



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**NOVEMBER 19, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING**

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



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



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



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

- I. CALL TO ORDER**
- II. ROLL CALL & SEATING OF ALTERNATES**
- III. PUBLIC HEARINGS**
 - A. #2025-68 R – Paul & Mary Kokias – Proposed text amendment to modify building materials in CD-3W for single and duplex dwelling units - Public hearing, report & recommended action**
 - B. #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3 - Public hearing, report & recommended action**
 - C. #2025-63 R - Planning & Zoning Commission - Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and 9 regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field**

uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and frontages

IV. REVIEW AND ACTION ON APPLICATIONS

- A. #2025-80 SPR - Heather McWilliam & Victor Autore - 129 West Norwalk Road - Site plan review application for the construction of a detached Accessory Dwelling Unit - Report & recommended action
- B. #2025-78 CAM – Charles Cove Condominium Association – 119 Gregory Boulevard – Construct a Shoreline Flood and Erosion Control Structure (slurry wall) in Charles Cove - Report & recommended action
- C. #2025-74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits - Report & recommended action
- D. #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 - Report & recommended action
- E. #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 — Report & recommended action

V. DISCUSSION

- A. Approval of 2026 Meeting Calendar

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: October 8, 2025; November 5, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

December 3, 2025

PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125
Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

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

1. **Fee: \$1,060.00**
Submitted herewith.
2. **Applicant's Name and Address**
Paul & Mary Kokias
9 Pine Hill Extension
East Norwalk, CT 06855
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.**

9 Cove Avenue
East Norwalk, Connecticut 06855
Assessor's Map No. 23SW
District 3, Block 51, Lot 30
This application is not accompanied by a site plan, special permit or zone change to no list of abutting property owners is required.
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 & 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.**
B Residence, then CD-3W. Further information requested from zoning staff and will be submitted upon receipt.
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.

Information requested from zoning staff and will be provided.

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.**

See attached zoning map depicting 500' radius attached hereto and made a part hereof.

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

See Schedule C attached hereto and made a part hereof. CD-3W zone highlighted.

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

Building application not sought at this time.

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.

No site plan or special permit application accompanies this application for text amendment relating to exterior materials, so notification is not 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).**

Text amendment relates to new exterior materials so traffic and drainage reports are not relevant.

Respectfully submitted this the 5th day of September 2025.

Paul & Mary Kokias

By Carmody Torrance Sandak & Hennessey
Carmody Torrance Sandak & Hennessey LLP

Its Attorneys

1055 Washington Boulevard, 4th Floor

Stamford, CT 06901

Phone: (203) 425-4200

Fax: (203) 325-8608

**PAUL AND MARY KOKIAS
9 & 11 COVE AVENUE – EAST NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
EXISTING AND PROPOSED TEXT
SCHEDULE A**

Existing Text

CD-3W Table 4.3.1-F District Standards
General Urban – Water Community District

Building Materials

Primary Building	Brick	P	Authentic stucco over masonry	P
Material on Facades	Natural Stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious Siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	P		

Proposed Text

CD0-3W Table 4.3.1-F District Standards
General Urban – Water Community District

Building Materials

Primary Building	Brick	P	Authentic stucco over masonry	P
Material on Facades	Natural Stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious Siding	P	Vinyl siding	NP <u>P</u>
	Corrugated and/or sheet metal	P		

NB:

Deleted text is ~~struck~~

New text is **bold and underlined**

**PAUL AND MARY KOKIAS
9 COVE AVENUE, EAST NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
NARRATIVE – REASONS FOR REQUESTED AMENDMENT
SCHEDULE B**

BACKGROUND

Paul and Mary Kokias (hereinafter, the “Applicants”) are the owners of real property with the improvements thereon located at 9 Cove Avenue in East Norwalk, CT. Their properties are currently zoned CD-3W. They plan to install on the exterior of the structure proposed at 9 Cove Avenue with a material called “Cedar Impressions Siding” manufactured by Certainteed Saint-Gobain, which is highly rated for wind load resistance particularly in high-velocity hurricane zones, fire resistance in fire hazard severity zones and for thermal and moisture protection. This type of exterior material is permitted in the CD-1L, CD-1M, CD-1S, CD-2 and CD-3 zones, but not in the CD-3W.

PROPOSAL

The Applicants propose an amendment to the Zoning Regulations of the City of Norwalk (“zoning regulations”) to permit vinyl siding products such as that manufactured by Certainteed, in the CD-3W zone. Currently, Table 4.3.1-F “Building Materials” in the CD-3W zone prohibits vinyl siding. But for the zoning district boundary, there is no rational nor legitimate reason to prevent installation of this product on an adjoining parcel in other zones but not on the Applicants’ property in the CD-3W zone, simply because of a different zoning classification. Specifically, the Applicants seek to amend Table 4.3.1-F District Standards “Building Materials” to permit vinyl siding as it is recognized as a sustainable building material, particularly when compared to many alternatives, due to its durability, low energy production, and recyclability. It offers advantages such as long-term durability, requiring minimal maintenance, reducing waste, and using fewer resources than other common materials like brick or fiber cement throughout its lifecycle.

Certainteed aims to produce sustainable exterior products by incorporating recycled content and promoting energy efficient design. Some of its vinyl products are 99% recyclable. A recent study by Building for Environmental & Economic Sustainability (BEES), concluded that vinyl and insulated vinyl siding have a better environmental score than other claddings such as wood, cedar board, fiber cement and brick and mortar, which are among the permitted building materials in the CD-3W zone.

BEES is a National Institute of Standards and Technology (NIST) tool that assists with the selection of cost effective and eco-friendly and environmentally-preferable building products. The BEES measures the environmental performance of building products by using the life-cycle assessment (LCA) approach specified in the ISO 14040¹ series of standards. All stages in the life of a product are analyzed: raw material acquisition, manufacture, transportation, installation, use, and end of life management. Economic performance is measured using the ASTM² standard life-cycle cost method, which covers the costs of initial investment, replacement, operation, maintenance and repair, and disposal. (For more

¹ISO 14040 is the internationally recognized standard that describes the principles and framework for Life Cycle Assessment (LCA), providing a consistent and transparent method for organizations to assess and improve the environmental performance of their products, processes, or services.

²American Society for Testing & Materials

information on Certainteed, visit <https://www.certainteed.com/inspiration/how-tos/study-confirms-vinyl-siding-sustainable-choice>.)

This is a reasonable and rational amendment that addresses several issues. First, it would allow the Applicants to install a quality product that has been proven to withstand the elements, is sustainable and environmentally friendly. Next, it would provide a more cost-effective alternative to exterior materials permitted in the CD-3W zone. Lastly, it would treat similarly situated property owners equally compared to now, where adjoining neighbors are not permitted to use the same materials when upgrading the exterior of their buildings.

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). This small change reflects industry changes.

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.

Zoning Map
Effective January 31, 2025

Wilton

New Canaan

Westport

500' vicinity
map

- Legend**
- Aquifer Protection Area
 - CDM Boundary
 - Overlay Zones and Village Districts
 - EVD
 - EVZ
 - NSVDOZ
 - RAND
 - SVDO
 - 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 0.25 0.55 1.1 Miles



Wilton



INSPIRATION > STUDY CONFIRMS VINYL SIDING THE SUSTAINABLE CHOICE



By Brian Kirn on May 9th, 2019

Life Cycle Analysis Tool Compares Popular Cladding Choices Across 11 Categories

The experts have spoken! A recent Building for Environmental and Economic Sustainability (BEES) study found that vinyl and insulated vinyl siding have a better Environmental Impact Score (EIS) than other claddings, including wood cedar board, fiber cement, and brick and mortar. Eleven impact categories, including ozone depletion, smog, and global warming, were used to compare the exteriors in the study.

As noted by the Vinyl Siding Institute, one highlight of the report is that vinyl and insulated vinyl siding both have “significantly lower impacts than fiber cement in every environmental impact category.”



Self-Reporting for Continuous Improvement

CertainTeed uses a reporting tool, called a Life Cycle Assessment (LCA), to show our customers, through quantifiable data, how sustainable a product is. It helps them with their purchase and sets a baseline for continuous improvement, showing product environmental impact from cradle to grave.

We're proud to be the first in the industry to run LCAs in several exterior product categories. This includes our vinyl and polymer siding, Restoration Millwork® trim, fence, railing, and decking. In 2011, our siding LCA was the first to be submitted to BEES for third-party verification and publication. To ensure proper recycling and disposal of end-of-life siding, we also partner with more than 200 vinyl recycling centers nationwide.

Read more about the most recent BEES study [here](#).

Plus, new siding colors were introduced for 2019, and tools to speed up the design and bid process.

Have More Questions?

Whether you're just starting a new project or are already in the swing of things, our customer experience team is here to help!

[CONTACT US](#)

Related Content

With our extensive selection of products, you have the power to turn any ordinary space into something extraordinary.

[VIEW ALL INSPIRATION](#)

ICC-ES Evaluation Report

ESR-3085

Reissued August 2024

This report also contains:

- CBC Supplement

Subject to renewal August 2026

- FBC Supplement

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DIVISION: 07 00 00— THERMAL AND MOISTURE PROTECTION Section: 07 46 33— Plastic Siding	REPORT HOLDER: CERTAINTED LLC	EVALUATION SUBJECT: CERTAINTED CEDAR IMPRESSIONS® POLYMER SHAKE AND SHINGLE SIDING	
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1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2024, 2021, 2018 and 2015 International Building Code® (IBC)
- 2024, 2021, 2018 and 2015 International Residential Code® (IRC)

Properties evaluated:

- Exterior veneer
- Wind load resistance—transverse
- Ignition resistance (2024, 2021 and 2018 IBC only)

1.2 Evaluation to the following green code(s) and/or standards:

- 2022 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2020, 2015, 2012 and 2008 ICC 700 National Green Building Standard™ (ICC 700-2020, ICC 700-2015, ICC 700-2012, and ICC 700-2008)

Attributes verified:

- See Section 3.1

2.0 USES

CertainTeed Cedar Impressions® Polymer Shake and Shingle Sidings are used as exterior wall coverings over approved sheathing or substrate capable of supporting the imposed loads on buildings of Types I, II, III and IV-HT construction under the 2024 IBC, and all types of construction under the 2021 and 2018 IBC and on structures constructed in accordance with the IRC. Under the 2015 IBC, the CertainTeed Cedar Impressions® Polymer Shake and Shingle Sidings products are limited to Type VB construction (IBC), and on structures constructed in accordance with the IRC, over approved sheathings capable of supporting the imposed loads, including but not limited to positive and negative transverse wind loads.

3.0 DESCRIPTION

3.1 Siding:

The Cedar Impressions® Polymer Shake and Shingle sidings are molded into siding panels or individual shingles from polypropylene (PP) resins. The siding panels and individual shingles conform to, and are certified and labeled in accordance with, ASTM D7254. The accessory items, used to detail the application of the product as an exterior wall covering, are of the same material except for the starter strips, which are steel and aluminum.

All siding panels and individual shingles have an upper nailing flange with 1-inch-by- $\frac{3}{16}$ -inch (25.4 mm by 4.8 mm) elongated nail slots spaced $1\frac{1}{2}$ inches (38.1 mm) on center and a lower locking leg that hooks into the upper edge of the lower course. The nailing flange has a $\frac{1}{8}$ -inch (3.2 mm) nail hole at the center of the panel. All panels also have side lock tabs.

The siding panels and individual shingles are available in different colors with varying shingle shapes and wood-grain textures. Siding panels and individual shingles range in nominal nail flange thickness from 0.090 inch to 0.125 inch (2.3 mm to 3.2 mm). The siding panels have lengths of 32 inches to $73\frac{1}{2}$ inches (813 mm to 1867 mm). The individual shingles have lengths of 4 inches to 8 inches (102 mm to 203 mm). The accessory shapes include inside/outside corners, cornice moldings, receivers, and starter strips. Refer to [Table 1](#) and [Figure 1](#) for panel thicknesses, lengths, and profiles within the scope of this report.

The attributes of the siding panels have been verified as conforming to the provisions of (i) CALGreen Sections A4.405.1.3 (prefinished materials) and A5.406.1.2 (reduced maintenance); (ii) ICC 700-2020 Sections 601.7 and 11.601.7, ICC 700-2015 and ICC 700-2012 Sections 601.7, 11.601.7, and 12.1(A).601.7 (site-applied finishing materials); and (iii) ICC 700-2008 Section 601.7 (site-applied finishing materials). Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. The code may provide supplemental information as guidance.

3.2 Sheathing Substrate:

- Solid plywood structural sheathing complying with DOC PS-1.
- $\frac{7}{16}$ -inch or $\frac{1}{2}$ -inch (11.1 mm or 12.7 mm) Exposure 1 oriented strand board (OSB) sheathing complying with DOC PS-2.

3.3 Fasteners:

Siding panels and individual shingles must be attached to sheathing with galvanized, or stainless steel ring shank roofing nails with lengths of $1\frac{1}{2}$ inches or $1\frac{5}{8}$ inches (38 mm or 41 mm), a steel shank diameter of $\frac{1}{8}$ inch (3.18 mm), and a $\frac{3}{8}$ -inch- or $\frac{7}{16}$ -inch-diameter (9.5 mm or 11.1 mm) head.

4.0 DESIGN AND INSTALLATION

4.1 General:

Cedar Impressions® Polymer Shake and Shingle siding must be installed in accordance with the manufacturer's published installation instructions, the applicable code, and this report. The manufacturer's published installation instructions and this report must be strictly adhered to, and a copy of the instructions must be available on the jobsite at all times during installation.

The siding panel must be installed over the sheathing substrate in accordance with the applicable code. The siding panel and accessories must be fastened to framing having a minimum specific gravity of 0.42, or structural sheathing, with roofing nails with a minimum embedment into framing of $\frac{3}{4}$ inch (19.1 mm). When fastening to structural sheathing, nail penetration must be at least $\frac{3}{4}$ inch (19.1 mm) beyond the backside of the sheathing. Accessory materials such as corners, starter strips and trim must be fastened in accordance with the manufacturer's instructions, with the starter strip fastened similar to the siding panel.

4.2 Wind Resistance:

The allowable negative wind pressures for the products shown in [Table 1](#) must exceed the design negative wind pressures determined in accordance with Chapter 16 of the IBC or Section R301.2.1 of the IRC.

The siding panel must be installed only on exterior walls covered by a solid sheathing capable of supporting the imposed loads, including but not limited to positive and negative transverse wind loads.

4.3 Ignition Resistance:

Under the 2024 IBC Section 1405.1.1, when the exterior wall is sheathed with fire retardant treated wood sheathing, CertainTeed Cedar Impressions® Polymer Shake and Shingle Siding can be used on the exterior side of exterior walls on buildings of Types I, II, III or IV-HT construction. Under the 2021 and 2018 IBC Section 1405.1.1, when the exterior wall is sheathed with fire retardant treated wood sheathing, CertainTeed Cedar Impressions® Polymer Shake and Shingle Siding can be used on the exterior side of exterior walls on buildings of Types I, II, III or IV construction. The siding shows no sustained flaming at a maximum tolerable level of incident radiant heat flux of 12.5 kW/m², when tested in accordance with NFPA 268. The minimum fire separation distance required shall be determined from 2024, 2021 and 2018 IBC Table 1405.1.1.1.2. The installation of the siding must comply with the applicable requirements in 2024, 2021 and 2018 IBC Section 1405.1.

5.0 CONDITIONS OF USE:

The CertainTeed Cedar Impressions[®] Polymer Shake & Shingle Siding described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Installation must comply with this report, the manufacturer's published instructions and the applicable code. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs.
- 5.2 The siding is limited to the design pressures shown in [Table 1](#). In jurisdictions adopting the IRC, the siding must be installed in accordance with 2024, 2021, 2018 and 2015 IRC Table R703.3(1) and limited to areas where the design wind pressure does not exceed the design values shown in [Table 1](#).
- 5.3 The siding can be used on Types I, II, III and IV-HT construction under the 2024 IBC, and to structures constructed in accordance with the IRC. For Types I, II, III and IV-HT construction, installation must comply with Section 4.3 of this report.
- 5.4 The siding can be used on all types of construction under the 2021 and 2018 IBC, and to structures constructed in accordance with the IRC. For Types I, II, III and IV construction, installation must comply with Section 4.3 of this report.
- 5.5 The siding is limited to use on construction Type VB under the 2015 IBC and to structures constructed in accordance with the IRC.
- 5.6 the fire separation distance between the building with the siding and adjacent buildings must be no less than 10 feet (3048 mm) under 2024 IBC Section 1403.11.2 (2021 and 2018 IBC Section 1403.12.2). For noncombustible construction, the fire separation distance must comply with 2024 IBC Section 1403.11.2 (2021 and 2018 IBC Section 1403.12.2) and Section 4.3 of this report.
- 5.7 Under Section 1404.12.2 of the 2015 IBC, the fire separation distance between the building with the siding and adjacent buildings must be no less than 10 feet (3048 mm).
- 5.8 Under Section R703.14.2 of the IRC, the siding must not be installed on walls with a fire separation distance of less than 5 feet (1524) and walls closer than 10 feet (3048 mm) to a building on another lot unless the walls are perpendicular to the line used to determine the fire separation distance.
- 5.9 The exterior walls must be braced or sheathed to resist racking loads with approved materials in accordance with the requirements of the applicable building code.
- 5.10 The sheathing must be covered with a water-resistive barrier, as required by the applicable code prior to installing the siding, and must comply with IBC Section 1403.2.
- 5.11 The CertainTeed Cedar Impressions[®] Polymer Shake and Shingle Siding is manufactured in McPherson, Kansas, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Polypropylene Siding (AC366), dated October 2018 (editorially revised February 2024).
- 6.2 Data in accordance with NFPA 268.
- 6.3 Data in accordance with ASTM E84.

