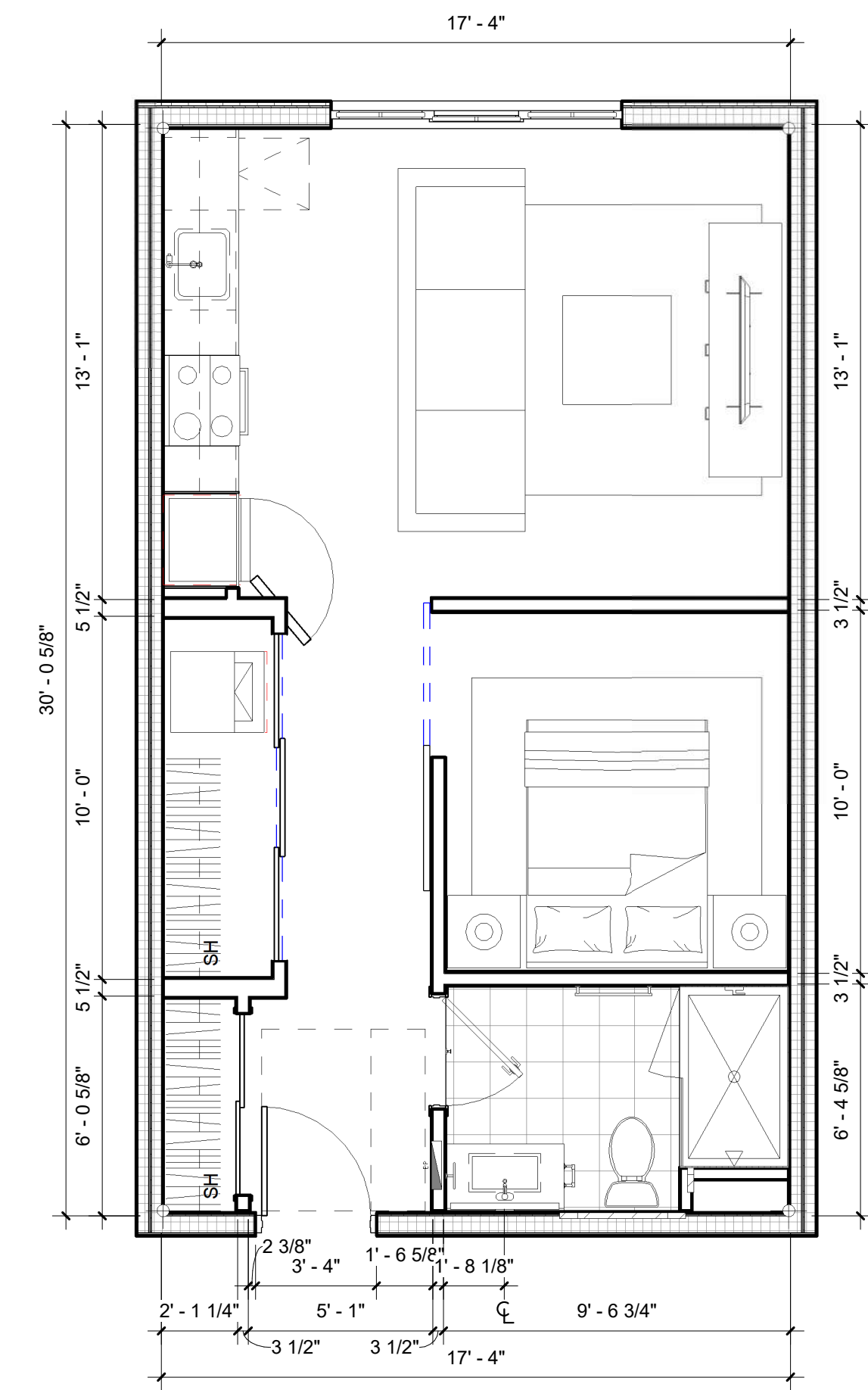
1 SOUTH ELEVATION
SD2.03 1/8" = 1'-0"



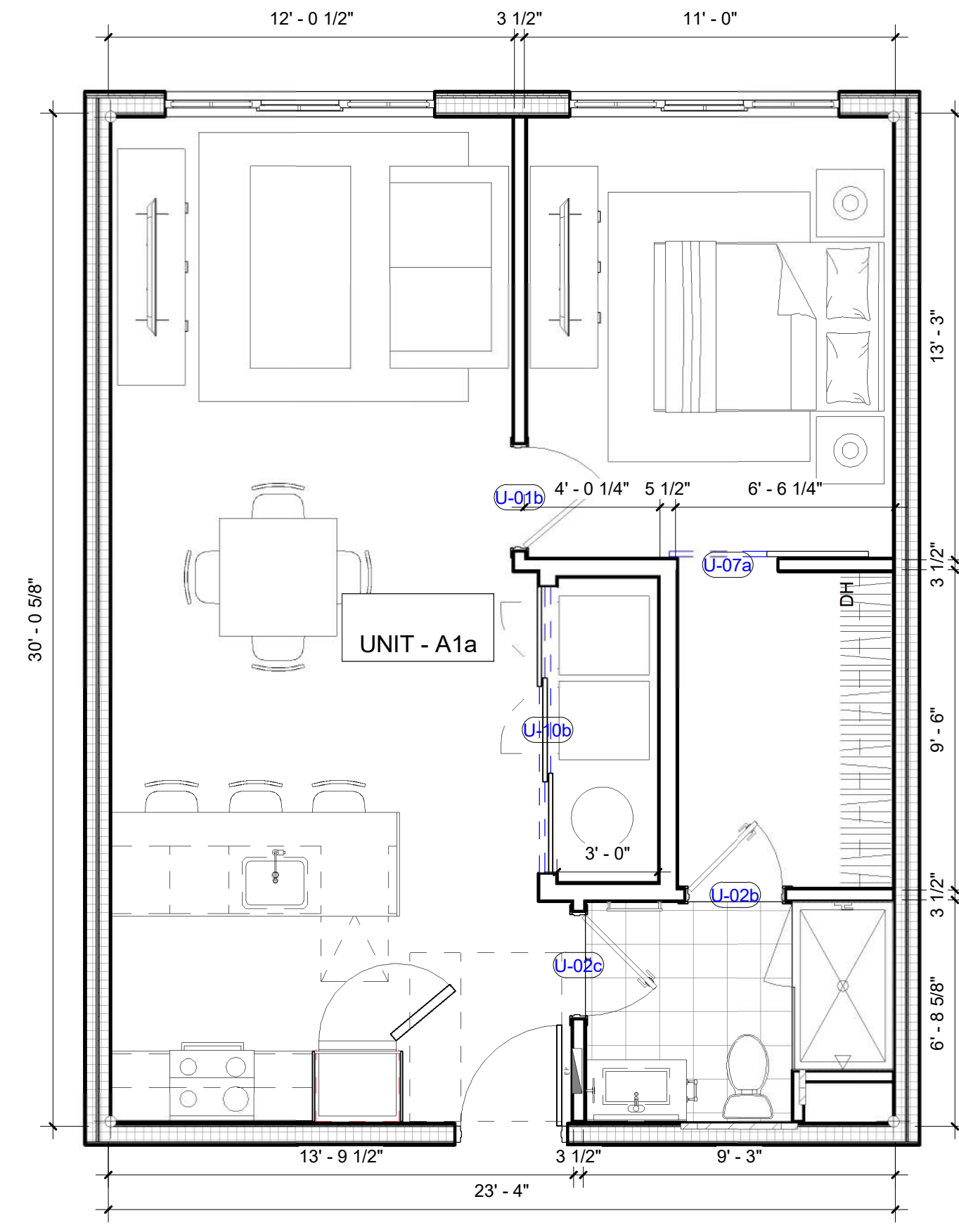
1 BUILDING SECTION N-S
SD3.01 1" = 10'-0"



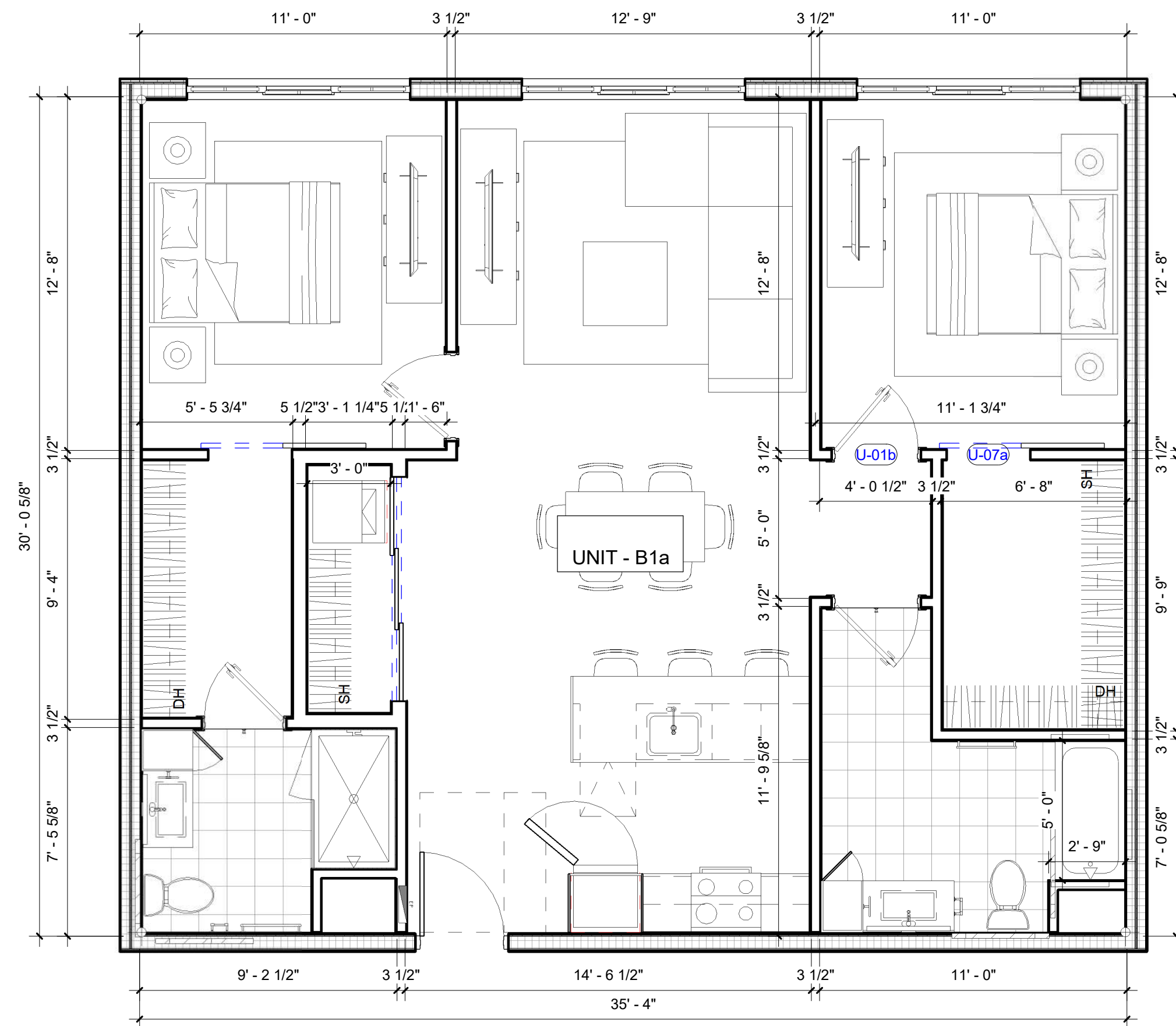
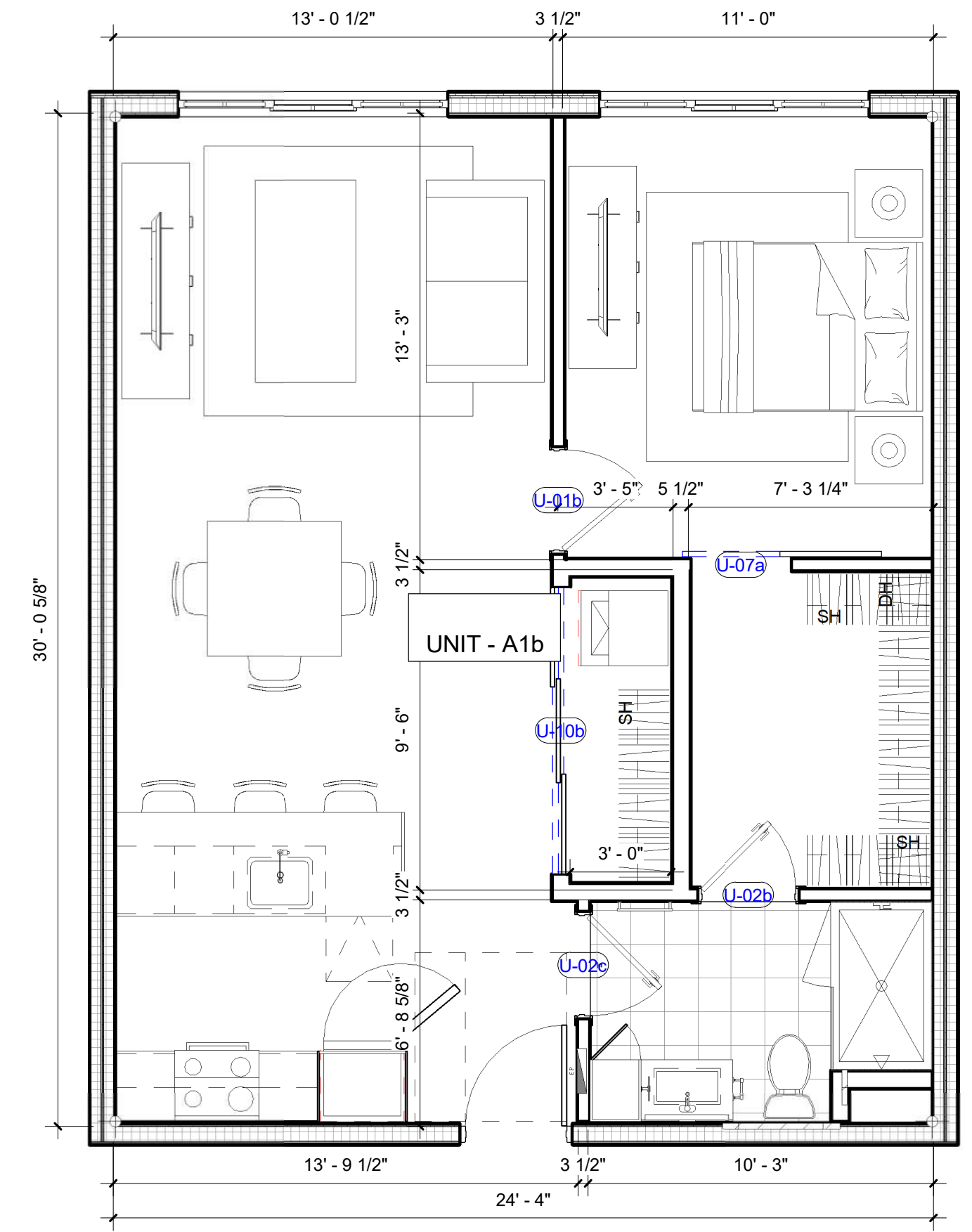
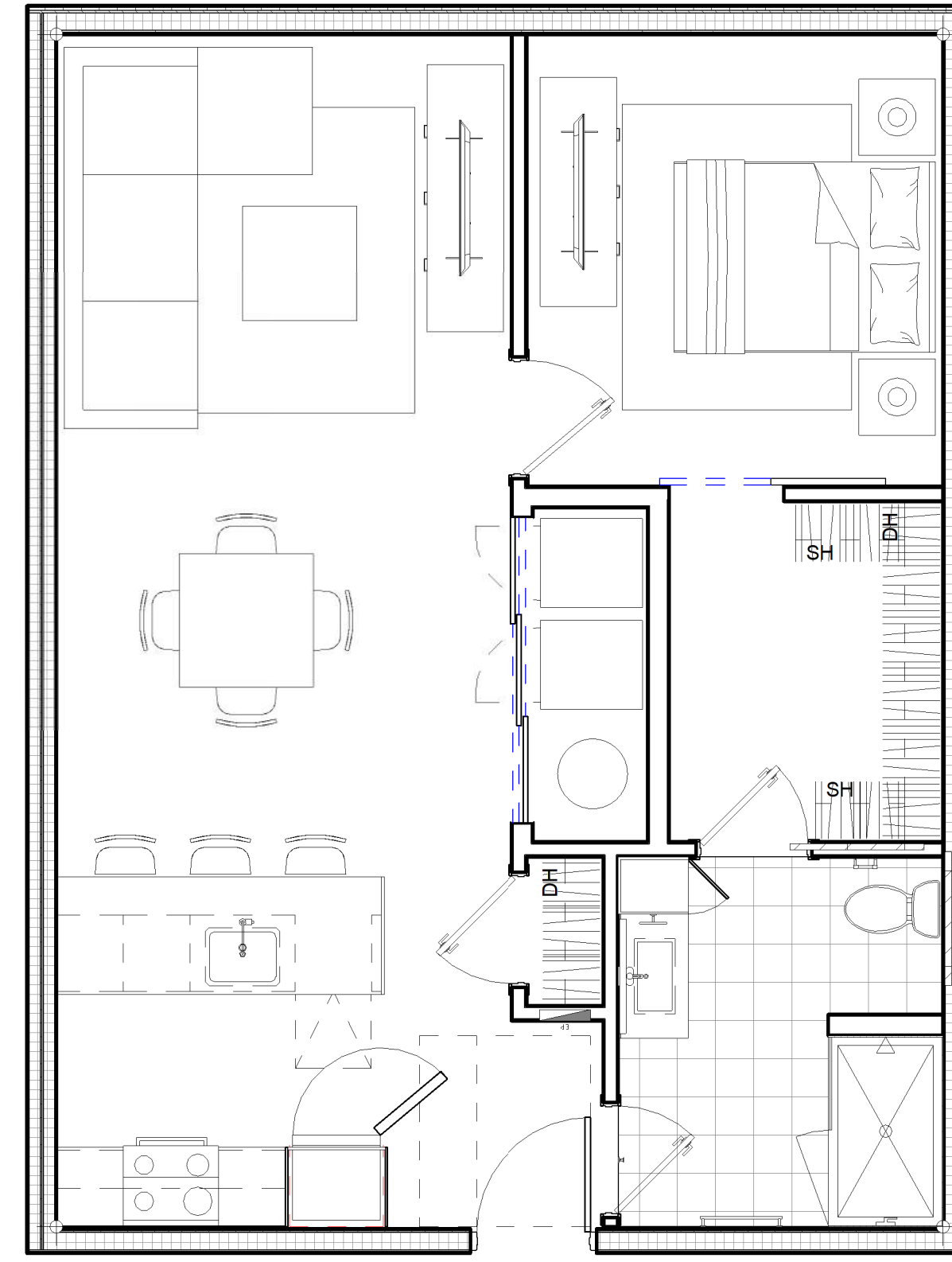
2 BUILDING SECTION E-W
SD3.01 1" = 10'-0"



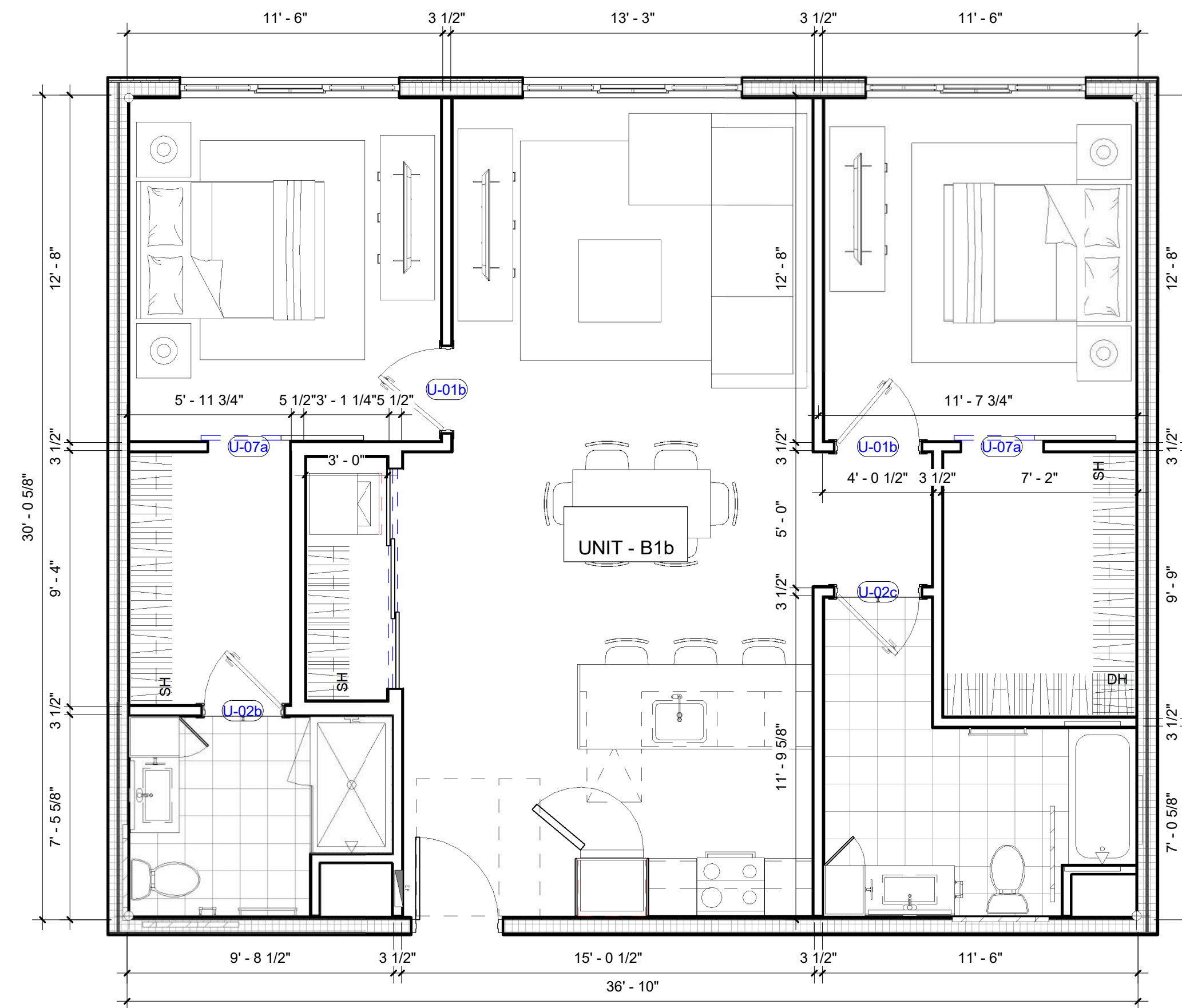
1 TYPICAL 0-STUDIO PLANS
SD5.00 1/4" = 1'-0"

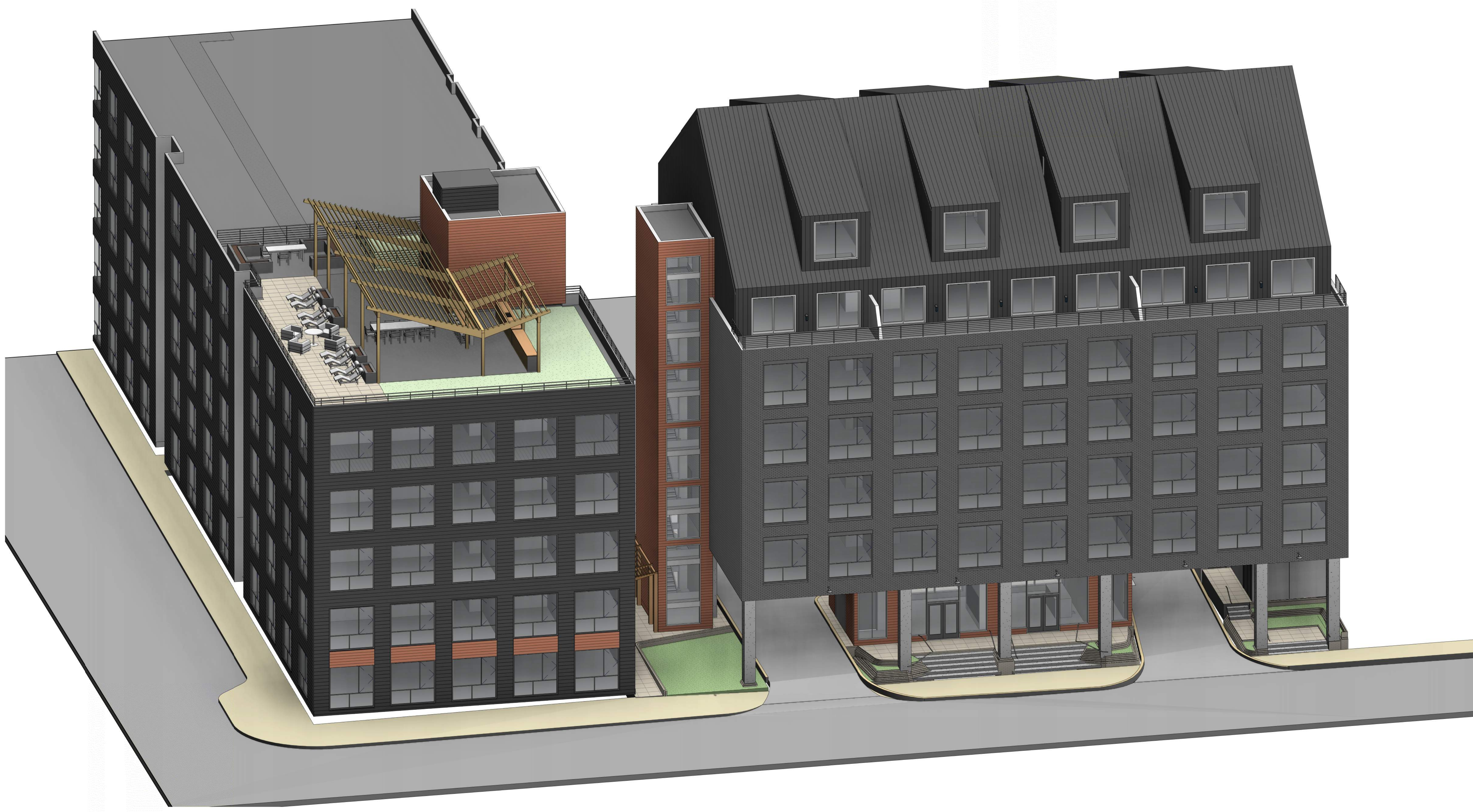


2 TYPICAL 1-BEDROOM PLANS
SD5.00 1/4" = 1'-0"



3 TYPICAL 2-BEDROOM PLANS
SD5.00 1/4" = 1'-0"

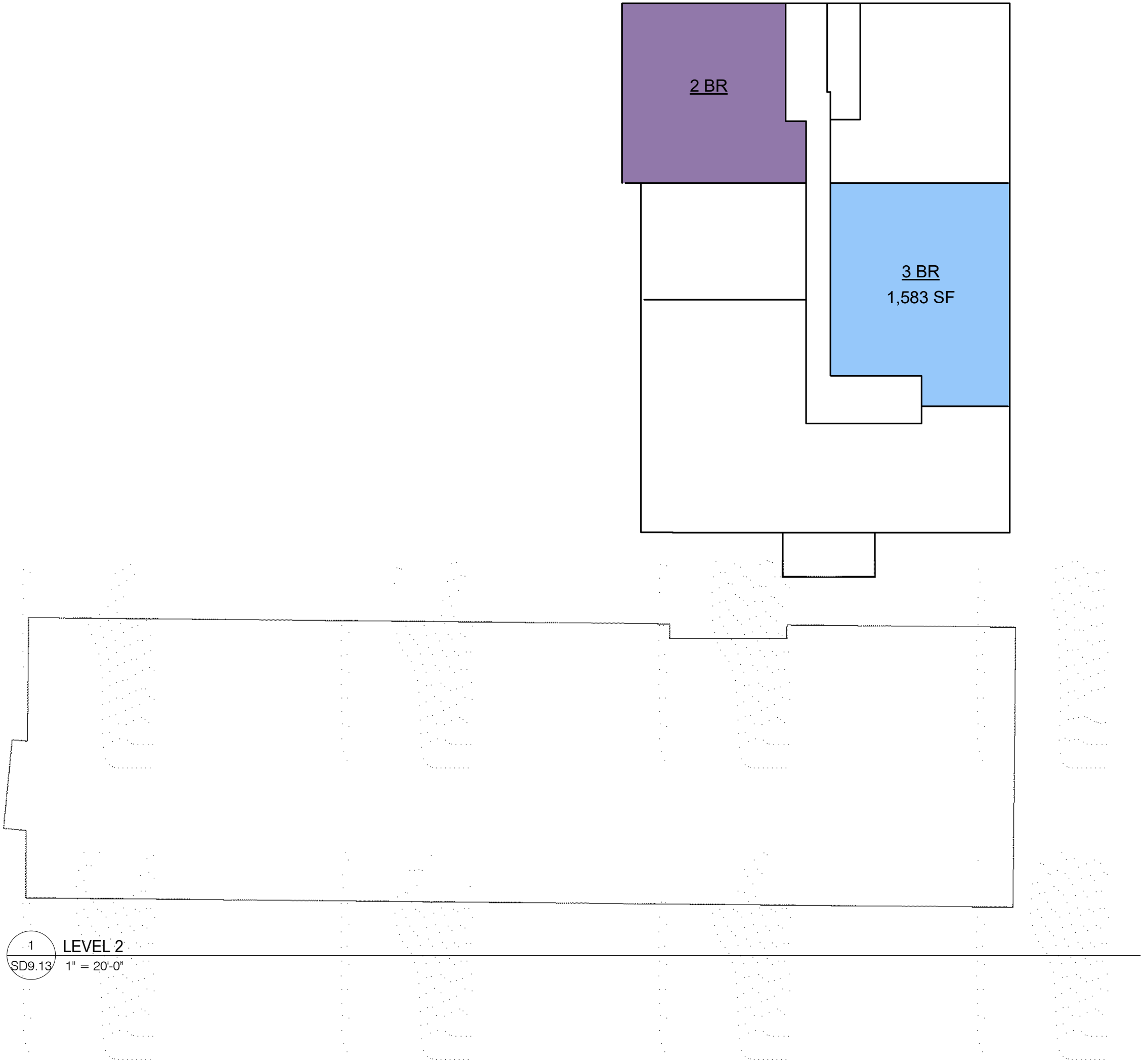


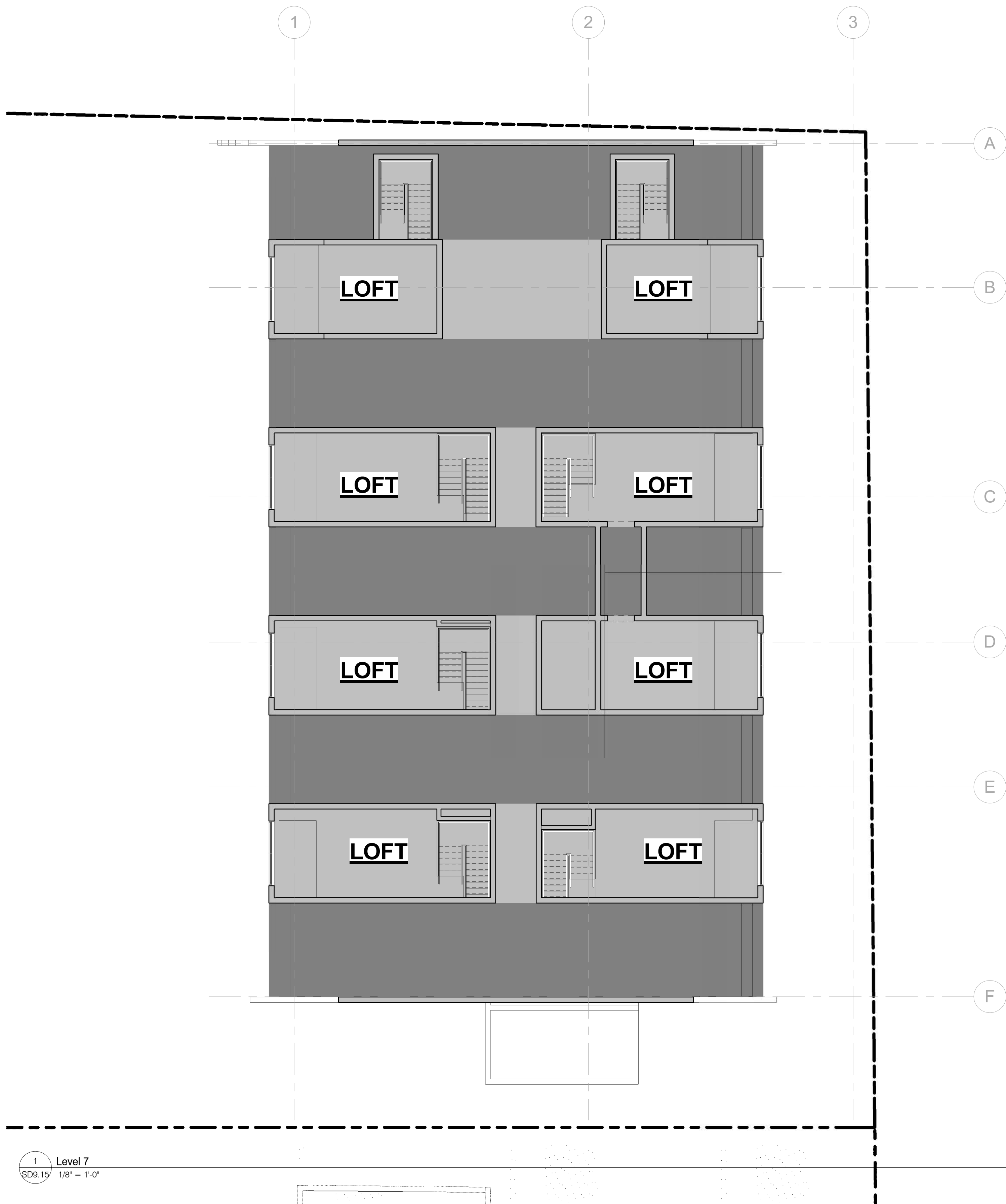


1 VIEW 1
SD9.10

UNIT SCHEDULE WORK FORCE HOUSING		
UNIT TYPE		COUNT
Level 2		
2 BR	1	
3 BR	1	
	2	
	2	

UNIT SCHEDULE		
UNIT TYPE		COUNT
Level 2		
1 BR+	1	
2 BR	2	
3 BR	1	
	4	
Level 3		
1 BR+	4	
2 BR	2	
3 BR	1	
	7	
Level 4		
1 BR+	4	
2 BR	2	
3 BR	1	
	7	
Level 5		
1 BR+	4	
2 BR	2	
3 BR	1	
	7	
Level 6		
1 BR LOFT	4	
2 BR LOFT	3	
	7	
	32	





Area Schedule (HALF STORY AREA)			
Area	Name	Comments	Percent
2,967 SF	OVER 7'-6"	DEFERS	46%
3,511 SF	UNDER 7'-6"	COMPLIES	54%

Schema 1 Legend

- OVER 7'-6"
- UNDER 7'-6"

ZONE:	CD-4	
LOT AREA:	+/- 1.14 ACRE (+/- 50,045 SF)	
REQUIREMENT	ALLOWED	PROPOSED
HEIGHT MAX.	6.5 STORY	6.5 STORY
HEIGHT MIN.	2 STORY	N/A
MAX. SIZE OF PLOT WIDTH	300 ft	186.9 ft
FRONT SETBACK	12 ft or Less From Prop. Line	0'-0" (Building B)
SIDE SETBACK	0' MIN	
REAR SETBACK	3 FT MIN	Cornet Lot no Rear Lot Line
IMPERVIOUS COVERAGE	80%	76%
RES. DENSITY 1/500 sf of Lot Area	100 Units Max.	88 Units
% BUILDING AT FRONTAGE	80%	94%
PUBLIC REALM SPACE	16,131 X 10%= 1,613	1,614 SF

	<i>STUDIO</i>	<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>	<i>PROP. OFF.</i>	<i>TOTALS</i>
BUILDING B	21 UNITS	19 UNITS	16 UNITS	0 UNITS	N/A	56 UNITS
BUILDING C	0 UNITS	17 UNITS	11 UNITS	4 UNITS	N/A	32UNIT
TOTALS	21 UNITS	36 UNITS	27 UNITS	4 UNITS	9,790 SF	88 UNITS
PARKING	1 / UNIT	1 / UNIT	1 / UNIT	1 / UNIT	1 / 334 SF	
PARKING REQUIRED	21 SPACES	36 SPACES	27 SPACES	8 SPACES	0 SPACES	88 SPACES *
MINIMUM 1.0 SPACES/UNIT	1 SPACE					88 SPACES
TOTAL REQUIRED						88 SPACES
PROVIDED ON-SITE	88 SPACES + 10 TANDEM =					98 SPACES

*88 PARKING SPACES – THIS IS ACHIEVED VIA SEC. 6.12.4.2.A. (1:1 PARKING AT 60% SMI)

Description	Qty
ADA Car Stall	2
ADA Van Stall	2
Standard Stall	94
	98

EXISTING EDGE OF PAVEMENT

PROPERTY LINE

STREAM

WETLANDS

PROPOSED BUILDING

PROPOSED SPOT ELEVATION

EXISTING 2' CONTOUR

EXISTING 10' CONTOUR

PROPOSED 2' CONTOUR

EXISTING CATCH BASIN

PROPOSED CATCH BASIN

EXISTING MANHOLE

PROPOSED MANHOLE

EXISTING STORM PIPES

PROPOSED STORM PIPES

EXISTING SANITARY PIPES

PROPOSED SANITARY PIPES

HAYBALE CHECKDAMN

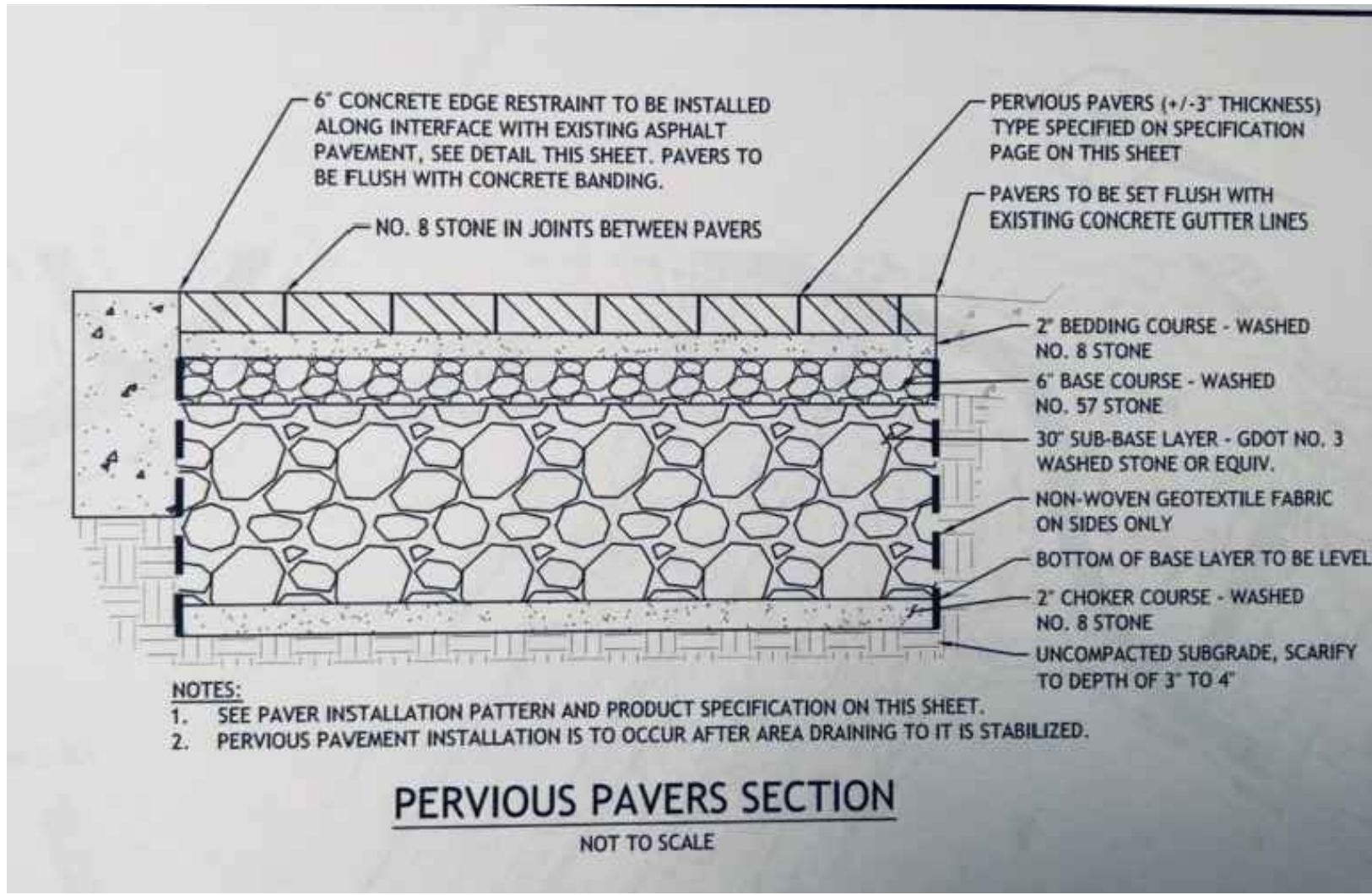
SILTSACK @ MANHOLES

SILTSACK @ CATCH BASINS

ANTI-TRACKING APRON

SILT FENCE

PROPOSED GRADE TO DRAIN



Technical drawing of the 283 (11 1/8) tool, showing front, side, and top views with dimensions in inches and millimeters.

Front View Dimensions:

- Overall length: 2432 (95 3/4)
- Top handle width: 283 (11 1/8)
- Distance from top handle to main body: 1817 (71 1/2)
- Distance from main body to bottom handle: 1437 (56 9/16)
- Bottom handle width: 245 (9 5/8)
- Distance from bottom handle to main body: 540 (21 1/4)
- Top handle diameter: 354 (13 15/16)

Side View Dimensions:

- Overall length: 283 (11 1/8)
- Distance from top handle to main body: 215 (8 3/4)

A diagram showing three people arranged in a triangle. The person at the top is labeled (a), and the two people at the bottom are labeled (b).

- ## CAR CHARGING STATION PEDESTAL BASE

SCALE: NTS

[illegible]

CONNDOT #31-0629(P)

N.T.S.

19 DAY ST PHASE 2

Prepared For:
IA5MK 19 DAY LLC
PURCHASE ST SUITE 13
NY, 10580-2141

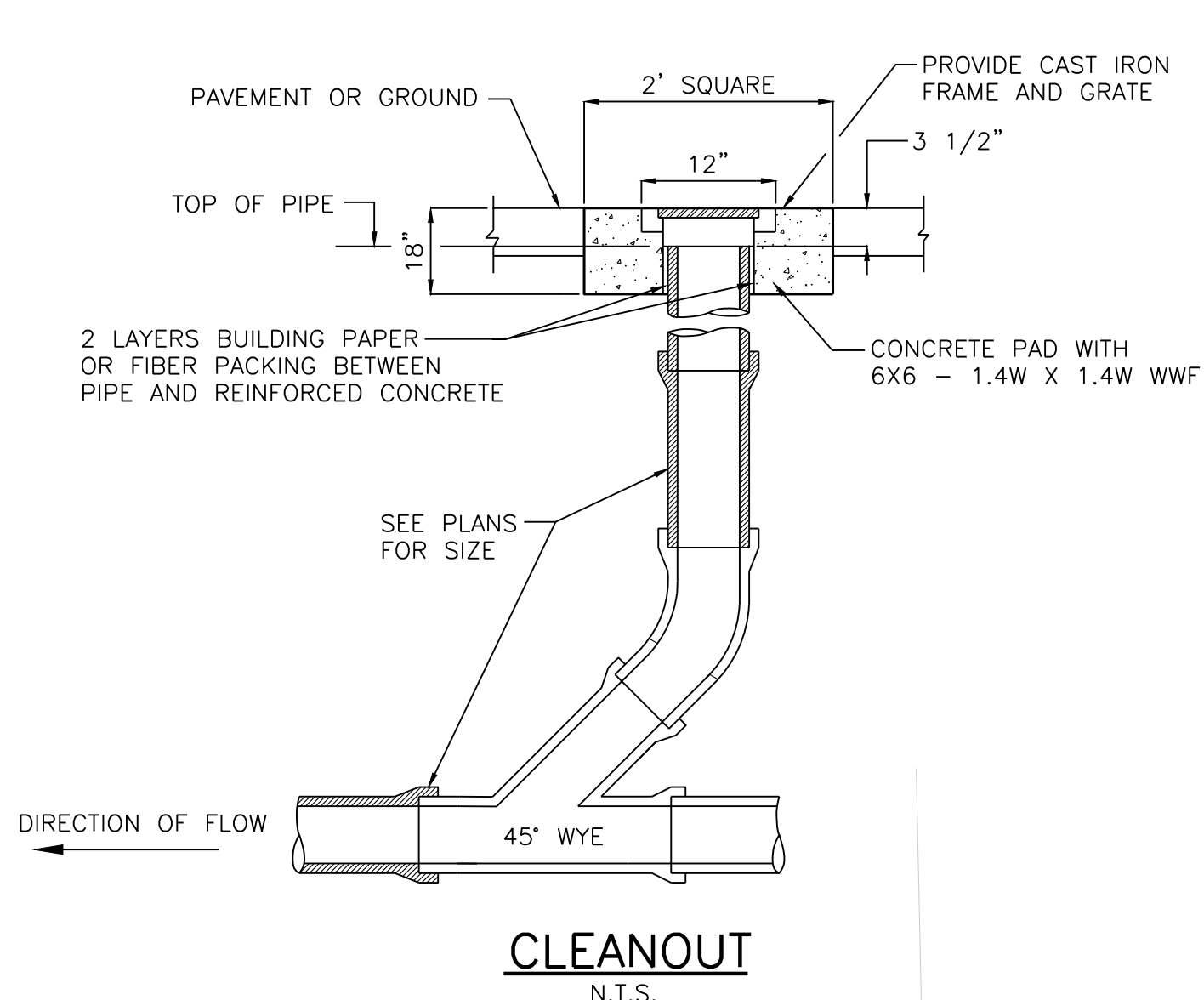
SITE PLAN

DESIGNED BY: MDS	SCALE: 1" = 20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	

SEAL

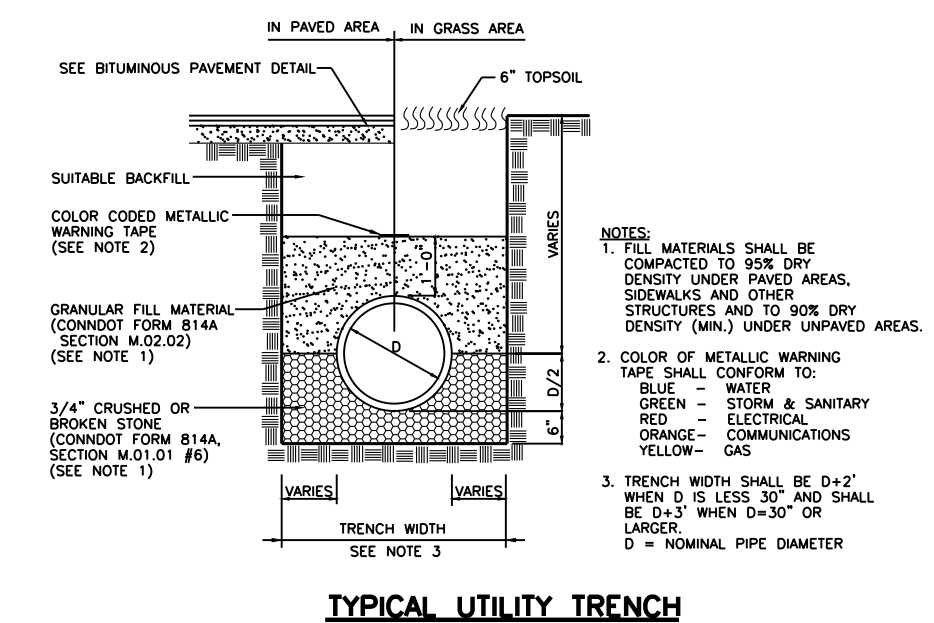
SHEET NUMBER

STATE OF CONNECTICUT
MANUEL JOSE SILE
1973
PROFESSIONAL ENGINEER
SP-1

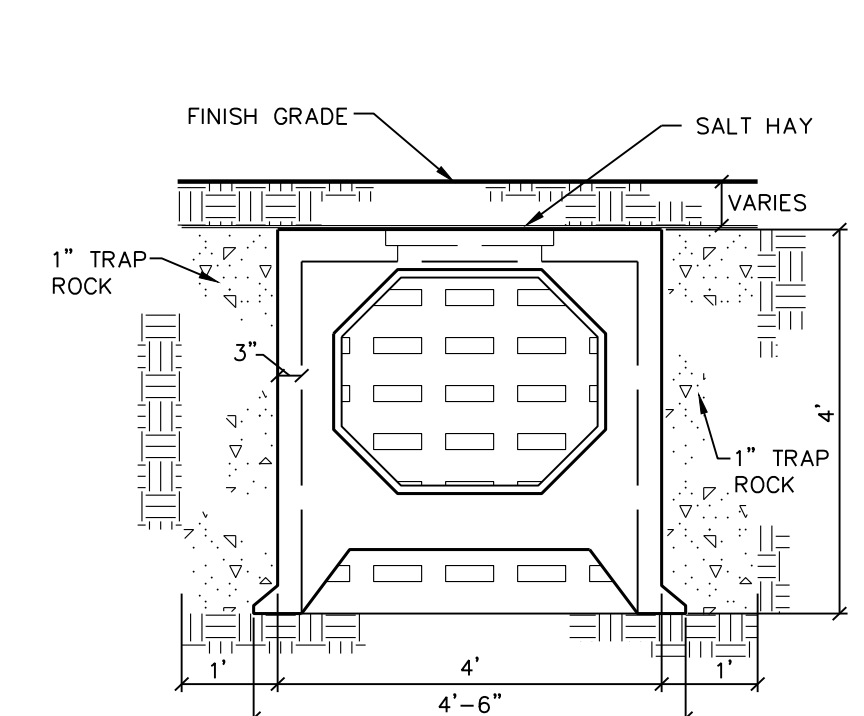


DIRECTION OF FLOW

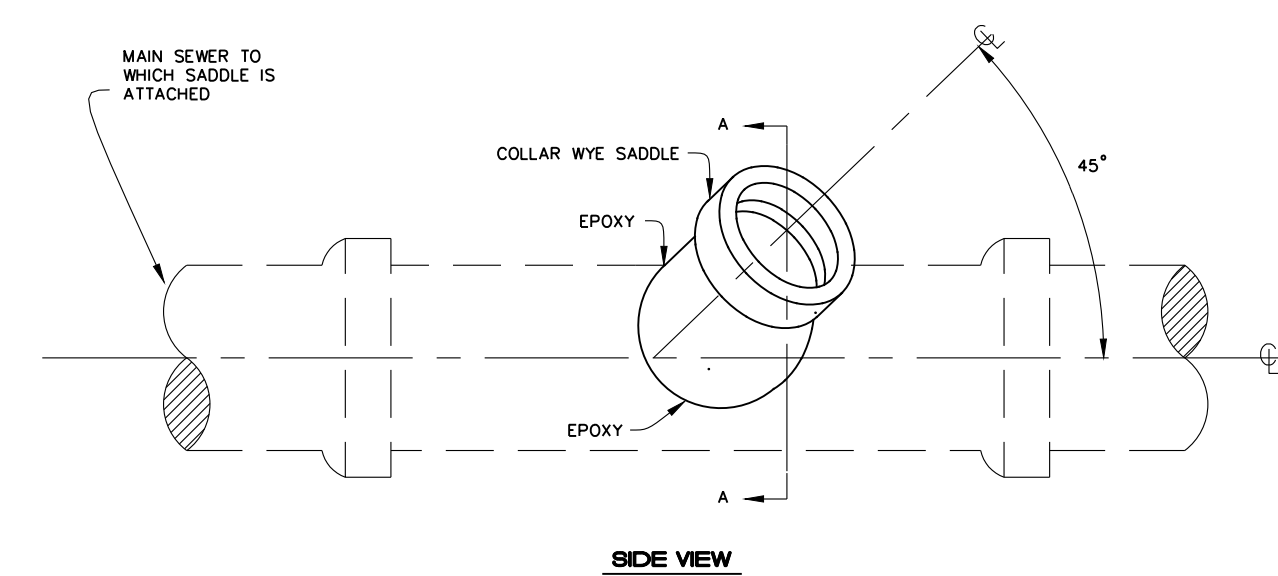
CLEANOUT
N.T.S.



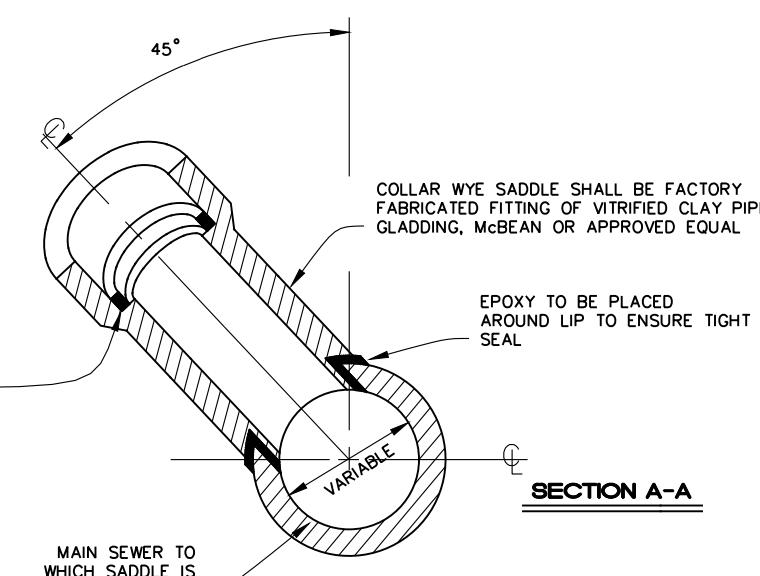
TYPICAL UTILITY TRENCH
N.T.S.