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-3085) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.
- 7.2 In addition, the siding panels and shingles described in this report are identified by a stamp bearing the manufacturer's name (CertainTeed), the product name and code, and the statement "Conforms to ASTM Specification D7254."
- 7.3 The report holder's contact information is the following:

CERTAINTEED LLC
20 MOORES ROAD
MALVERN, PENNSYLVANIA 19355
(800) 233-8990
www.certainteed.com

TABLE 1—CEDAR IMPRESSIONS POLYMER SHAKE AND SHINGLE SIDING

PRODUCT NAME	PRODUCT CODE	STYLE	NAILING FLANGE THICKNESS (inch)	LENGTH (inches)	FASTENER SPACING (inches)	ALLOWABLE NEGATIVE WIND LOAD ¹ (psf)
Individual 5-inch Sawmill Shingles	30146	Individual 5-inch Shingles	0.090	Varies ²	Staples ³	231
Triple 5-inch Straight Edge Sawmill Shingles	30106	Triple 5-inch Shingles	0.100	60	10	43
Single 6 ¹ / ₃ -inch Perfection Shapes Scallop	30147	Single 6 ¹ / ₃ -inch Shingles	0.090	42	8	117
Single 6 ¹ / ₃ -inch Perfection Shapes Octagon	30148	Single 6 ¹ / ₃ -inch Shingles	0.090	42	8	102
Single 6 ¹ / ₃ -inch Perfection Shapes Half-Cove	30149	Single 6 ¹ / ₃ -inch Shingles	0.090	42	8	114
Single 7-inch Perfection Shingles	30137	Single 7-inch Shingles	0.090	73.5	10	105
Double 7-inch Straight Edge Perfection Shingles 3G	30144	Double 7-inch Shingles	0.090	48	8	65
Double 7-inch Staggered Perfection Shingles	30143	Double 7-inch Shingles	0.100	48	8	89
Double 7-inch Straight Edge Rough-Split Shakes	30141	Double 7-inch Shingles	0.125	57	10	59
Double 9-inch Staggered Edge Rough-Split Shakes	30136	Double 9-inch Shakes	0.125	57	10	37

For SI: 1 inch = 25.4 mm

NOTES:

¹Allowable loads as determined per A1.2.1 of ASTM D7254.

²Individual 5-inch Straight Edge Sawmill Shingles are available in 4-inch, 4¹/₄-inch, 5-inch, 5³/₄-inch, 6³/₄-inch and 8-inch lengths.

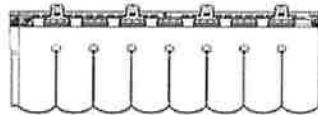
³Individual 5-inch Straight Edge Sawmill Shingles fasteners are no. 16 gage staples with a minimum length of 1¹/₂ inch (38 mm) and a crown width of ⁷/₁₆ inch (11.1 mm), spaced ³/₄ inch (19.1 mm) from each shingle edge into the sheathing.



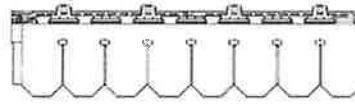
Individual 5-inch Sawmill Shingles



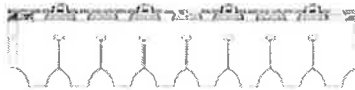
Triple 5-inch Straight Edge Sawmill Shingles



Single 6 1/3-inch Perfection Shapes Scallop



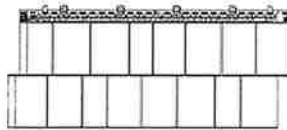
Single 6 1/3-inch Perfection Shapes Octagon



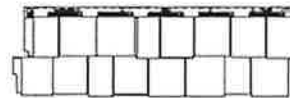
Single 6 1/3-inch Perfection Shapes Half-Cove



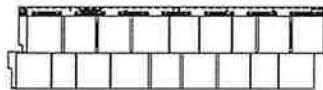
Single 7-inch Perfection Shingles



Double 7-inch Straight Edge Perfection Shingles 3G



Double 7-inch Staggered Perfection Shingles



Double 7-inch Straight Edge Rough-Split Shakes



Double 9-inch Staggered Edge Rough-Split Shakes

FIGURE 1—PRODUCT PROFILES

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION

Section: 07 46 33—Plastic Siding

REPORT HOLDER:

CERTAINTEED LLC

EVALUATION SUBJECT:

CERTAINTEED CEDAR IMPRESSIONS® POLYMER SHAKE AND SHINGLE SIDING

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that CertainTeed Cedar Impressions® Polymer Shake and Shingle Siding, described in ICC-ES evaluation report ESR-3085, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

■ 2022 California Building Code® (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

■ 2022 California Residential Code® (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The CertainTeed Cedar Impressions® Polymer Shake and Shingle Siding, described in Sections 2.0 through 7.0 of the evaluation report ESR-3085, comply with CBC Chapter 14, provided the design and installation are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report and the applicable provisions of the CBC.

The products have not been evaluated under Chapter 7A for use in the exterior design and construction of new buildings located in a Fire Hazard Severity Zone within State Responsibility Areas or any Wildland–Urban Interface Fire Area.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The CertainTeed Cedar Impressions® Polymer Shake and Shingle Siding, described in Sections 2.0 through 7.0 of the evaluation report ESR-3085, comply with CRC Chapter 7, provided the design and installation are in accordance with the 2021 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of the CRC.

The products have not been evaluated under CRC Section R337 for use in the exterior design and construction of new buildings located in a Fire Hazard Severity Zone within State Responsibility Areas or any Wildland–Urban Interface Fire Area.

The products recognized in this supplement have not been evaluated for compliance with the *International Wildland–Urban Interface Code*®.

This supplement expires concurrently with the evaluation report, reissued August 2024.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 46 33—Plastic Siding

REPORT HOLDER:**CERTAINTEED LLC****EVALUATION SUBJECT:****CERTAINTEED CEDAR IMPRESSIONS® POLYMER SHAKE AND SHINGLE SIDING****1.0 REPORT PURPOSE AND SCOPE****Purpose:**

The purpose of this evaluation report supplement is to indicate that CertainTeed Cedar Impressions® Polymer Shake and Shingle Sidings, described in ICC-ES evaluation report ESR-3085, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 *Florida Building Code—Building*
- 2023 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The CertainTeed Cedar Impressions® Polymer Shake and Shingle Sidings, described in Sections 2.0 through 7.0 of the evaluation report ESR-3085, comply with the 2023 and 2020 *Florida Building Code—Building* and *Florida Building Code—Residential*. The design requirements must be determined in accordance with the *Florida Building Code—Building* and *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-3085 for the 2021 *International Building Code*® (IBC) meet the requirements of the or the *Florida Building Code—Building*, as applicable, with the following conditions:

- Siding is limited to use on buildings of Type VB construction in accordance with the *Florida Building Code—Building* and on structures constructed in accordance with the *Florida Building Code—Residential*.
- Clearance between exterior wall coverings and final earth grade must meet the requirements of Section 1403.8 of the *Florida Building Code—Building* or Section R318.7 *Florida Building Code—Residential*, as applicable.

Use of the CertainTeed Cedar Impressions® Polymer Shake and Shingle Sidings for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and *Florida Building Code—Residential* has not been evaluated, and is outside the scope of this supplemental report.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued August 2024.

Cedar Impressions®

Perfection Shingles & Shapes, Sawmill Shingles & Rough-Split Shakes Polymer Siding

General Description: Cedar Impressions® D7" Straight Edge and Staggered Edge, S7" Straight Edge, Individual and T5" Sawmill Shingles, D7" and D9" Rough-Split Shakes, and S6-1/3" Perfection Shapes siding provides the look of wood shingles, but does not require the upkeep common to wood.

Cedar Impressions are manufactured with a true-to-life cedar shingle texture molded directly from natural wood shingles. Cedar Impressions siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Cedar Impressions is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Dimensions	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
D7" Straight Edge Perfection Shingles	Perfection	47" x 14" Double course	3/4"	.090"	Molded continuous perimeter lock for seamless appearance	32	¾"
D7" Staggered Perfection Shingles	Perfection	47" x 14" Double course	3/4"	.100"	Molded continuous perimeter lock for seamless appearance	21	¾"
D7" Straight Edge Rough-Split Shakes	Rough-Split	57" x 14" Double course	1"	.125"	Molded perimeter lock for seamless appearance	15	1"
D9" Staggered Rough-Split Shakes	Rough-Split	57" x 18" Double course	1"	.125"	Molded perimeter lock for seamless appearance	15	1"
Individual 5" Sawmill Shingles	Sawmill	4" to 8" x 12" Individual shingles	½" - installs into 1" pocket	.085"	N/A	17	1"
S6-1/3" Perfection Shapes: Scallop	Perfection	42" x 6-1/3" Single course	¾"	.090"	Molded perimeter lock for seamless appearance	8	¾"
S6-1/3" Perfection Shapes: Octagon	Perfection	42" x 6-1/3" Single course	¾"	.090"	Molded perimeter lock for seamless appearance	6	¾"
S6-1/3" Perfection Shapes: Half-cove	Perfection	42" x 6-1/3" Single course	¾"	.090"	Molded perimeter lock for seamless appearance	4	¾"
S7" Straight Edge Perfection Shingle	Perfection	73-1/2" x 7" Single course	¾"	.080" to .090"	Molded continuous perimeter lock for seamless appearance	16	¾"
T5" Straight Edge Sawmill Shingles	Sawmill	60" x 15" Triple course	¾"	.100"	Molded continuous perimeter lock for seamless appearance	27	¾"

Colors: Cedar Impressions siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled.

SOLID COLORS:				
Colonial White	Castle Stone	Espresso	Heritage Cream	Natural Clay
Autumn Red	Charcoal Gray	Flagstone	Herringbone	Pacific Blue
Bermuda Blue	Cypress	Forest	Light Maple	Sable Brown
Brownstone	Deep Mineral	Granite Gray	Melrose	Savannah Wicker
Buckskin	Desert Tan	Hearthstone	Midnight Blue	Seagrass

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Slate	Snow	Sterling Gray	Wedgewood Blue
Smoky Gray	Spruce	Tuxedo	Weathered Wood
AGELESS CEDAR™ COLORS			
Cedar Blend Light	Cedar Blend Medium	Cedar Blend Dark	Cedar Blend (full panel)
Rustic Blend Light	Rustic Blend Medium	Rustic Blend Dark	Rustic Blend (full panel)
Natural Blend Light	Natural Blend Medium	Natural Blend Dark	Natural Blend (full panel)
Driftwood Blend Light	Driftwood Blend Medium	Driftwood Blend Dark	Driftwood Blend (full panel)

Lock: Molded perimeter locking system locks on all sides of panels to provide a seamless appearance and superior wind resistance.

Accessories: CertainTeed manufactures a wide range of siding accessories which are compatible with Cedar Impressions siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Modified polypropylene copolymer.

Technical Data: Cedar Impressions siding is in compliance with ASTM specification for Polypropylene (PP) Siding D 7254 and the requirements of the 2015, 2018, 2021 and 2024 International Residential Code and International Building Code, the 2020 and 2023 Florida Residential Code and Florida Building Code, the 2019 and 2022 California Residential Code and California Building Code, and Part 9 of Division B of the 2015 and 2020 National Building Code of Canada. Cedar Impressions siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets flame spread requirements of ASTM D7254 as tested according to ASTM E84.
NFPA 268	Radiant Heat Test – Ignition Resistance of Exterior Walls – Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid polypropylene is exposed to significant heat or flame, the polypropylene will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal building code and fire regulations.

Wind Load Testing: Cedar Impressions siding products have been tested per ASTM 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Wind Load Ratings:

Product	Fastener Spacing	2015/2018 IBC/IRC			2021 IBC/IRC		
		Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
			ASD	ULT		ASD	ULT
D7" Straight Edge Perfection Shingles	Nails 12" o.c.	64.8	164	211	64.8	164	211
D7" Staggered Perfection Shingles	Nails 12" o.c.	89.4	193	249	80.2	183	236
D7" Straight Edge Rough Split	Nails 10" o.c.	58.7	156	202	58.7	156	202
D9" Staggered Rough-Split Shakes	Nails 10" o.c.	37.0	124	160	37.0	124	160
D6-1/3" Scallop	Nails 8" o.c.	117.2	220	284	105.5	209	270
D6-1/3" Octagon	Nails 8" o.c.	101.9	205	265	91.7	195	251
D6-1/3" Half-Cove	Nails 8" o.c.	114.3	217	281	102.8	206	266
Individual 5" Sawmill Shingle	Staples Varies	231.5	310	100	222.2	304	392
S7" Perfection Shingle	Nails 10" o.c.	105.0	209	270	95.7	199	257
T5" Sawmill Shingle	Nails 10" o.c.	43.1	134	173	43.1	134	173

* Windload calculations based on ASTM D7254, ASCE 7-16, 30ft High, Exposure B

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Documents: CertainTeed Cedar Impressions Siding meets the requirements of one or more of the following specifications.

VSI/Intertek PCL-0503

Texas Department of Insurance Product Evaluation EC-11

Conforms to ASTM Specification D7254

Florida BCIS Approval FL 14270

ICC-ES Evaluation Report ESR-3085

ICC-ES Listings ESL-1537 and

ESL-1541

CCMC #13508-R

For specific product evaluation/approval information, call 800-233-8990.

Installation: Complete instructions for installing Cedar Impressions siding are available in the "Installation Instructions" manual available from CertainTeed. Please review this manual prior to installation, it contains important installation requirements.

Warranty: CertainTeed supports Cedar Impressions siding products with a Lifetime Limited Warranty. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Cedar Impressions® as manufactured by CertainTeed LLC, Malvern, PA. The siding shall be .080" to .125" nominal thickness (varies by profile). Installation shall be in accordance with manufacturer's written instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at www.certainteed.com.



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LIFETIME
LIMITED

Cedar
Impressions®
Siding

WARRANTY



CONGRATULATIONS! ...and thank you for your recent purchase of one of the fine siding products from CertainTeed. You can feel confident that you have made a wise decision buying from a company that is an industry leader and stands behind its products with strong warranty protection. Since 1904, CertainTeed has been producing quality building products that provide long-lasting beauty and protection for homes of every size, style and age. In addition to vinyl and polymer siding, CertainTeed offers roofing, trim, insulation, walls, and ceilings. For over 100 years, the origin of our name continues to be our ongoing philosophy, "Quality made *certain*, satisfaction guaranteed!"



LIFETIME LIMITED WARRANTY

Limited, Non-Prorated and Transferable (Prorated if Transferred)

What and Who is Covered:

CertainTeed LLC ("CertainTeed") warrants to the property owner that its Cedar Impressions® polymer shake and shingle siding, soffit and accessory products ("siding products") are free from manufacturing defects in material and workmanship if installed according to our applicable specifications, subject to the terms and conditions of this Warranty. If CertainTeed determines, in its sole discretion, that its siding products have a manufacturing defect under the terms of this Warranty, CertainTeed will, at its option, either (1) pay to repair, replace, refinish, or coat any siding product it determines has a manufacturing defect, or (2) refund the amount paid by the original property owner for the siding products plus the cost of the labor of the original installation.

In no event will the value of CertainTeed's obligations under this Warranty exceed the purchase price of the originally installed products that CertainTeed determines have a manufacturing defect and the cost of the labor involved in the original installation of these products. Any costs or expenses beyond this amount are the responsibility of the property owner.

In the event of repair, replacement, refinishing, or coating under the terms of this Warranty, the warranty applicable to the original siding product shall apply to the repaired, replacement, refinished, or coated siding product and will extend for the balance of the original warranty period.

The lifetime warranty period offered for CertainTeed siding products is only available to the original, individual homeowners, and only if applied to a single-family home. All other structures and property owners (e.g., corporations, governmental agencies, partnerships, trusts, homeowner associations, cooperative housing arrangements, religious organizations, schools, condominiums, townhomes, apartment buildings, duplex, house of worship, and any other type of building or premises not owned by individual homeowners), including subsequent property owners (see Transferability section, below), are limited to a prorated 50 year warranty (see How Long You are Covered section, below).

How Long You are Covered:

This Warranty has a lifetime warranty so long as the original property owner is a person who lives in and owns the single-family home on which the siding products were originally installed. If the owner is a subsequent owner or a corporation, governmental agency, partnership, trust, homeowner association, cooperative housing arrangement, religious organization, or other entity not a person, or if the siding products are applied to a school, condominium, townhome, apartment building, duplex, house of worship, or any other type of building or premises not owned by an individual homeowner, warranty coverage under this Warranty is prorated starting from the original date of installation.

The original property owner of a single-family home (as described in this section) receives 100% non-prorated coverage.

Subsequent owners and others (as described in this section) are covered by a 50-year prorated warranty:

Percentage of Coverage	Years Since Installation
100%	Up to 5
90%	More than 5 and up to 7
80%	More than 7 and up to 8
70%	More than 8 and up to 9
60%	More than 9 and up to 10
50%	More than 10 and up to 11
40%	More than 11 and up to 12
30%	More than 12 and up to 13
20%	More than 13 and up to 14
10%	More than 14 and up to 50

Transferability:

This Warranty automatically transfers to subsequent property owners. The warranty for all subsequent property owners is a prorated 50 year warranty, measured from the original date of installation (see How Long You are Covered section, above). The fade protection coverage of this Warranty is not transferable.

Limitations:

This Warranty does not provide protection against any failure, defect or damage caused by situations and events beyond normal exposure conditions, including but not limited to:

- Misuse, abuse, neglect, improper handling, or storage;
- Improper installation or installation not in strict adherence with CertainTeed's written installation instructions;
- Use of accessories which do not properly receive and/or secure CertainTeed siding;
- Failure of owner to provide normal maintenance and cleaning;
- Normal weathering, fading, chalking or oxidation;
- Discoloration or other damage caused by air pollution (including but not limited to metallic oxides or metallic particles), mold, mildew, exposure to harmful chemicals or normal weathering resulting from exposure to the elements;
- Damage resulting from accidents, fire, vandalism, wind-blown or foreign objects, earthquake, flood, lightning, hurricane, tornado or other casualty or act of God;
- Defects in, failure of or damage to the wall or material on which the siding was installed, structural defects, and/or damage caused by movement, distortion, cracking or settling of the wall, framing, or the foundation of the building;
- Siding products that have been power washed.
- Any other cause not resulting from a manufacturing defect in the products supplied by CertainTeed.

This Warranty does not apply to siding products which have been painted, varnished, refinished, or similarly coated over the manufacturer's original finish (unless the refinishing or coating is authorized by CertainTeed pursuant to this Warranty), or siding products which have been distorted or melted due to an external heat source (including, but not limited to a barbecue grill, fire, or reflection from windows, doors, or other objects).

CertainTeed warrants its siding products against excess fade beyond normal weathering if reported to CertainTeed in accordance with the notice provision (see What the Property Owner Must Do section, below). Excess fade is defined by a change in color, as calculated according to ASTM D2244, greater than four (4) Hunter units. For variegated colors, excess fade is defined by a change in base color, as calculated according to ASTM D2244, greater than seven (7) Hunter units. Fade coverage is not transferable. Excessive fade limited warranty is for 10 (ten) years from the date of the original installation of the siding products.