TYPICAL
4'x4' GALLERY
SCALE: 1/2" = 1' - 0"



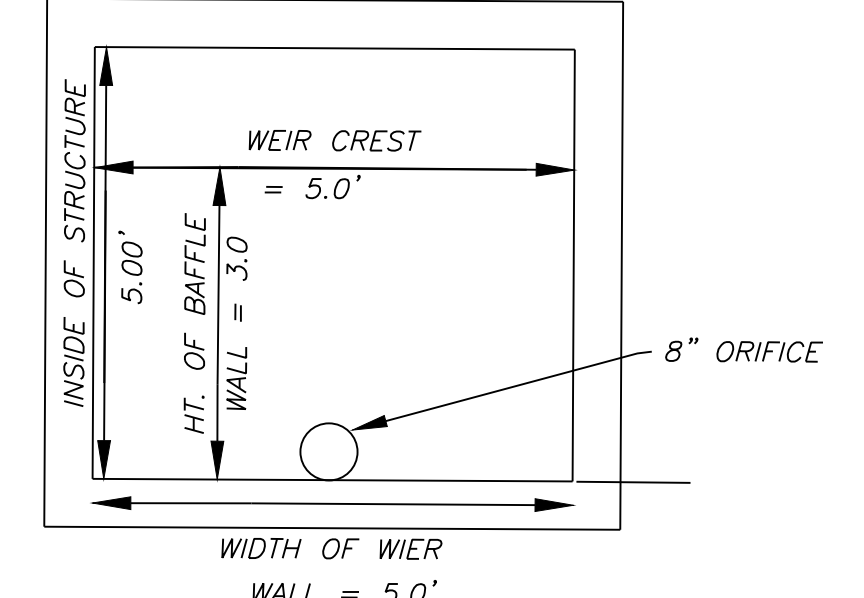
SIDE VIEW



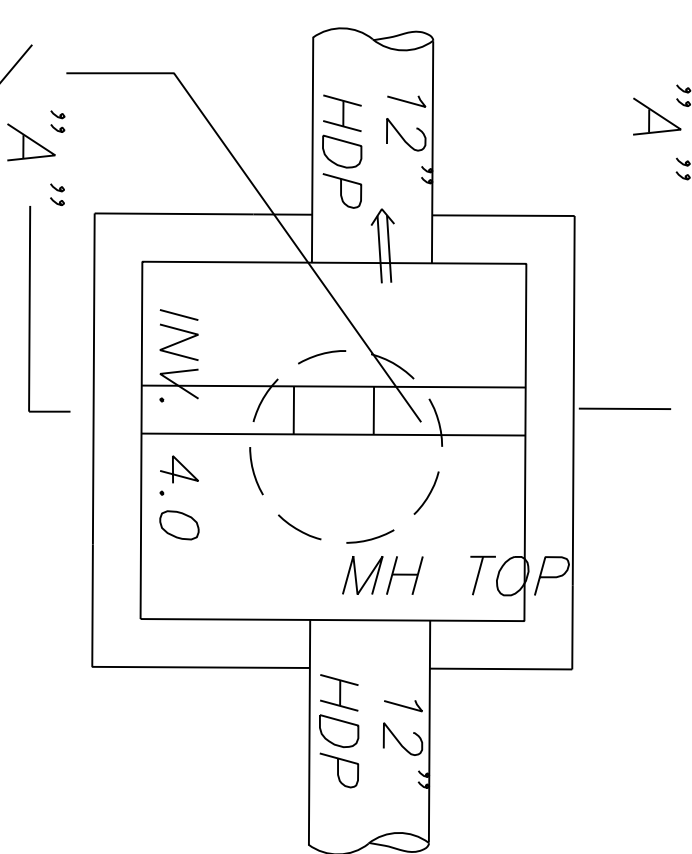
SECTION A-A

GENERAL NOTES

1. DRAWING NOT TO SCALE.
2. MAIN SEWER SHALL NOT BE SADDLED WHEN THE DIFFERENCE IN DIAMETER BETWEEN THE MAIN AND THE LATERAL IS LESS THAN 4".
3. NO SEWER SHALL BE SADDLED UNLESS THE CUT INTO THE MAIN IS MADE WITH A CORE DRILL WHICH CUTS A ROUND HOLE AND A COLLARED WYE IS FASTENED TO PIPE WITH EPOXY.
4. NO SEWER SHALL BE SADDLED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
5. ALL SADDLES SHALL BE APPROVED BY THE CITY ENGINEER BEFORE BACKFILLING.



SECTION "A"- "A"

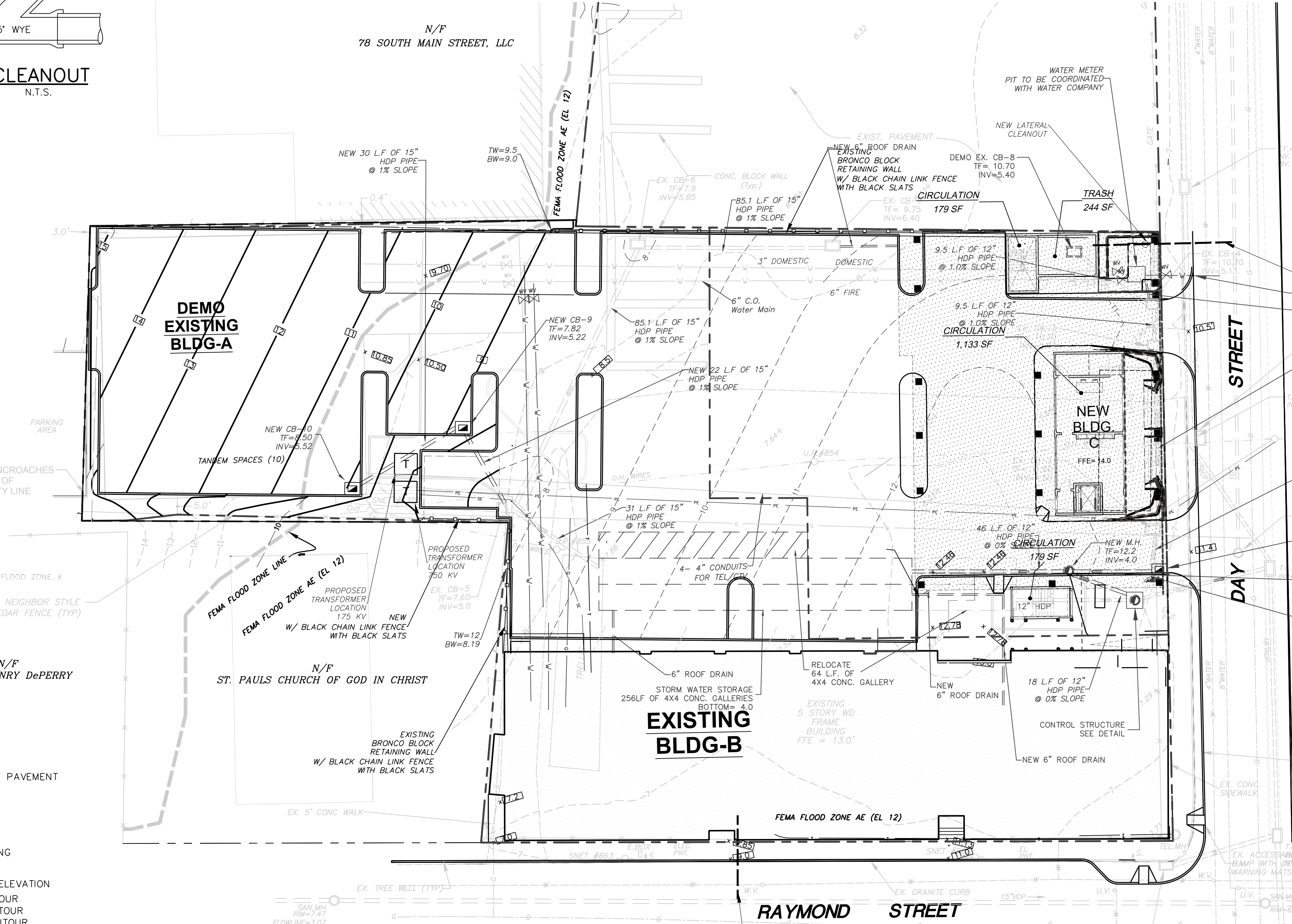
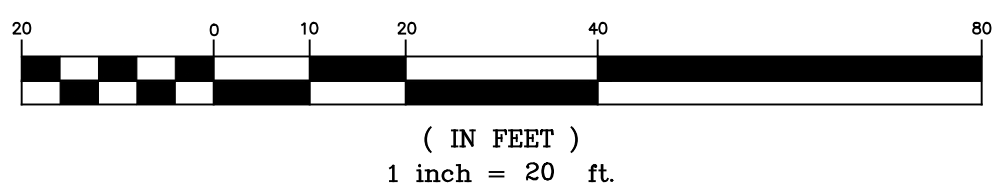


LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- HAYBALE CHECKDAMN
- SILTSACK @ MANHOLES
- SILTSACK @ CATCH BASINS
- ANTI-TRACKING APRON
- SILT FENCE
- PROPOSED GRADE TO DRAIN

CATCH BASIN INSPECTION & MAINTENANCE PLAN:
1. UNITS ARE TO BE INSPECTED EVERY 6 MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES.
2. OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
3. REMOVE FLOATABLES FIRST, AND THEN REMOVE REMAINING VOLUME.
GALLERY INSPECTION & MAINTENANCE PLAN:
1. GALLERIES ARE TO BE INSPECTED EVERY 12 MONTHS AND VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.
2. SITE CATCH BASINS ARE TO BE INSPECTED EVERY 6 MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.

GRAPHIC SCALE



NOTES:

1. ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
2. ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE CITY OF NORWALK STANDARD SPECIFICATIONS AND CITY OF NORWALK DPW STANDARDS AND STORMWATER MANUAL OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 819.

EXISTING SEWER INFORMATION OBTAINED FROM THE WPCA NORWALK SEWER MAP NUMBER 5006

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	MJS	08-29-25	STAFF COMMENTS

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

GRADING PLAN

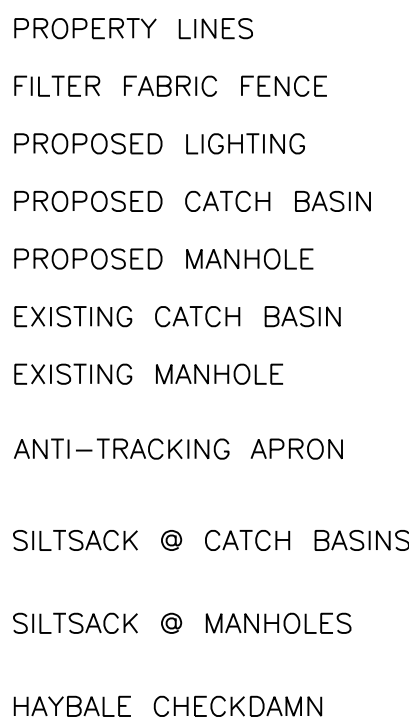
DESIGNED BY: MDS	SCALE: 1"=20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898

SEAL

SHEET NUMBER

SP-2

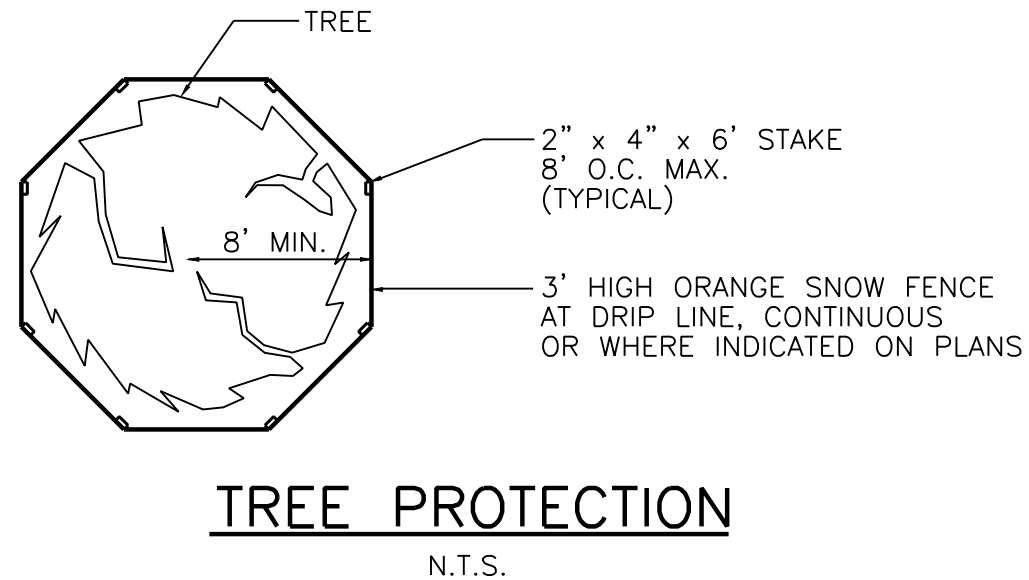
1. INSTALL SILT FENCE BEFORE ANY CONSTRUCTION.
2. INSTALL ANTI-TRAKING PAD, DOWNSTREAM DEFENDERS, DRAINAGE STRUCTURES/SYSTEM AND THERE ASSOCIATED PROTECTION.
3. REINFORCE GRADE AS REQUIRED FOR CONSTRUCTION OF BUILDING AND RAMP EXPOSED FILL TO BE REMOVED FROM SITE.
4. INSTALL CURBING, SIDEWALKS, AND BITUMINOUS PAVEMENT AS SHOWN ON THE PLAN.
5. REPAIR TOPSOIL AND STABILIZE SOILS AS SOON AS POSSIBLE.
6. INSTALL LANDSCAPING AS SHOWN ON THE PLAN.
7. REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE BUILDING HAS BEEN COMPLETED AND SITE IS STABILIZED WITH VEGETATED COVER.
8. CLEAN-UP.



SEAL	SHEET NUMBER
	SP-3

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES:					
	4	CORNUS FLORIDIA	FLOWERING DOGWOOD	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	13	TILIA AMERICANA	BASSWOOD	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	2	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	0	QUERCUS PALUSTRIS	PIN OAK	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	3	ABIES CONCOLOR	WHITE FIR	8-10 FT. HT.	B&B
	3	PINUS NIGRA	AUSTRIAN PINE	8-10 FT. HT.	B&B
SHRUBS:					
	19	TAXUS CANADENSIS	SPREADING YEW	18-24" HT.	B&B NATIVE TO CT

1. STAKE ONLY WHEN ABSOLUTELY NECESSARY AND AS DIRECTED BY THE OWNERS REPRESENTATIVE
2. PROTECT ALL TREES NOT TO BE REMOVED
3. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED.
4. GRASS SEEDING BLEND (BY WEIGHT) SHALL BE NK 200 PERENNIAL RYE GRASS 25%, KENTUCKY BLUEGRASS 25%, AND PENN LAWN RED FESCUE 50%.
5. REMOVE AND CONDUIT FOR LANDSCAPE IRLAND IRRIGATION.
6. SHADE TREES ARE TO HAVE 7' MIN BRANCHING FOR SAFETY
7. NOTIFICATION OF EXISTING PUBLIC TREES REQUIRES WRITTEN NOTIFICATION OF AND PERMISSION OF TREE WARDEN OR D.O.T. DISTRICT 3, AS APPLICABLE.

[illegible]

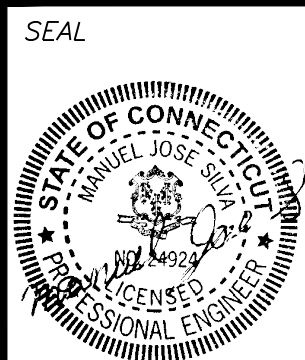
19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

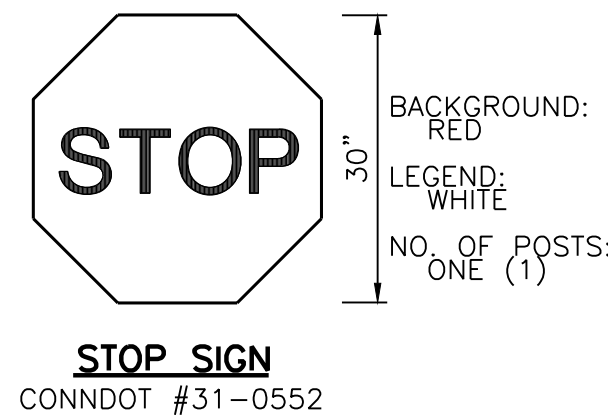
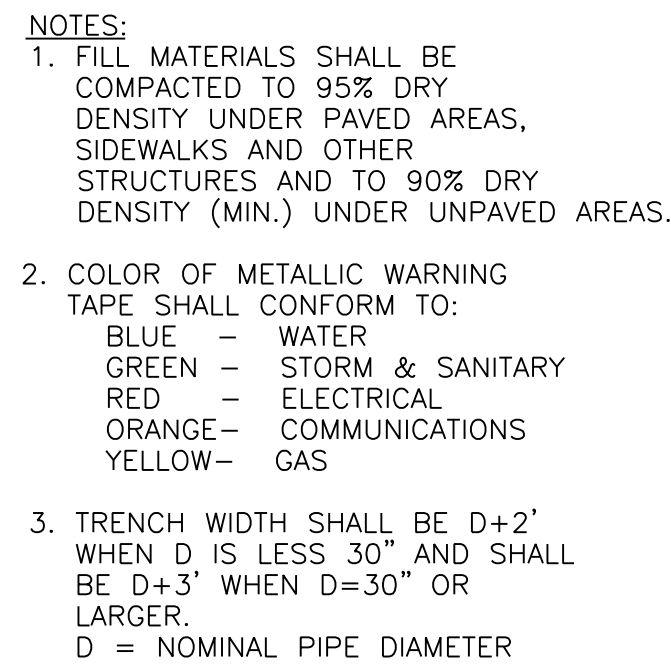
Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE
RYE, NY, 10580-2141

LANDSCAPE PLAN

DESIGNED BY: MDS	SCALE: 1" = 20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	



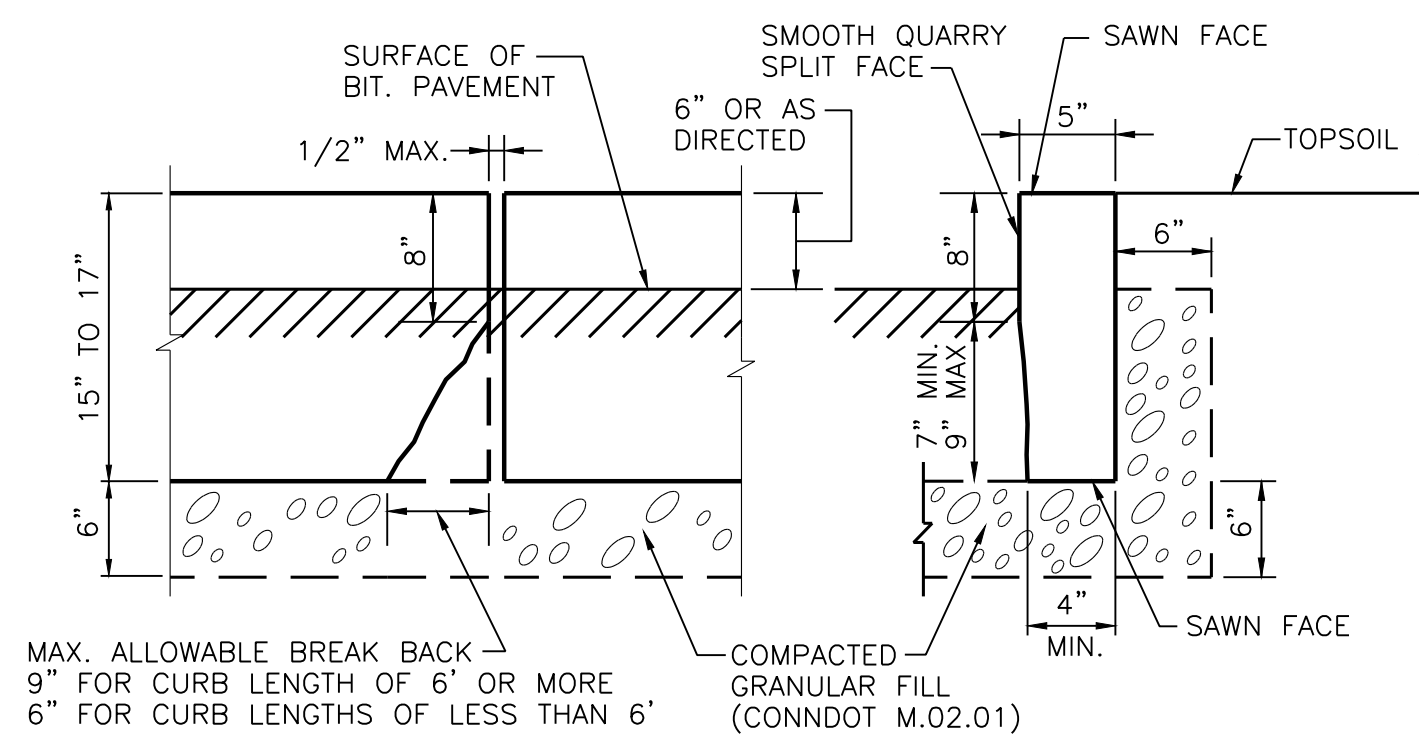
SP-4



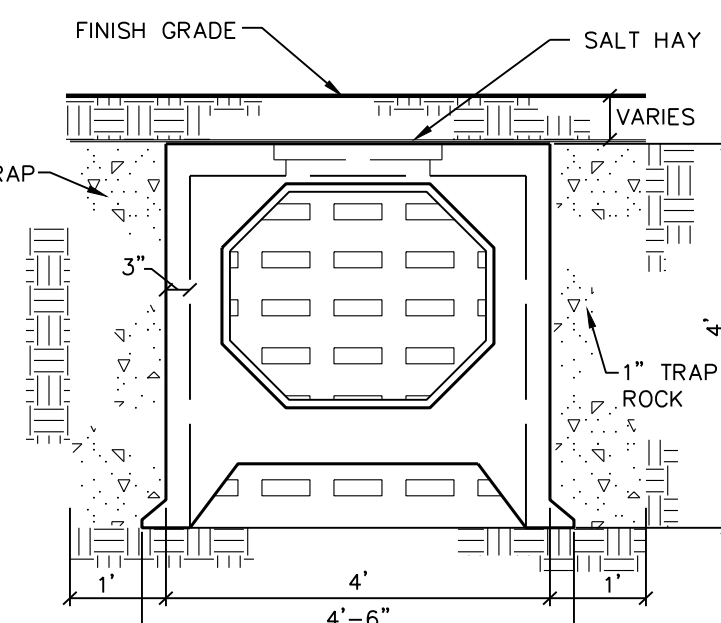
The diagram shows a vertical rectangular frame. At the top, there is a decorative horizontal band with a repeating pattern. Below this, a horizontal line segment is labeled 'A' on the left and 'B' on the right. The frame is flanked by vertical lines, and the bottom edge is a wavy, undulating line. The entire structure is enclosed within a larger rectangular border.

A schematic diagram of a V-shaped expansion restraint assembly. The assembly consists of two main vertical legs that meet at a point at the bottom. At the top, the legs are connected to a horizontal line representing a support. Two horizontal lines, representing expansion restraints, are positioned at different heights within the V-shape. Each horizontal line is connected to the legs by a small rectangular component, likely a flat washer. Labels with leader lines point to these components: 'DUMP STRAPS 2 EACH' points to the top connection, and 'EXPANSION RESTRAINT (1/4" NYLON ROPE, 2" FLAT WASHERS)' points to the middle connection.

N.T.S.

SECTION

N.T.S.



SCALE: 1/2" = 1' - 0"



N.T.S.

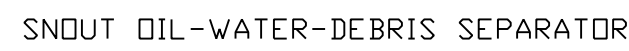


Diagram illustrating the internal components and flow paths of a vertical separator:

- ANTI-SIPHON DEVICE**: Located near the top of the separator.
- SNOUT**: The uppermost part of the internal structure.
- OIL-DEBRIS HOOD**: A component designed to capture oil and debris.
- OIL AND DEBRIS**: The material being captured by the hood.
- OUTLET PIPE**: The pipe through which the separated liquid exits the separator.
- SOLIDS SETTLE ON BOTTOM**: The area at the base of the separator where solids accumulate.

SEE NOTE 1

DETAIL B

FOAM GASKET W/
PSA BACKING
(TRIM TO LENGTH)

ANCHOR W/ BOLT
(SEE DETAIL A)

MOUNTING FLANGE

(SEE DETAIL A)

$1/2" D$

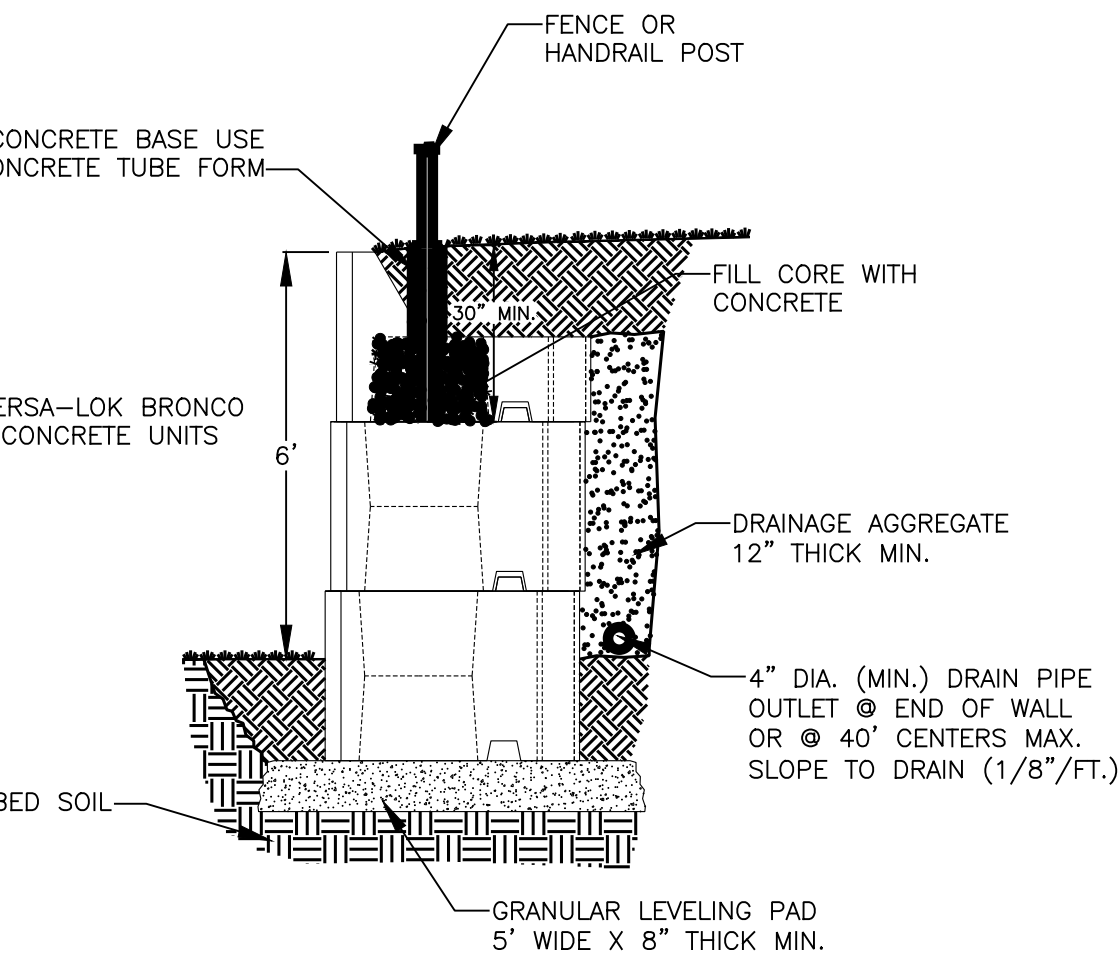
GASKET
COMPRESSED
BETWEEN HOOD
AND STRUCTURE
(SEE DETAIL B)

INSTALLATION NOTE:

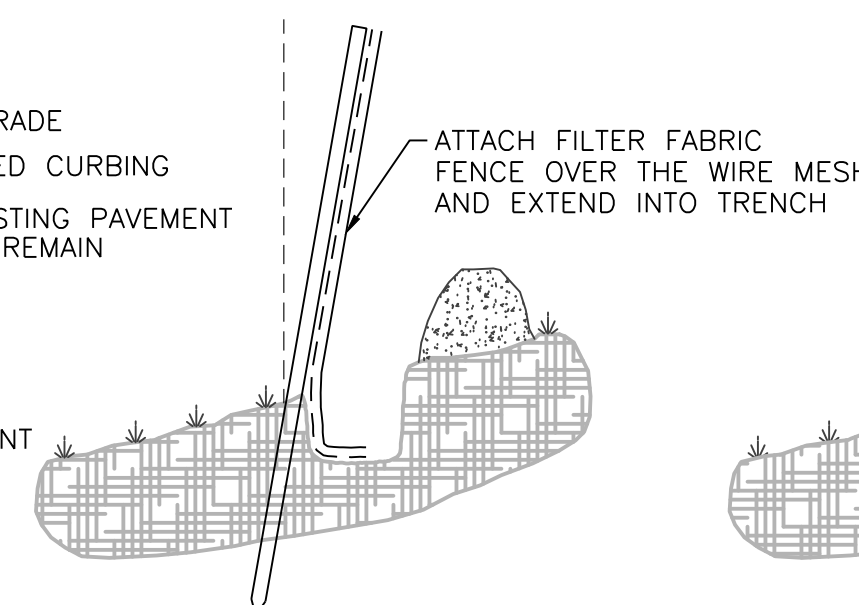
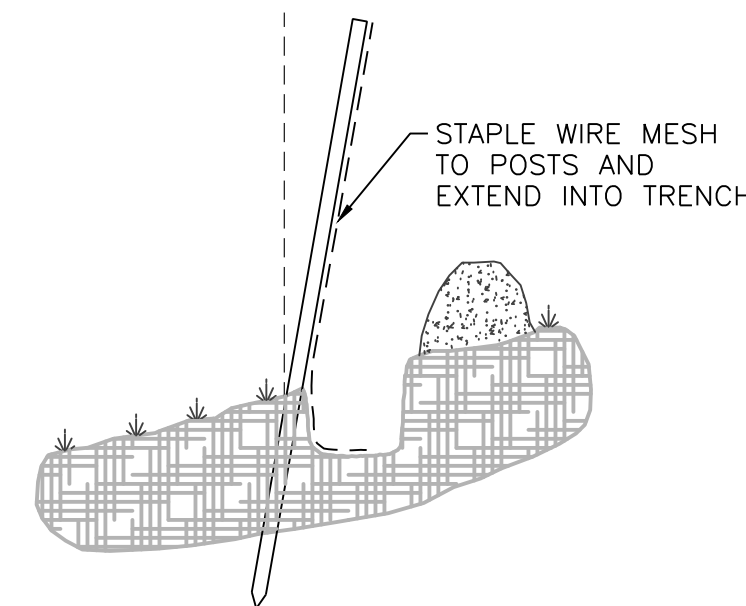
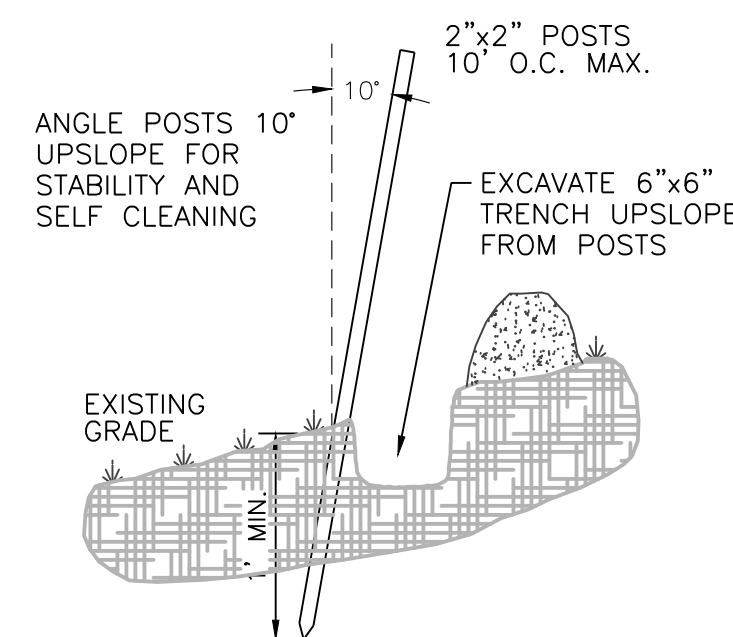
POSITION HOOD SUCH THAT
BOTTOM FLANGE IS AT
DISTANCE OF $1/2$ " OUTLET
PIPE DIAMETER (MIN.)
BELOW THE PIPE INVERT.
MINIMUM DISTANCE FOR
PIPES $< 12"$ I.D. IS 6".