Normal weathering is defined as exposure to sunlight and extremes of weather and atmosphere which will cause any colored surface to gradually fade, chalk, or accumulate dirt or stains. The severity of any condition depends on the geographic location of the building, the cleanliness of the air in the area, and many other influences over which CertainTeed has no control.

CertainTeed shall have sole discretion to determine whether the siding products have faded beyond normal weathering. If the siding products are determined to have excessively faded, CertainTeed will pay to repair, replace, refinish, or coat, at its option, the affected siding products. CertainTeed also reserves the right to refund the amount paid by the original owner for the siding products plus the cost of labor involved in the original installation. If the original costs cannot be documented by the property owner, CertainTeed shall have sole discretion to determine the amount of any refund.

CertainTeed reserves the right to discontinue or modify any of its siding products, including the color, and shall not be liable as a result of such discontinuance or modification, nor shall CertainTeed be liable in the event the replacement material varies in color or gloss in comparison to the original product as a result of normal weathering. If CertainTeed replaces any material under this Warranty, it may substitute products designated by CertainTeed to be of comparable quality or price range in the event the vinyl siding product initially installed has been discontinued or modified.

Limited Hail Damage Warranty:

CertainTeed warrants that its siding products will resist damage caused by hail. CertainTeed's obligation and warranty for hail damage is limited as follows: (1) the property owner must pursue the cost of replacement or repair of damaged siding products through homeowners' insurance or any other available or applicable insurance, and (2) if the cost of repair or replacement exceeds the property owner's insurer's payment/contribution (excluding any insurance deductible), CertainTeed will reimburse the property owner the difference between the cost of repair or replacement of the damaged siding products, and the insurer's payment/contribution (excluding any insurance deductible). In no event, however, will CertainTeed be liable for or have any warranty obligation in excess of the value of the hail damaged siding products, or be responsible for or reimburse the applicable insurance deductible, labor costs or other costs pertaining to removal or replacement of damaged siding products. CertainTeed will also have no warranty obligation or liability for any injury to persons or damage to property caused by hail damaged siding products.

What the Property Owner Must Do:

If you believe your siding products have a manufacturing defect, hail damage, or faded beyond normal weathering, you must promptly notify CertainTeed in writing and provide proof of property ownership, the date you bought the property, and the date of your siding products purchase and installation. In order to properly evaluate and process a warranty claim, CertainTeed may require you to submit a product sample to CertainTeed for analysis and/or permit a CertainTeed representative to inspect the installed product, if required. CertainTeed will evaluate each properly reported claim under the terms of this Warranty and will notify you of any additional information or product samples it may need to process your claim. For more details about submitting a warranty claim, visit <https://www.certainteed.com/warranty-information/> or call (800) 999-3654.

Please send all notifications and correspondence to:

CertainTeed LLC, 803 Belden Road, Jackson, MI 49203, Attn: Warranty & Technical Services

Warranty and Limitation of Remedies:

THIS DOCUMENT CONSTITUTES THE EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CERTAINTEED. THE WARRANTIES AND REMEDIES CONTAINED IN THIS DOCUMENT ARE EXPRESSLY IN LIEU OF ANY AND ALL OTHER OBLIGATIONS, GUARANTEES AND WARRANTIES, WHETHER WRITTEN, ORAL OR IMPLIED BY STATUTE OR AT LAW. STATE OR PROVINCIAL LAW WILL DETERMINE THE PERIOD OF TIME FOLLOWING THE SALE THAT A PROPERTY OWNER MAY SEEK A REMEDY UNDER THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

CERTAINTEED'S OBLIGATIONS, RESPONSIBILITIES AND LIABILITY SHALL BE LIMITED TO REPAIRING, REFUNDING, REFINISHING, COATING, OR REPLACING THE DEFECTIVE PRODUCT AS SET FORTH IN THIS WARRANTY. IN NO EVENT SHALL CERTAINTEED BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING ANY DAMAGE TO THE PROPERTY, THE BUILDING OR ITS CONTENTS, OR FOR INJURY TO ANY PERSONS, THAT MAY OCCUR AS A RESULT OF THE USE OF CERTAINTEED'S PRODUCTS OR AS A RESULT OF THE BREACH OF THIS WARRANTY. IF YOUR STATE OR PROVINCE DOES NOT ALLOW EXCLUSIONS OR LIMITATIONS OF SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU

IN NO EVENT SHALL CERTAINTEED'S TOTAL LIABILITY ARISING OUT OF OR RELATED TO THE PRODUCT(S) OR THIS WARRANTY EXCEED THE ORIGINAL PURCHASE PRICE OF THE PRODUCTS AND THE LABOR COSTS RELATING TO THE ORIGINAL INSTALLATION OF SUCH PRODUCTS.

This Warranty may not be modified, altered or expanded by anyone, including product distributors, dealers, sellers, installers and/or CertainTeed field representatives.

This Warranty gives you specific legal rights, and you may also have other rights which vary from State to State or Province to Province.

All payments made by CertainTeed pursuant to this Warranty are in U.S. dollars.

This Warranty applies to siding products installed on or after March 1, 2023 (The warranty in effect at the time the material is originally installed is the applicable warranty.) This Warranty replaces all prior warranties.

Effective Date: 3/1/23

Care and Maintenance of Vinyl Siding Products

While CertainTeed Cedar Impressions siding resists most common household stains like oil and grease, it will become dirty like any other product that is exposed to atmospheric conditions. Chalk may also accumulate on the surface. This is a normal condition for all pigmented materials which are constantly exposed to sunlight and the elements. Soil, grime and chalk can be removed with your garden hose and a bucket of soapy water. If especially stubborn stains cannot be removed with normal household detergents, request a cleaner from your contractor. Always test any cleaner on an inconspicuous area before full use. Siding products should not be cleaned with a power washer.

Mold and mildew may be a problem in some areas. They may appear as black, gray or green spots on surface dirt and are usually first detected in areas not subject to rainfall, such as under eaves and porch enclosures. Mold and mildew can be removed with the following solution:

Mix together:

1/3 cup of detergent (*Tide*, for example),
2/3 cup of Trisodium Phosphate (*Soilax*, for example), one quart of 5% Sodium Hypochlorite (*Clorox*, for example) and three quarts of water. (Caution: Greater concentrations may cause damage to vinyl siding.)

If the above solution does not readily remove the mold or mildew, request a mold and mildew-type cleaner from your contractor.

NOTE: The chemical agents referenced above may be hazardous to the user or to the environment. Please follow all precautions and warnings on the product label, particularly those which may be necessary to prevent personal injury. Always dispose of these chemical agents in a manner prescribed by the manufacturer. If you are unsure how to use or how to properly dispose of these chemical agents, please contact the manufacturer of these products for instructions.

Important: Fire Safety Information

Cedar Impressions products require little maintenance for many years. Nevertheless, common sense dictates that builders and suppliers of these products store, handle and install these materials in a manner that avoids damage to the product and/or the structure. Owners and installers should take a few simple steps to protect siding products from fire.

Rigid siding products are made from organic materials and will melt or burn when exposed to a significant source of flame or heat. Building owners, occupants and maintenance personnel should always take precautions to keep sources of fire, such as barbecues, and combustible materials such as dry leaves, mulch and trash, away from siding products.



CertainTeed

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ICC-ES Evaluation Report

ESR-1066

Reissued May 2024

Revised October 2024

Subject to renewal May 2025

This report also contains:

- [CA Supplement](#)

- [FL Supplement](#)

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DIVISION: 07 00 00— THERMAL AND MOISTURE PROTECTION Section: 07 46 33— Plastic Siding	REPORT HOLDER: CERTAINTEED LLC. ADDITIONAL LISTEES: VINYL CARPENTRY	EVALUATION SUBJECT: CERTAINTEED VINYL SIDING AND SOFFIT	
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1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2024, 2021, 2018, 2015, and 2012 [International Building Code® \(IBC\)](#)
- 2024, 2021, 2018, 2015, and 2012 [International Residential Code® \(IRC\)](#)

Every code reference in this report is related to 2024 IBC and IRC. See [Table 1](#) for previous code editions of the IBC and IRC.

Properties evaluated:

- Exterior veneer
- Wind load resistance—transverse
- Types I, II, III and IV construction
- Fire-resistance-rated construction

1.2 Evaluation to the following green code(s) and/or standards:

- 2022 [California Green Building Standards Code \(CALGreen\)](#), Title 24, Part 11
- 2020, 2015, 2012 and 2008 ICC 700 [National Green Building Standard™](#) (ICC 700-2020, ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

See Section 3.0

2.0 USES

CertainTeed vinyl sidings, which are also sold under the brand name Vinyl Carpentry, are used as exterior wall coverings on buildings of all construction types over approved sheathings; and as closures on the underside of exterior roof eaves (soffits).

3.0 DESCRIPTION

The CertainTeed and Vinyl Carpentry vinyl sidings and soffits are extruded from polyvinyl chloride (PVC) resins. The siding panels conform to the requirements of ASTM D3679 and are formed with an upper edge having nail slots and a lower edge that hooks into the upper edge of the lower course. The accessory items, used to detail the application of the product as an exterior wall covering, are of the same material.

All siding panels are designed with receiving legs and a nailing flange with pre-punched elongated nailing slots. All siding panels used in horizontal applications have weep holes pre-punched at a maximum of 17 inches (432 mm) on center on the underside to provide ventilation and drainage.

The siding panels are available in different colors with a smooth finish or embossed with a matt or wood-grain texture. The siding panels range in thickness from 0.036 inch to 0.050 inch (0.914 mm to 1.27 mm).

The accessory shapes include a fascia, "F" shaped trim, "J" shaped trim, drip cap, starter strips, inside/outside corners, quarter round soffit molding, undersills, soffit cove trim, and "H" divider bar. The thicknesses of accessories range from 0.040 to 0.050 inch (1.02 to 1.27 mm).

Refer to [Table 2](#) for panel thicknesses, lengths, and profiles within the scope of this report.

The attributes of the CertainTeed vinyl sidings have been verified as conforming to the provisions of (i) CALGreen Sections A4.405.1.3 (prefinished materials) and A5.406.1.2 (reduced maintenance); (ii) ICC-700-2020 Sections 601.7 and 11.601.7, ICC 700-2015 and ICC 700-2012 Sections 601.7, 11.601.7, and 12.1(A).601.7 (site-applied finishing materials); and (iii) ICC 700-2008 Section 601.7 (site-applied finishing materials). Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. The code may provide supplemental information as guidance.

4.0 INSTALLATION

4.1 General:

Installation must be in accordance IBC Section 1404.15 or IRC Sections R703.3 and R703.11.1 and IRC Table R703.3(1), as applicable, ASTM D4756, the manufacturer's published installation instructions, and this report. The manufacturer's published installation instructions must be available on the jobsite during installation.

4.1.1 Framing: Lumber framing must have a minimum specific gravity of 0.42 or must be of other wood-based materials that provide equal or greater fastener withdrawal resistance.

4.1.2 Sheathing: Siding profiles must be installed over sheathing as described in Section 4.7.2 of this report, for the IBC, or Section 4.7.3 of this report, for the IRC, as applicable.

4.1.3 Water-resistive Barriers and Flashing: The sheathing must be covered with a water-resistive barrier as required by the applicable code. Flashing must be provided at all openings, penetrations, and abutments with dissimilar materials, in accordance with the applicable code.

4.1.4 Accessory Components: Accessory components such as corners, starter strips and trim must be fastened in accordance with the manufacturer's published installation instructions.

4.2 Installation:

4.2.1 Horizontal Siding: For horizontal siding, a starter strip must be installed horizontally along the bottom of the area to be sided. The starter strip must be fastened to the building every 8 inches (203 mm) to 10 inches (254 mm) in slots provided in the strip. The first horizontal siding panel must be locked into the starter strip and fastened to the building through the center of the nailing slots at the maximum spacing specified in [Table 3](#) of this report, as applicable. The fasteners must be located in the center of the slot, leaving a minimum $\frac{1}{32}$ -inch (0.8 mm) space between the fastener head and the face of the vinyl nailing strip, to allow for expansion. Succeeding panels must be similarly installed, locking into the panel below. The horizontal siding panel ends must be overlapped 1 inch (25.4 mm) at butt joints and held $\frac{1}{4}$ inch (6.35 mm) clear of all vertical accessory members at wall ends and around openings.

4.2.2 Vertical Siding: Vertical siding must be interlocked and fastened, using the appropriate accessory components and fastening methods to secure the panels and allow for expansion in accordance with [Table 3](#) and the manufacturer's published installation instructions.

4.3 Soffit Installation:

Soffit must be installed and fastened in accordance with IRC Sections R704.2 and R704.3 and the manufacturer's published installation instructions, also taking into account the high wind limitations of [Table 3](#).

4.4 Fasteners:

The fasteners for attaching the siding must be corrosion-resistant nails having 0.313-inch-diameter (7.95 mm) heads and 0.120-inch-diameter (3.05 mm) shanks. For installation over wood-based sheathing (minimum equivalent specific gravity, $G = 0.42$), fasteners must be long enough to penetrate the underlying framing at least $\frac{3}{4}$ inch (19.1 mm). When sheathing other than wood-based sheathing is used, fasteners must penetrate a minimum of $1\frac{1}{4}$ inches (31.8 mm) into framing.

Fasteners for attaching the siding to wood structural panels must be in accordance with IRC Table R703.3.3 and the manufacturer's published installation instructions. Corrosion-resistant staples may be used where indicated in [Table 3](#). Staples must be no.16 gage, with a minimum length of 1³/₄ inches (44.4 mm) and a crown width of 7/₁₆ inch (11.1 mm). For installation over framing and wood-based sheathing (minimum equivalent specific gravity, $G = 0.42$), minimum staple embedment into framing must be 3/₄ inch (19.1 mm).

4.5 Types I, II, III and IV Construction:

The vinyl siding may be installed on the exterior of buildings of any type of construction when installed over maximum 1-inch-thick (25.4 mm) expanded polystyrene insulation [1 pound per cubic foot (16 kg/m³)] and mechanically fastened with noncorrosive, self-tapping, 2¹/₂-inch-long (64 mm) screws with minimum 3/₈-inch-diameter (9.5 mm) heads and 1/₈-inch-diameter (3.2 mm) shafts, and with minimum 5/₈-inch-diameter (15.9 mm) nylon washers, to the exterior of a steel stud wall constructed with 1/₂-inch-thick (12.7 mm) gypsum wall board on the exterior and 5/₈-inch-thick (15.9 mm) Type X gypsum board on the interior. The assembly described in this section must be limited to installations where the design wind pressures does not exceed 30 pounds per square foot (1.44 kN/m²) under the 2024 and 2021 IBC and installations located in Exposure C areas where the nominal design wind speed (V_{asd}) under the 2018, 2015 and 2012 IBC does not exceed 100 miles per hour (45 m/s), and the building height is less than or equal to 40 feet (12 192 mm).

4.6 Fire-resistance-rated Construction:

4.6.1 One-hour Fire-resistance-rated Limited Load-bearing Wood Stud Wall: Wood studs must be nominal 2-by-4 Douglas fir marked "STD & BTR, Doug. Fir, S-Dry," spaced 16 inches (406 mm) on center. The wall must be constructed with a single bottom plate and double top plates. The wall is a maximum of 10 feet (3.05 m) in height with double 2-by-4 wood fire blocking located at 8 feet (2.44 m) above the bottom plate. Stud cavities must be filled with 3¹/₂-inch-thick (88.9 mm), R-11, mineral wool insulation batts. The stud wall must be covered on the exterior with one layer of 1/₂-inch-thick (12.7 mm), exterior gypsum sheathing, and on the interior face with a single layer of 5/₈-inch-thick (15.9 mm), Type FSW, fire-resistant gypsum wall board. The exterior wall sheathing must be covered with a water-resistive barrier. The studs are assembled with two 16d smooth box nails on each end. The wall board is installed vertically with 1³/₄-inch-long (44.4 mm), No. 6, bugle head drywall screws spaced 8 inches (203 mm) on center around the perimeter of the board and along the studs. Vertical joints are staggered on opposite sides of the wall. The joints must be treated with ready-mixed joint compound and spark-perforated paper joint reinforcing tape. The siding must be attached to the studs using 2-inch-long (38.1 mm) roofing nails with flat heads, spaced 8 inches (203 mm) on center along the stud.

The axial load capacity of the wall is limited to a maximum load of 1050 pounds (4670 N) per stud or 32 percent of maximum design load calculated under the ANSI/AWC *National Design Specification for Wood Construction*® (NDS).

4.6.2 Fire-resistance-rated Walls on Buildings of Type V Construction under the IBC: The vinyl siding may be installed over code-complying, exterior, fire-resistance-rated bearing or nonbearing walls required to be of Type V construction under the IBC without affecting the hourly rating of the walls.

4.7 Wind Resistance:

4.7.1 General: The design wind pressure must be determined in accordance with the requirements of Chapter 16 of the IBC or Section R301.2.1 of the IRC, as applicable, and must not exceed the allowable values in [Table 3](#), subject to the conditions in Sections 4.7.2 and 4.7.3. Wind resistance of soffit panels is outside the scope of this report except where specifically listed in [Table 3](#) and where installation is as siding.

4.7.2 IBC: For buildings constructed under the requirements of the IBC, vinyl siding must be installed as described in IBC Section 1404.15 and Sections 4.1 through 4.6 of this report, as applicable, over sheathings or materials addressed in IBC Section 2304.6 that are capable of independently resisting both positive and negative wind pressures occurring under design conditions at the building location. The allowable negative wind loads for the vinyl siding areas shown in [Table 3](#). Positive wind pressures are not considered for the siding, since the sheathing must be capable of supporting the imposed loads.

4.7.3 IRC: For buildings constructed in accordance with the IRC, the siding must be installed as described in Sections 4.1 through 4.6, and in accordance with one of the following conditions:

1. Under the 2024, 2021 and 2018 IRC, installation over sheathing other than foam plastic sheathing, in applications where the design wind pressure does not exceed 30 psf or the ultimate wind speed (3-second gust) does not exceed the limits in Table R703.3.2, installation shall comply with the prescriptive requirements of IRC Section R703.11.1 and Table R703.3(1).