DETAIL A

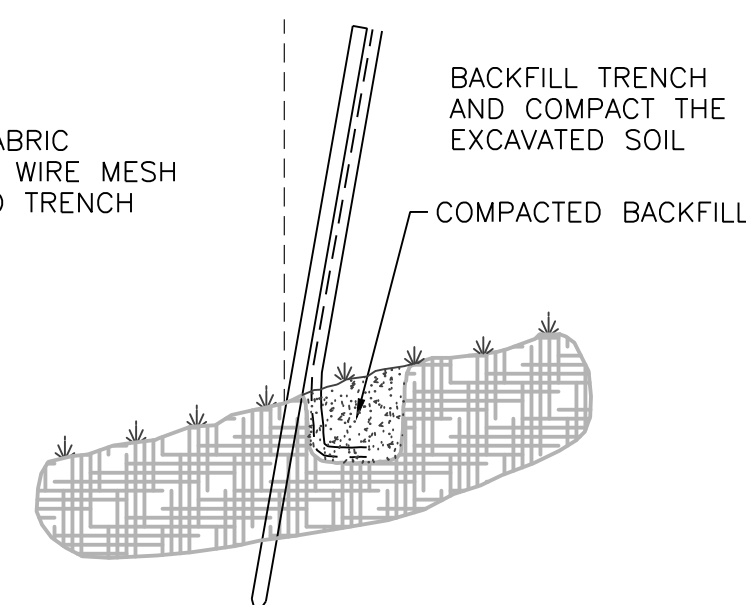
INSTALLATION DETAIL



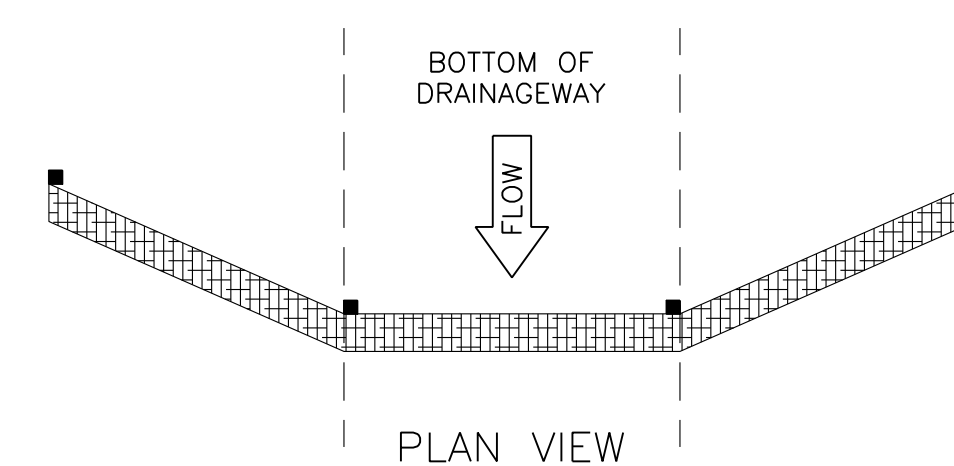
MODULAR CONCRETE UNIT
SCALE: NONE



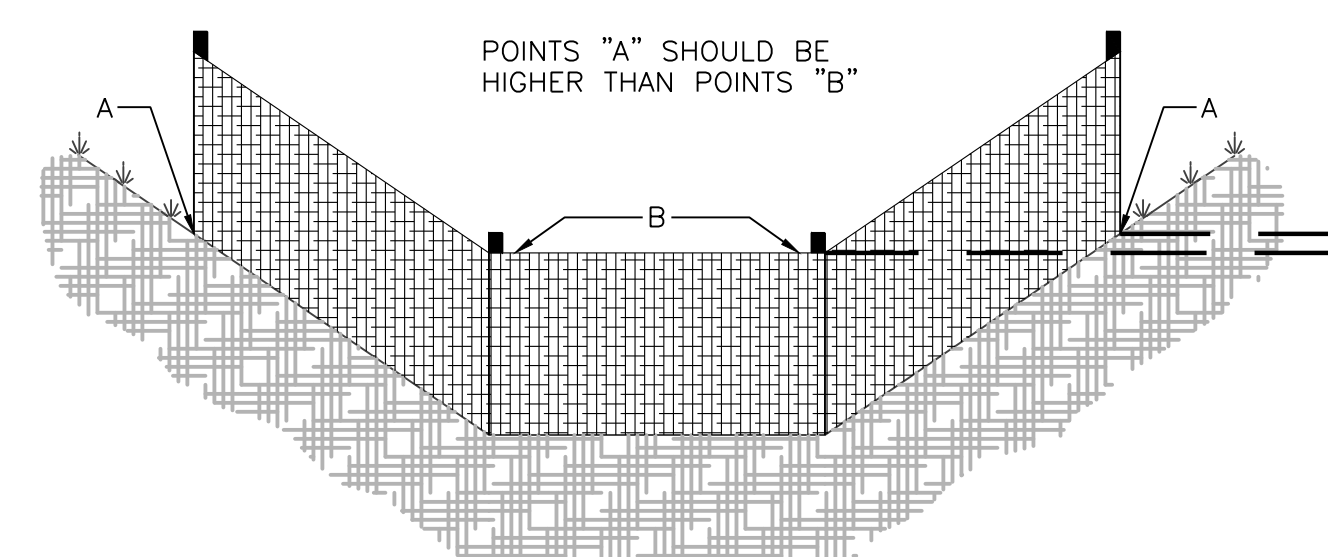
N.T.S.



N.T.S



ELEVATION



N.T.S.

[illegible]

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

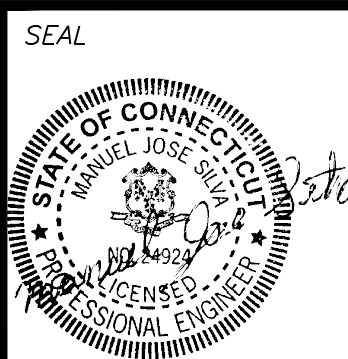
Prepared For:

ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

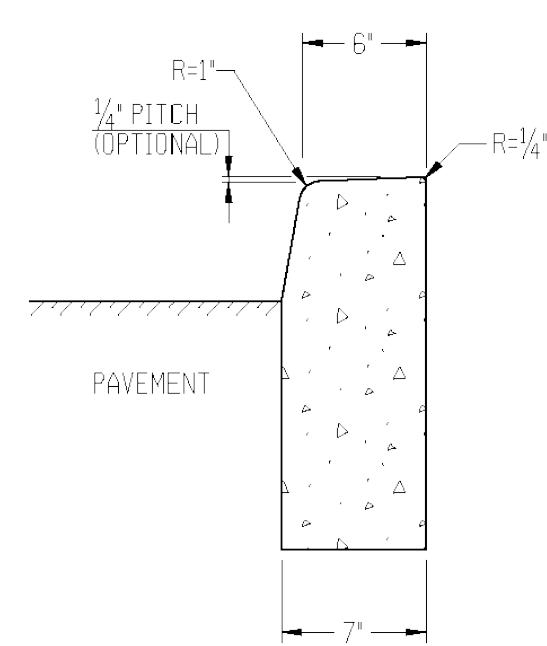
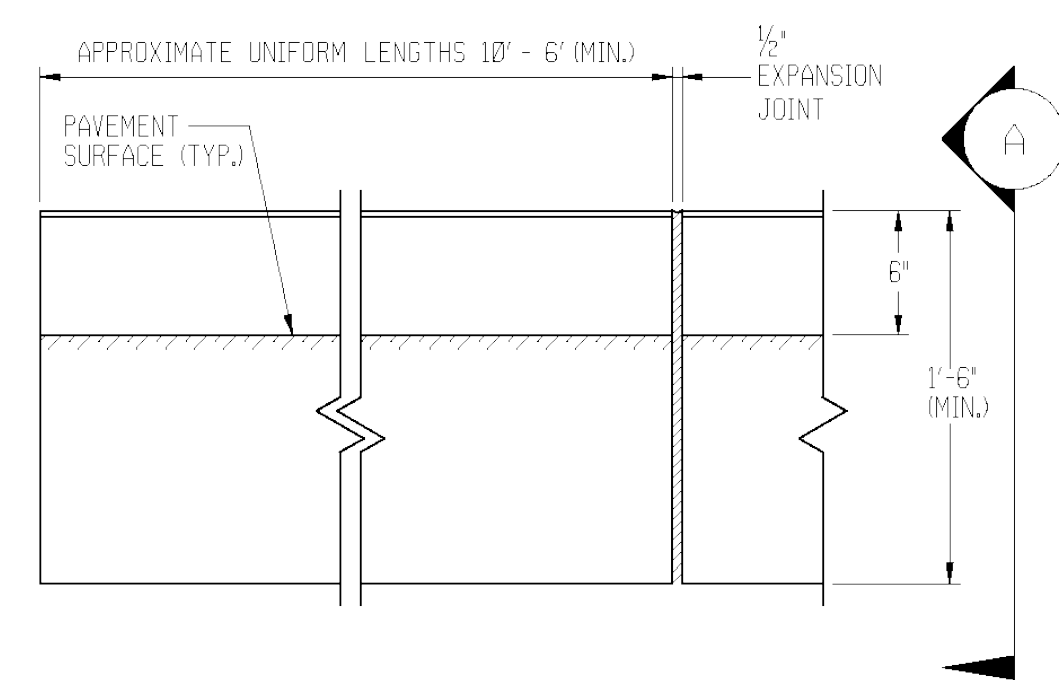
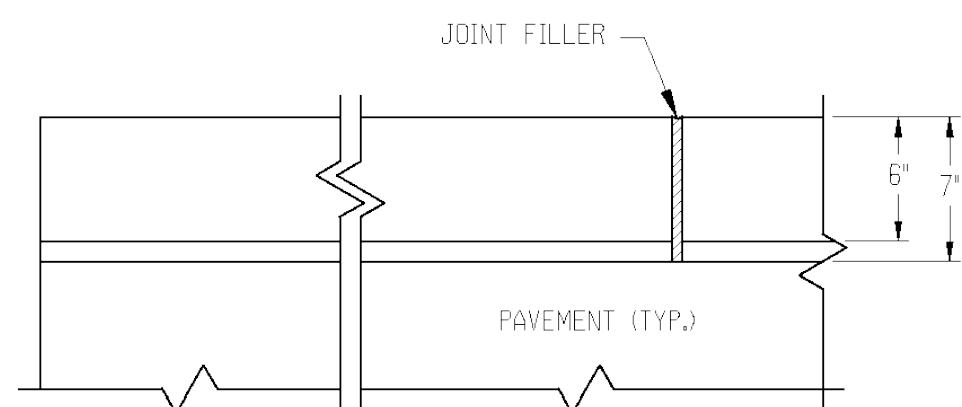
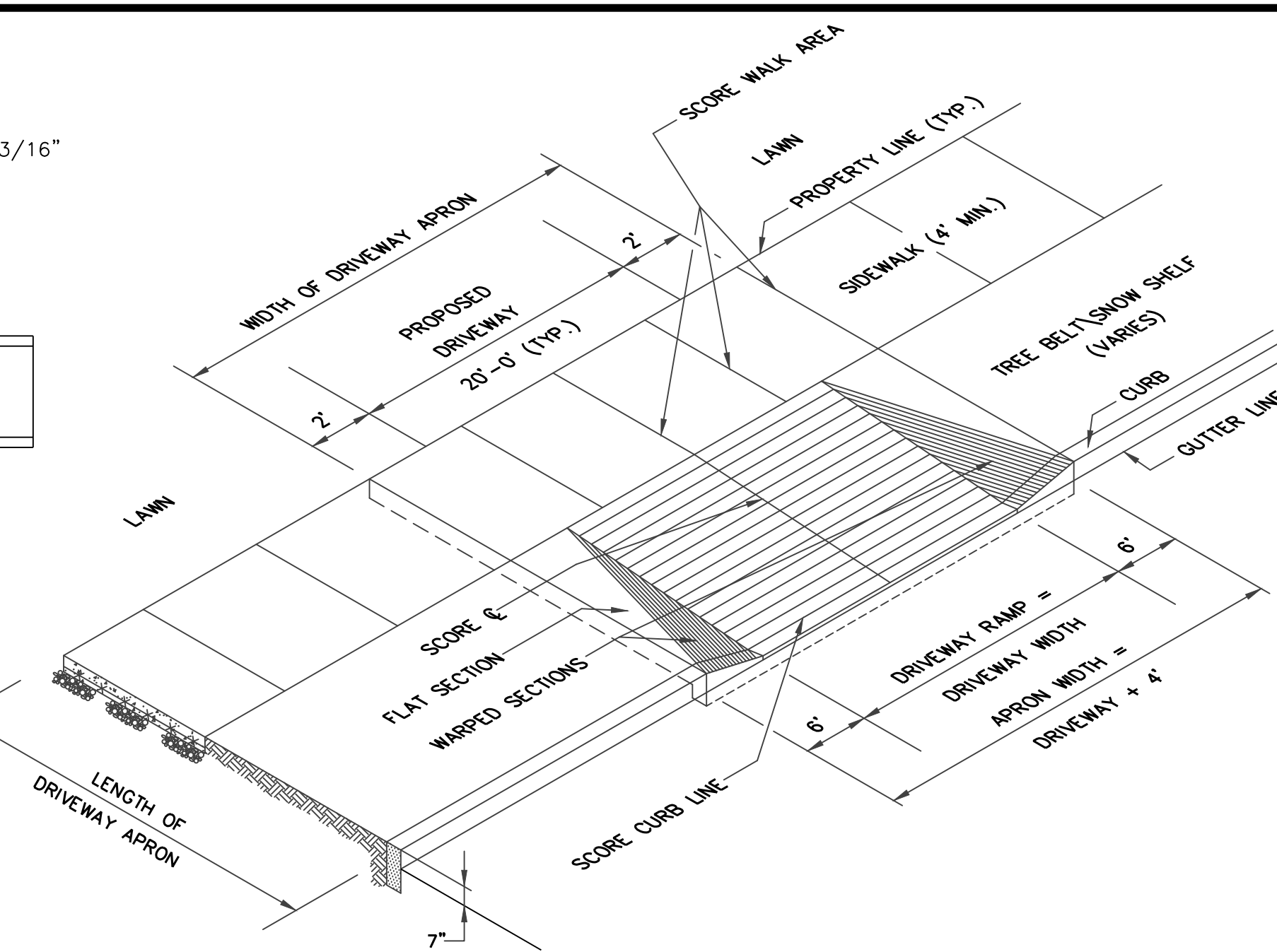
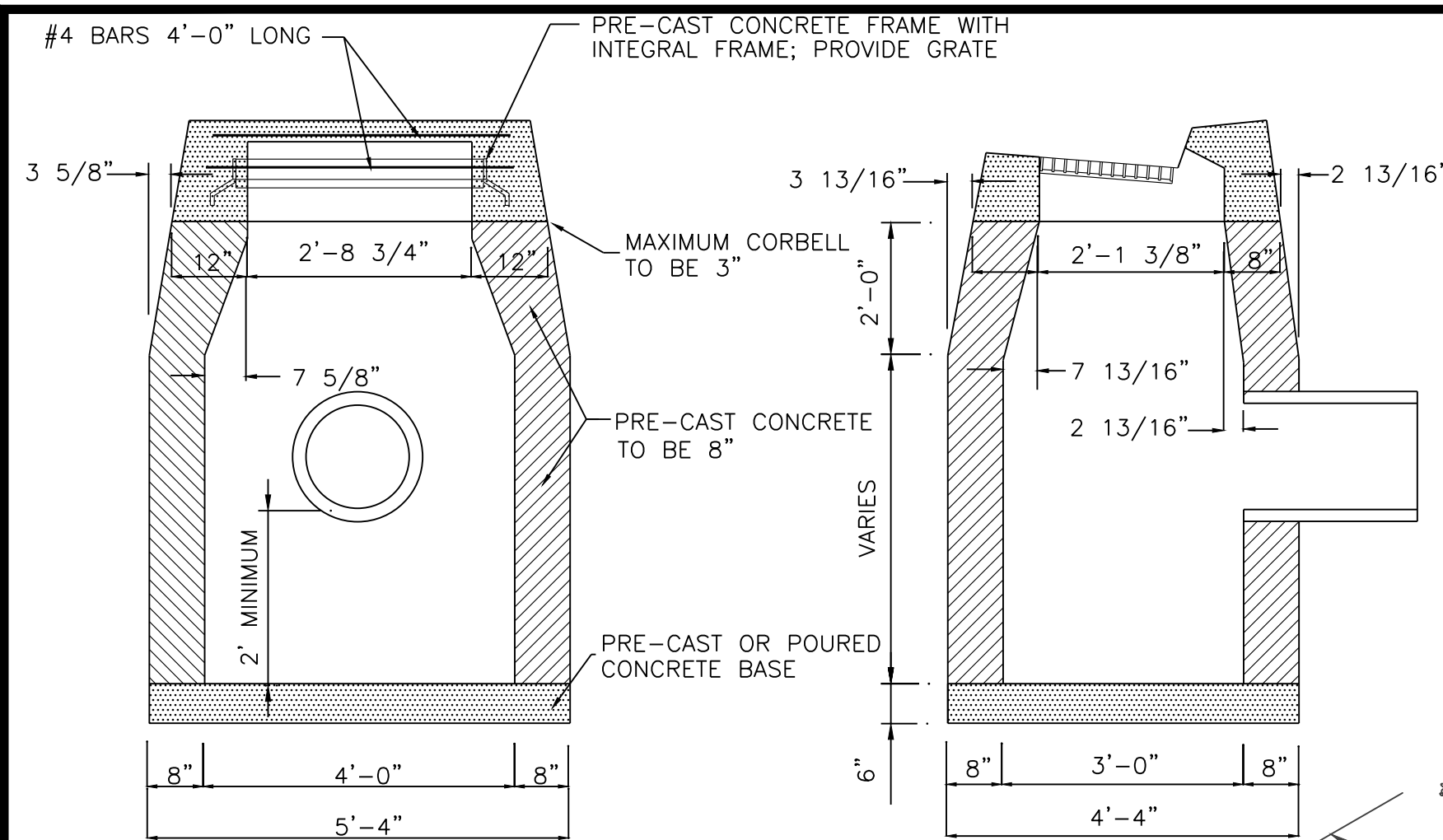
DETAIL PLAN

DESIGNED BY: MDS	SCALE: 1" = 20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	

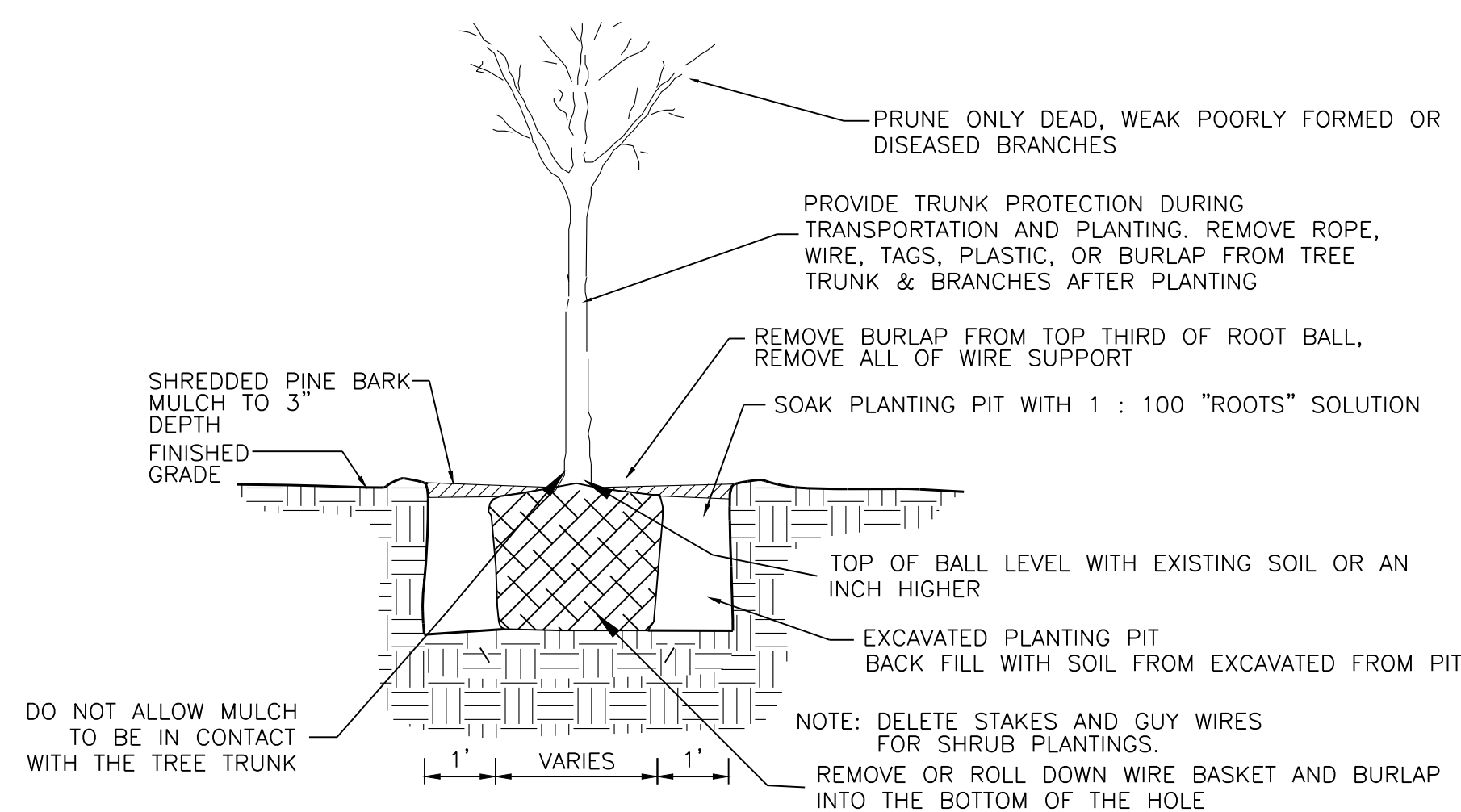


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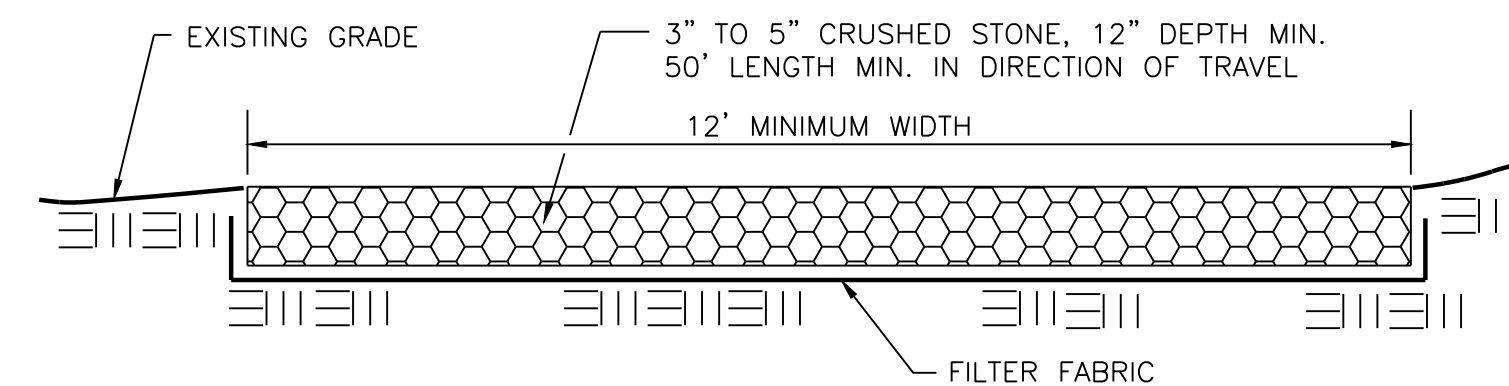
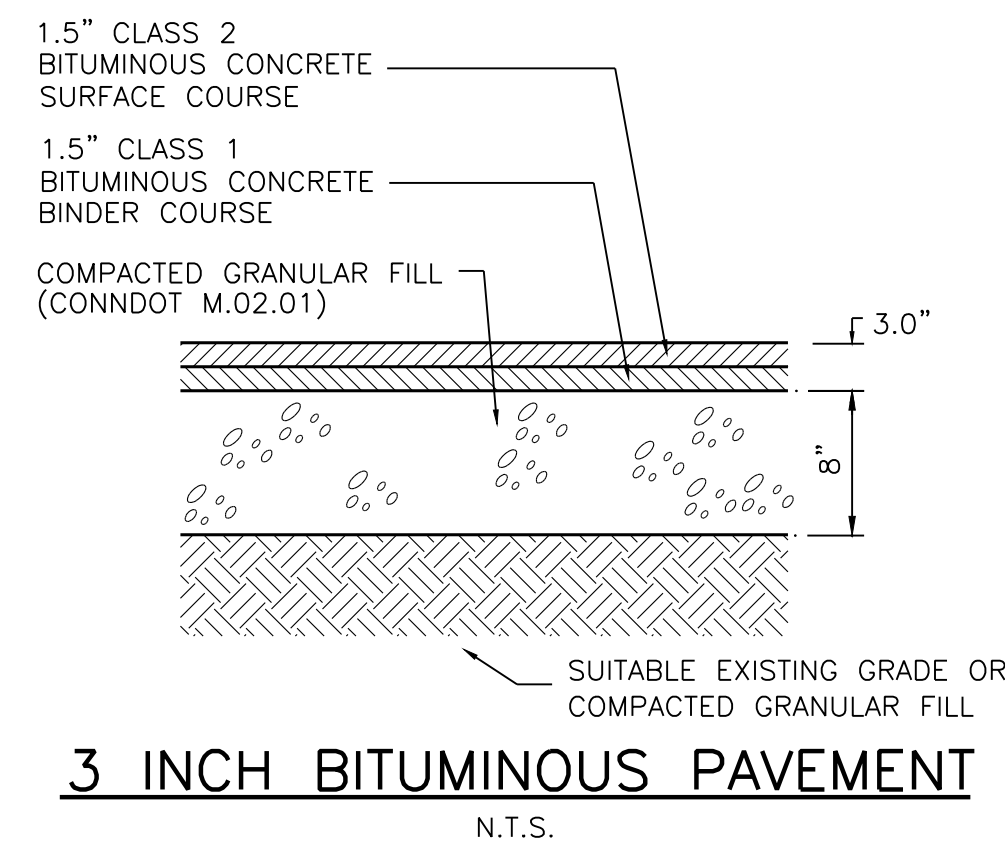
SP-5



6" CONCRETE CURBING



TREE AND SHRUB PLANTING DETAIL



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACEMENT OF STONE AND/OR ADDITIONAL APRON LENGTH. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.

ANTI-TRACKING APRON

CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD NOTES:

Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.11 as revised.

New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 816 Section 12.10 as revised.

New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 816 Section 12.08 as revised. Type 1 Reflective Sheetting shall be used for signs with white background, Type 3 Reflective Sheetting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheetting.

All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the state.

All work within the state right of way will comply with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction Form 816 with the latest Special Provisions and Typical State Standard Details.

**ROSE
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WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203) 10-6266 • FAX: (203) 10-6404

[illegible]PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

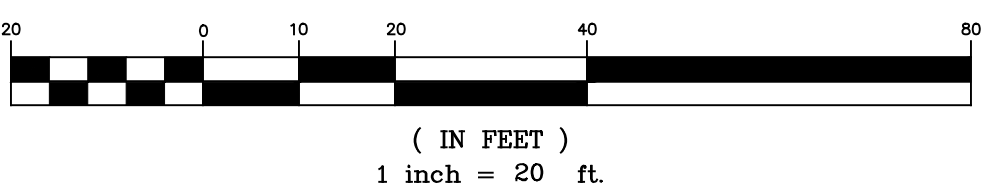
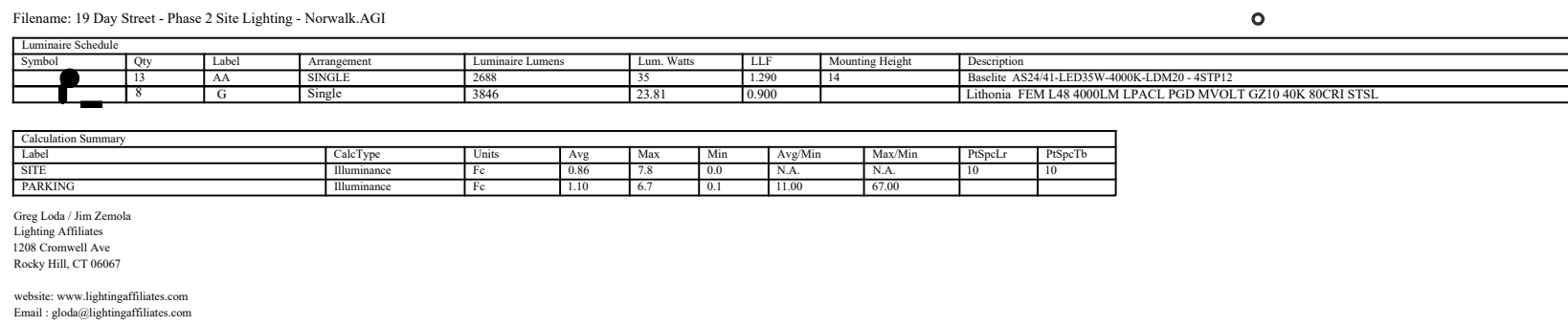
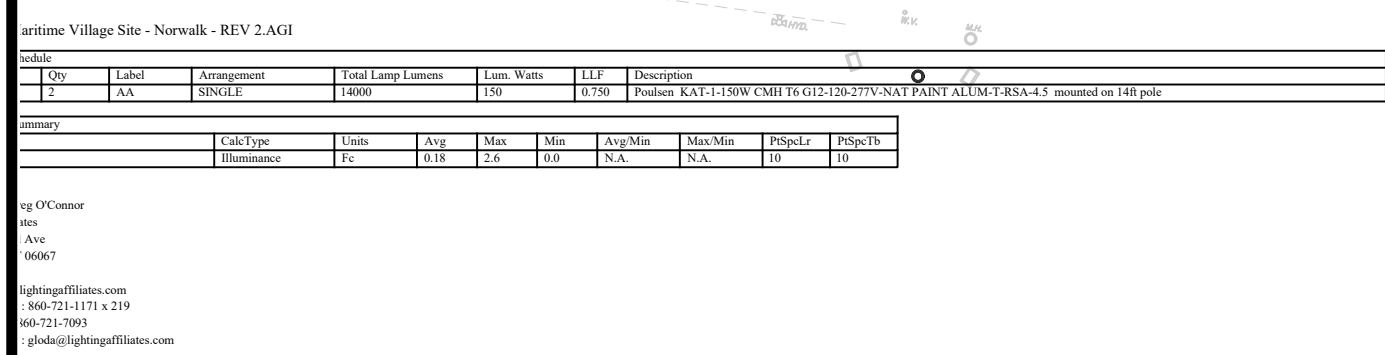
Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

DETAIL PLAN

DESIGNED BY: MDS	SCALE: 1"=20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	

SEAL 	SHEET NUMBER SP-6
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[illegible]

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

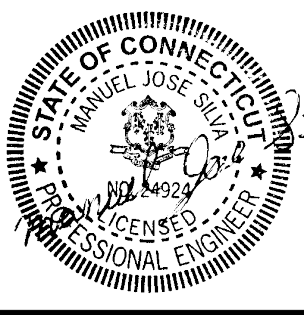
Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUIT 13
RYE, NY, 10580-2141

SHEET TITLE

LIGHTING PLAN

<i>DESIGNED</i> BY: MDS	<i>SCALE:</i> 1"=20'
<i>DRAWN</i> BY: MDS	<i>DATE:</i> 05/27/2025
<i>CHECKED</i> BY: MJS	<i>PROJECT</i> <i>NUMBER:</i> 2898
<i>CAD</i> <i>FILE:</i> R:/2898/DWG/	

SEAL



SHEET NUMBER

SP-7



20 N. Main Street, Suite 218
Norwalk, CT 06854
T: 203.286.7814
www.hardestyhanover.com

July 1, 2025

Mr. Peter Kosann
Alpha5mk 19 Day, LLC
150 Purchase Street STE 11
Rye, New York 10580

Subject Traffic Evaluation – Residential Development Expansion – 19 Day Street, Norwalk, Connecticut (F7012.00)

Dear Mr. Kosann:

As requested, we have conducted a Traffic Evaluation related to the proposed Residential Development Expansion at 19 Day Street. Currently on the site there are 56 residential units, 4,024 square feet of office space and a 6,427 square-foot Distillery. The proposal is to remove the 4,024 square feet of office space and a 6,427 square-foot Distillery and replace it with 40 residential units. The proposed 40 residential units will connect to the existing 56 residential unit building for a total of 96 units. Currently there is a separate entrance and exit only driveways to Day Street, which will remain in the future.

This Traffic Evaluation is suitable for submission to the City and provides a description and better understanding of potential traffic-related impacts to adjacent roadways, if any, with the proposed residential development expansion on the Subject Property.

Roadways

The site is located on the northwest corner of Day Street and Raymond Street. Day Street is generally a two-lane, two-way, City-maintained roadway in the Study Area. It begins to the south at the STOP-controlled intersection of Burritt Avenue and continues north past the site to Hanford Place, where it continues one-way northbound, terminating at Elizabeth Street. In the vicinity of the site, this roadway provides a double yellow centerline, curbing and sidewalks along both sides of the roadway. On-street parking is provided on the westerly side of the roadway to the south of Raymond Street. Lane widths are 11 feet and land use is a mix of residential and commercial.

Raymond Street is a one-lane, one-way eastbound, City-maintained roadway. It begins to the west at the intersection with South Main Street and continues east terminating at the intersection with Water Street, also designated State Route 136. In the vicinity of the site, this roadway provides curbing and sidewalks along both sides of the roadway. Parking is permitted generally along the north side of the roadway, with NO PARKING ANYTIME signs posted on the south side of the roadway. A bike lane is provided along the south side of the roadway. Land use is mostly residential, however there is a public park on the south side, and two nearby houses of worship. Figure 1 illustrates the current street system characteristics.

Crash Experience

The latest available crash data was obtained from the Connecticut Crash Data Repository (CCDR) for a period beginning January 1, 2022 through December 31, 2024 for Raymond Street and Day Street. There



Legend

-  Traffic Lane
-  STOP Sign
-  Sidewalk
-  No Parking/Bike Lane

**CURRENT STREET SYSTEM
CHARACTERISTICS**

Residential Development Expansion
19 Day Street
Norwalk, Connecticut



Not to Scale



1

4/10/25

were no recorded crashes for the section of Raymond Street, between South Main Street and Day Street during this three-year period.

At the intersection of Day Street and Raymond Street, there were a total of two crashes recorded during this three-year period. Data indicates that 50 percent of the crashes were limited to property damage and 50 percent involved injuries. The collision types were an angle collision and one crash involving a pedestrian, with contributing factors of running a STOP sign and no contributing action. It was found that all of the crashes occurred during daylight hours and on dry road conditions.

There were no recorded crashes for the section of Day Street, between Raymond Street and Hanford Place during this three-year period. Table 1 provides a more detailed summary of the crash data. Data from the CCDR is included in the Appendix of this evaluation.

Site Traffic Generation

The proposal is to remove the 4,024 square feet of office space and a 6,427 square-foot Distillery and replace it with 40 residential units. The proposed 40 residential units will connect to the existing 56 residential unit building for a total of 96 units. Based on trip rates provided in "Trip Generation Manual," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021, the existing office building is estimated to have generated a total of 6 total trip ends, of which 1 is transit/rideshare trip ends and 5 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours.

Review of ITE land uses indicated that Brewery Tap Room (LUC #971) and Wine Tasting Room (LUC #970) were the most compatible for the existing distillery. The existing distillery operations would be most similar to a Wine Tasting Room, which has lower trip rates than a Brewery Tap Room; therefore, to be conservative our estimate for the existing distillery uses Wine Tasting Room. The existing distillery is closed during the weekday morning peak hour. The existing distillery is estimated to have generated a total of 47 total trip ends, of which 2 are internal to the site, 10 are transit/rideshare trip ends and 35 are external vehicle trip ends during weekday afternoon peak hour.

The proposed residential units are estimated to generate a total of 15 and 16 total trip ends, of which 3 and 3 are transit/rideshare trip ends and 12 and 13 are external vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively.

When compared to the existing office use and distillery traffic, the proposed 40 new residential units will generate a total net difference of 9 and -37 total trip ends, of which 0 and -2 are internal trip ends, 2 and -8 are transit/rideshare trip ends and 7 and -27 are external vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively.

Internal capture are trips made between the residence and the existing office and distillery. Transit and Rideshare trips are applied due to the close proximity to the South Norwalk Train Station, nearby bus stop on Water Street and South Main Street. Table 2 illustrates the details of the site traffic generation and adjustments in more detail.

Table 1
CRASH EXPERIENCE SUMMARY – RAYMOND STREET/DAY STREET
Residential Development Expansion
19 Day Street
Norwalk, Connecticut

ACCIDENT CHARACTERISTICS	RAYMOND STREET		DAY STREET			
	Between South Main Street and Day Street		At Raymond Street		Between Raymond Street and Hanford Place	
	Total	%	Total	%	Total	%
Year						
▪ 2022	0	0	2	100	0	0
▪ 2023	0	0	0	0	0	0
▪ 2024	0	0	0	0	0	0
▪ Total	0	0	2	100	0	0
Accident Severity						
▪ Property Damage	0	0	1	50	0	0
▪ Injury	0	0	1	50	0	0
Collision Type						
▪ Angle	0	0	1	50	0	0
▪ Pedestrian	0	0	1	50	0	0
Contributing Factor						
▪ Ran STOP Sign	0	0	1	50	0	0
▪ No Contributing Action	0	0	1	50	0	0
Light Condition						
▪ Daylight	0	0	2	100	0	0
Surface Condition						
▪ Dry	0	0	2	100	0	0
Weather Conditions						
▪ Clear	0	0	2	100	0	0

Source: Connecticut Crash Data Repository.

Notes: The latest available crash data is from January 1, 2022 to December 31, 2024.

Hardesty & Hanover, LLC.

Y:\Shared\Offices\WYR\Traffic\2010-11\F7012.00 19 Day Street Norwalk\Word\25-001.stc.docx
4/8/2025

Table 2
SITE TRAFFIC GENERATION AND ADJUSTMENTS – PEAK HOURS
Residential Development Expansion
19 Day Street
Norwalk, Connecticut

SITE TRAFFIC GENERATION AND ADJUSTMENTS													
LAND USE	SIZE	TRAFFIC DIRECTION	Total Trip Ends			Internal Capture (5%)			Transit and Ride Sharing Trip Ends (20%)			External Vehicle Trip Ends	
			Weekday Morning	Weekday Afternoon	Weekday	Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon
1) Existing Office to be Removed	4,024 S.F.	Enter Exit Total	5 1 6	1 5 6	0 0 0	0 0 0	0 0 0	1 0 1	0 1 1	0 1 1	4 1 5	1 4 5	
2) Existing Distillery to be Removed	6,427 S.F.	Enter Exit Total	0 0 0	24 23 47	0 0 0	0 0 0	1 1 2	0 0 0	5 5 10	0 0 0	0 0 0	18 17 35	
3) Proposed Multifamily Housing (Mid-Rise)	40 Dwelling Units	Enter Exit Total	3 12 15	10 6 16	0 0 0	0 0 0	0 0 0	1 2 3	2 1 3	2 1 3	2 10 12	8 5 13	
Total New Site Traffic (3-2-1)		Enter Exit Total	-2 11 9	-15 -22 -37	0 0 0	-1 -1 -2	-3 -5 -8	-2 9 7	-11 -16 -27				

Source: "Trip Generation," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021 using General Office Building, Land Use Code #710 Average Rates, Wine Tasting Room, Land Use Code #970 Average Rates and Multifamily Housing (Mid-Rise), Land Use Code #221 Average Rates.

Note:

- 1) **Internal Capture:** A 5 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
- 2) **Transit and Ride Sharing Trip Ends:** A 20 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
- 3) The existing Distillery is closed during the weekday morning peak hour.

Hardesty & Hanover, LLC.

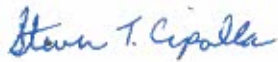
Y:\Shared\Offices\NYR\Traffic\2010-11\F7012.00 19 Day Street Norwalk\Word\25-002.stc.docx
4/10/2025

Mr. Peter Kosann
Page 3
July 1, 2025

Findings

The proposed development change is estimated to generate a total of 7 more vehicle trips during the weekday morning peak hour and 27 less vehicle trips during the weekday afternoon peak hour compared to the existing office space and distillery. The 40 new residential units alone will generate a total of 12 and 13 vehicle trips during the weekday morning and weekday afternoon peak hours, respectively. Both with and without the reduction for the existing land uses, the surrounding roadways and intersections are anticipated to operate similarly to existing conditions, with no anticipated significant impacts during the weekday morning and weekday afternoon, respectively.

Respectfully submitted,



Steven T. Cipolla, PE, PTOE
Principal Traffic Engineer
Hardesty & Hanover, LLC

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APPENDIX

CRASH HISTORY

Dataset: mnuacc															
Date From: 01/01/2022															
Date To: 12/31/2024															
Town: Norwalk															
CrashId	Date Of Crash	Day of the Week	Time of Crash	Crash Severity	Roadway Name	Intersecting Roadway Name	Landmark Description	Distance From	Unit Of Measure	Direction From	First Harmful Event	Manner of Collision	Weather Condition	Light Condition	Road Surface
927507	4/20/2022	Wednesday	16:35:00	Property Damage Only	DAY ST	RAYMOND ST					Motor Vehicle in Operation	Clear	Clear	Daylight	Dry
944888	6/5/2022	Thursday	19:56:00	Injury of any type (Serious, Minor, Possible)	RAYMOND ST	DAY ST					Pedestrian	Not Applicable	Clear	Daylight	Dry

Dataset: mmucc Date From:01/01/2022 Date To:12/31/2024 Towns:Norwalk	
CrashId	Driver Actions
927507	Ran Stop Sign
927507	No Contributing Action
944898	
944898	
944898	
944898	No Contributing Action

ALPHA5MK 19 DAY, LLC
REVISED DRAFT AFFORDABILITY PLAN
SEPTEMBER 2025

Alpha5MK 19 Day (“Alpha5MK”) submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for the redevelopment of 19 Day Street in Norwalk, Connecticut (“Property”), in accordance with the Building Zone Regulations of the City of Norwalk (“Zoning Regulations”).

This plan describes how affordability will be determined, administered and maintained pursuant to the Sec. 118-1050 of the City of Norwalk Building Zone Regulations.

Definitions.

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

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

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

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

Project Description.

Alpha5MK proposes the construction, use and occupancy of one new structure on the Property offering 32 apartments. Alpha5MK proposes to designate a total of two (2) units as Workforce Housing Units in perpetuity, which meet the criteria under the Zoning Regulations for households whose annual income does not exceed sixty (60%) percent of the SMI in accordance with Sec. 6.12 "Workforce Housing Regulation" of the City of Norwalk Building Zone Regulations. There will be one three-bedroom unit (which counts as two (2) workforce units) and one two-bedroom unit (which counts as 1.5 workforce units). Alpha5MK has designated the specific units that will be Workforce Housing Units on Appendix A. Designation of a particular

unit may change over time, and updated schedules will be provided to the Commission, should that occur. The units so designated shall be subject to the terms set out in this Plan and in Sec. 6.12 of the zoning regulations.

Unit Standards.

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

Duration of Restrictions.

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

Pro Rata Construction.

The Workforce Housing Units shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that at least one (1) Workforce Housing Unit will be completed and offered for rental within the time that ten (10) market rate units are completed and offered for rental.

Affirmative Fair Marketing.

Alpha5MK will market the Workforce Housing Units itself, or through the Housing Development Mutual Housing or another similar agency ("HDF or other"), which will maintain a list of income/credit-qualified persons in accordance with Sec. 6.12 of the zoning regulations. Alpha5MK or HDF or other agencies will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants, in accordance with Sec. 6.12 of the zoning regulations. Alpha5MK or HDF or other agencies will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is attached to this document outlining selection systems and marketing strategy.

Affordability Calculation.

The rental price of the Workforce Housing Units will be calculated based upon 60% of the SMI in accordance with the State of Connecticut's Affordable Housing Appeals Procedures as defined in Section 8-30g of the Connecticut General Statutes. The maximum rental amounts will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

Administration and Compliance.

This Plan will be administered by Alpha5MK others selected by Alpha5MK, or its successors and assigns ("Administrator"), who will be responsible for:

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

The Administrator shall submit a written status report to the Commission regarding compliance with this Plan and the above-referenced factors annually on or before January 31. The role of the Administrator may be transferred or assigned to another entity. In the event of any such transfer or assignment, Alpha5MK will provide forty-five (45) days prior written notice to the Commission. The Commission shall be given a reasonable opportunity to object but will not do so unreasonably.

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

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

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

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

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

Tenant Eligibility.

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

Application Process.

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

A. Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change

in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed in Appendix B, attached hereto. 1

B. Applicant Interview.

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

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

C. Verification of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income. In accordance with §6.12, the annual income of workforce households shall be reviewed and certified by the Commission or its designee, in accordance with the procedure established in advance and approved by the Commission.

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

¹ See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

Prioritization of Applicants for Initial Rental.

If, after publication of the Notice of Initial Rental, the number of qualified Applicants exceeds the number of Workforce Housing Units, the Administrator shall establish categories of applicants, subject to the applicant's income pre-certification eligibility and the preferences as established below.

A separate priority list shall be maintained for the Workforce Housing Units. Each priority list shall be divided based upon the following priority categories: (1) Existing tenants displaced by the proposed new development or the immediate past tenants that previously occupied any of the properties where existing housing units are to be removed; (2) Employees of the City of Norwalk and the Norwalk Board of Education; (3) Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; (4) Persons employed in the City of Norwalk; and (5) all others. If there are insufficient units available to satisfy the number of applicants in a particular priority category, the units shall be assigned by a lottery system approved in advance by the Commission. As specified in §6.12, all qualified applicants in a given category of priority shall be exhausted prior to proceeding to a lower category of priority.

These preference categories are set forth in the Zoning Regulations but are subject to revision as may be required by the federal Office of Fair Housing and Equal Opportunity. These preference categories shall apply to the initial rental, but not to subsequent rental, of the Workforce Housing Units.

Maximum Monthly Rental Payment.

Calculation of the Maximum Monthly Rental Payment shall be based upon the SMI. The Maximum Monthly Rental Payment shall be calculated using the following methodology, consistent with Zoning Regulations §6.12 and Connecticut Agencies Regulations §8-30g-8.

Calculation steps for rental of units at maximum of 60% of SMI, if applicable.

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

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

- 7 Persons in family: 124%
- 8 Persons in family: 132%

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

3. Calculate eighty percent 60% of Step 2.
4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.
5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.
6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.
7. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations on Steps 5 and 6.
8. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.
9. Deduct the estimate of tenant-paid utilities and fees determined in Step 8 from the maximum monthly housing payment in Step 7, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.

Principal Residence.

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

Requirement To Maintain Condition.

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

Standard Lease Provision.

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

"This apartment is being rented as a "workforce housing unit" as defined in Sec. 6.12 of the zoning regulations. This development has been approved by the Planning & Zoning Commission of the City of Norwalk based in part on the condition that a defined percentage of units will be rented as workforce housing units. The Property Manager is required by law to strictly enforce the Norwalk Zoning Regulations set out in Sec. 6.12.

Change in Income or Qualifying Status.

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

Enforcement.

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

Binding Effect.

This Plan shall be binding on Alpha5MK, its successors, heirs and assigns as long as the Property continues to be used as a mixed-use development with 14 residential units.

APPENDIX A

(Unit list to be provided prior to commencement of marketing)

[TO BE PROVIDED]

DRAFT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Net family assets do not include the following:

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

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

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

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

**APPENDIX C
REQUIRED DOCUMENTATION OF INCOME**

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

1. **Employment Income.** Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:

- a. An employment verification form completed by the employer.
- b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.
- c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.
- d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. **Social Security, Pensions, Supplementary Security Income, Disability Income.**

- a. Benefit verification form completed by agency providing the benefits.
- b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)
- c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

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

(3) Schedule F (Farm Income)

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

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

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

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

7. Recurring Gifts.

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

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

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

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

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

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

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

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

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

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

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

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

f. Appraisals of personal property held as an investment.

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

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

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

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

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

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

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

11. Savings Account Interest Income and Dividends.

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

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

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

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

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

13. Full-Time Student Status.

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

**APPENDIX D
DEED RESTRICTION**

The following document shall be executed and recorded in the office of the Town Clerk of the City of Norwalk in accordance with Conn. Agencies Regs. §8-30g-9 (a)(1) and the Norwalk Code 6.12:

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 202__ by Alpha5MK 19 Day, LLC, a liability company with an office located at 150 Purchase Street, Suite 13, Rye, NY 10580 (the “**Declarant**”).

RECITALS:

A. Declarant is the owner of a certain property known as 19 Day Street in Norwalk, Connecticut and more particularly described in Schedule A attached hereto (the “**Property**”).

B. Declarant obtained approval from the Norwalk Planning & Zoning Commission (the “**Commission**” and the “**Approval**”), which Approval permits, *inter alia*, the construction, use and occupancy of a total of 32 residential units within a new building on the Property.

C. Pursuant to the Approvals and to the City of Norwalk Zoning Regulations (“zoning regulations”) Sec. 6.12, three and one-half (3½) units (one three-bedroom unit (which counts as 2 units) and one two-bedroom unit (which counts as 1.5 units) are to be designated as “workforce housing units” as said term is defined in the Norwalk Code in effect on _____, 2025. The workforce units will be located on site and dispersed throughout the building on the Property.

D. Declarant executes this Declaration of Restrictions and a Workforce Housing Affordability Plan with the intent to satisfy Condition of the Approval and the zoning regulations Sec. 6.12.

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

1. This development contains two (2) “workforce housing units” (one three-bedroom and one two-bedroom units) as that term is defined in Sec. 6.12 of the zoning regulations in effect on and is therefore subject to limitations on the maximum annual income of the household that may rent the designated workforce housing units, and on the maximum rental that may be charged for such workforce housing units. These limitations shall be strictly enforced and may be enforced by the zoning enforcement authority of the City of Norwalk against the record owner of the

development, or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than ten (10%) percent of the dwelling units in this development, and no less than two (2) units shall be rented to persons and families whose annual income is less than or equal to sixty (60%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such unit may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

Alpha5MK 19 Day, LLC

By: _____

Its _____, duly authorized

STATE OF CONNECTICUT:

:

ss: Norwalk

_____, 202__

COUNTY OF FAIRFIELD :

Personally appeared, Alpha5MK 19 Day, a Connecticut limited liability company, acting herein by _____, its _____, duly authorized, signer and sealer of the foregoing instrument, who acknowledged the same to be his/her free act and deed and the free act and deed of Alpha5MK 19 Day, LLC, before me.

Commissioner of the Superior Court
Notary Public

My Commission expires:

EXHBIT A
LOCATION OF WORKFORCE HOUSING UNIT

DRAFT

SCHEDULE A
PROPERTY DESCRIPTION

DRAFT

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

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish FAICP, Principal
Suzanne Goldberg AICP, Senior Planner
BFJ Planning
Robert Rich, Design Advisor

Subject: Design Review of 19 Day Street, Norwalk, CT

Date: October 8, 2025

Introduction:

BFJ Planning has been tasked with reviewing an application at 19 Day Street in Norwalk, CT and its compliance with the South Norwalk TOD Redevelopment Area. BFJ reviewed the previous application and submitted a design review memo to the City on September 12, 2025. BFJ received the Applicant's responses on September 25, 2025 and an updated set of architectural drawings on October 7, 2025. The following memo responds to the most recent materials provided by the Applicant.