2. Under the 2015 IRC, installation over sheathings other than foam plastic sheathings, in applications where the design wind pressure does not exceed 30 psf or the ultimate wind speed (3-second gust) does not exceed the limits in Table R703.3.1, installation shall comply with the prescriptive requirements of IRC Section R703.11.1 and Table R703.3(1).
3. Under the 2012 IRC, In applications where the building's mean roof height does not exceed 30 feet (9 144 mm) and the basic wind speed (3-second gust) is less than 110 mph (49 m/s) in Exposure B, and does not exceed 90 mph (40 m/s) in Exposure C or 85 mph (38 m/s) in Exposure D, sheathing, other than foam plastic, must be as required by Table R703.4 of the 2012 IRC.
4. For wind conditions exceeding those listed above, the siding must be installed over sheathing that is capable of independently resisting both positive and negative wind pressures occurring under the design conditions at the building location. The allowable negative wind loads for the vinyl siding are as shown in Table 3. Positive wind pressures are not considered for the siding, since the sheathing must be capable of supporting the imposed loads, including but not limited to, positive and negative transverse wind pressures.
5. For installation over foam plastic sheathing: For installation over foam plastic sheathing, in the absence of other approved backing capable of independently resisting the design wind pressure, the siding must be installed in accordance with Section R703.11.2 of the IRC.

5.0 CONDITIONS OF USE:

The CertainTeed Vinyl Sidings and Soffits described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Installation complies with this report, the manufacturer's published instructions and the applicable code. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs.
- 5.2 The siding is limited to maximum design wind pressures shown in Table 3 of this report.
- 5.3 In jurisdictions adopting the IRC, the siding must be installed in accordance with Section 4.7.3 of this report and limited to areas where the design wind pressure does not exceed the values shown in Table 3 of this report.
- 5.4 The exterior walls must be braced or sheathed to resist racking loads with approved materials in accordance with the requirements of the applicable building code.
- 5.5 When installation is on Types I, II, III and IV construction (IBC) and fire-resistance-rated construction, refer to Sections 4.5 and 4.6 of this report, respectively.
- 5.6 The siding may be installed on buildings of any construction type under the IBC or buildings under the IRC, and at a fire separation distance of greater than 5 feet (1524 mm) in accordance with IBC Section 1405.1.1.1.2 or IRC Table R302.1(1) and R302.1(2), as applicable.
- 5.7 The sheathing must be covered with a water-resistive barrier, as required by the applicable code.
- 5.8 The siding is manufactured under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Vinyl Siding (AC37), dated February 2014 (editorially revised February 2024).
- 6.2 Test reports in accordance with NFPA 268 and ASTM E119.

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-1066) along with the name, registered trademark, or registered logo of the report holder (CertainTeed or Vinyl Carpentry) must be included in the product label.
- 7.2 In addition, the vinyl sidings and soffits described in this report are identified by a stamp bearing the brand name (CertainTeed or Vinyl Carpentry), the product name and style and, the statement "Conforms to ASTM Specification D3679".
- 7.3 The soffits must be marked every four (4) feet on center with a number or marking that ties the product back to the manufacturer. The net free area of the soffit panel must be included on the packaging or label.

7.4 The report holder's contact information is the following:

CERTAINTED LLC.
20 MOORES ROAD
MALVERN, PENNSYLVANIA 19355
(800) 233-8990
www.certainteed.com

7.5 The additional listee's contact information is the following:

VINYL CARPENTRY
20 MOORES ROAD
MALVERN, PENNSYLVANIA 19355
(800) 233-8990

TABLE 1— APPLICABLE SECTIONS UNDER EACH EDITION OF THE IBC AND IRC

2024 IBC	2021 IBC	2018 IBC	2015 IBC	2012 IBC
Section 1404.15	Section 1404.14		Section 1405.14	
Section 1405.1.1.1.2			Section 1406.2.1.1.2	
2024 IRC	2021 IRC	2018 IRC	2015 IRC	2012 IRC
Section R301.2.1				
Table R302.1(1)				--
Table R302.1(2)				--
Section R703.3				Section R703.4
Section R703.11.1				
Section R703.11.2				
Table R703.3(1)				Table R703.4
Table R703.3.3			Table R703.3.2	--
Section R704.2		--		
Section R704.3		--		

TABLE 2—CERTAINTED VINYL SIDING AND SOFFIT

PRODUCT NAME	PRODUCT CODE	PRODUCT STYLE	THICKNESS (inch)	LENGTH (feet-inches)
The following products are sold under the brand name CertainTeed:				
Monogram	33101	Double 4-inch	0.046	12-6
	33110	Double 4-inch	0.046	12-6
	33122	Double 5-inch	0.046	12-0
	33103	Double 5-inch DutchLap	0.046	12-0
	33125	Double 5-inch DutchLap	0.046	12-0
Monogram XL	33114	Double 4-inch	0.046	16-8
	33139	Double 4-inch	0.046	20-0
	33126	Double 5-inch DutchLap	0.046	16-0
	33140	Double 5-inch DutchLap	0.046	20-0
Restoration Classic	36110	Double 4-inch	0.044	12-6
	36118	Double 4½-inch	0.044	12-1
	36119	Double 4½-inch DutchLap	0.044	12-1
	36122	Double 5-inch	0.044	12-0
	36132	Triple 3-inch	0.044	12-1
Mainstreet	39131	Triple 3-inch	0.042	12-1
	39110	Double 4-inch	0.042	12-6
	39122	Double 5-inch	0.042	12-0
	39113	Double 4-inch DutchLap	0.042	12-6
	39125	Double 5-inch DutchLap	0.042	12-0
	39104	Single 8-inch	0.042	12-6
	39102	6½-inch Beaded	0.042	12-4
Board & Batten	34136	Single 7 Vertical	0.052	10-0
	34137	Single 8 Vertical	0.048	12-6
	34138	Single 8 Vertical	0.048	10-0
Carolina Beaded	38102	6½-inch Beaded	0.044	12-4
Northwoods	60106	Single 7-inch Rough-Split Shake	0.050	10-1
	60108	Single 7-inch Perfection Shingle	0.060	10-1
	60109	Single 7-inch Sawmill Shingle	0.060	10-1
American Legend	40110	Double 4-inch	0.042	12-6
	40122	Double 5-inch	0.042	12-0
	40119	Double 4½-inch DutchLap	0.042	12-1
Encore	43110	Double 4-inch	0.040	12-6
	43122	Double 5-inch	0.040	12-0
	43119	Double 4½-inch DutchLap	0.040	12-1
The following products are sold under the brand name Vinyl Carpentry:				
Triple 3⅓" InvisiVent Soffit	46228	Triple 3⅓" Vented Soffit	0.044	12-6
Triple 3⅓" Soffit / Vertical	46229	Triple 3⅓" Solid Soffit / Vertical Siding	0.044	12-6
IronMax Soffit / Vertical	47201	Double 5-inch Solid Soffit / Vertical Siding	0.046	12-0
	47205	Double 5-inch Fully Vented	0.046	12-0
Universal Soffit / Vertical	48224	Triple 4-inch Fully Vented	0.040	12-0
	48216	Triple 4-inch Solid Soffit / Vertical Siding	0.040	12-0
	48220	Triple 4-inch Center Vented	0.040	12-0
Beaded Soffit / Vertical	46209	Triple 2-inch Solid Soffit / Vertical Siding	0.039	12-6
	46211	Triple 2-inch Vented	0.039	12-6
Value Soffit	49224	Triple 4-inch Fully Vented	0.036	12-0
	49216	Triple 4-inch Solid Soffit	0.036	12-0
	49220	Triple 4-inch Center Vented	0.036	12-0
Perimeter Soffit / Vertical	46231	Triple 3⅓-inch Solid Soffit / Vertical Siding	0.040	12-6
	46230	Triple 3⅓-inch Vented Soffit	0.040	12-6

For SI: 1 inch = 25.4

TABLE 3—ALLOWABLE NEGATIVE WIND LOADS

PRODUCT NAME	MAXIMUM STUD ¹ SPACING (inches)	FASTENER ²	ALLOWABLE NEGATIVE WINDLOAD (psf)	
			2012, 2015, 2018 IBC/IRC	2024, 2021 IBC/IRC
Monogram D5	16	Nail to studs	92.6	66.7
	24	Nail to studs	64.8	46.7
	16	Staple to studs	64.8	46.7
Monogram D5DL	16	Nail to studs	101.9	73.4
	24	Nail to studs	61.7	44.4
	16	Staple to studs	68.0	49.0
Monogram D4	16	Nail to studs	160.6	115.6
	24	Nail to studs	70.9	51.0
	16	Staple to studs	80.2	57.7
Monogram XL D4	16	Nail to studs	126.5	91.1
	24	Nail to studs	89.4	64.4
Monogram XLD5DL	16	Nail to studs	89.4	64.4
	24	Nail to studs	55.6	40.0
Restoration Classic D5	16	Nail to studs	98.7	71.1
	16	Staple to studs	49.4	35.6
	24	Nail to studs	68.5	49.3
Restoration Classic D4	16	Nail to studs	120.4	86.7
	24	Nail to studs	95.7	68.9
Restoration Classic D4.5	16	Nail to studs	145.0	104.4
Restoration Classic D4.5DL	16	Nail to studs	105.0	75.6
Restoration Classic T5	16	Nail to studs	108.0	77.8
Mainstreet D5	16	Nail to studs	89.4	64.4
	16	Staple to studs	52.4	37.7
	24	Nail to studs	64.8	46.7
Mainstreet D5DL	16	Nail to studs	83.3	60.0
	16	Staple to studs	80.2	57.7
	24	Nail to studs	58.7	42.3
	24	Staple to studs	49.4	35.6
Mainstreet D4	16	Nail to studs	105.0	75.6
	24	Nail to studs	58.7	42.3
	16	Staple to studs	114.3	82.3
Mainstreet T3	16	Nail to studs	29.1	21.0
Mainstreet D4DL	16	Nail to studs	89.4	64.4

PRODUCT NAME	MAXIMUM STUD ¹ SPACING (inches)	FASTENER ²	ALLOWABLE NEGATIVE WINDLOAD (psf)	
			2012, 2015, 2018 IBC/IRC	2024, 2021 IBC/IRC
Mainstreet S8	16	Nail to studs	29.1	21.0
Mainstreet S6.5 Beaded	16	Nail to studs	29.1	21.0
Carolina Beaded	16	Nail to studs	58.0	41.7
	16	Staple to studs	77.2	55.6
	24	Nail to studs	49.4	35.6
	24	Staple to studs	52.4	37.7
Northwoods S7 Rough-Split	16	Nail to studs	105.0	75.6
Northwoods S7 Perfection	16	Nail to studs	120.4	86.7
Northwoods S7 Sawmill	16	Nail to studs	120.4	86.7
Board & Batten S8	12	Nail to sheathing ³	98.7	71.1
Board & Batten S7	12	Nail to sheathing ³	111.1	80.0
American Legend D5	16	Nail to studs	55.6	40.0
American Legend D45DL	16	Nail to studs	77.2	55.6
American Legend D4	16	Nail to studs	71.9	51.8
	24	Nail to studs	49.4	35.6
	16	Staple to studs	80.2	57.7
Encore D5	16	Nail to studs	80.2	57.7
	24	Nail to studs	46.3	33.3
Encore D4	16	Nail to studs	108.0	77.8
	24	Staple to studs	55.6	40.0
	16	Nail to studs	74.1	53.4
Encore D4.5DL	16	Nail to studs	64.8	46.7
Triple 3-1/3 Vertical	12	Nail to sheathing ³	58.7	42.3
Perimeter Vertical	12	Nail to sheathing ³	51.9	37.4
Universal Vertical	12	Nail to sheathing ³	55.6	40.0
IronMax Vertical	12	Nail to sheathing ³	55.6	40.0
Beaded T2 Vertical	12	Nail to sheathing ³	80.2	57.7
Triple 3-1/3 Soffit	16	Nail to framing	125.9	90.6
IronMax Soffit	16	Nail to framing	107.4	77.3
Universal Soffit	16	Nail to framing	88.9	64.0
Beaded T2 Soffit	16	Nail to framing	163.0	117.4
Value Soffit	16	Nail to framing	61.1	44.0

For SI: 1 inch = 25.4 mm, 1psf = 0.0479 kpa

¹Studs are minimum 2-by-4 wood with a minimum specific gravity of 0.42.²Nails and staples must be as specified in Section 4.4.³Minimum nominally 1/2-inch thick wood-based sheathing having a minimum specific gravity of 0.42, or other materials having equivalent withdrawal resistance.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 46 33—Plastic Siding

REPORT HOLDER:

CERTAINTEED LLC.

EVALUATION SUBJECT:

CERTAINTEED VINYL SIDING AND SOFFIT

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that the CertainTeed vinyl sidings and soffits, described in ICC-ES evaluation report ESR-1066, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

■ 2022 California Building Code® (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

■ 2022 California Residential Code® (CRC)

2.0 CONCLUSIONS**2.1 CBC:**

The CertainTeed vinyl sidings and soffits, described in Sections 2.0 through 7.0 of the evaluation report ESR-1066, comply with CBC Chapter 14, provided the design and installation are in accordance with the 2021 *International Building Code*® provisions noted in the evaluation report and the applicable provisions of the CBC.

2.1.1 OSHPD:

The applicable OSHPD Sections of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections of the CBC are beyond the scope of this supplement.

2.2 CRC:

The CertainTeed vinyl sidings and soffits, described in Sections 2.0 through 7.0 of the evaluation report ESR-1066, comply with CRC Chapter 7, provided the design and installation are in accordance with the 2021 *International Residential Code*® provisions noted in the evaluation report and the applicable provisions of the CRC.

This supplement expires concurrently with the evaluation report, reissued May 2024 and revised October 2024.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 46 33—Plastic Siding

REPORT HOLDER:

CERTAINTEED LLC.

EVALUATION SUBJECT:

CERTAINTEED VINYL SIDING AND SOFFIT

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that CertainTeed Vinyl Siding and Soffits, described in ICC-ES evaluation report ESR-1066, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 *Florida Building Code—Building*®
- 2023 *Florida Building Code—Residential*®

2.0 CONCLUSIONS

The CertainTeed Vinyl Siding and Soffits, described in Sections 2.0 through 7.0 of the evaluation report ESR-1066, comply with the *Florida Building Code—Building*® and the *Florida Building Code—Residential*®. The design requirements must be determined in accordance with the *Florida Building Code—Building*® and the *Florida Building Code—Residential*®, as applicable. The installation requirements noted in the ICC-ES evaluation report ESR-1066 for the 2021 *International Building Code*® meet the requirements of the *Florida Building Code—Building*® or the *Florida Building Code—Residential*®, as applicable, with the following conditions:

- Clearance between exterior wall coverings and final earth grade must meet the requirements of Section 1403.8 of the *Florida Building Code—Building*® or Section R318.7 of the *Florida Building Code—Residential*®, as applicable.
- Soffit pieces must be labeled and installed in accordance with the requirements of Section 1709.10 of the *Florida Building Code—Building*®.

Use of the CertainTeed Vinyl Siding and Soffits for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building*® and the *Florida Building Code—Residential*® has not been evaluated and is outside the scope of this evaluation report.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality-assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued May 2024 and revised October 2024.

Board and Batten

Vinyl Siding

General Description: CertainTeed Board and Batten Siding provides the rustic look of alternating wide and narrow cedar board vertical siding but does not require the upkeep common to wood. Board and Batten siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Board and Batten is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket	Length
Single 8" Vertical	Rough Cedar	1/2"	.048"	DuraLock™ post-formed positive lock	11	1/2"	10' and 12'6"
Single 7" Vertical	Rough Cedar	1/2"	.052"	DuraLock™ post-formed positive lock	27	1/2"	10'

Colors: Board and Batten siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Colonial White (01)	Savannah Wicker (59)	Natural Clay (60)	Flagstone (97)*	Snow (31)^	Tuxedo (56)*
Desert Tan (07)^	Sterling Gray (33)	Autumn Red (23)*	Forest (47)*	Pacific Blue (27)*	Smoky Gray (83)*
Herringbone (04)	Castle Stone (37)*	Brownstone (40)*	Deep Mineral (22)	Sable Brown (29) *	Wedgewood Blue (89)*
Graystone (61)	Cypress (42)	Charcoal Gray (46)*	Melrose (39)*	Slate (44)*	Weathered Wood (90)*
Sandstone Beige (15)^	Granite Gray (34)*	Espresso (43)*	Midnight Blue (45)*	Spruce (16)*	Sparrow (58) *

*Only Available in the S7 Profile

^Only available in the S8 Profile

Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Board and Batten siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Board and Batten siding is produced using PVC resin.

Technical Data: Board and Batten siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of the 2015, 2018, 2021 and 2024 International Residential Code and International Building Code, the 2020 and 2023 Florida Residential Code and Florida Building Code, the 2019 and 2022 California Residential Code and California Building Code, and the 2020 National Building Code of Canada. Board and Batten siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You

CertainTeed LLC
20 Moores Road
Malvern, PA 19355
certainteed.com
© 01/24

should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed Board and Batten Vertical siding has been tested per ASTM D 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Table 2

Product	Fastener Spacing	2015/2018 IBC/IRC			2021/2024 IBC/IRC		
		Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
			ASD	ULT		ASD	ULT
Single 8" Vertical	Nails 12" o.c.	98.7	203	261	71.1	172	222
Single 7" Vertical	Nails 12" o.c.	111.1	215	277	80.0	182	235

* Windload calculations based on ASTM D3679, ASCE 7-16, 30ft High, Exposure B

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications.

VSI/Intertek PCL-0504
 Texas Department of Insurance Product Evaluation EC-11
 Conforms to ASTM Specification D3679
 ICC-ES Evaluation Report ESR-1066
 ICC-ES Evaluation Listing ESL-1462 (Canada)
 Florida BCIS Approval FL1573 & FL12483
 For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports Board and Batten siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Board and Batten Vinyl Siding as manufactured by CertainTeed LLC, Malvern, PA. The siding shall have a .052" nominal thickness for Single 7" profile and .048" for Single 8" profiles. Installation shall be in accordance with manufacturer's instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at www.certainteed.com.



CertainTeed LLC
 20 Moores Road
 Malvern, PA 19355
certainteed.com
 © 01/24

Zoning history for 9-11 Cove Avenue permitted use is 2 family and liquor store for these properties:

- Zoning Approval (new SFR for 9 Cove as of 2025 in addition to the ones below):

Zoning Approvals

STREET	FLD	APPLICANT	DBL	MONTH	DAY	YEAR	DATE	ZONE	COMMENTS	CAM	STAFF	Fee	Pay Type	Receipt Num
Cove Ave. (009)		PAUL/MARY KOKIAS	3-51-30-0	9	4	1996	090496	NB	RPL/DK STEP					
Cove Ave. (011)		Kokias	3-51-39-0	11	9	2009	110909	NB	Expansion of retail pkg store existing	No	MW			
Cove Ave. (011)		Paul Kokias	3-51-39-0	9	26	2008	092608	NB	Wall sign "the wine basket"	Exempt				
Cove Ave. (011)		Kokias Paul	3-51-39-0	9	10	2008	091008	NB	Tenant fit-up Replace liquor store					
Cove Ave. (011)		Kokias	3-51-39-0	9	7	2001	090701	NB	1 wall sign					
Cove Ave. (011)		Harborside	3-51-	1	30	2001	013001	NB	Tenant fit up Liquor Store					

Zoning Approvals

STREET	FLD	APPLICANT	DBL	MONTH	DAY	YEAR	DATE	ZONE	COMMENTS	CAM	STAFF	Fee	Pay Type	Receipt Num
		Wine/Liquor	39-0											
Cove Ave. (011)		TOM/KAREN SZABO	3-51-39-0	1	13	1997	011397	NB	RETAIL SPACE					
Cove Ave. (011)		PAUL/MARK KOKIAS	3-51-39-0	8	22	1996	082296	NB	FIT-UP LIQ					

- No variances.
- Map Changes: prior zoning was Neighborhood Business but now the properties resides in CD-3W.
- No special exceptions



CITY OF NORWALK
**Harbor Management
Commission**

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06851

VIA EMAIL

MEMORANDUM

To: Norwalk Planning & Zoning Commission

From: Harbor Management Commission

Date: October 22nd 2025

Re: Review of Proposed Zoning Text Amendment – Application #2025-68 R (Paul & Mary Kokias)

Dear Ms. Williams:

The Norwalk Harbor Management Commission (NHMC) has reviewed the #2025-68R – Planning & Zoning Commission – Zoning Regulation Text Amendment outlined in the Planning & Zoning Staff Memo dated **September 29, 2025**. At its October 22nd, 2025 meeting, the Harbor Management Commission reviewed the proposed zoning text amendment which seeks to permit premium-grade vinyl siding for single-family and two-family detached dwellings in the CD-3W zone, with specific material standards.

While the proposed amendment is limited in scope and includes quality controls, the Commission offers the following comments and recommendations to ensure consistency with the Connecticut Coastal Management Act (C.G.S. Sections 22a-90 through 22a-112) and the Norwalk Harbor Management Plan:

1. Coastal Boundary Considerations

If any portion of the **CD-3W zone** lies within the **coastal boundary**, the use of vinyl siding may raise concerns related to: **Microplastic pollution** from material degradation over time; **Stormwater runoff** carrying siding fragments or chemical residues into coastal waters.

Recommendation: *Where applicable, require that vinyl siding installations within the coastal boundary include a maintenance plan and utilize siding certified for coastal durability to minimize environmental degradation.*

2. Visual Character of the Waterfront

Vinyl siding, even when premium-grade, may not align with the historic or maritime character of Norwalk's waterfront neighborhoods.

Recommendation: *In areas with visual access to the harbor or within designated view corridors, consider requiring architectural review or alternative façade materials to preserve the visual integrity of the coastal environment.*

3. Resilience in Flood-Prone Areas

Vinyl siding may be less resilient to storm surge, salt spray, and flooding compared to other materials such as fiber cement or masonry.

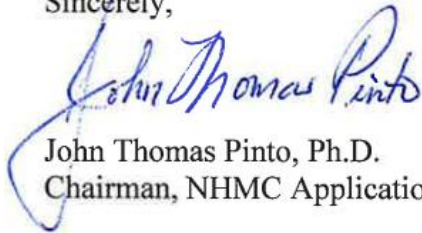
***Recommendation:** In flood-prone or storm surge zones, encourage or incentivize the use of more resilient materials to support long-term coastal resilience.*

Conclusion

The Harbor Management Commission acknowledges the limited scope and intent of the amendment but recommends that the above considerations be evaluated where applicable to ensure protection of Norwalk's coastal resources and alignment with state coastal management policies.

We appreciate the opportunity to provide input and remain available for further discussion or clarification.

Sincerely,



John Thomas Pinto, Ph.D.
Chairman, NHMC Application Review Committee

Enclosure

cc:

Mr. Steve Bartush, Chairman, Norwalk Shellfish Commission

Mr. Alan Kibbe, Chairman, Norwalk Harbor Management Commission

Mr. Bruce Lovallo, Harbormaster

Ms. Amelia Williams, Planning and Zoning Department

Andrzejewski, Michelle

From: Tucker Beckett <tbeckett@westcog.org>
Sent: Tuesday, November 4, 2025 8:52 AM
To: Andrzejewski, Michelle
Subject: FW: Norwalk Text Amendment Referral - Building Material Change
Attachments: #2025-68 R - Memo to Westcog.pdf

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

Good morning,

Thank you for submitting the attached referral to WestCOG. It is the opinion of regional staff that the proposed amendment is primarily of local interest with minimal intermunicipal impact.

Please reach out to me with any questions.

Best,
Tucker

From: Andrzejewski, Michelle <mandrzejewski@norwalkct.gov>
Sent: Friday, September 26, 2025 3:50 PM
To: Referrals <referrals@westcog.org>
Subject: Norwalk Text Amendment Referral - Building Material Change

You don't often get email from mandrzejewski@norwalkct.gov. [Learn why this is important](#)

Hello

City of Norwalk would like to submit a referral for a zoning text amendment. Attached is a memorandum of the proposed change.

Please reach out if you have any comments or questions.

Thank you,
Michelle

Michelle Andrzejewski | 203-854-7781
Senior Planner
City of Norwalk



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

November 19th, 2025

To: Planning & Zoning Commission – Chapin Bryce, Chairman

From: Michelle Andrzejewski, Senior Planner

Re: #2025-68 R – Paul & Mary Kokias – Proposed text amendment to modify building materials in CD-3W for single and duplex dwelling units.

Commissioners,

The applicant proposes to change the permissible building materials for primary building materials on facades in CD-3W to allow vinyl siding with limitations. Below are the redline edits of the proposed revisions to the zoning regulations. (New/Proposed text is indicated in **red text**. Deleted text is indicated as struck-through text)

Staff comments:

Staff does not have any major issues with the proposal however, we did require that the vinyl be a premium grade and only allowed for single and two-family residences. We understand the regulations should allow some flexibility to single and two-family residences to allow residents to improve their property within the CD-3W zone. To note building materials are not regulated in CD-1L, CD-1M, CD-1S that are primarily single-family zones.

Existing Language:

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-68 R – Paul & Mary Kokias – 9 Cove Avenue(District 3, Block 51, Lot 30) – Proposed text amendment to modify building materials in CD-3W for single and duplex dwelling units be **APPROVED** with the following revisions:

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	P ¹
	Corrugated and/or sheet metal	NP		

1. Vinyl siding shall be permitted subject to the following; Only single-family detached dwellings and two-family detached dwellings are permitted to use vinyl siding.; That the vinyl siding shall be a premium grade, that is .046mm or higher in thickness and provides superior durability, impact resistance, and insulation compared to standard vinyl.; all other uses NP.

BE IT FURTHER RESOLVED that the reasons for approving the zoning regulation text amendment is to achieve the following goals, policies, and objectives of the Plan of Conservation and Development:

1. *“As part of the zoning code rewrite, create zoning with design standards to achieve the desired outcomes for commercial and mixed-use projects as redevelopment occurs.”*
2. *“Neighborhood and corridor activity centers have urban design standards that promote walkability.”*
3. *“Continue implementation of transit-oriented development (TOD) and concentrate a range of mixed-use opportunities for sustainable live/work/play communities in the City.”*

BE IT FURTHER RESOLVED that the effective date of this action shall be November 28, 2025.

PLANNING & ZONING COMMISSION

125 EAST AVENUE

P.O. BOX 5125

NORWALK, CONNECTICUT 06856-5125

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONE CHANGE APPLICATION

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

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

2. List all property owners within the area of requested change, including their street address and district, block and lot number.

Owner	Street Address	District	Block	Lot Number	Property ID
MELISSA HOLMES	9 Couch St	2	28	9	103-2-28-9-0
IZAZAGA PORFIRIO, Resendiz Omar Izazaga & Izazaga Lorenzo	7 Couch St	2	28	8	103-2-28-8-0

3. List all adjoining property owners and all property owners directly across the street from the requested zone change.

IZAZAGA PORFIRIO, Resendiz Omar Izazaga & Izazaga Lorenzo	7 Couch St	2-28-8-0
CICALA MADELINE	11 COUCH ST	2-28-10-0
CHICATELL FREDERICK S/ 8 COUCH STREET LLC	8 COUCH STREET	2-38-5-0

4. Describe property's boundaries. (See 7a).

9 Couch Street (DBL 2-28-9-0)

The subject parcel is a rectangular lot of approximately **0.07 acres (3,049 sq ft)** located on the north side of Couch Street. The lot fronts Couch Street to the south, is bounded to the west by 11 Couch Street (DBL 2-28-11-0), to the east by 7 Couch Street (DBL 2-28-8-0), and to the north by additional residential property.

7 Couch Street (DBL 2-28-8-0)

The adjoining parcel consists of approximately **0.08 acres (3,484 sq ft)**. It also fronts Couch Street to the south, is bounded to the west by 9 Couch Street (DBL 2-28-9-0), to the east by [insert abutting neighbor parcel], and to the north by additional residential property.

5. Provide a written narrative with reasons for requested change, including the zoning history of the area since 1929, the effect of the change on the surrounding neighborhood, and the current Plan of Development category of the property.

Since 1929, Couch Street has contained a mix of single-family and multifamily uses, with the eastern portion of the street consistently zoned for multifamily residences. The subject properties at 7 and 9 Couch Street both directly abutting this established multifamily zone. The requested change represents an extension of the existing boundary rather than an isolated or “spot” rezoning. The proposed adjustment will not alter the character of the surrounding neighborhood, which already includes numerous multifamily properties, and we believe it aligns with the City’s Plan of Conservation and Development by promoting consistency and coherence in zoning boundaries.

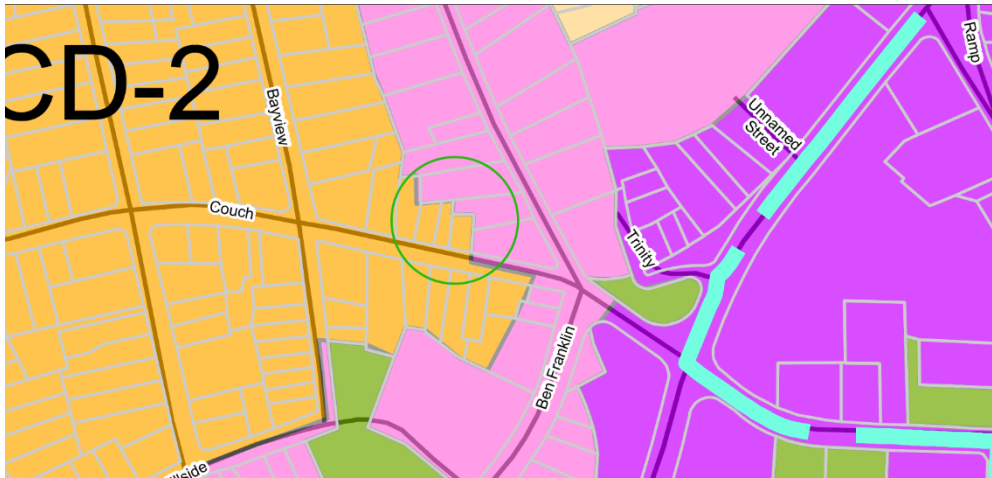
6. Provide dates of any previous zone changes, zoning amendments, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of the variance(s) requested and granted.

There are no records of any previous zone changes, zoning amendments, special exceptions, or variances requested or granted for the property at 9 Couch Street. Available assessor’s field cards from prior ownership indicate the property was noted as a 3–4 family dwelling rather than a 2 family, and it has historically been taxed as a 3 family. These appear to be assessor records only, not formal zoning actions.

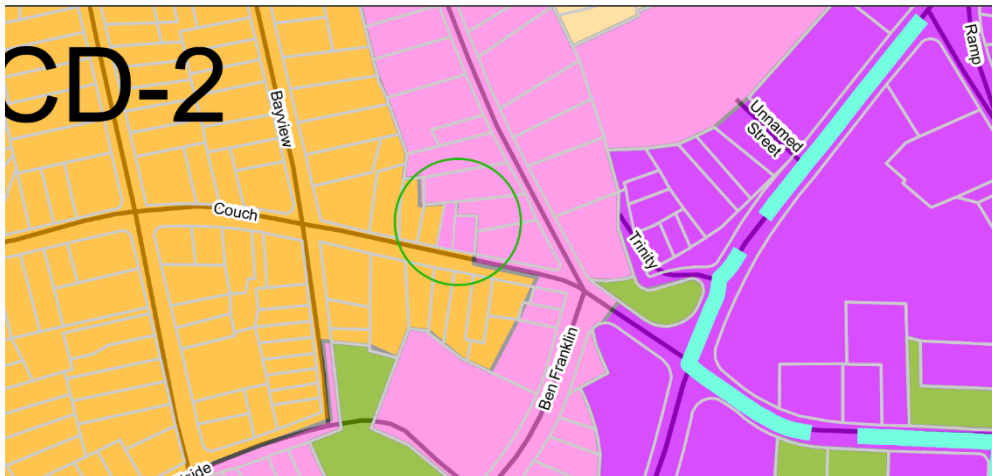
7. Provide Class A-2 survey maps of property in suitable scale (1" = 40') or less, prepared and sealed by a licensed land surveyor, showing the following data and facilities (**3 copies required**): **Where can we get this? Including A-G details?**

- Property boundaries (in metes and bounds)
- Area of property
- Current zone boundaries on property
- Current areas and percentage of property in different zones
- Proposed zone boundaries on property
- Area and percentage of property in proposed zone(s)
- Current land use of property and of parcels abutting the property

Current:



Revised:

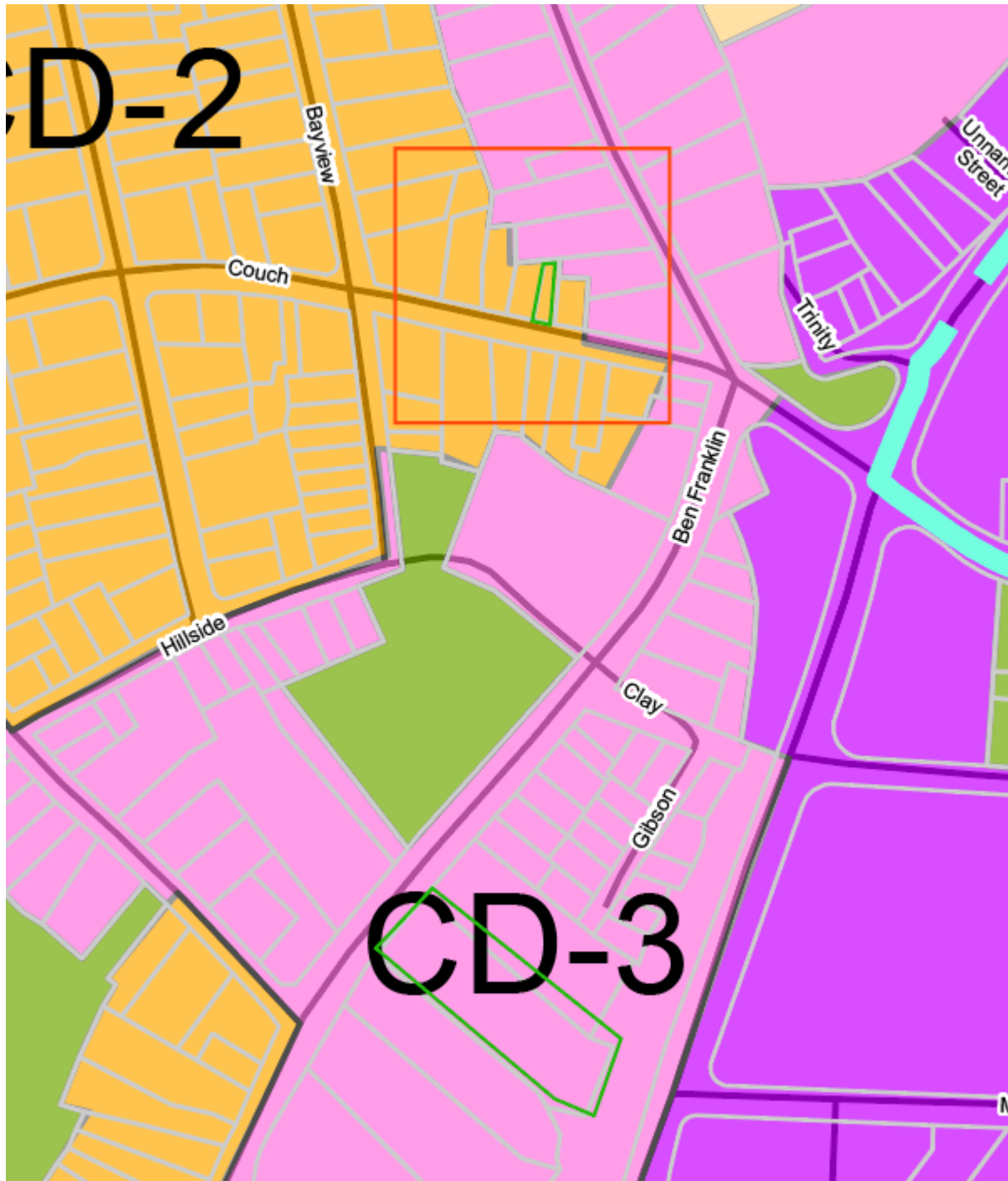


8. Provide maps of area surrounding zone change with all other properties within 500' radius (1" = 100') showing **(3 copies required)**:

a. Current zoning of all property

b. All other property within 500' radius owned by applicant -2-

Small green outline is 9 couch street. The red box is ~500-, and the other green outline is 188 flax hill rd c3 which is also owned by Melissa Holmes, but the unit is outside the 500' distance.