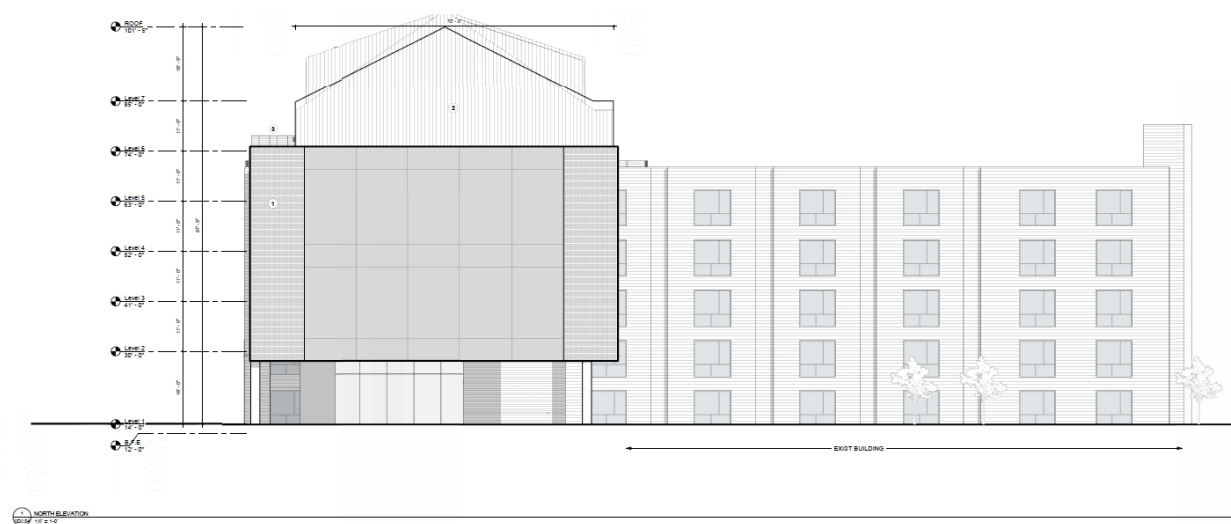
It is important to note that the Applicant's responses to our memo referenced an updated Landscape and Civil Plan; however, BFJ did not receive this plan. The Landscape and Civil Plan should be updated by the Applicant to show the revisions detailed in the most recent set of drawings. This proposal creates a new separate building and this should be addressed.

1. Coordination of Drawings

There are serious discrepancies between drawings, specifically regarding existing grades and the grades as indicated on the previously submitted Grading Plan. The stairs shown appear unnecessary, and if so, the area in front of the lobby would require redesigning.

For example, the North Elevation (Figure 1) does not show a slope. It is also shown at 14 feet, which does not coordinate with the previous Grading Plan. The Applicant should clarify these discrepancies.

Figure 1: North Elevation



2. Street Frontage and Connectivity

Green Spaces

As mentioned in our previous memo, the Applicant should clarify the plantings and maintenance of the green areas on Day Street. The plant types and watering plan should be provided in the Landscape Plan to ensure viability of plant materials. Additionally, the tree wells along Day Street should be detailed and trees should be specified.

Accessibility

Both the entrance to the lobby and the sidewalk includes steps. The Applicant should clarify how handicapped access will work for those entering from Day Street. As of now, it appears that one would need to travel via the vehicle driveway and enter the lobby from the rear. This could present safety concerns.

3. Vehicular Circulation

The answer provided by the Applicant on this matter is appropriate and we defer to TMP on any issues.

4. Landscaping and Screening

In our previous memo, we describe the importance of landscape buffering and fencing to minimize the visibility and impact of parking. The Applicant states that a fence system is included in the Landscape/Civil Plan, but we have not received this updated plan. The Applicant should include the specifications of any fencing on the updated Landscape/Civil Plan, as well as the Site Plan.

Additionally, we asked for clarification on the six trees previously shown on the south side of the parking lot adjacent to 7 Raymond St (St. Paul's Church). The updated Site Plan shows a reduction in this space between the tandem spaces and 7 Raymond Street as compared to the previous Landscape Plan. We would like to clarify if this landscape buffer has been removed, and if so, why.

The Applicant states that that it is not feasible to increase landscaping in the parking lot, as the spaces must remain at 88 per zoning regulations. However, it appears that the 10 tandem spots are not included in the 88 total

spaces and are not needed. If landscaping can replace the tandem spaces, it would be consistent with the Design Guidelines and reduce the heat island effect.

The plant list included in the previous Landscape Plan shows trees with a caliper of 3-3.5 inches located in the parking lot. Our firm's landscape architect, RGR Landscape, states that the caliper of these trees would be better at 3.5-4 inches to achieve a greater impact. Additionally, the pine trees specified for buffering would likewise be more effective at 8-10 feet rather than 7 feet to provide adequate screening.

Lastly, the Landscape Plan should specify plant materials for all other areas indicated as green. For example, in the parking area, are the trees surrounded by grass?

Figure 2: Tandem Parking Spaces



5. Lobby

Overall, the lobby design should be developed with more detail.

The new first floor plan indicates a “Potential Electrical Room” and “Water Room” adjacent to the lobby. Are these potential rooms in the floodplain and, if so, does this present an issue?

In Drawing SD9.10, the walls of the trash room/stair block are shown as glass, which appears similar to the lobby of the building. This material could be changed to another material compliant with the regulations to differentiate it from the glass lobby and prevent confusion for pedestrians entering from Day Street.

Figure 3: Trash Room from Aerial View



6. Signage

Since the plan proposes two separate lobbies for the new and existing buildings, signage should direct visitors and delivery drivers to each building. Could there be two addresses to differentiate mail delivery between buildings?

We believe signage should be approved by the City staff and Planning and Zoning Commission, since the differentiation between these two buildings could create confusion. At a minimum, the Applicant should provide the location and scale of signage, while specific graphics could be submitted supplementally.

7. Lighting

We would like to clarify the lighting plan for the plaza areas located beneath the building. This is particularly important for the entrance. The Applicant also stated that the Photometric Plan will be updated to include building mounted lights over the parking area. BFJ did not receive a Photometric Plan.

8. Terrace

The Applicant answered our question regarding access to the terrace. We would still like to clarify the specifications of the divider material, i.e. height and material.

9. Building Materials

The Applicant provided a satisfactory answer to our question on building materials.

10. Façade Composition

We appreciate that the Applicant recognized the issue with the large blank façade shown in the North Elevation. The Applicant stated that they will either commission art on this façade or create material patterns using panels.

If the Applicant chooses to commission artwork, it is important that the Arts Commission can provide input on the location, size, design, and maintenance of the design. The timeline for this should be specified.

If the Applicant chooses to include a material pattern, this design should be clarified as well. The patterned materials are not fully defined in Drawing SD2.04. Whichever option is taken, further details should be provided, as this decision will create a very important visual impact.

Conclusion

Taking into consideration the points of clarification outlined in this memo, BFJ recommends approval of this application subject to the following items provided by the Applicant:

- An updated Landscape and Civil Plan. The updated Landscape Plan should include clarification of all plant materials and maintenance plans;
- Elevations on the ground floor should be verified and the BFE shown correctly on all drawings;
- A description of handicapped accessibility from Day Street;
- Specifications on fencing in the Landscape and Site Plan;
- More substantial plantings and screening in the parking area;
- A more detailed design for the lobby;
- A change in material for the facade of the trash room/stair block;
- A description of the location and scale of signage, particularly for the lobby;
- Clarification on the lighting plan for plaza areas, particularly the entrance;
- Specification of the height and material of the terrace dividers;
- A decision and timeline for the updated design for the facade composition on the North Elevation. Artwork would need approval from the Arts Commission; and
- Coordination of all drawings that currently have discrepancies.

PTo: Steven Kleppin, Director
Bryan Baker, Principal Planner
Michelle Andrzejewski, Senior Planner
Norwalk Department of Planning and Zoning
Jonathan Hopkins, Director of Program Development
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From: Frank Fish FAICP, Principal
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It is important to note that the Applicant's responses to our memo referenced an updated Landscape and Civil Plan; however, BFJ did not receive this plan. The Landscape and Civil Plan should be updated by the Applicant to show the revisions detailed in the most recent set of drawings. This proposal creates a new separate building and this should be addressed.

1. Coordination of Drawings

There are serious discrepancies between drawings, specifically regarding existing grades and the grades as indicated on the previously submitted Grading Plan. The stairs shown appear unnecessary, and if so, the area in front of the lobby would require redesigning.

For example, the North Elevation (Figure 1) does not show a slope. It is also shown at 14 feet, which does not coordinate with the previous Grading Plan. The Applicant should clarify these discrepancies.

Figure 1: North Elevation



Drawings between architectural and civil have been updated. Grading matches in both Civil and Architectural. The Lobby FFE is 14' and the entry sidewalks around 11-11.9, therefore a stair entrance is required (see SD1.01 for spot elevations).

2. Street Frontage and Connectivity

Green Spaces

As mentioned in our previous memo, the Applicant should clarify the plantings and maintenance of the green areas on Day Street. The plant types and watering plan should be provided in the Landscape Plan to ensure viability of plant materials. Additionally, the tree wells along Day Street should be detailed and trees should be specified. Accessibility

Both the entrance to the lobby and the sidewalk includes steps. The Applicant should clarify how handicapped access will work for those entering from Day Street. As of now, it appears that one would need to travel via the vehicle driveway and enter the lobby from the rear. This could present safety concerns.

Refer to Landscape/Civil comments on green spaces. Handicap access is given via sloped entrance towards the north end of 19 Day Building 1. Sloped entry continues underneath pergola and then crosses the one-way to enter into main entrance of Building 2 from grade.

3. Vehicular Circulation

The answer provided by the Applicant on this matter is appropriate and we defer to TMP on any issues.

4. Landscaping and Screening

In our previous memo, we describe the importance of landscape buffering and fencing to minimize the visibility and impact of parking. The Applicant states that a fence system is included in the Landscape/Civil Plan, but we have not received this updated plan. The Applicant should include the specifications of any fencing on the updated Landscape/Civil Plan, as well as the Site Plan.

Additionally, we asked for clarification on the six trees previously shown on the south side of the parking lot adjacent to 7 Raymond St (St. Paul's Church). The updated Site Plan shows a reduction in this space between the tandem spaces and 7 Raymond Street as compared to the previous Landscape Plan. We would like to clarify if this landscape buffer has been removed, and if so, why.

The Applicant states that that it is not feasible to increase landscaping in the parking lot, as the spaces must remain at 88 per zoning regulations. However, it appears that the 10 tandem spots are not included in the 88 total spaces and are not needed. If landscaping can replace the tandem spaces, it would be consistent with the Design Guidelines and reduce the heat island effect.

The plant list included in the previous Landscape Plan shows trees with a caliper of 3-3.5 inches located in the parking lot. Our firm's landscape architect, RGR Landscape, states that the caliper of these trees would be better at 3.5-4 inches to achieve a greater impact. Additionally, the pine trees specified for buffering would likewise be more effective at 8-10 feet rather than 7 feet to provide adequate screening.

Lastly, the Landscape Plan should specify plant materials for all other areas indicated as green. For example, in the parking area, are the trees surrounded by grass?

Figure 2: Tandem Parking Spaces



Refer to Landscape/Civil comments.

5. Lobby

Overall, the lobby design should be developed with more detail.

The new first floor plan indicates a “Potential Electrical Room” and “Water Room” adjacent to the lobby. Are these potential rooms in the floodplain and, if so, does this present an issue?

In Drawing SD9.10, the walls of the trash room/stair block are shown as glass, which appears similar to the lobby of the building. This material could be changed to another material compliant with the regulations to differentiate it from the glass lobby and prevent confusion for pedestrians entering from Day Street.

Electrical Room and Water Room are at FFE 14' (two feet above flood plain). Trash room stair block is not glass; they are fiber cement paneling. See SD2.01, all window glazing has a blue tint. Lobby has added detail to make intent clearer.

Figure 3: Trash Room from Aerial View



6. Signage

Since the plan proposes two separate lobbies for the new and existing buildings, signage should direct visitors and delivery drivers to each building. Could there be two addresses to differentiate mail delivery between buildings?

We believe signage should be approved by the City staff and Planning and Zoning Commission, since the differentiation between these two buildings could create confusion. At a minimum, the Applicant should provide the location and scale of signage, while specific graphics could be submitted supplementally.

Potential Signage Location is marked on SD2.01

7. Lighting

We would like to clarify the lighting plan for the plaza areas located beneath the building. This is particularly important for the entrance. The Applicant also stated that the Photometric Plan will be updated to include building mounted lights over the parking area. BFJ did not receive a Photometric Plan.

Refer to Landscape/Civil comments.

8. Terrace

The Applicant answered our question regarding access to the terrace. We would still like to clarify the specifications of the divider material, i.e. height and material.

Dividers will be wood screening system with an average coverage height of 6'

9. Building Materials

The Applicant provided a satisfactory answer to our question on building materials.

10. Façade Composition

We appreciate that the Applicant recognized the issue with the large blank façade shown in the North Elevation. The Applicant stated that they will either commission art on this façade or create material patterns using panels.

If the Applicant chooses to commission artwork, it is important that the Arts Commission can provide input on the location, size, design, and maintenance of the design. The timeline for this should be specified.

If the Applicant chooses to include a material pattern, this design should be clarified as well. The patterned materials are not fully defined in Drawing SD2.04. Whichever option is taken, further details should be provided, as this decision will create a very important visual impact.

[Material pattern is the preferred design solution. Material is listed on SD2.04](#)

Conclusion

Taking into consideration the points of clarification outlined in this memo, BFJ recommends approval of this application subject to the following items provided by the Applicant:

- An updated Landscape and Civil Plan. The updated Landscape Plan should include clarification of all plant materials and maintenance plans;
- Elevations on the ground floor should be verified and the BFE shown correctly on all drawings;
- A description of handicapped accessibility from Day Street;
- Specifications on fencing in the Landscape and Site Plan;
- More substantial plantings and screening in the parking area;
- A more detailed design for the lobby;
- A change in material for the facade of the trash room/stair block;
- A description of the location and scale of signage, particularly for the lobby;
- Clarification on the lighting plan for plaza areas, particularly the entrance;
- Specification of the height and material of the terrace dividers;
- A decision and timeline for the updated design for the facade composition on the North Elevation. Artwork would need approval from the Arts Commission; and
- Coordination of all drawings that currently have discrepancies.

2. Street Frontage and Connectivity

Green Spaces

As mentioned in our previous memo, the Applicant should clarify the plantings and maintenance of the green areas on Day Street. The plant types and watering plan should be provided in the Landscape Plan to ensure viability of plant materials. Additionally, the tree wells along Day Street should be detailed and trees should be specified.

- R. The Trees on Day Street are shown greyed out as they are existing trees to remain, and there is no plan to remove, install, or modify any landscaping in the City Right-of-way, including Day Street.**

4. Landscaping and Screening

In our previous memo, we describe the importance of landscape buffering and fencing to minimize the visibility and impact of parking. The Applicant states that a fence system is included in the Landscape/Civil Plan, but we have not received this updated plan. The Applicant should include the specifications of any fencing on the updated Landscape/Civil Plan, as well as the Site Plan.

- R. There is a black chain-link fence with black slats that exists on site along the north property line and a small section near the church property. A small section near the existing church property has a proposed section to extend the existing fence to the west to screen the parking spaces there.**

Additionally, we asked for clarification on the six trees previously shown on the south side of the parking lot adjacent to 7 Raymond St (St. Paul's Church). The updated Site Plan shows a reduction in this space between the tandem spaces and 7 Raymond Street as compared to the previous Landscape Plan. We would like to clarify if this landscape buffer has been removed, and if so, why.

- R. Landscape buffer has been added back along the Tandem spaces.**

The plant list included in the previous Landscape Plan shows trees with a caliper of 3-3.5 inches located in the parking lot. Our firm's landscape architect, RGR Landscape, states that the caliper of these trees would be better at 3.5-4 inches to achieve a greater impact. Additionally, the pine trees specified for buffering would likewise be more effective at 8-10 feet rather than 7 feet to provide adequate screening.

- R. The Tree Calipers have been revised.**

Lastly, the Landscape Plan should specify plant materials for all other areas indicated as green. For example, in the parking area, are the trees surrounded by grass?

- R. The all other areas material is described in the landscape notes below the plant list.**

7. Lighting

We would like to clarify the lighting plan for the plaza areas located beneath the building. This is particularly important for the entrance. The Applicant also stated that the Photometric Plan will be updated to include building-mounted lights over the parking area. BFJ did not receive a Photometric Plan.

R. The Photometric plan has been updated to include the under-building lights.



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7335
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

Sent via email to: RPote@carmodylaw.com, ESuchy@carmodylaw.com

To: Rachel Pote – Carmody Torrance Sandak & Hennessey LLP (Carmody Law)
Elizabeth A.B. Suchy, Esq. – Carmody Law
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP
Date: September 30, 2025
Subject: **19 Day Street – Proposed Residential Expansion – TMP Sign-Off**

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a follow-up review of the following documents related to the proposed site improvements at 19 Day Street:

- Response to TMP Comments, prepared by Beinfield Architecture, PC, received September 11, 2025.
- Response to TMP Comments, prepared by Rose Tiso & Co, LLC, dated August 29, 2025, received September 30, 2025.
- “Civil Site Plans, 19 Day St Phase 2”, prepared by RoseTiso & Co, LLC, dated May 27, 2025, revised August 29, 2025.

TMP has also previously reviewed the following documents:

- “Special Permit Application Narrative for Parking, 19 Day Street, Norwalk, CT”, prepared by Carmody Law on behalf of Alpha5MK 19 Day, LLC, received August 7, 2025;
- “Architectural Plans, 19 Day Street – Phase 2”, prepared by Beinfield Architecture, dated July 2, 2025;
- “Traffic Evaluation – Residential Development Expansion – 19 Day Street, Norwalk, Connecticut”, prepared by Hardesty & Hanover, LLC, dated July 1, 2025.

TMP previously sent comments on August 26, 2025. All comments have been responded to appropriately in the aforementioned Response to Comments letters. The aforementioned documents are in compliance with the current City Standards in relation to transportation, mobility, and parking. TMP takes no exception to the project moving forward. This letter signifies final departmental sign-off from TMP. Should you have any questions, please do not hesitate to contact me.

Sincerely,

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

James Travers, Director – TMP

Cc: DPW Permits

Jay Habansky - Chief of Economic and Community Development
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, P.E., Assistant Engineer – Department of Public Works
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code

Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
Alexis Cherichetti, Senior Environmental Officer – Conservation Office
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department
Lance Parisot – Beinfield Architecture, PC
Seelan Pather – Beinfield Architecture, PC
Manny Jose Silva, P.E. – Rose Tiso & Co, LLC



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
ccardascia@norwalkct.gov
dpwpermits@norwalkct.gov

September 16, 2025

esuchy@carmodylaw.com

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP

RE: 19 Day Street (District 02, Block 58, Lot 44)
Proposed Multi-Family Residence (40 Units)
Department of Engineering's Plan Review Comments

Dear Ms. Suchy:

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 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 "19 Day St Phase 2," prepared by Rose Tiso & Co. L.L.C., dated 05/27/2025 and last revised 08/29/2025
- Engineering Report titled "Site Engineering Design Report Proposed 19 Day St. Phase 2 Norwalk, Connecticut," prepared by Rose Tiso & Co. L.L.C., dated 05/23/2025
- Existing Survey titled "Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut," prepared by Rose Tiso & Co. L.L.C., dated 01/03/2021

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:

1. The Engineering Report shall be **sealed** and signed by a Professional Engineer licensed in the State of Connecticut.
2. Please provide additional detail on the existing on-site drainage conditions, including flow paths and infrastructure, to confirm that post-construction runoff is routed to the same discharge point as existing conditions.
3. The drain pipe inlets to the retention/detention/cultec system should be installed at the highest possible elevation to help prevent potential surcharges. Please revise the drainage plan accordingly.

4. Please clarify the roof pitch and roof leader layout and clearly show the discharge direction on the plans. It must be confirmed that runoff is not being redirected to areas that did not receive drainage under existing conditions.
5. The minimum value of T_c is 5 minutes, in accordance with Section 2.6.2 of the City's 2017 Drainage Manual. Please update the analysis accordingly.
6. Storm drain systems within covered parking areas must be designed, inspected, and final acceptance signed and sealed by a professional engineer licensed in the State of Connecticut. The storm drain systems shall have pretreatment (i.e. oil/water separator) and discharge into the sanitary sewer system in accordance with the State of Connecticut Department of Energy and Environmental Protection (CTDEEP) and City of Norwalk requirements. Please note, no floor drains that are proposed in covered parking areas shall be below the 100-year flood elevation, as to not overburden the City Sewer system. Storm drain system within uncovered parking areas shall be pretreated and discharge into the storm drain system. Please revise the plans accordingly.
7. Please clarify how the existing utilities serving the rear building (SoNo 1420 America's Maritime Distillery), including but not limited to water, sewer, and gas, will be addressed as part of this project.
8. Please clearly depict the proposed sewer connection for the new building on the plans.
9. Comments from the WPCA letter dated August 13, 2025 shall be addressed and reflected in next submission.
10. Please clarify the extent of potential improvements within the Right-of-Way. The extent and limits of such work should be clearly delineated on the plans. Additionally, if Right-of-Way work is proposed, applicable City of Norwalk standard details must be incorporated into the drawings.
 - a. The streetscape items appear to be shown in a darker shade, which typically indicates proposed work; however, there are no callouts identifying curb or sidewalk work in these areas. Please clarify this on the plans.
11. The linework on the plans is somewhat difficult to delineate. Please ensure all line types and layers are clearly legible, and confirm that all proposed silt fence locations and construction activities remain entirely within the property limits.
12. The plan shall be revised to include the driveway sight line distance to ensure no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City's Roadway Standards.

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
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning
Alexis Cherichetti, Senior Environmental Officer/Assistant Director – Conservation and Planning and Zoning

Andrzejewski, Michelle

From: Williams, Amelia
Sent: Friday, August 29, 2025 8:43 AM
To: Baker, Bryan
Subject: FW: Alpha5MK 19 Day, LLC
Attachments: 19 Day SoNo - Phase 2 Elevation with Dimension.pdf

Amelia Williams | Land Use Planner
City of Norwalk Conservation and Planning & Zoning Room 129
125 East Ave Norwalk CT 06851
(203) 854-7259 | amelia.williams@norwalkct.gov

From: Donohue, Troy <TDonohue@norwalkct.gov>
Sent: Thursday, August 28, 2025 4:35 PM
To: Elizabeth A.B. Suchy <ESuchy@carmodylaw.com>; Williams, Amelia <Amelia.Williams@norwalkct.gov>
Cc: McDonald, Kirk <KMcDonald@norwalkct.gov>
Subject: FW: Alpha5MK 19 Day, LLC

Good afternoon,

At this time, the Fire Marshal's Office has no further questions or comments regarding the 19 Day St proposed for development. Please see the attachment and email below from Seelan satisfying the Fire Department access to the rear of these buildings and the stair tower in question for egress. Please feel free to contact me with any questions.

Respectfully,

Troy J. Donohue
Fire Marshal
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov



From: Seelan Pather <SeelanP@beinfield.com>
Sent: Monday, August 25, 2025 6:15 PM
To: Elizabeth A.B. Suchy <ESuchy@carmodylaw.com>; Lance Parisot <lancep@beinfield.com>; Colin Grotheer <ColinG@beinfield.com>; Donohue, Troy <TDonohue@norwalkct.gov>; Peter Kosann

From: Donohue, Troy <TDonohue@norwalkct.gov>
Sent: Thursday, August 7, 2025 1:03:48 PM
To: Elizabeth A.B. Suchy <ESuchy@carmodylaw.com>
Subject: [EXTERNAL] Alpha5MK 19 Day, LLC

Good afternoon, Elizabeth

I am currently reviewing the Application for Site Plan Review for 19 Day St. I have a question about Fire Department access to the parking lot area to the rear of Existing Bldg - B and the Proposed New Building. Will the Fire Department has access to this area under the new proposed building on the Day St entrance? Or possibly from the South Main St side where Existing Bldg – A will be demoed? What I am looking for is will responding units have access to the rear side of these buildings in the event of an incident? We currently have access to this area now. Also, the stair tower currently in place for egress, will this accommodate the new tenant occupancy and the current tenant occupancy? I believe (I see) a new stair tower on the north side of the proposed building plan. Thank you

Respectfully,

Troy J. Donohue

Fire Marshal

City of Norwalk Fire Department

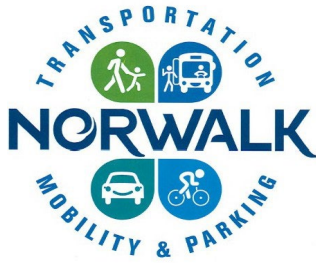
121 Connecticut Avenue

Norwalk, CT 06854

Office 203-854-0226

Mobile 203-807-3166

Email TDonohue@norwalkct.gov



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7335
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

Sent via email to: RPote@carmodylaw.com, ESuchy@carmodylaw.com

To: Rachel Pote – Carmody Torrance Sandak & Hennessey LLP (Carmody Law)
Elizabeth A.B. Suchy, Esq. – Carmody Law

From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP

Date: August 26, 2025

Subject: 19 Day Street – Proposed Residential Expansion

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a preliminary review of the following documents related to the proposed residential expansion at 19 Day Street, including demolition of an existing two-story office and construction of a new, 40-unit apartment building:

- “Special Permit Application Narrative for Parking, 19 Day Street, Norwalk, CT”, prepared by Carmody Law on behalf of Alpha5MK 19 Day, LLC, received August 7, 2025;
- “Civil Site Plans, 19 Day St Phase 2”, prepared by RoseTiso & Co, LLC, dated May 27, 2025;
- “Architectural Plans, 19 Day Street – Phase 2”, prepared by Beinfield Architecture, dated July 2, 2025;
- “Traffic Evaluation – Residential Development Expansion – 19 Day Street, Norwalk, Connecticut”, prepared by Hardesty & Hanover, LLC, dated July 1, 2025.

Based on review of the aforementioned documents, the followed items must be addressed.

1. Is trash and recycling pickup planned to take place off-street near the location marked “TRASH” at the northeast corner of the site? For larger residential developments such as this one, it is preferable that trash and recycling pickup take place off-street.
2. The site plans contain an underlay with what seems to be the existing curb line prior to Phase 1. Please confirm whether or not any further changes to the sidewalk, streetscape, or driveway aprons along the site frontage are proposed as part of this application.
3. Traffic Evaluation: TMP notes that the existing distillery tasting room is only open Friday and Saturday evenings according to their website, so staff does not approve of using the existing distillery trip generation as a credit against the future proposed residential trip generation. However, TMP concurs that the total trip generation, even without the distillery credit and with the existing residential trips, should not significantly impact traffic on the surrounding roadway network.

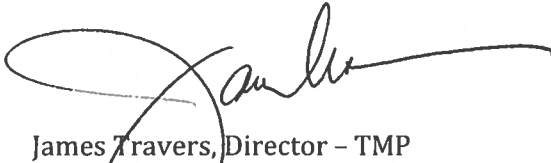
SUMMARY:

Please note this review is based on all documents submitted to date. TMP reserves the right to comment on forthcoming revised/updated site plans or traffic studies.

Sincerely,



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



James Travers, Director – TMP

Cc: DPW Permits

Jay Habansky - Chief of Economic and Community Development

Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP

Nathan Fankhanel, E.I.T., Junior Engineer – TMP

Vanessa Valadares, P.E., Chief of Department of Public Works

Wilber Giron, P.E., Permit Engineer – Department of Public Works

Christine Cardascia, P.E., Assistant Engineer – Department of Public Works

Steven Kleppin, Director – Planning and Zoning

Bryan Baker, Principal Planner – Planning and Zoning

Michelle Andrzejewski, Land Use Planner – Planning and Zoning

Amelia Williams, Land Use Planner – Planning and Zoning

William Ireland, Chief Building Official – Building and Code Enforcement

Leo Guerrero, Assistant Building Official – Building and Code Enforcement

Peter Kelly, Assistant Building Official – Building and Code Enforcement

Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA

Christopher Cavaliere, Junior Engineer – WPCA

Alexis Cherichetti, Senior Environmental Officer – Conservation Office

William Mooney, Assistant Director of Health – Health Department

Troy Donohue, Deputy Fire Marshal – Fire Department



CITY OF NORWALK
Health Department
137 East Avenue
Norwalk, CT 06851
Office: (203) 854-7776
www.norwalkct.gov/health

August 18, 2025

Ms. Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard
Stamford, CT 06901

Re: 19 Day St. Norwalk, CT

Dear Ms. Suchy,

I have reviewed and approve of the plans as submitted regarding the above-mentioned property. This approval includes both applications submitted July 17 & July 29, 2025, respectively.