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

There will be no properties that become non-conforming uses as a result of the requested change. The proposed zone change will instead bring the subject property into conformance with existing zoning designations and surrounding land uses.

9. Provide one copy of a current aerial photograph of neighborhood, including area within 500 feet of the requested area of change, showing boundaries of site, title, scale, date photo was taken, north arrow, and all street names in vicinity of site. (1" = 100' or 1" = 200' for very large sites) (Prints available from D.P.W.)



10. Traffic & Drainage Reports: Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site and upon the contemplated development, if any: **We would like to write a formal request to waive this part of the application**

(3 copies required)

A. Drainage: (prepared by registered professional engineer) **We would like to write a formal request to waive this part of the application**

- a. Presence of watercourses, water bodies and wetlands
- b. Existing and proposed storm drainage facilities
 - i. water-runoff from upland properties
 - ii. effect upon down stream properties
- c. Storm drainage computations

d. Flood hazard zone information, if applicable

B. Traffic (prepared by professional traffic engineer) **We would like to write a formal request to waive this part of the application**

a. i. road classification

ii. road widths

iii. roadway capacity (level of service)

b. Existing Traffic conditions

i. average daily traffic

ii. peak hour traffic volumes

c. Impact of the proposal upon traffic flow and safety

i. projected trip generation

ii. effect upon peak hour traffic and level of service

iii. improvements in road conditions or signalization

When, in the opinion of the Planning & Zoning Commission, a proposed zone change will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant. **We would like to write a formal request to waive this part of the application, how do we do this**

11. Deadline for application submittals: The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof. -3-

12. PUBLIC ACT NO. 95-320 requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning & Tax Collector's Office. **I assume I need go get this, or are you able to pick up a copy the next time you are at town hall?**

13. Expert Testimony at Public Hearings:

It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing, of those person(s) who will provide expert testimony to the Planning & Zoning Commission. **Do we need any expert Testimonies? If so, Who?**

14. Notification of neighbors

A. The applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land within the area proposed for change and the owners of land which abut or are directly across the street from the area proposed for change. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject proposal, notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date. (See attached sample notification form) **I assume I need to add the date and time, how do I get this information to add it to their letters. I made a draft**

B. Zone changes initiated by the Norwalk Planning and Zoning Commission shall be exempt from the provision of paragraphs 14.A

15. Payment for Legal Notice Publication

Applicants shall be responsible for payment of three legal notices in the HOUR newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application. **When should I reach out about this?**

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

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846 – 3281

Fax: (203) 846 – 9897

As revised to May 1989.

Amended May 17, 1989 - Effective May 26, 1989.

Amended October 27, 1995

Amended August 20, 2003; Effective August 29, 2003.

As revised to January 9, 2004 with new state land use fee PA03-6.

As revised to August 9, 2004 with new state land use fee PA04-144.

As revised effective March 24, 2006 with new application fee.

As revised effective May 26, 2006 to add 10 day hearing deadline.

As revised effective May 29, 2009 to add expert testimony

As revised effective Oct 1, 2009 with new state land use fee

As revised March 30, 2015 to revise payment options

As revised to January 1, 2018 to eliminate references to Zoning Committee (disbanded 12/31/2017)

As revised to October 12, 2022 to revise number of copies required, updated fee amount, and revised "Zoning Commission" to Planning & Zoning Commission where applicable. -4-

To: Izazaga Porfirio, Resendiz Omar Izazaga & Izazaga Lorenzo

Addressed Property: 7 Couch Street, Norwalk, CT 06854 (DBL: 2-28-8-0)

Dear Izazaga Porfirio, Resendiz Omar Izazaga & Izazaga Lorenzo,

Be advised that **Melissa Holmes, owner of 9 Couch Street**, has applied for a **Zone Change** application for property located at the following address: **9 Couch Street, Norwalk, CT 06854 — District 2, Block 28, Lot 9-0.**

The proposal is for **a change in zoning classification from CD-2 to CD-3 for 9 Couch Street.**

The Norwalk Zoning Commission will conduct a public hearing on this proposal at **[Day, October 29th?, Time, Location/Room].**

You are being notified because your property abuts the subject property or is located directly across the street from the subject parcel. The application is on file in the Zoning Commission Office, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut 06856-5125.

Sincerely,

Melissa Holmes

Owner, **9 Couch Street**, Norwalk, CT 06854

805-304-7179

Mellyholmes@gmail.com

To: Cicala Madeline

Addressed Property: 11 Couch Street, Norwalk, CT 06854 (DBL: 2-28-10-0)

Dear Cicala Madeline,

Be advised that **Melissa Holmes, owner of 9 Couch Street**, has applied for a **Zone Change** application for property located at the following address: **9 Couch Street, Norwalk, CT 06854 — District 2, Block 28, Lot 9-0.**

The proposal is for a **change in zoning classification from CD-2 to CD-3 for 9 Couch Street.**

The Norwalk Zoning Commission will conduct a public hearing on this proposal at **[Day, October 29th?, Time, Location/Room].**

You are being notified because your property abuts the subject property or is located directly across the street from the subject parcel. The application is on file in the Zoning Commission Office, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut 06856-5125.

Sincerely,

Melissa Holmes

Owner, **9 Couch Street**, Norwalk, CT 06854

805-304-7179

Mellyholmes

To: Chicatell Frederick S / 8 Couch Street LLC

Addressed Property: 8 Couch Street, Norwalk, CT 06854 (DBL: 2-38-5-0)

Dear Chicatell Frederick S / 8 Couch Street LLC,

Be advised that **Melissa Holmes, owner of 9 Couch Street**, has applied for a **Zone Change** application for property located at the following address: **9 Couch Street, Norwalk, CT 06854 — District 2, Block 28, Lot 9-0.**

The proposal is for a **change in zoning classification from CD-2 to CD-3 for 9 Couch Street.**

The Norwalk Zoning Commission will conduct a public hearing on this proposal at **[Day, Date, Time, Location/Room]**.

You are being notified because your property abuts the subject property or is located directly across the street from the subject parcel. The application is on file in the Zoning Commission Office, 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut 06856-5125.

Sincerely,

Melissa Holmes

Owner, **9 Couch Street**, Norwalk, CT 06854

[phone/email]

APPLICATION FOR ZONING APPROVAL AND ZONING COMPLIANCE

(This application shall be accompanied by two (2) plot plans and one (1) set of architectural plans showing existing buildings and proposed construction.)

Date March 28, 2008 FEE \$60.00

Proposed Use Owners meter for
existing 2 family house
(see attached field cards)
3 total meters
(see attached affidavit)

Project Location 9 Couch St. 06854

Owner/Lessee Julio Garcia Tel. 979-0681

Address 47 Glenwood Ave

Applicant _____ Tel. _____

Address _____

Builder _____ Tel. _____

Address _____

Architect _____ Tel. _____

Address _____

ZONING INFORMATION AND APPROVALS

Zone C Res Map Page 155W District 2 Block 28 Lot 9

Coastal Area No Flood Zone C Designated Wetlands No

P&Z Comm. (CAM, SPEC, PERM., SITE PLAN REVIEW, SUB-DIV.) —

ZBA Variances —

Non-Conformities —

Traffic & Parking —

Conservation Commission —

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

* tax form required
 * * Bldg. permit required

* Applicant [Signature]

Remarks [Signature]

Approved [Signature] Date 3/28/08

155W

AFFIDAVIT
FOR
INSTALLATION OF ELECTRIC METERS

I, Julio C Garcia the undersigned, being duly sworn, hereby
(owner)

make affidavit and say:

1. I am the owner in fee of 9 Couch St.
(address)
- District 2 Block 28 Lot 9
- Building Zone C Residence
- a 2 family (number of units) and propose to
have 3 for 2
no. of electric meters Legal existing

_____ or proposed use

2. I understand that the new meter(s) does not in anyway change the legal existing use, as described above.
3. I understand that a building and/or electrical permit cannot be issued until this affidavit is placed upon the Land Records of the City and a copy of ~~which~~ recording is filed with the Zoning Inspector. (There is a recording fee.)

Pedro Hugo Garcia
Witness

[Signature]
Owner

Sonia Lopez
Witness

State of Connecticut
County of Fairfield

ss NORWALK
City

This 28th day of MARCH 20 08

Personally approved JULIO C GARCIA who made oath to the truth
of the foregoing before me.

NOTARY PUBLIC [Signature]

My Commission Expires JULY 31, 2012

Sonia Lopez
Notary Public, Connecticut
My Commission Expires July 31, 2012

2 28 9 0 1 of 1 RESIDENTIAL
DISTRICT BLOCK LOT UNIT CARD City of Norwalk
TOTAL ASSESSED: 340,800
143551



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 100000
Prior Id # 2: 1000
Prior Id # 3: 2 28 9
Prior Id # 1: 008542005
Prior Id # 2: 12 28
Prior Id # 3: 1
Prior Id # 1: 1
Prior Id # 2: 1
Prior Id # 3: 15SW
ASR Map: 15SW
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bldg Reason:

Legal Description	User Acct
Entered Lot Size	814219
Total Land:	GIS Ref
Land Unit Type:	598003
	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2007	120	FV	197,600	0	.07	143,200	340,800	340,800	1/28/2008
2006	120	FV	197,600	0	.07	143,200	340,800	340,800	1/29/2007
2005	120	ABST	197,600	0	.07	143,200	340,800	340,800	3/16/2006
2004	120	ABST	197,600	0	.07	143,200	340,800	340,800	4/15/2005
2003	120	FV	197,600	0	.07	143,200	340,800	340,800	2/29/2004
2002	120	CNVS	130,500	0	.07	66,100	196,600	196,600	3/12/2003
2002	120	FV	130,500	0	.07	66,100	196,600	196,600	3/12/2003
2001	120	FV	130,500	0	.07	66,100	196,600	196,600	4/15/2002

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARCIA PEDRO HU	6006-311	Q	10/24/2005	CONVENIENCE	0	No	No	No	0	9 COUCH ST
GARCIA PEDRO HU	5494-23	Q	7/16/2004	OTHER	0	No	No	No	0	49 GLENWOOD AV
ORMSBEE KAREN K	5265-107	W	1/13/2004		448000	No	No	No	0	9 COUCH ST
ORMSBEE KAREN K	4299-200	Q	12/17/2001	CONVENIENCE	0	No	No	No	0	9 COUCH ST

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F Descrp	Comment
SCHNABLE DOROTH	1761-245		1077/1985					
SCHNABLE DOROTH	1588-328		5/16/1984	TRADE				
SCHNABLE DOROTH	14970-350		7/1/1983	FILE CONVERS				

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/1993	SKETCHED	500	JIM SMALL
3/17/1993	DATA ENTERED	500	JIM SMALL
12/7/1992	INT ESTIMATE	500	JIM SMALL
12/7/1992	EXT INSP	500	JIM SMALL

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	C	C	100	U	0	UNKNOWN
0				1	3	WATER
0				1	9	GAS + EL
Census: 440						
Exempt						
Flood Haz:						
D				Topo	1	LEVEL
S				Street	9	PV, CB, SW
1				Traffic	4	MEDIUM

PREVIOUS OWNER

Owner 1:	Owner 2:	Owner 3:	Street 1:	Street 2:	Town/City:	State:	Zip:
GARCIA JULIO			161 MILPORT AVE		NEW CANAAN	CT	06840

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2007	120	FV	197,600	0	.07	143,200	340,800	340,800	1/28/2008
2006	120	FV	197,600	0	.07	143,200	340,800	340,800	1/29/2007
2005	120	ABST	197,600	0	.07	143,200	340,800	340,800	3/16/2006
2004	120	ABST	197,600	0	.07	143,200	340,800	340,800	4/15/2005
2003	120	FV	197,600	0	.07	143,200	340,800	340,800	2/29/2004
2002	120	CNVS	130,500	0	.07	66,100	196,600	196,600	3/12/2003
2002	120	FV	130,500	0	.07	66,100	196,600	196,600	3/12/2003
2001	120	FV	130,500	0	.07	66,100	196,600	196,600	4/15/2002

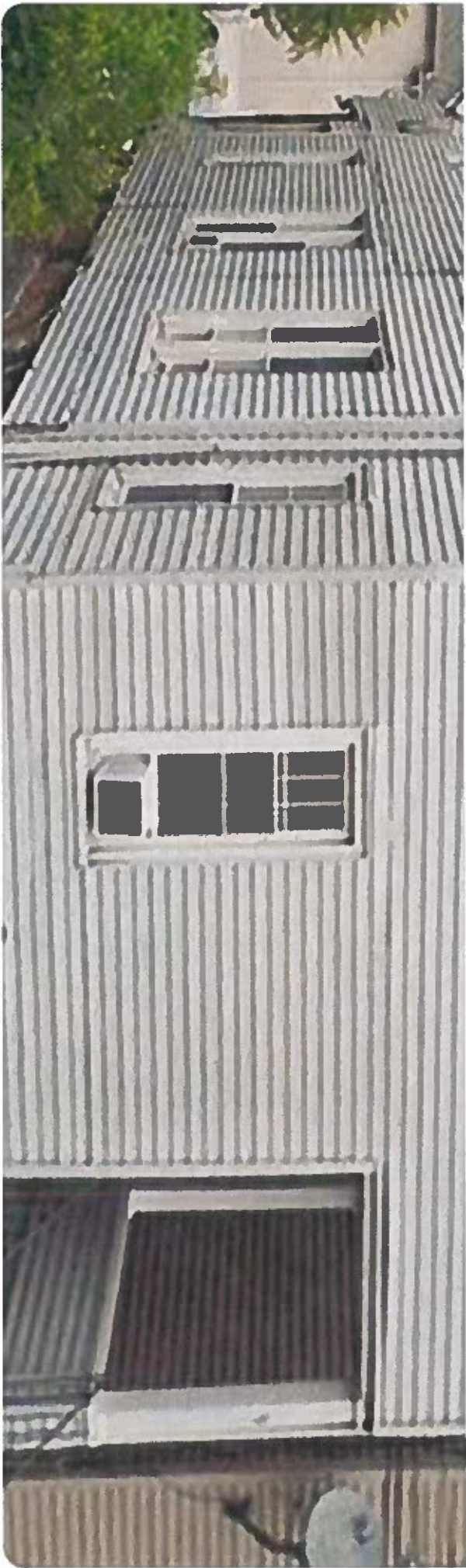
LAND SECTION (first 7 lines only)

Use Code	Description	Fact	No of Units	Depth / Price/Unit	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Inft	Neigh Mod	Inft 1	%	Inft 2	%	Inft 3	%	Appraised Value	Alt	%	Spec Land Code	Fact Use Value	Notes
120	TWO FAMILY		0.07		ACRES	SITE		0.151,000	1,777,285		1.00								143,184				143,200	
120	TWO FAMILY		32		FRONT	FEESITE		0		285	1.00													

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LAND INFL.	Description	Code	Appraised	Assessed	Norwalk, CT
HOLMES MELISSA	1 Level	2 Sewer	9 Paved with Cu			RES LAND DWELLING	1-1	162,540	113,780	

9 COUCH ST		3 Water	4 Medium				1-3	573,640	401,550	
		9 Gas & El								

NORWALK CT 06854										



\$800,000

9 Couch Street, Norwalk, CT 06854

10 beds **4** baths **3,736** sqft

Claim home

Est. refi payment: \$5,504/mo **5** [Refinance your loan](#)

 **Multi Family**

 **Built in 1900**

 **-- sqft lot**

 **\$863,100 Zestimate®**

 **\$214/sqft**

 **\$3,066 Estimated rent**

What's special

Welcome to 9 Couch Street, a fantastic rental property with a total of 4 units, offering great income potential. This well-maintained home comprises a basement unit with 2 bedrooms and 1 bathroom, two separate units on the 1st and 2nd floors, each with 3 bedrooms and 1 bathroom, and an attic unit with 2 bedrooms and 1 bathroom. With good tenants already in place, this property presents an excellent opportunity for a savvy investor or it could be an ideal choice for an owner-occupant looking to offset their mortgage with rental income. Conveniently located near all town amenities, this property offers a prime location that adds to its appeal. Don't miss the chance to make this promising investment your own. Property is being sold As Is. The town is classifying this property as a 2 family but the field card states it is a 3 family and the property has been getting taxed as a 3 family since the seller has owned it.

^ Hide

Zillow last checked: 3 hours ago

Listing updated: October 01, 2024 at 02:30am

Listed by: Jacob Bivona, Compass Connecticut, LLC

Bought with: Cara L. Christofor, RES.0769810

Christofor Realty II LLC

Source: Smart MLS, MLS#: 170623104



Listing

JUL 24 2025

9 Couch Street, Norwalk, CT 06854Status: **Closed**County: **Fairfield**MLS#: **170623104****Three Family For Sale**Neighborhood: **South Norwalk**CITY OF NORWALK
PLANNING & ZONINGTax Parcel#: **233019**Closed Price: **\$800,000**Closed: **05/16/2024**List Price: **\$770,000**Days On Market: **28**Walkscore: [Get More Info](#)

Multi Family Property Information

Potential Short Sale: **No**

Total # of Units: **4** Style: **Units on different Floors, 4updown** - Total Rooms: **1** Bedrooms: **10** Bathrooms: **4 Full**
 Unit(s) per Floor
 Square Footage: Estimated HEATED Sq.Ft. above grade is **2,804** and HEATED below grade is **932**; total **3,736** Fireplaces:
 Public records lists total living Sq.Ft. of **2,489** and gross basement Sq.Ft. of **932** Home Warranty Offered: **No**
 New Construction: **No/Resale** Year Built: **1900 (Public Records)**
 Dir. Waterfront: **No** Acres: **0.07 (Public Records)** Zoning: **C**
 Property Tax: **\$6,331** Mil Rate: **25.09** Assessed Value: **\$252,390** Tax Year: **July 2023-June 2024**

Unit Descriptions & Features

Unit	Est. Sq.Ft.	Rooms	Beds	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1	930	1	2	1		\$1,050	Leased	12/01/2024	Tenant	
2	1,023		3	1		\$2,200	Leased	10/01/2024	Tenant	
3	1,101		3	1		\$1,800	Leased	11/01/2024	Tenant	
4	680		2	1		\$1,200	Leased	07/01/2024	Tenant	

Features

Laundry Facilities:
 Exterior Features: **Balcony, Gutters, Lighting**
 Exterior Siding: **Vinyl Siding**
 Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Attic: **Has Attic with, Walk-up, Finished**
 Basement Desc.: **Full, Full With Walk-Out, Fully Finished**
 Garage Spaces: Parking Spaces: **4 Car** Driveway Type: **Private, Paved**
 Garage/Parking Type: **Driveway, Paved, Off Street Parking, None**
 Lot Description: **Level Lot**
 Waterfront Feat.: **Not Applicable**
 Nearby Amenities: **Basketball Court, Golf Course, Medical Facilities, Park, Public Transportation, Shopping/Mall**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
 Association Fee Provides:

Utility Information

Hot Water System: **30 Gallon Tank, 50 Gallon Tank, Electric, Natural Gas** Est. Annual Heating Cost:
 Heat Type: **Baseboard, Steam, Fueled By: Natural Gas** Fuel Tank Location:
 Cooling: **Window Unit**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

Financial Information

Gross Income: Gross Operating Expense: NET INCOME:

School Information

Elem: **Per Board of Ed** Interm: Middle: High: **Per Board of Ed**

Public Remarks

Welcome to 9 Couch Street, a fantastic rental property with a total of **4 units**, offering great income potential. This well-maintained home comprises a **basement unit with 2 bedrooms and 1 bathroom**, two separate units on the 1st and 2nd floors, each with **3 bedrooms and 1 bathroom**, and an attic unit with **2 bedrooms and 1 bathroom**. With good tenants already in place, this property presents an excellent opportunity for a savvy investor or it could be an ideal choice for an owner-occupant looking to offset their mortgage with rental income. Conveniently located near all town amenities, this property offers a prime

location that adds to its appeal. Don't miss the chance to make this promising investment your own. Property is being sold As Is

Confidential Agent Remarks

The town is classifying this property as a 2 family but the field card states it is a 3 family and the property has been getting taxed as a 3 family since the seller has owned it. Proof of funds or pre-approval required prior to seeing the property

Marketing History

Current List Price: \$770,000	Last Updated: 05/16/24	DOM: 28
Previous List Price: \$770,000	Entered in MLS: 02/07/24	Contract Date: 03/29/24 CDOM: 28
Original List Price: \$770,000	Listing Date: 02/07/24	Proposed Closing Date: 05/16/24 Expiration Date:
Sold Price: \$800,000	Closed Date: 05/16/24	Sale Financing: Conventional Fixed
List Price as % of Assessed Value 305%	Closed Price as % of Assessed Value 317%	Closed Price as % of Last List Price 103.90%

Showing & Contact Information

Showing Inst: Open house style showings. Use Showingtime and agent will reach out to coordinate.	Date Available: Negotiable	Bank Owned: No
Lockbox: None/	Owners Phone:	Occupied By: Tenant
Owner: On record		
Directions: GPS		

Listing Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **No**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**

The List Agent has authorized distribution to: **RPR, IDX Sites, Realtor.com**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: Jacob Bivona (844505) Lic.#: RES.0819689	Phone: (203) 705-8180
Website:	Email: jbivona.re@gmail.com
List Office: Compass Connecticut, LLC (12699)	Phone: (203) 309-6712
Website: www.compass.com	

Selling Agent/Broker Information

Sale Agent: Cara Christofo (7427) Lic.#: RES.0769810	Phone: (203) 434-2509
Website: http://www.ChristofoRealty.com	Email: carachristofo@gmail.com
Sale Office: Christofo Realty II LLC (3260)	Phone: (203) 295-4949
Website:	

Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 07/24/2025 8:09:28 AM, Copyright 2025 Smart MLS, Inc. All rights reserved.

RECEIVED
JUL 24 2025
CITY OF NORWALK
PLANNING & ZONING



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

12/03/2024

Via Certified & Regular US Mail
9589 0710 5270 0980 8417 20

FILE COPY
DO NOT REMOVE

Melissa Holmes
9 Couch Street
Norwalk, CT 06854

Re: NOTICE OF ZONING VIOLATION: 9 COUCH STREET (2-28-9-0)

Dear Owner:

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

Norwalk Building Zone Regs – Section - 4.3.9.A (CD-2 Principal Uses - Pages 236)

Use of property, as a Small-Multi-Family Building (as defined in Section 9.3 - "Small-Multi Family Building"), which not permitted via the Use Table for Zone (CD-2) where property is located, or unable to meet criteria, regulations, codes, or standards of Zone, should use be allowed.

To Wit: *Creation of a 'Small Multi Family Building,' (3-6 unit), on a property in a CD-2 Zone, within an existing, legal 2-Family Residence.*

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

1. Contact the Planning & Zoning Office (203.854.7780) to arrange an inspection of the property, both interior and exterior, **AND (if required);**
2. Submit an Application for Zoning Approval to completely remove 3rd unit/apartment, and revert to a 2-Family residence, which includes, but is not limited to:
 - a. Detailed, measured, & scaled floor plans of *each level* of the premises illustrating layout of each floor, with room/egress details & measurements,
 - b. Detailed, measured, & scaled floor plans of *each level* of the premises, illustrating proposed layout each level of ENTIRE premises, showing the complete removal of the 3rd unit/apartment & full integration of previous apartment space, with adjacent, or unit below,
 - c. A completed Application for Zoning Approval Form, **AND;**
3. Obtain a Zoning Approval for the removal of 3rd unit/apartment, to revert premises to a 2-Family Residence, **AND;**

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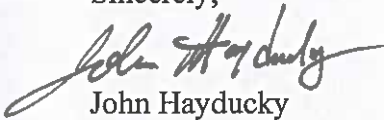
4. Obtain all required municipal agencies' (including, but not limited to, the Building Department, Conservation Department, Department of Public Works, Fire Department, & Health Department) approvals, permits, & sign-offs, to remove 3rd unit/apartment, to revert premises to a 2-Family Residence, AND;
5. Obtain a Certificate of Occupancy & Certificate of Zoning Compliance for complete removal 3rd unit/apartment, reverting premises to a 2-Family Residence ONLY

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

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

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

Sincerely,



John Hayducky
Deputy Zoning Inspector
203.854.7960
jhayducky@norwalkct.gov *preferred*

cc: Via E-Mail:

Kirk McDonald – Deputy Fire Marshal – Fire Department - City of Norwalk
David Burrows – Fire Inspector – Fire Department - City of Norwalk
Bryan Scully – Fire Inspector – Fire Department – City of Norwalk
George Baez – Fire Inspector – Fire Department - City of Norwalk
William Mooney – Assistant Director of Health – Health Department – City of Norwalk
Cindy Bermudez – Housing Inspector – Health Department – City of Norwalk
Yvonne Whynes – Housing Inspector – Health Department – City of Norwalk
William Ireland – Chief Building Official – Code Enforcement/Building Department – City of Norwalk

9589 0710 5270 0980 8417 20

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| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

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Total Postage and Fees

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Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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

07/16/2025

Via Certified & Regular US Mail & Constable Service
9589 0710 5270 1452 3045 07

Melissa Holmes
9 Couch Street
Norwalk, CT 06854

Re: **CITATION FOR ZONING VIOLATION: 9 COUCH STREET (2-28-9-0)**

Dear Owner:

As Deputy Zoning Inspector for the City of Norwalk, I hereby issue this citation because your property contains zoning violations in contravention of Norwalk Municipal Code § 117-1, *et. seq.* **to wit, Creation of an additional apartment/unit, which is unable to be permitted by the Regulations for a CD-2 Zone, as use is not permitted.** You are hereby being cited for the following zoning code violation(s):

Norwalk Building Zone Regs - 4.3.9.A (CD-2 Principal Uses - Pages 236) - Use of property, as a Small-Multi-Family Building (as defined in Section 9.3 - "Small-Multi Family Building"), which not permitted via the Use Table for Zone (CD-2) where property is located, or unable to meet criteria, regulations, codes, or standards of Zone, should use be allowed.

To Wit: *Creation of a small, multi-family (3-6 units) building within a 2-Famil Residence, located in a CD-2 Zone (use of "small, multi-family building" not permitted in Zone).*

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

1. Contact the Planning & Zoning Office (203.854.7780) to arrange an inspection of the property, both interior and exterior, **AND** (if required);
2. Submit an Application for Zoning Approval to completely remove 3rd unit/apartment, and revert to a 2-Family residence, which includes, but is not limited to:
 - a. Detailed, measured, & scaled floor plans of each level of the premises illustrating layout of each floor, with room/egress details & measurements,
 - b. Detailed, measured, & scaled floor plans of each level of the premises, illustrating proposed layout each level of ENTIRE premises, showing
 - i. the complete removal of the 3rd unit/apartment,
 - ii. full integration of previous apartment space, with adjacent, or unit below,
 - c. A completed Application for Zoning Approval Form **AND**;
3. Obtain a Zoning Approval for the removal of 3rd unit/apartment, to revert premises to a 2-Family Residence, **AND**;
4. Obtain all required municipal agencies' (including, but not limited to, the Building Department, Conservation Department, Department of Public Works, Fire Department, & Health Department) approvals, permits, & sign-offs, to remove 3rd unit/apartment, to revert premises to a 2-Family Residence, **AND**;
5. Obtain a Certificate of Occupancy & Certificate of Zoning Compliance for complete removal 3rd unit/apartment, reverting premises to a 2-Family Residence ONLY.

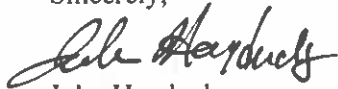
As a result of this citation, **you are ordered to pay a \$150.00 fine**, pursuant to Section 117-4B(2)and(3). Furthermore, you shall be liable for a \$150.00 per day fine, **commencing on the fifth day after the date of this citation** and continuing until the day that you provide me with proof that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

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

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

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

Sincerely,



John Hayducky
Deputy Zoning Inspector
125 East Avenue Room 129
Norwalk, CT 06851
203.854.7960
Email – jhayducky@norwalkct.gov *preferred*

FILE COPY
DO NOT REMOVE

CC: Via E-Mail:

Troy Donohue – Fire Marshal – Fire Department – City of Norwalk
Kirk McDonald – Deputy Fire Marshal – Fire Department - City of Norwalk
David Burrows – Fire Inspector – Fire Department - City of Norwalk
Bryan Scully – Fire Inspector – Fire Department – City of Norwalk
George Baez – Fire Inspector – Fire Department - City of Norwalk
William Mooney – Assistant Director of Health – Health Department – City of Norwalk
Cindy Bermudez – Housing Inspector – Health Department – City of Norwalk
Yvonne Whynes – Housing Inspector – Health Department – City of Norwalk
William Ireland – Chief Building Official – Code Enforcement/Building Department – City of Norwalk
Erica Torres – Assessment Analyst – Tax Assessor - City of Norwalk

Attorney Nathaniel Shipp – Law Office of Nathaniel Shipp, LLC – 23 Hubbard Avenue – Wilton, CT

9589 0710 5270 1452 3045 07

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postmark
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Postage
\$ _____

Total Postage and Fees
\$ _____

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

STATE OF CONNECTICUT

SS: NORWALK

DATE: 7/22/2025

COUNTY OF FAIRFIELD

RECEIVED

JUL 24 2025

CITY OF NORWALK
PLANNING & ZONING

THEN AND THERE, BY VIRTUE HEREOF, OF THE ORIGINAL:

CITATION FOR ZONING VIOLATION
9 COUCH ST (2-28-9-0)

I MAKE SERVICE UPON THE WITHIN NAMED DEFENDANT(S) BY LEAVING A TRUE AND ATTESTED COPY OF
THE ORIGINAL, WITH MY DOINGS THERON ENDORSED WITH AND IN THE HANDS OF:

AT THE USUAL PLACE OF ABODE OF:

MELISSA HOLMES
9 COUCH ST
NORWALK CT. 06854

Delivered to

P+Z After

7/23/25
Hearing

BY LEAVING ONE COPY FOR EACH OF THE WITHIN NAMED DEFENDANT(S) OF THE ORIGINAL.

SERVICE: 50.00

ADD'L SERVICE:

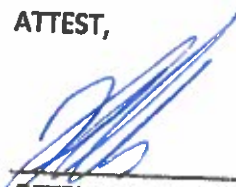
COPIES: 3.00

TRAVEL: 9.50

ENDORSMENT: .50

TOTAL: 63.00

ATTEST,



PETER BONDI
CONSTABLE
CITY OF NORWALK

Hayducky, John

9 Couch Street

From: Hayducky, John
Sent: Thursday, July 17, 2025 1:56 PM
To: 'Nathaniel W. Shipp'
Cc: 'Nicole Ermo'
Subject: RE: 9 Couch Street, Norwalk, CT - Notice of Zoning Violation
Attachments: 9 Couch Street_Citation_July 16 2025.pdf

Good Afternoon Counselor –

I hope this email finds you and yours well. Just wanted to give you a head's up and send you a copy of the Citation we have sent for the property (via Cert. Mail & our Constable will make a delivery to the property), 9 Couch Street.

My Chief Office & Director asked me for a report of my active files from July 1, 2024 to today, and they honed in on this file, because the matter is an illegal apartment, the Notice was sent in December 2024, our last correspondence was from May, there has been no approvals issued/permits pulled to resolve...and we have not sent a Citation yet. I tried to explain that myself, you, and the Owner were/are working amicably to a solution, but that, for a lack of better terms, did not succeed. So, I was compelled to send a Citation.

Things are not all doom & gloom. The Citation comes with a \$150 fine (not terrible), and an automatic Public Hearing with our City's Citation Hearing Officer (you may know him, it is Attorney Gary Oberst). The Hearing is basically to determine first, if there is a violation, then is there liability, then finally discuss (between myself, you, and (if present) the Owner) a reasonable, but timely, manner to resolve. The first Hearing date which I can get this matter on, while abiding by State Notice requirements, is **Wednesday, July 23, 2025 at 3:00pm** (Room 125 – P&Z Conference Room (and we have the Hearing available via Zoom)).

You may request a continuance for the matter. But keep in mind, it is for a continuance only to the next available Hearing. That next Hearing is scheduled for *Weds., Aug. 13*. So, if that is something you want to do, simply email me a written request, addressed to Attorney Oberst, asking for the request & any reasonable, realistic, logical reason as to why a continuance is needed. I will forward that to Attorney Oberst and he will officially give the continuance at the Hearing on 7/23/25 (and I will get you a copy of that official continuance in writing).

There are two important things about the Citation, you should be aware of.

First, there is mention of a per diem fine of \$150, for each day the violation exists. If you request a continuance, then that per diem is on hold. Then, when the next Hearing is held, the Hearing Officer has the right to fine, or not, based on progress or resolution at any time. But, again, with a continuance, the only fine that is in place is the initial \$150 (and even this has to eventually 'upheld' by the Hearing Officer at the end of the Hearing process).

Second, the Citation Hearings go until either the violation is resolved (if found at the initial Hearing), or until liability is not found. Generally, after the first Hearing, the Hearing Officer allows ample time to resolve, and if more time is needed, then we can go from there, as long as honest good diligence is being made. The Hearing Officer reserves the right to fine (maximum) that \$150 per diem, at the end of the Hearing Process, but that is not what we (Attorney Oberst and I) are out to do. We want to work with Owners to get compliance, not their money.

If you have any questions/concerns, then let me know here. I am out on an inspection at 3:00pm. Then, tomorrow I am in software training from 11a-1p, then lunch, then a short meeting from 3p-3:30pm-ish. I will definitely get you a response to any questions by the end of the day tomorrow (or even possibly today, before I leave for the day). Thank you as always, and have a good rest of your day.

Cheers,

John Hayducky
Deputy Zoning Inspector
Planning & Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06851
Room 129
203.854.7960

From: Hayducky, John
Sent: Tuesday, May 6, 2025 11:34 AM
To: Nathaniel W. Shipp <nathaniel@nwshipplaw.com>
Cc: Nicole Ermo <nicole@nwshipplaw.com>
Subject: RE: 9 Couch Street, Norwalk, CT - Notice of Zoning Violation

Thank you, Counselor. If you need anything, let me know and I can get that to you ASAP.

Cheers,

John Hayducky
Deputy Zoning Inspector
Planning & Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06851
Room 129
203.854.7960

From: Nathaniel W. Shipp <nathaniel@nwshipplaw.com>
Sent: Monday, May 5, 2025 4:00 PM
To: Hayducky, John <JHayducky@norwalkct.gov>
Cc: Nicole Ermo <nicole@nwshipplaw.com>
Subject: RE: 9 Couch Street, Norwalk, CT - Notice of Zoning Violation

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

This message was sent securely using Zix®

Good afternoon,

Thank you so very much for your follow up. I'll meet with my clients before the end of the week to discuss next steps.

Best,

Nate

Nathaniel W Shipp

November 14, 2025

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chairman
From: Bryan Baker, AICP, Principal Planner
Re: #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3

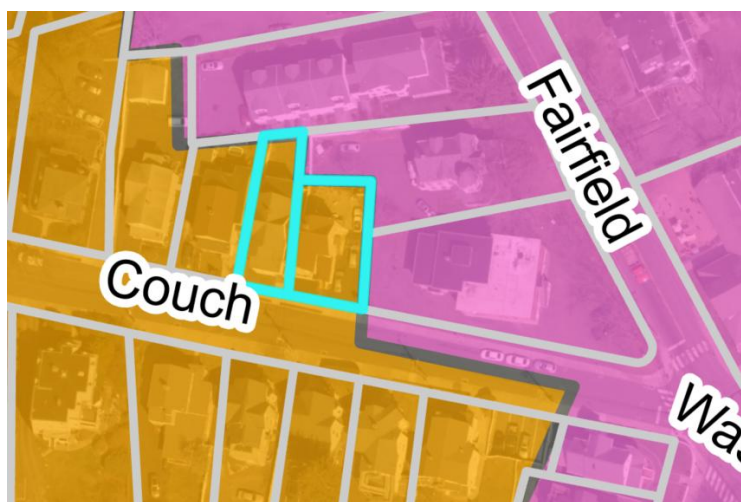
Commissioners,

The applicant has applied for a zoning map amendment to rezone two parcels, 7 Couch Street and 9 Couch Street, from CD-2 to CD-3.