Cordially,

A handwritten signature in blue ink, appearing to read 'W. Mooney', is written over the printed name.

William Mooney, RS
Assistant Director of Health, Environmental Health
Norwalk Health Department

Cc: Steve Kleppin, Bryan Baker



CITY OF NORWALK
Health Department
137 East Avenue
Norwalk, CT 06851
Office: (203) 854-7776
www.norwalkct.gov/health

August 18, 2025

Ms. Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard
Stamford, CT 06901

Re: 79 South Main St. Norwalk, CT

Dear Ms. Suchy,

I have reviewed and approve of the plans as submitted regarding the above-mentioned property.

Cordially,

A handwritten signature in blue ink, appearing to read "W. P. Mooney, Jr.", is written over the typed name.

William Mooney, RS
Assistant Director of Health, Environmental Health
Norwalk Health Department

Cc: Steve Kleppin, Bryan Baker

MEMORANDUM

TO: Elizabeth A.B. Suchy, Carmody Torrance Sandak & Hennessey LLP

FROM: Ralph Kolb, P.E., Sr. Environmental Engineer, Water Pollution Control Authority

CC: Steven Kleppin, Director, Department of Planning and Zoning
William Ireland, Chief Building Official, Building and Code Enforcement
Wilber Giron, P.E., Permit Engineer, Department of Engineering
Mario Pizighelli, P.E., Stormwater Systems Manager, Water Pollution Control Authority

DATE: August 13, 2025

REASON: 19 Day Street (District 02, Block 58, Lot 44)
Proposed Multi-Family Residence (40 Units)

The Water Pollution Control Authority (WPCA) for the City of Norwalk has completed its review of the following project plans for the Proposed Multi-Family Residence (40 Units) to be located at 19 Day St:

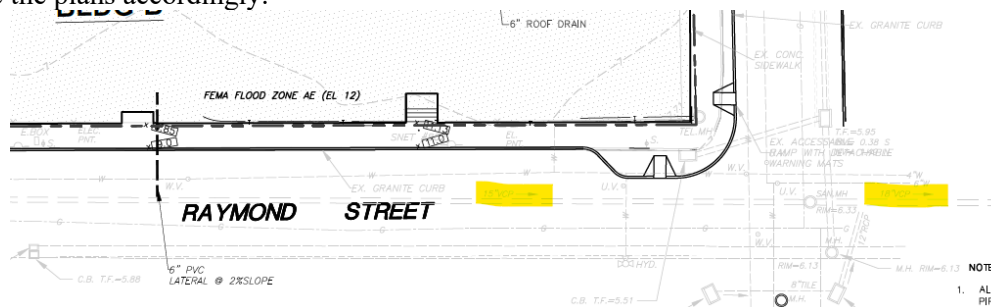
- Site Plan titled “19 Day St Phase 2,” prepared by Rose Tiso & Co. L.L.C., dated 05/27/2025

The WPCA has the following comment(s) requiring further information:

1. Residential parcels of 10 units or greater are required to conduct sanitary sewer flow monitoring and prepare a sewer capacity analysis report.
 - a. Sanitary sewer flow monitoring shall be a minimum of 4 weeks (monitoring should include 2 rain events, with at least 1 a significant event of 0.5 inches or greater) of the sanitary sewer main as directed by the WPCA.
 - b. A sewer capacity analysis is required to show that the existing and proposed peak flow will provide at least 25% reserve capacity remaining in each section of the sewer main as directed by the WPCA. Sewage flow calculations should be based on TR-16 “Guides for the Design of Wastewater Treatment Works”, Connecticut Department of Public Health – Public Health Code, or other good engineering practice standards.
 - c. Please perform flow monitoring and a capacity analysis for pipe segments 2607, 2604, and 2605, shown below.



2. The plans indicate a 6" lateral extending from the existing building. WPCA recommends that flow calculations be provided to confirm that the proposed pipe size is adequate for the anticipated wastewater flow. If the calculations determine that the capacity is insufficient, the plans should be revised accordingly to reflect the appropriate pipe sizing.
3. WPCA recommends that a manhole or other appropriate means of access be installed on the private sewer lateral for maintenance activities (cleaning, rodding), televising, or bypassing flow from the lateral.
4. City records indicate differing sewer information. According to our data, the existing sewer main appears to be 12" in diameter. Please conduct a field investigation to verify existing conditions and revise the plans accordingly.



5. Please confirm if garage floor drains exist or are proposed as part of the project. If so, an oil / water separator connected to the City's sanitary sewer system would be required and approved by the Connecticut Department of Energy and Environmental Protection and WPCA. If applicable, submit the following:
 - a. Identify size and location of oil/water separator
 - b. Include oil/water separator details (cut sheets / shop drawings)
 - c. Include all plumbing to/from oil/water separator on drawings.

☐ Approved
☒ Comments Attached (see above)



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
ccardascia@norwalkct.gov
dpwpermits@norwalkct.gov

July 30, 2025

esuchy@carmodylaw.com

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP

RE: 19 Day Street (District 02, Block 58, Lot 44)
Proposed Multi-Family Residence (40 Units)
Department of Engineering's Plan Review Comments

Dear Ms. Suchy:

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 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 "19 Day St Phase 2," prepared by Rose Tiso & Co. L.L.C., dated 05/27/2025
- Engineering Report titled "Site Engineering Design Report Proposed 19 Day St. Phase 2 Norwalk, Connecticut," prepared by Rose Tiso & Co. L.L.C., dated 05/23/2025
- Existing Survey titled "Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut," prepared by Rose Tiso & Co. L.L.C., dated 01/03/2021

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:

1. The Engineering Report shall be **sealed** and signed by a Professional Engineer licensed in the State of Connecticut.
2. Please provide additional detail on the existing on-site drainage conditions, including flow paths and infrastructure, to confirm that post-construction runoff is routed to the same discharge point as existing conditions.
3. The drain pipe inlets to the retention/detention/cultec system should be installed at the highest possible elevation to help prevent potential surcharges. Please revise the drainage plan accordingly.

4. Please clarify the roof pitch and roof leader layout and clearly show the discharge direction on the plans. It must be confirmed that runoff is not being redirected to areas that did not receive drainage under existing conditions.
5. The minimum value of Tc is 5 minutes, in accordance with Section 2.6.2 of the City's 2017 Drainage Manual. Please update the analysis accordingly.
6. Storm drain systems within covered parking areas must be designed, inspected, and final acceptance signed and sealed by a professional engineer licensed in the State of Connecticut. The storm drain systems shall have pretreatment (i.e. oil/water separator) and discharge into the sanitary sewer system in accordance with the State of Connecticut Department of Energy and Environmental Protection (CTDEEP) and City of Norwalk requirements. Please note, no floor drains that are proposed in covered parking areas shall be below the 100-year flood elevation, as to not overburden the City Sewer system. Storm drain system within uncovered parking areas shall be pretreated and discharge into the storm drain system. Please revise the plans accordingly.
7. The plan shall depict and clarify the intend of the existing sewer lateral(s) and connection(s). Please update the plans to show the proposed sewer connection and corresponding details.
 - a. Should the existing sewer lateral be re-utilized, a video sewer inspection of the existing lateral must be witnessed by and supplied to DPW prior to work of actual connection. The video shall have narration stating the length, size and type of pipe. Otherwise, the abandoned lateral stub shall be capped within 2 feet of the sanitary sewer main.
8. Please clarify the extent of potential improvements within the Right-of-Way. The extent and limits of such work should be clearly delineated on the plans. Additionally, if Right-of-Way work is proposed, applicable City of Norwalk standard details must be incorporated into the drawings.
9. The linework on the plans is somewhat difficult to delineate. Please ensure all line types and layers are clearly legible, and confirm that all proposed silt fence locations and construction activities remain entirely within the property limits.
10. The Soil Erosion and Sediment Control Plan appears to be missing some labels, please ensure all erosion control measures are clearly identified. Additionally, please include the location of the proposed soil stockpile and corresponding detail.
11. The plan shall be revised to include the driveway sight line distance to ensure no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City's Roadway Standards.
12. 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.

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
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
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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

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

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

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

1. **Fee: \$1,060.00**
Submitted herewith.

2. **Applicant's name and address**
RMS Real Estate Group, LLC
148 Broad Street
Stamford, CT 06901

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

370 & 394 West Avenue, 2 Maple Street
Norwalk, Connecticut 06854
Assessor's Map No. – 15E
District 1, Block 8, Lots 10, 13 & 40B

4. **Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.**
See Schedules A and B attached hereto and made a part hereof.

5. **Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.**
See Schedule C attached hereto and made a part hereof.

6. **Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variances(s) requested and granted.**
See Schedule C attached hereto and made a part hereof.

7. **Provide maps of area in the vicinity of the applicant's property and all other properties with 500' radius (1" = 100') showing:**
- a. **Current zoning of all property**
 - b. **All other property within 500' radius owned by the applicant**
 - c. **All properties that will become nonconforming uses as a result of the requested change.**

To be provided.

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

Refer to highlighted copies of City of Norwalk Zoning Map attached hereto and made a part hereof as Schedule D. Three (3) copies submitted herewith.

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

Submitted herewith.

10. **Notice Requirements.**

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject parcel, notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the application on or before the public hearing date. This text amendment application is not accompanied by a site plan or special permit application, so no notice to neighbors is required.

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

Applicant seeks a waiver of these requirements because the text amendment relates to building signage which does not affect traffic generation or patterns nor onsite drainage.

Respectfully submitted this the 24th day of July 2025.

RMS Real Estate Group, LLC

By 
Carmody Torrance Sandak & Hennessey LLP
Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901
Phone: (203) 425-4200
Fax: (203) 325-8608
Counsel for the Applicant

RMS REAL ESTATE GROUP, LLC
370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
NARRATIVE – REASONS FOR REQUESTED AMENDMENT
SCHEDULE A

I. BACKGROUND

RMS 394 West Avenue, LLC (“RMS”) is the owner/developer of consolidated parcels of real property located at 370 West Avenue at the corner of Maple Street in Norwalk, Connecticut (the “Property”).¹ Construction is currently underway for the use and occupancy of a mixed-use development approved in 2023 containing residential units and amenity space, restaurant space, and associated parking and site improvements. The Property is currently zoned CD-4.²

Specifically, the project offers 204 apartments (37 studio, 100 one-bedroom, and 67 two-bedroom units) along with first-floor restaurant space and on-site amenities including bike racks, courtyards, rooftop terrace, solar charging stations, electric vehicle charging stations, indoor resident amenity space, and an outdoor pool. Of the 204 units, 20 (four (4) studio, ten (10) one-bedroom, and six (6) two-bedroom units) will be deed restricted as affordable in perpetuity in accordance with the city’s workforce housing regulations, along with a fee paid pursuant to the former Sec. 118-1050D.(2)(c) of the City of Norwalk Building Zone Regulations (“zoning regulations”). A total of 261 parking spaces are required for all uses and 270 parking spaces will be provided in an on-site structured parking garage. In addition, 20,400 sq.ft. of recreation area is required and 33,616± sq.ft. of recreation area is proposed.

II. PROPOSAL

The Applicant proposes an amendment to the Zoning Regulations of the City of Norwalk (“zoning regulations”) to permit cornice signs on structures containing four (4) or more stories under certain limited circumstances in the CD-4 and CD-3C zones.³ Specifically, the Applicant proposes the following language:

To Sec. 9.3 (“Defined Terms”) and Table 7.1.2.B-1 of the zoning regulations, add the following new definition:

¹Formerly District 1, Block 8, Lots 10, 13 and 40B.

²Previously, the Property had been zoned CDB.

³Prior to the citywide zoning rewrite in 2023 for which a new zoning map and regulations became effective on February 19 2024, cornice signs were permitted in the city’s business and industrial zones, and was enacted in response to signage proposed at 535 Connecticut Avenue. Specifically, cornice signs were defined as “a sign which copy depicts the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building as permitted by Section 118-1294(B)(5).” Sec. 118-1294B(5) specified that cornice signs were permitted “[in lieu of otherwise permitted wall signs specified in Subsection A(1) herein, buildings in excess of five (5) stories shall be permitted one (1) cornice sign which shall be located within ten (10) feet of the main roofline directly above the sign and one (1) building street number sign not to exceed twenty (20) square feet. Such cornice sign shall consist of letters or logo no larger than thirty-six (36) inches in height and a total sign area calculated at one and one-half (1.5) square feet in area for each linear foot of building frontage on one street, not to exceed two hundred and fifty square feet in area regardless of the size of the building, and may be installed on two (2) sides of such building. Such cornice sign shall not project more than twelve (12) inches from the wall to which it is attached, nor shall it extend beyond the corners of the building or above the cornice of the building. Such sign may be illuminated, but shall not be flashing, animated or have the capacity for changeable copy. Cornice signs shall be permitted only by site plan review or modification of same, as per Section 118-1451.”

“Cornice Sign – a sign placed horizontally or vertically at or near the roofline of structures containing four (4) or more stories, identifying the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building. A maximum of two (2) cornice signs may be installed per building measured at 1 sq.ft. per linear foot of building frontage upon which the sign is to be installed, in lieu of all other signs, except that structures with four (4) or more stories may install signage for street level commercial tenants in accordance with these regulations. Cornice signs shall comply with illumination requirements set forth in Sec. 7.1.8B”

In addition, the Applicant proposes to include in the zoning regulations a new table identified as “Cornice” in Table 7.1.2.B-2 (Sign Types).

The Applicant’s multi-story, multi-family mixed use structure is nearing completion and serves as a gateway building into the West Avenue corridor and is visible from I-95 and the Route 7 Connector. Cornice signs with the name of the building on the southern and western elevations would not only identify the building, but also serve as wayfinding signage. An example of the Applicant’s proposed cornice sign is attached hereto as Exhibit A.

This is a reasonable and rational amendment that addresses several issues. First, the proposed cornice signs would be limited in number, size and illumination, but make clear the location of this noteworthy structure at the entrance to West Avenue, as well as other prominent buildings in the CD-4 and CD-3C zones. Secondly, the proposed signage would serve as a guidepost/wayfinding for motorists and pedestrians alike. In addition, the proposed text amendment would likely render *conforming*, many of the existing cornice signs in the CD-3C and CD-4 zones which were rendered *nonconforming* as a result of the enactment of the new regulations in 2023-24. This is due to the fact that cornice signs were eliminated in the new regulations.

The proposed text amendment is consistent with overarching goals of the City of Norwalk’s advisory Plan of Conservation & Development (POCD) which was adopted by the Common Council in October 2019 and which became effective in December 2019. Notably, the POCD recognized that “[h]ealthy, vibrant cities are constantly evolving in big and small ways to remain desirable by meeting changing demands.” (POCD Ch. 12, p. 223).

When considering an amendment to zoning regulations a Zoning Commission acts in a legislative capacity and is therefore “ . . . free to amend its regulations whenever time, experience and responsible planning for contemporary or future conditions reasonably indicate the need for a change.” Konigsberg v. Board of Aldermen of the City of New Haven, 283 Conn. 553, 582-583 (2007). Moreover, such legislative discretion is wide and liberal. Id.

RMS REAL ESTATE GROUP, LLC
370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
PROPOSED TEXT
SCHEDULE B

“Cornice Sign – a sign placed horizontally or vertically at or near the roofline of structures containing four (4) or more stories, identifying the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building. A maximum of two (2) cornice signs may be installed per building measured at 1 sq.ft. per linear foot of building frontage upon which the sign is to be installed, in lieu of all other signs, except that structures with four (4) or more stories may install signage for street level commercial tenants in accordance with these regulations. Cornice signs shall comply with illumination requirements set forth in Sec. 7.1.8B”

**RMS REAL ESTATE GROUP, LLC
APPLICATION FOR ZONE TEXT AMENDMENT
HISTORY OF PARCELS AT 370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
SCHEDULE C**

Current zoning classification	CD-4
Prior classifications	Central Business District Central Business Design District Subarea B

Zoning Map Effective January 31, 2025

Wilton

New Canaan

Westport

Legend

- Aquifer Protection Area
- CAM Boundary
- Overlay Zones and Village Districts**
 - ▨ EAVD
 - ▨ EVTZ
 - ▨ MSVDQZ
 - ▨ RAVD
 - ▨ STVD
- Zoning Map**
 - ZONING**
 - CD-1L
 - CD-1M
 - CD-1S
 - CD-2
 - CD-3
 - CD-3C
 - CD-3W
 - CD-4
 - CD-4W
 - CV
 - SD-H
 - SD-IC
 - SD-MC
 - SD-LI
 - SD-HI
 - WATER
 - Streets

Darien

0 0.28 0.55 1.1 Miles

N

WATER

SD-IC

SD-IC

Zoning Map Effective January 31, 2025

Wilton

New Canaan

Westport

Legend

- Acquifer Protection Area
- CAM Boundary
- Overlay Zones and Village Districts
 - EA/D
 - EVIZ
 - MSVDO2
 - RAVD
 - STVD
- Zoning Map
 - CD-1L
 - CD-1M
 - CD-1S
 - CD-2
 - CD-3
 - CD-3C
 - CD-3W
 - CD-4
 - CD-4W
 - CV
 - SD-H
 - SD-IC
 - SD-MC
 - SD-LI
 - SD-HI
 - WATER
 - Streets

Darien

WATER

500'
approx

0 0.25 0.55 1.1 Miles

N

**RMS REAL ESTATE GROUP, LLC
370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
PROPOSED CORNICE SIGN
EXHIBIT A**



July 30, 2025

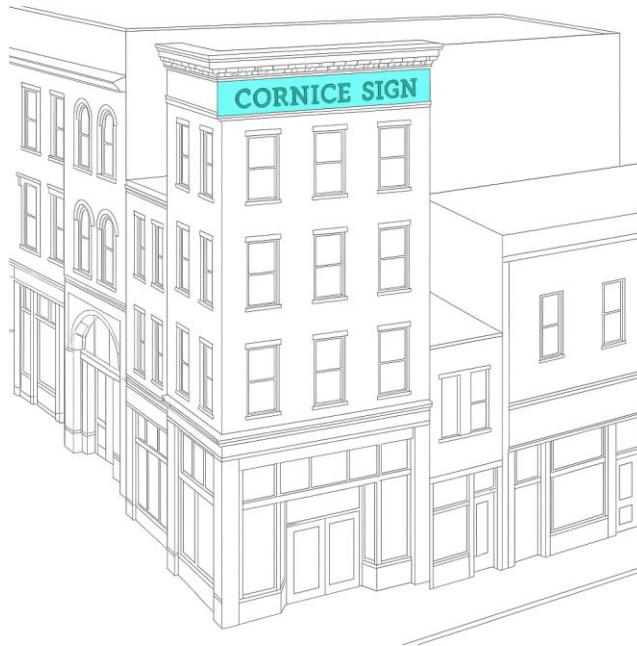
Memorandum

To: Elizabeth A.B. Suchy
From: Bryan Baker, AICP, Principal Planner
Re: #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones

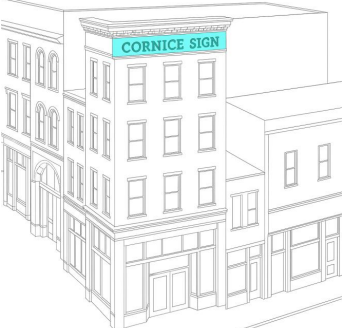
Dear Attorney Suchy,

Please accept this letter as a preliminary review of the above referenced text amendment application. Staff is recommending that the following changes be made to the proposed language for your consideration.

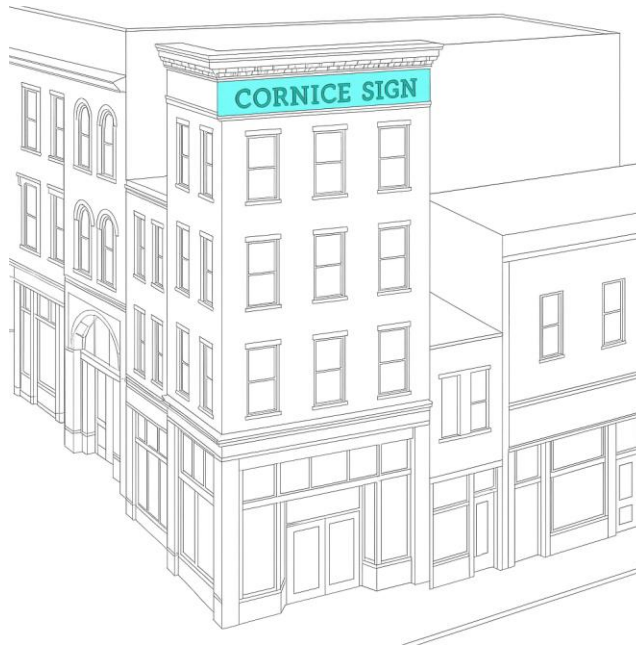
1. Like the other signs that are permitted within the zoning regulations, a graphic/illustration is included. Staff recommends that a graphic, shown below, be added to the proposed application and placed similarly to the other sign types:



2. As proposed, the definition of “Cornice Sign” contains some language that may be appropriately placed within Article 7 (signage section) rather than Article 9 (definitions section). Therefore, Staff recommends the following modifications to the application:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts
Cornice Sign A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		CD-3C and CD-4

CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts
CD-3C CD-4

General Description		Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		In addition to all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roof line; b. Shall have letters individually attached to the wall or printed

Dimensions			or etched on the same surface as the background; c. May be internally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Quantity (max)	1 per Street Frontage		
Area	1sf per linear foot of Facade		
Width/Height	???		
Depth/Projection	Max 7 in		

Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

3. Staff recommends that the applicant consider proposing a maximum height for the letters.
4. Staff recommends that the applicant consider proposing a maximum measurement for the illumination of the letters.

More comments may be forthcoming based on Staff continuing to review the application, other city departments comments, and/or the applicant’s response(s).

Sincerely,

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

QWIK MOD™ 12V 12 VDC

12V LED channel letter illumination



Specifications

Qwik Mod

Dimensions L × W × H Qwik Mod 1 1.4" × 0.69" × 0.25"
 Qwik Mod 2 2.2" × 0.69" × 0.25"
 Qwik Mod 3 3.14" × 0.69" × 0.25"
 Qwik Mod 4 1.77" × 1.7" × 0.25"

Beam angle 170° Ultra-wide low dome batwing optic
 with diamondback optic lens technology

Mounting options Peel & Stick and mechanical screw hole

Operating temp -30° C to +60° C

Environment IP68

Spacing Qwik Mod 1 2.5 mods/ft
 (fully-stretched) Qwik Mod 2 1.7 mods/ft
 Qwik Mod 3 & 4 1.5 mods/ft

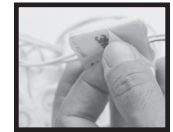
Qwik
Mod 4

Qwik
Mod 3

Qwik
Mod 2

Qwik
Mod 1

**Qwik Release
Tab reduces
labor time**



Wire color Whites White solid (+) /
 White/Black stripe (-)*
 Colors Gray, Red, Green, or Blue
 solid (+) / White/Black stripe (-)

Warranty 10-Year Product / 5-year Limited Labor

Product	Max. mods (series)	CCT/Wavelength	SKU	Intensity	Efficacy	Packaging	UL number
Qwik Mod 1	75 mods (30 ft)	7100 K	M-QMSX0-71	47.2 lm/mod (118 lm/ft)	118 lm/W	Mods per bag: 150 (60 ft) Mods per case: 1500 (600 ft)	PL-QM1-TW110-P
		5000 K	M-QMSX0-50				PL-QM1-NW110-P
		4100 K†	M-QMSX0-41				PL-QM1-MW110-P
Qwik Mod 2	38 mods (22.35 ft)	7100 K	M-QMDX0-71	94.1 lm/mod (160 lm/ft)	118 lm/W	Mods per bag: 76 (44.7 ft) Mods per case: 912 (536.52 ft)	PL-QM2-TW150-P
		5700 K†	M-QMDX0-57				PL-QM2-WN150-P
		5000 K	M-QMDX0-50				PL-QM2-NW150-P
		4100 K†	M-QMDX0-41				PL-QM2-MW150-P
		3500 K†	M-QMDX0-35				PL-QM2-WW150-P
		3000 K	M-QMDX0-30				PL-QM2-DW150-P
		2700 K	M-QMDX0-27				PL-QM2-IW150-P
		Red (625 nm)	M-QMDX0-RD	22 lm/mod (37.4 lm/ft)	27.5 lm/W		PL-QM2-RD37-P
		Amber (589 nm)	M-QMDX0-AM	20.4 lm/mod (34.68 lm/ft)	22.93 lm/W		PL-QM2-AM150-P
		Red-Orange (613 nm)	M-QMDX0-RO	29.97 lm/mod (50.95 lm/ft)	34 lm/W		PL-QM2-RO150-P
		Orange (617 nm)	M-QMDX0-OR	25.66 lm/mod (43.62 lm/ft)	29.68 lm/W		PL-QM2-OR37-P
		Green (525 nm)	M-QMDX0-GR	44 lm/mod (75 lm/ft)	53.51 lm/W		PL-QM2-GR75-P
		Blue (460 nm)	M-QMDX0-BL	10 lm/mod (17 lm/ft)	12.31 lm/W		PL-QM2-BL17-P
Qwik Mod 3	25 mods (16.67 ft)	7100 K	M-QMTX0-71	136.7 lm/mod (205 lm/ft)	114 lm/W	Mods per bag: 50 (33.3 ft) Mods per case: 750 (500 ft)	PL-QM3-TW200-P
		5000 K	M-QMTX0-50				PL-QM3-NW200-P
		4100 K†	M-QMTX0-41				PL-QM3-MW200-P
		Red (625 nm)	M-QMTX0-RD	34 lm/mod (51 lm/ft)	28.33 lm/W		PL-QM3-RD51-P
		Amber (593 nm)	M-QMTX0-AM	33.44 lm/mod (50.16 lm/ft)	26.42 lm/W		PL-QM3-AM200-P
		Red-Orange (610 nm)	M-QMTX0-RO	67.86 lm/mod (101.78 lm/ft)	52.5 lm/W		PL-QM3-RO200-P
		Orange (612 nm)	M-QMTX0-OR	63.77 lm/mod (95.66 lm/ft)	50.06 lm/W		PL-QM3-OR200-P
		Green (525 nm)	M-QMTX0-GR	86 lm/mod (129 lm/ft)	68.61 lm/W		PL-QM3-GR129-P
		Blue (460 nm)	M-QMTX0-BL	18 lm/mod (27 lm/ft)	14.81 lm/W		PL-QM3-BL27-P
Qwik Mod 4	19 mods (12.67 ft)	7100 K	M-QMQX0-71	180 lm/mod (270 lm/ft)	113 lm/W	Mods per bag: 38 (25.3 ft) Mods per case: 912 (608 ft)	PL-QM4-TW260-P
		5000 K	M-QMQX0-50				PL-QM4-NW260-P
		4100 K†	M-QMQX0-41				PL-QM4-MW260-P

* Check module for polarity.
 † Available in limited supply.



Specifications subject to change without notice.



QWIK MOD™ 12V ¹²VDC

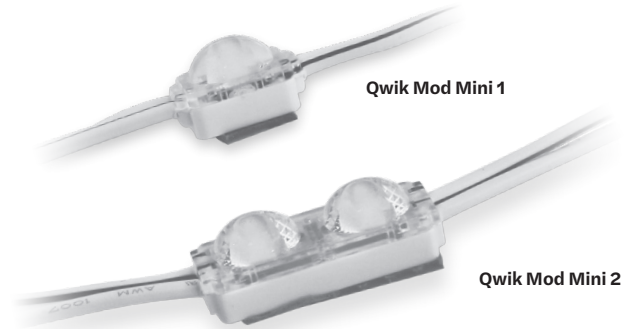
12V LED channel letter illumination



Specifications

Qwik Mod Mini

Dimensions L × W × H	Qwik Mod Mini 1, ..0.55" × 0.35" × 0.35"
	Qwik Mod Mini 1 HD
	Qwik Mod Mini 2...1.02" × 0.35" × 0.35"
Beam angle	180° × 140° Low dome diamondback optic
Mounting options	Peel & Stick, silicone required (Peel & Stick for temporary placement only)
Operating temp	-25° C to +60° C
Environment	IP67
Spacing	Qwik Mod Mini 1 ...4.14 mods/ft
(fully-stretched)	Qwik Mod Mini 1 HD6.1 mods/ft
	Qwik Mod Mini 2...3.33 mods/ft
Wire color	WhitesWhite solid (+) / White/Black stripe (-)*
	Colors.....Gray, Red, Green, or Blue solid (+) / White/Black stripe (-)
Warranty	10-Year Product / 5-year Limited Labor



Product	Max. mods (series)	CCT/Wavelength	SKU	Power	Intensity	Efficacy	Packaging	UL number
Qwik Mod Mini 1	240 mods (58 ft)	7000 K	M-QMM10-70	0.24 W/mod (0.99 W/ft)	25 lm/mod (103.5 lm/ft)	104.2 lm/W	Mods per bag: 240 (58 ft) Mods per case: 4,800 (1,160 ft)	PL-MN1-QM70-P
		2700 K*	M-QMM10-27					PL-MN1-QM27-P
Qwik Mod Mini 1 HD	240 mods (39.34 ft)	7000 K	M-QMM1H-70	0.24 W/mod (1.46 W/ft)	25 lm/mod (152.5 lm/ft)	104.2 lm/W	Mods per bag: 240 (39.34 ft) Mods per case: 4,800 (786.89 ft)	PL-MN1-QM70-P (HD)
		5700 K*	M-QMM1H-57					PL-MN1-QM57-P (HD)
		5000 K*	M-QMM1H-50					PL-MN1-QM50-P (HD)
		4100 K*	M-QMM1H-41					PL-MN1-QM41-P (HD)
		3500 K*	M-QMM1H-35		3 lm/mod (18.3 lm/ft)	14.4 lm/W		PL-MN1-QM35-P (HD)
		3000 K*	M-QMM1H-30					PL-MN1-QM30-P (HD)
		2700 K*	M-QMM1H-27					PL-MN1-QM27-P (HD)
		Red (667 nm)	M-QMM1H-RD					PL-MN1-QMRD-P (HD)
		Green (508 nm)	M-QMM1H-GR		19 lm/mod (115.9 lm/ft)	73.5 lm/W		PL-MN1-QMGR-P (HD)
		Blue (453 nm)	M-QMM1H-BL		4 lm/mod (24.4 lm/ft)	9.56 lm/W		PL-MN1-QMBL-P (HD)
Qwik Mod Mini 2	120 mods (36 ft)	7000 K	M-QMM20-70	0.48 W/mod (1.60 W/ft)	50 lm/mod (166.5 lm/ft)	104.2 lm/W	Mods per bag: 120 (36 ft) Mods per case: 3,000 (900 ft)	PL-MN2-QM70-P
		Red (629 nm)	M-QMM20-RD		9.45 lm/mod (31.47 lm/ft)	20.68 lm/W		PL-MN2-QMRD-P
		Ruby Red (637 nm)	M-QMM20-RR		7.1 lm/mod (23.64 lm/ft)	15.72 lm/W		PL-MN2-QMRR-P
		Amber (593 nm)	M-QMM20-AM		8.9 lm/mod (29.64 lm/ft)	18.39 lm/W		PL-MN2-QMAM-P
		Red-Orange (616 nm)	M-QMM20-RO		15.321 lm/mod (51.02 lm/ft)	30.60 lm/W		PL-MN2-QMRO-P
		Orange (617 nm)	M-QMM20-OR		14.46 lm/mod (48.15 lm/ft)	29.54 lm/W		PL-MN2-QMOR-P
		Green (517 nm)	M-QMM20-GR		48.87 lm/mod (162.74 lm/ft)	84.28 lm/W		PL-MN2-QMGR-P
		Blue (462 nm)	M-QMM20-BL		9.5 lm/mod (31.64 lm/ft)	18.27 lm/W		PL-MN2-QMBL-P

* Available in limited supply.



Specifications subject to change without notice.

QWIK MOD™ 12V ¹²VDC

12V LED channel letter illumination



Recommended Coverage Chart (Channel Letters)

Qwik Mod

Model	Depth	Mods/ft	Single stroke width	Multi-row on-center spacing
Qwik Mod 1	2"	3	6"	4"
	3"		8"	7"
	4"	2.5	12"	9"
	5"			11"
Qwik Mod 2	Whites	3"	3	8"
		4"	1.7	12"
		5"		13"
		6"		14"
	Colors	3"	3	8"
		4"	1.7	12"
		5"		13"
		6"		14"
Qwik Mod 3	Whites	3"	3	8"
		4"	1.5	13"
		5"		13"
		6"		14"
		7"		16"
		8"		18"
	Colors	3"	2	8"
		4"	1.5	13"
		5"		13"
		6"		14"
		7"		16"
		8"		18"
Qwik Mod 4	3"	3	8"	7"
	4"	1.5	13"	12"
	5"		16"	13"
	6"		18"	14"
	7"		22"	16"
	8"		24"	18"

Product and depth may vary depending on face material and desired brightness.

All spacing guidelines in this chart were done using 7328 White Acrylic faces. Other materials, thicknesses, and color can affect these guidelines in your sign. To ensure accuracy, it is recommended that you test the product in your specific application in a dark setting prior to installation. If you have concerns or questions about the materials you are using for your application please contact us for assistance.

Qwik Mod Mini

Model	Depth	Max. stroke (single row)	Multi-row on-center spacing
Qwik Mod Mini 1	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
Qwik Mod Mini 1 HD	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
Qwik Mod Mini 2	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
	3"	6"	5"

Power Supply Options

Qwik Mod

Product	60 W		20 W	
	Watts/Mod [‡]	Max. Mods	Watts/Mod [‡]	Max. Mods
Qwik Mod 1	0.4	150	0.42	47
Qwik Mod 2	0.8	76	0.84	23
Qwik Mod 3	1.2	50	1.26	15
Qwik Mod 4	1.6	38	1.68	11

[‡] Watts per mod may vary depending on run footage.



principalsloan.com
325.227.4577
3490 Venture Dr., San Angelo, TX 76905

© 2025 Principal Industries Rev C 2025-03-05



SUPERIOR 60 W, 12 VDC POWER SUPPLY (100-277VAC)



Superior Series

Specifications

SKU.....H60W-SD-12
Warranty.....10-year product/5-year limited labor

Performance

Input voltage.....100~277 VAC
Input current.....0.8A/110 VAC | 0.3A/277VAC
Input frequency.....50~60 Hz
Efficiency..... $\geq 86\%$
Power factor..... ≥ 0.95
Power input.....0.8 A max.
Output voltage.....DC 12V $\pm 2.5\%$
Output current.....5 A
Output power.....60 W

Safety

Protective characteristics.....Over-current/short-circuit/
over-voltage/over-temperature
Safety rating.....IP68, Class 2
Dielectric Strength (Hi-Pot)I/P-O/P 3KVac/10mA/60S
I/P-Case 1.8KVac/10mA/60S
Insulation Resistance100MOhm Max/500Vdc/3S
Grounding Resistance.....<0.1ohm
EMC.....FCC part 15 class B EN55015

*High performance superior
power supply*



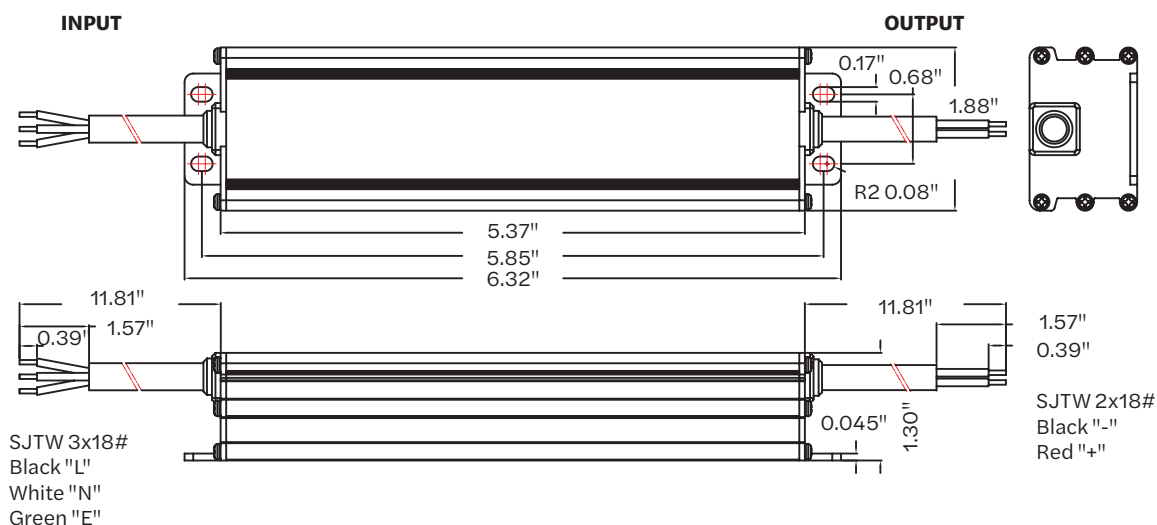
**UL Retrofit Kit
Classified**

Environmental

Operating temperature-40°~+60° C
Storage temperature.....-40°~+85° C
Relative humidity20~95% RH, non-cond.
Vibration10 ~ 500HZ, 5G, 30 minutes
(for X, Y, Z each axis)



Dimensions



Specifications subject to change without notice.

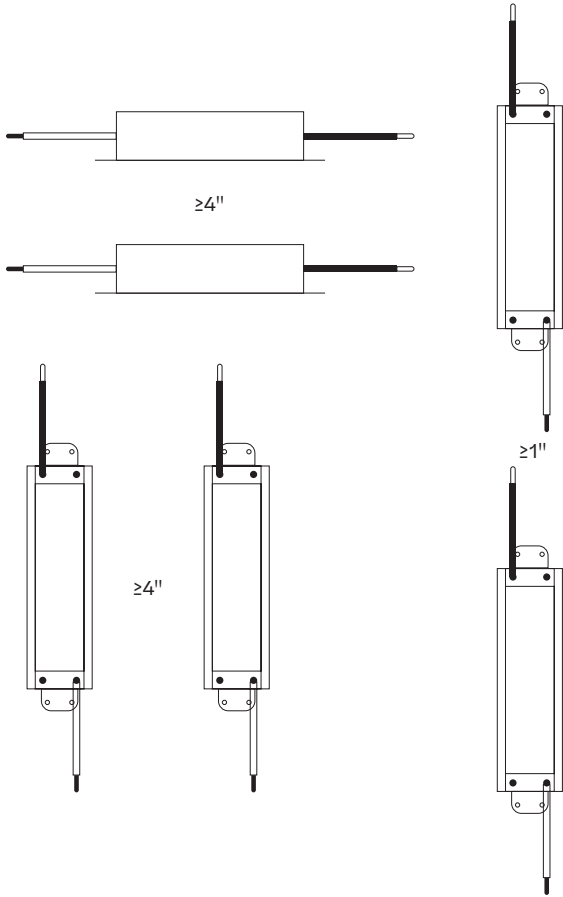
**PRINCIPAL
SLOAN**
A Principal Industries Company

SUPERIOR 60 W, 12 VDC POWER SUPPLY (100-277VAC)



Superior Series

Spacing Between Power Supplies



- Ensure that the ground wire is properly grounded and ensure it does not come into contact with the neutral wire.
- Ensure the power supply position has sufficient airflow.
- Operating temperature must be between -40° C to +60° C.
- Do not overload the power supply with multiple appliances.
- Power supply operates at high temperature.
To avoid injury, do not touch while in use.
- Do not install with power connected or during an electrical disturbance.
- Do not attempt to install by yourself.
Please contact the supplier with any questions.
- Please read and follow the instructions carefully before installing.
Ensure all contact points are in good working order.
- Please pay attention to the environment, and check for any unsafe conditions.

UL 48 Standard requires spacing between LED power supplies shall be at least 1 inch from end to end and 4 inches from side to side. This is to ensure adequate heat dissipation. Greater spacing may be required when heat ventilation in the sign or power supply enclosure is not adequate.

Recommended drivers per enclosure:

60 W = 2 max
100 W = 1 max
96 W = 1 max
120 W = 1 max
150 W = 1 max
180 W = 1 max
192 W = 1 max
240 W = 1 max

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October 17, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones

Commissioners,

The applicant is requesting an amendment to Article 7 (signs) and Article 9 (definitions) of the zoning regulations to create a new sign type, “cornice signs” with additional language on what zones and type of buildings that the signs would be permitted in/on. If you will recall, the applicant is in the process of constructing the new mixed-use building located at 370-394 West Avenue (the former YMCA site) and it is their intent to have a cornice sign that includes the name of the building.

Prior to the zoning regulation re-write, cornice signs were permitted and defined as follows:

CORNICE SIGN -- A sign which copy depicts the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building as permitted by Section 118-1294(B)(5). [Added effective 2-25-2005]

- (5) Cornice signs: In lieu of otherwise permitted wall signs specified in Subsection A(1) herein, buildings in excess of five (5) stories shall be permitted one (1) cornice sign which shall be located within ten (10) feet of the main roofline directly above the sign and one (1) building street number sign not to exceed twenty (20) square feet. Such cornice sign shall consist of letters or logo no larger than thirty-six (36) inches in height and a total sign area calculated at one and one-half (1.5) square feet in area for each linear foot of building frontage on one street, not to exceed two hundred and fifty square feet in area regardless of the size of the building, and may be installed on two (2) sides of such building. Such cornice sign shall not project more than twelve (12) inches from the wall to which it is attached, nor shall it extend beyond the corners of the building or above the cornice of the building. Such sign may be illuminated, but shall not be flashing, animated or have the capacity for changeable copy. Cornice signs shall be permitted only by site plan review or modification of same, as per Section 118-1451. [Added effective 2-25-2005]

The applicant is proposing to re-allow cornice signs with some changes from how they were permitted under the old zoning regulations.

- The first change is to allow the signs to be placed horizontally or vertically. Under the old regulations, generally, the signs could only be placed horizontally because of the requirement that they be within 10 feet of the main roofline.
- The second change is to allow cornice signs on structures that are at least four stories tall whereas the old regulations only allowed them on structures that were more than five stories. This change is logical because in the CD-3C zone, the maximum permitted height for structures is four-and-a-half (4 ½) stories.

- The third change is a reduction in the overall square footage that the sign can be from one-and-one-half (1.5) square feet per linear foot of building frontage to one (1) square foot per linear foot of building frontage.

Staff has offered modifications to the language proposed by the applicant which is detailed later in this memorandum. If the Commission finds the concept of allowing cornice signs reasonable, there are some outstanding items to be considered:

1. Illumination – should cornice signs be allowed to be illuminated and if so, what should the maximum measurement of the illumination be and what method of illumination would be permissible? The only signs that are permitted to be internally illuminated or backlit are marquee and large projecting signs, however, backlighting for a cornice sign may be reasonable. Here are images showing the difference between internally illuminated signs and backlit signs:



Internally illuminated/front-lit



Backlit

2. Permitting procedure – what type of application should be required for cornice signs? The old regulations required a site plan review application; however, it is Staff's opinion that a site plan review application is not the most appropriate and would prefer either for cornice signs to be a special permit application or over the counter. Overall, the special permit application is likely the preferred option so that any impacts from lighting on neighboring or nearby properties can be taken into consideration by the Commission.

Staff recommended language:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts
Cornice Sign A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		CD-3C and CD-4

CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts
CD-3C CD-4

General Description		Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		In addition to all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roof line; b. Shall have letters individually attached to the wall or printed or etched on the same surface as the background; c. May be backlit or externally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Dimensions		
Quantity (max)	One (1) per Street Frontage, not to exceed a total of two (2)	
Area	1sf per linear foot of Façade	
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/36 in. max. height If vertical: 36 in. max width/20 feet maximum from top of the sign to bottom of the sign	

Depth/Projection	Max 12 in.		
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Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Staff offers the following draft resolutions for consideration by the Commission:

Draft resolution to approve:

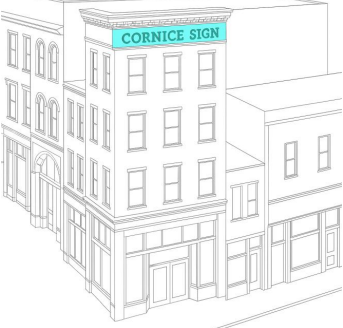
THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 1: “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”
2. Chapter 3, Goal 2: “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”
 - a. Policy: “Seek to retain, grow and attract a wide range of businesses to increase Norwalk’s competitiveness and the grand list.”
3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
4. 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.”

Draft resolution to approve with Staff modifications:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **APPROVED** with the following changes:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts

Cornice Sign A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		CD-3C and CD-4
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CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts
CD-3C CD-4

General Description		Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		In addition to all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roof line; b. Shall have letters individually attached to the wall or printed or etched on the same surface as the background;
Dimensions		
Quantity (max)	One (1) per Street Frontage, not to	

	exceed a total of two (2)		c. May be backlit or externally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Area	1sf per linear foot of Facade		
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/36 in. max. height If vertical: 36 in. max width/20 feet maximum from top of the sign to bottom of the sign		
Depth/Projection	Max 12 in.		

Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

BE IT FURTHER RESOLVED that the application be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 1: “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”
2. Chapter 3, Goal 2: “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”
 - a. Policy: “Seek to retain, grow and attract a wide range of businesses to increase Norwalk’s competitiveness and the grand list.”
3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
4. 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.”

Draft resolution to deny:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **DENIED** for the following reasons:

1.

Sincerely,

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
October 8, 2025

PRESENT: Galen Wells, Chair; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Ana Tabachneck; Tammy Langalis; Chapin Bryce

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Assistant Chief Mark Conte; Ken Hughes; Michael Gurnari; Andy Soumelidis; Martin Pollack

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:05 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. Kleppin called the roll. Ms. Wells seated Ms. Lenkowsky and Ms. Tabachneck for this meeting.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2025-73 SA - City of Norwalk - Special Appropriation request from the Norwalk Fire Department for additional funding for the Floor Replacement Project at Station #1 at 90 New Canaan Avenue - Report & recommended action

Mark Conte, assistant chief of the Fire Department, noted that they had received funding to replace the floor. The Building Department said that they should replace it immediately. They also would have to replace electrical wiring in the floor and move it to the ceiling. They also had to replace a deck that was falling apart. The request was for an additional \$90,000 for the unforeseen projects.

There was a discussion about other repairs that were being done that did not seem to be a part of the original plans for the floor repairs. Mr. Conte explained how the ceiling was opened to make the repairs and move the electrical to the ceiling. There was also a problem with the plumbing. There was a discussion about where the trucks would be moved while repairs were being completed. He said that this would have been a four phase project but was changed to a two phase project which did save money.

**** MR. SCHULMAN MOVED to APPROVE** the Special Appropriation request from the Norwalk Fire Department for additional funding for the Floor Replacement Project at Station #1 at 90 New Canaan Avenue

Mr. Bryce seconded.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Ana Tabachneck; Tammy Langalis; Chapin Bryce approved.

No one opposed.

No one abstained.

B. #2025-72 - 8-24 Referral/CSPR - City of Norwalk - Veteran's Park Marina Dock Replacement - Report & recommended action

Ken Hughes, Superintendent of Parks and Public Property, Recreation and Parks, discussed the replacement of the existing city marina. In the last few years they had replaced launch ramps. Now they would replace the marina. They had received a grant. ADA access would be included. Utilities would be upgraded.

There would not be fuel sold at this site. There was a discussion about the Walk Bridge building. Mr. Hughes said it would not conflict with it and would be done on this property. At this point, the commissioners reviewed the site plan for the application. Some of the slips would be larger to accommodate bigger boats. There would be no dredging for this project. Mr. Hughes said they would like to fix some sinkholes. The slips would be for motorized boats, as well as for jet skis. There was a discussion about installing silt fences during construction. They would like to start as soon as possible so that they could be ready when the summer boating season starts.

**** MR. BRYCE MOVED to APPROVE** the City of Norwalk request for the Veteran's Park Marina Dock Replacement which would include silt fences for erosion controls.

Ms. Langalis seconded.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Ana Tabachneck; Tammy Langalis; Chapin Bryce approved.

No one opposed.

No one abstained.

C. #2025-67 CSPR – Michael Gurnari – 56 Cove Avenue (District 3, Block 60, Lot 3) – Construction of a detached accessory dwelling unit (ADU) - Report & recommended action

Michael Gurnari began the presentation by explaining that there is a garage on the site, which would be demolished. A two car garage would be constructed and the ADU would be built above it. The existing garage does not have a safe foundation. The new garage will have 3 bays. He then described the ADU.

There was a discussion about the parking space for the ADU. The application did meet the ADU requirements.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-67 CSPR – Michael Gurnari – 56 Cove Avenue (District 3, Block 60, Lot 3) – Construction of a detached accessory dwelling unit (ADU) 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 “Mees Residence” prepared by Michael Gurnari Architects, dated 9/19/25; and
 - b. Per site plans entitled “Site Improvement Plan” prepared for Zachery T. Mees & Cameron A. McElroy and prepared by Grumman Engineering LLC, dated 9/30/25; and
2. That prior to the issuance of a zoning permit the applicant shall provide certification that the proposed structure will comply with Section 6.9 Flood Hazard Zone Overlay of the Zoning Regulations; and
3. 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
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and
5. 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
6. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

7. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

8. That any and all conditions required by Norwalk DPW are applicable to this approval; and

9. 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 October 17, 2025.

Mr. Kantor seconded.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis approved.

No one opposed.

Ana Tabachneck abstained.

IV. PUBLIC HEARINGS

A. #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management — Continuation of public hearing, report & recommended action

Ms. Wells opened the public hearing to authorize a peer review of the sound mitigation report.

**** MR. SCHULMAN MOVED to APPROVE** the hiring of a sound mitigation consultant for an independent sound review of the applicant's proposal.

Mr. Bryce seconded.

There was a discussion about why the public hearing was being postponed. Mr. Kleppin said that the sound engineer could not attend the meeting. He said the peer review of the sound analysis should be completed before the next meeting. There was also a discussion about the zoning violations. Mr. Kleppin said they would be cured if the application was approved and the applicant followed the conditions. Mr. Kleppin

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October 8, 2025

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also said that he did not want to have much discussion since the applicant was not present at this meeting. There were concerns that the applicant had not complied with the initial conditions. There was a discussion about fines for the violations, which Mr. Kleppin said had not been assessed. There was also a discussion about the status of the plantings that were being done. Ms. Langalis said that she had toured the property and saw them in the ground.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Chapin Bryce approved.

No one opposed.

Ana Tabachneck abstained.

**** MR. BRYCE MOVED** to continue the public hearing to the Planning & Zoning Commission meeting on October 22, 2025.

Mr. Williams seconded.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Chapin Bryce approved.

No one opposed.

Ana Tabachneck abstained.

B. #2025-69 SP - MPAS Moving CT LLC - 215 Dr. Martin Luther King Jr. Drive - Special permit application for a commercial vehicle storage yard - Public hearing, report & recommended action

Ms. Wells opened the public hearing. Andy Soumelidis began the presentation by showing the commissioners the site plan. The applicant had received an approval for the construction of a warehouse building on the site. Because it will be difficult and costly for sewer and electric utilities to be brought to the property, they cannot continue with building the warehouse. Since it is not financially viable to build the warehouse, they have decided to turn the property into a commercial vehicle storage yard. He also discussed the proposed water treatment system. He also noted that a trailer on the site plan has been removed. They have received an approval from the Wetlands Agency and will work with them on what needs to be done.

Martin Pollack, the owner of Two Men and a Truck, gave a brief history of the initial application to construct a warehouse as well as why it was no longer financially viable to do so. He also said that there now was a separate office. They cannot park the trucks at this location. He had spoken with the mayor's office and Economic Development to no avail. Mr. Pollack explained that they couldn't sell the property.

There was a discussion about looking into this case further as to why there were issues with the difficulty of getting this warehouse built. A nearby building can get the utilities but this building has to have the electricity underground. Mr. Pollack said that he had owned the lot for two years. He also said he was having difficulties with the term of his construction loan because they had not broken ground on this property. They would lease out the property for storage of vehicles since they did not need all of it.

There were concerns about the storage of propane tanks. Mr. Pollack explained that it would be used for their forklifts and not a large-scale use. There was a discussion as to whether the previous owners knew about the issue for the cost of the sewer and electricity. Mr. Pollack said that they did not know about them previously. There was a discussion about the current lighting on the property.

There was a discussion about putting the electric wires underground. Mr. Pollack said that he had been told this about one year ago. He had also tried to discuss this with Norwalk city departments to get electric service on the site.

Ms. Wells opened the hearing up to the public to make comments. There were no members of the public who spoke either for or against the application.

**** MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-69 SP – MPAS Moving CT LLC – 215 Dr. Martin Luther King Jr. Drive – Special permit application for a commercial vehicle storage yard be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per site plans entitled “Site Improvements for a Proposed Storage Yard” prepared for Martin Pollack and prepared by LandTech, dated 5/6/25; and
2. That prior to the issuance of a zoning permit the applicant shall work with Staff to provide a lighting plan in compliance with Section 4.3.17 of the Zoning Regulations; and
3. That prior to the issuance of a zoning permit the applicant shall work with Staff to increase the amount of landscaping and vegetation along the frontage of the property; and
4. That there shall be no earth processing materials permitted on the property; and

5. That any future exterior storage of materials, excluding earth processing materials, shall require a modification to this special permit to be approved by the Commission; and
6. That the site shall only be used for the storage of Commercial Vehicles and that no dump, heating oil or propane trucks or other construction equipment exceeding 26,000 pounds shall be permitted on the property; and
7. That all vehicles, both passenger and commercial, shall be parked within designated parking spaces as shown on the approved site plan; and
8. That any proposed and future installation of utilities shall be installed underground in accordance with Section 6.6 of the Zoning Regulations; and
9. 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
10. 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
11. 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
12. That this approval is subject to Section 8.5 Enforcement of the Zoning Regulations; 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 October 17, 2025.

Mr. Bryce seconded.

At this point, the commissioners reviewed the resolution. There was a discussion about the lighting plan. There was a discussion about obtaining a variance of the regulations. Eversource said they would cover the cost of the poles if they could get a variance. Mr. Kleppin said that they would work with him about obtaining a variance. There was a discussion about the property becoming a storage yard for large propane

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October 8, 2025

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tanks. There was also a discussion about the number of trucks that could be stored on the property. Ms. Tabachneck and Mr. Bryce said that they agreed with all the changes.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Ana Tabachneck; Chapin Bryce approved.

No one opposed.

No one abstained.

V. ELECTION OF OFFICERS

Ms. Wells said that this item would be postponed until October 22. She said that she and Mr. Schulman would be removed from the nominating committee. Ms. Lenkowsky and Mr. Williams would be added to it. The Executive Committee, which consisted of Mr. Chapin and Ms. Wells had to approve the change to the nominating committee, which they did. Mr. Williams and Ms. Lenkowsky said they would serve on the nominating committee.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: September 3, 2025; September 17, 2025

**** MR. SCHULMAN MOVED to approve the September 3, 2025 minutes.**

Mr. Bryce seconded.

Galen Wells; Nick Kantor; Diana Lenkowsky; Louis Schulman; Darius Williams; Ana Tabachneck approved.

No one opposed.

Tammy Langalis abstained.

**** MR. BRYCE MOVED to approve the September 17, 2025 minutes.**

Mr. Schulman seconded.

Galen Wells; Chapin Bryce; Louis Schulman; Diana Lenkowsky; Richard Roina; Darius Williams; Ana Tabachneck; Tammy Langalis approved.

No one opposed.

No one abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that the next meeting would be hybrid. He also said that the field card scanning project was completed. He said that they are still working on it so as not to allow the public to be able to delete files. There was also a vendor for the permitting process but he would not comment on the name yet.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Ms. Langalis seconded.

Galen Wells; Chapin Bryce; Louis Schulman; Diana Lenkowsky; Richard Roina; Darius Williams; Ana Tabachneck; Tammy Langalis approved.

No one opposed.

No one abstained.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Diana Palmentiero