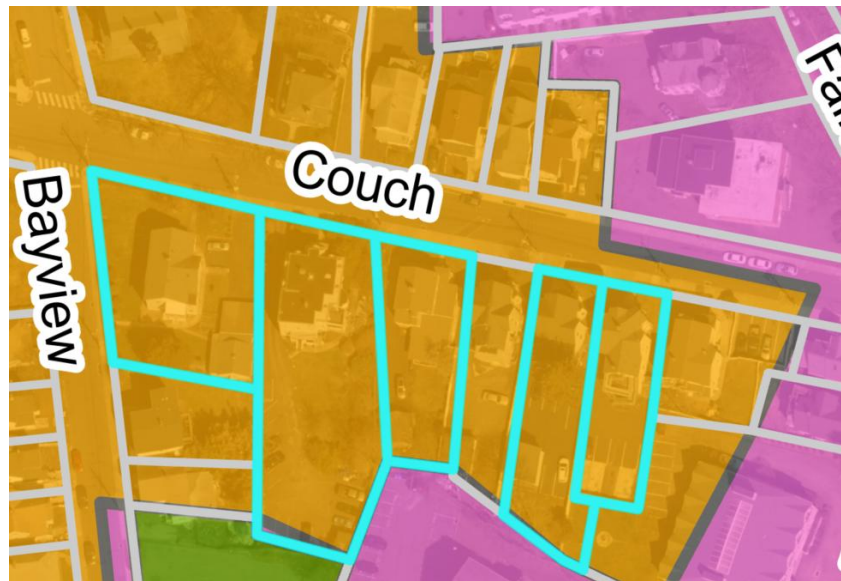
9 Couch Street, at some point, was converted from a legal two-family residence to a small multifamily building (three to six units) without permits. A Notice of Violation was issued in December of 2024 to the property owner to remove the unpermitted third residential unit. To Staff's knowledge the third residential dwelling unit has not been removed and the property is still in violation as of the drafting of this memorandum. The property owner has opted to first apply for a zoning map change to rezone the property to the CD-3 and seek legalization of the third residential unit prior to removing the unit. Staff would like to point out to the Commission that while a zone map change is the first step as a possible resolution to the zoning violation, a cursory review of 9 Couch Street shows an approximate lot size of +/- 3,145sf which is too small for a three-unit multifamily building within the CD-3 zone with a maximum density of one unit per 1,650sf of lot area.

7 Couch Street appears to be a legal two-family residence with an approximate lot size of 3,950sf which, like 9 Couch Street, would be too small to add any additional residential dwelling units. Staff assumes that the purpose of including 7 Couch Street in the as part of the application would be to continue the CD-3 zone westward along Couch Street from Flax Hill Road and not skip over any properties.

Overall, rezoning the properties does not appear to be inconsistent with the Plan of Conservation and Development and there are other multifamily buildings nearby, although mostly along the southern portion of Couch Street. However, the rezoning of these subject properties would not appear to resolve the zoning violation without other zoning regulation changes and/or variance applications.



7 & 9 Couch Street highlighted in blue



Nearby multifamily properties per Tax Assessor records

Section 8.5.1.I of the zoning regulations lists various remedies for zoning violations, one of which is the following:

In addition to all other remedies provided by these Regulations or other applicable law, rule or regulation, if there exists or occurs with respect to any Lot, Building Site, Development Parcel, or other land or to any Building, Structure, Development, Use, permit, license, approval, or certificate issued or granted pursuant to these Regulations any violation or failure to comply with any requirement, standard, or condition of these Regulations or any such permit, license, approval, or certificate, any or all of the following actions or proceedings may be taken on behalf of the City, whether by legal process or otherwise:

- 2.** Denial of any or all Applications, approvals, permits, certificates, or licenses related to such Lot, Building Site, Development Parcel, or other land or any Building, Structure, Development, or Use;

Staff offers the following resolutions for consideration by the Commission:

Draft resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3 be **APPROVED**.

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 4, Goal 1: Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms:
 - a. Policy: Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes.
 - i. Strategy: Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts when appropriate, and through redevelopment.
 1. Action: Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and Merritt 7 train stations.

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.

Draft resolution to deny:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3 be **DENIED** for the following reasons:

1. That the application is not consistent with the Plan of Conservation and Development; and
2. That 9 Couch Street is currently in violation of Section 4.3.9 of the zoning regulations per the Notice of Violation dated 12/3/2024; and
3. That this application would not remedy the above referenced zoning violation; and

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.

Sincerely,

Bryan Baker

Bryan Baker, AICP

Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

September 26, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman

From: Bryan Baker, AICP, Principal Planner

Re: #2025-63 R – Planning & Zoning Commission – Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and 9 regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and private frontages

Commissioners,

This memorandum details proposed changes to the Norwalk Zoning Regulations.

The zoning map can be found here:

https://www.norwalkct.gov/DocumentCenter/View/32441/ApprovedZoningMap_Effective2_19_24

The existing Zoning Regulations can be found here:

https://www.norwalkct.gov/DocumentCenter/View/34823/Zoning-Regulations_Rev_3_28_25?bidId=

For clarity:

- Each proposed revision will be under a separate page
- New/Proposed text is indicated in **red text**
- Deleted text is indicated as ~~struck-through text~~

1. As part of the recent application for 40 Meadow Street, the applicant discussed with Staff that for industrial buildings that corrugated and/or sheet metal could be an appropriate facade material.

Modify Table 4.3.1-L District Standards for the SD-LI zone to include the following amendments:

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural Stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP P*		
	<i>*Only Permitted on portions of a Building Façade that contain a Permitted Industrial & Utilities use as listed in Table 4.3.9.A</i>			

2. Under the old zoning regulations there was an expiration date of zoning permits if an applicant failed to obtain a building permit within one-year of the effective date of their zoning approval. Staff recommends language be added to maintain this policy so that zoning permits that never materialize into building permits do not remain open and active indefinitely.

Modify Section 8.4.10 Zoning Permits to include the following amendments:

L. Expiration

Zoning Permits that have been issued per Section 8.4.10 but under which a building permit has not been issued within five (5) years from the date of issuance of the Zoning Permit shall be determined to be expired and null and void.

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3. The Artist Live/Work and Live/Work uses are relatively similar in that they both consist of a small commercial space being located on the first floor of a building with a residential use either lofted above or on the second floor. Both uses presume that the person operating the commercial component will also be the tenant of the residential portion of the building. A special permit being required for an Artist Live/Work use is likely excessive in that the use is not very different from mixed-use buildings that are also permitted in the same zones. Additionally, these uses may be relatively niche and provide some level of de-facto affordable housing. Therefore, in addition to the expedited permitting process from special permit to administrative approval, Staff is recommending incentives such as counting the residential portion of the uses as half a dwelling unit and exempting the uses from the workforce housing section of the zoning regulations.

Modify Table 4.3.9.A Building, Lot & Building Site Principal Uses to include the following amendments:

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD-3	CD-3W	CD-4	CD-4W	SD -H	SD -IC	SD-LI	SD -HI	SD-MC	C V
Artist Live/Work	NP	NP	NP	NP	SPU ± PL	SPU ± PL	SPU ± PL	SPU ± PL	NP	NP	SPU ± PL	NP	SPU ± PL	P

f. **Artist Live/Work** shall be permitted in accordance with the applicable Use Table, subject to the following:

- 1) ~~They are part of a rehabilitation, preservation or addition to an existing Structure listed on a local, state or national historic inventory;~~
- 2) ~~The Commission shall refer the Application to the Arts Commission for review and consideration. If the Arts Commission does not endorse the Application, a 2/3 majority vote of the Planning & Zoning Commission is required for approval;~~
- 3) ~~Each unit is consistent with the provisions of the Housing Code, Fire Marshal Code and Building Code;~~
- 4) ~~Units are at least seven hundred fifty (750) square feet in size;~~
- 5) ~~Artist Live/Work spaces are subject to Workforce Housing requirements in accordance with Section 6.12;~~
- 6) ~~The Use, including storage of materials or products, shall occur only within an enclosed Building;~~
- 7) ~~All noise, vibration, smoke, dust, or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors; and~~
- 8) ~~Shall require approval of a Special Permit pursuant to Section 8.4.8.~~

- 1) **When such Use is included as part of a new Development or Redevelopment it shall occur within a Live/Work Building;**

- 2) The Residential portion of the Artist Live/Work Use shall be located behind and/or above the workspace;
- 3) The Residential portion of the Artist Live/Work Use shall be included in the maximum allowable number of Dwelling Units on the Lot/Building Site provided that the Use shall count as ½ of a Dwelling Unit;
- 4) The Residential portion of the Artist Live/Work Use shall be exempt from Section 6.12, Workforce Housing;
- 5) All materials or products used shall be stored entirely within the Structure; and
- 6) All noise, vibration, smoke, dust, or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors

Bv. Residential Portion of Live/Work Building Type shall be permitted in accordance with the applicable Use Table, subject to the following:

- 1) Such Use is not permitted on the ground Floor in SD-MC or SD-LI, **in all other zones shall be located behind and/or above the workspace.**
- 2) ~~Within SD-LI:~~
 - a. ~~The ground floor contains another permitted principal or Special Permit Use.~~
 - b. ~~A minimum of 50% of the total Building gross floor area is dedicated to a Site Plan or Special Permit Use(s).~~
 - c. ~~There is not more than one (1) Dwelling Unit per 1,650 square feet of Lot area; except that Artist Live/Workspace(s) shall be exempt from the density calculation, provided that the application is referred to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.~~
 - d. ~~Dwelling Units are located within the same Structure(s) as the principal use on the property.~~
 - e. ~~Such units are subject to workforce housing requirements.~~
- 3) **When such Use is included as part of a new Development or Redevelopment it shall occur within a Live/Work Building;**
- 4) **Shall be included in the maximum allowable number of Dwelling Units on the Lot/Building Site provided that the Use shall count as ½ of a Dwelling Unit;**
- 5) **The Residential portion of the Artist Live/Work Use shall be exempt from Section 6.12, Workforce Housing;**
- 6) **All materials or products used shall be stored entirely within the Structure; and**
- 7) **All noise, vibration, smoke, dust, or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors**

4. Eaves, gutters or downspouts are common encroachments into certain setbacks, however, the regulation as written provides properties in the zones that have large setbacks, to encroach into the setbacks by an excessive amount. Therefore, Staff is recommending limiting the amount that such building features may encroach into the setbacks.

Modify Table 4.3.10 Encroachments to include the following amendments:

Encroachments – Required Setbacks*			
Encroachment Type	Front/street	Side	Rear
Eaves, gutters or downspouts	P By no more than 24 in. or 20% of Setback, whichever is less	P By no more than 24 in. or 20% of Setback, whichever is less	P By no more than 24 in. or 20% of Setback, whichever is less

5. Various changes are proposed to the regulations in relation to variances.
 - a. The first change is to include language within the definition of “Variance” to reference the city’s ordinances, which includes administrative information that is relevant once a variance has been granted.
 - b. The second change is to remove what is called, “the merger clause.” This clause states that when two non-conforming lots abut one another and are in common ownership (the same property owner owns both lots), that they are automatically merged together into one lot, regardless of whether that was ever the intent of the property(s) owner. The intent of the clause is to remove non-conformities wherever and however possible, however, it also removes legitimate building lots and generates special exception applications which are generally almost always approved. Since such applications are generally always approved, Staff recommends removing this step and allowing non-conforming abutting properties under common ownership to remain as separate building lots.
 - c. The third change is to remove the reference to the Historic District Commission from both the variance and special permit sections of the regulations. There is not a Historic District in Norwalk and there is no Historic District Commission. Therefore, such a reference is not applicable.

Modify various sections related to Variances to include the following amendments:

Article 9 Definitions

Variance: relief granted by the Zoning Board of Appeals from a standard or requirement of these Regulations, which is specifically provided for in these Regulations or granted pursuant to the provisions of Article 8 (Administration, Procedure & Enforcement) **and Section 116-9 of the City of Norwalk Ordinances, as amended.**

Section 1.21.3.A.2

~~If two (2) or more adjoining parcels of land are in single ownership and are recorded in the Norwalk Land Records as separate legal building Lots before a Zoning Change, and if one (1) or more of the Lots does not conform to these Regulations, then such Lot or Lots shall be considered to be an undivided parcel for the purpose of these Regulations, and no portion of said parcel shall be used or sold so as to diminish conformance with these Regulations, except as may be granted by Special Exception by the Zoning Board of Appeals:~~

Section 8.4.8.F.2 and 8.4.9.E.3

~~If the subject property or part thereof is located within a Historic District, the Planning and Zoning Director shall transmit one copy of the Application and all supporting information to the Historic District Commission:~~

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6. Frontage Buildout is a requirement limited to the mixed-use zones that requires new buildings to occupy a minimum percentage of the lot frontage within the minimum and maximum front yard setbacks, however, this term is undefined.

Modify Article 9 Definitions to include the following amendments:

Frontage Buildout: The percentage of the Frontage occupied by Building Façade.

DRAFT

7. Sport Field uses require additional review should new ones be proposed or existing ones modernize and/or add field lighting. Staff recommends requiring special permit applications for the use as well as listing some additional standards that applications must meet.

Modify Table 4.3.9.A Building, Lot & Building Site Principal Uses, Table 4.3.9.D Building, Lot & Building Site Accessory Uses, and Section 4.3.9.G Uses Permitted with Limitations to include the following amendments:

Principal Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Sport Field	P NP	P NP	NP	NP	P NP	NP	NP	NP	NR NP	NR NP	NP	NR NP	NR NP	P SPU-L

Accessory Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	C V
Sport Field	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	SP U-L	P L

Sport Field shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) All lighting shall:**
 - a. Be Dark Sky compliant; and**
 - b. Not exceed 0.3 footcandles at any Lot or Building Site Line and confirmation of such shall be provided by a photometric plan; and**
 - c. Be directed away from any abutting Residential Property(s); and**
 - d. Be limited in duration in accordance with Section 4.3.17.E.**
- (2) All audio systems shall be limited to the broadcast of the Sport Field event(s) and shall be limited in duration to the event, and in no case shall exceed the duration specified in Section 4.3.17.E.**
- (3) When Permitted as an Accessory Use it must be accessory to the following Principal Use(s):**
 - a. Park, Golf Club, College or University, Elementary or Secondary School, School or Institution for the disabled, Trade or Vocational School, Community Center, Place of Assembly or Waterfront Club**

In addition to modifying the regulations regarding Sport Field uses, modifications must be made to accommodate and regulate any lighting associated with the fields. Staff recommends the following:

Modify Section 4.3.17.B Lighting Types to include the following amendment:

- 7. Lighting for Sport Field Use(s) shall be exempt from this section and shall be subject to the limitations listed within Section 4.3.9.G.**

DRAFT

8. The limitations for Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning conflicts with the definition of the Use.

Modify Section 4.3.9.G.4.bh to include the following amendments:

- (10) Storage of Vehicles for more than ~~24 hours~~ **sixty (60) days** is prohibited;

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9. Historically we have regulated pools similarly to all other accessory structures, however, that practice is not explicitly clear in the new regulations. Staff recommends we continue to regulate all pools as accessory structures.

Modify the definition of Accessory Building or Structure to include the following amendments:

Accessory Building or Structure: a Building or Structure that shares a Lot or Building Site with a Principal Building, Structure, or Use and that is customarily and clearly incidental and subordinate to the Principal Building, Structure, or Use. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may be attached to a Principal Building by means of a breezeway or a roofed passageway, **not exceeding 10 feet in length**, with open or latticed sides. Where a Building shares a Wall with the Principal Building, it shall be considered a part thereof, and not an Accessory Building. **Swimming pools, hot tubs, and spas and above-ground heating and air conditioning equipment, propane tanks, oil tanks, and generators are considered Accessory Buildings or Structures.** See **Illustration 9.3.A-1 (Principal Building & Accessory Building)**.

10. There are certain uses where wider driveways may be needed to accommodate the types of vehicles that would regularly access such sites.

Modify Tables 4.3.1-G – District Standards to include the following amendments:

Garage Location	P for all Uses other than a Single-Family Detached Dwelling: permitted in the Rear Yard only
Garage Design	Min. Interior dimensions 8.5 ft. X 19 ft. Per vehicle Parking space. Except for Single-Family Detached Dwellings, if Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	1. For Single-Family Detached Dwellings and Two-Family Detached Dwellings/Duplexes: 10ft. Max within 10 ft. of Frontage Line 2. For all other Uses: 24ft. Max in Front Yard if non-Residential, regardless of if shared or not, unless a traffic analysis and/or swept path analysis (turning template) for the design vehicle indicates a need for greater width, to be reviewed by TMP. Refer to the Complete Streets Design Guide for design considerations relating to driveway width.

Modify Tables 4.3.1-H, I, L and O – District Standards to include the following amendments:

Garage Location	P for all Uses other than a Single-Family Detached Dwelling: permitted in the Rear Yard only
Garage Design	Min. Interior dimensions 8.5 ft. X 19 ft. Per vehicle Parking space. Except for Single-Family Detached Dwellings, if Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	24ft. Max in Front Yard, regardless of if shared or not, unless a traffic analysis and/or swept path analysis (turning template) for the design vehicle indicates a need for greater width, to be reviewed by TMP. Refer to the Complete Streets

	Design Guide for design considerations relating to driveway width.
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Modify Tables 4.3.1-M – District Standards to include the following amendments:

Garage Location	P for all Uses other than a Single-Family Detached Dwelling: permitted in the Rear Yard only
Garage Design	Min. Interior dimensions 8.5 ft. X 19 ft. Per vehicle Parking space. Except for Single-Family Detached Dwellings, if Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	NR 24ft. Max in Front Yard regardless of if shared or not, unless a traffic analysis and/or swept path analysis (turning template) for the design vehicle indicates a need for greater width, to be reviewed by TMP. Refer to the Complete Streets Design Guide for design considerations relating to driveway width.

11. In some circumstances, there are non-conforming multifamily uses within residential zones that no longer receive trash service from the city. Some of these properties have acquired dumpsters for purposes of trash pickup, however, it is being stored in front of the property and unsightly.

Modify Table 4.3.1-D District Standards (CD-2) to include the following amendments:

Screens, Streetscreens & Buffers	
Additional Standards	
NR Screening of Dumpsters for refuse use	R Dumpsters for refuse use must be located in the Rear Yard and shall be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space

12. The maximum height for fences located at the front of industrially zoned properties has caused some issues for safety concerns. Staff recommends allowing the height for fences to be increased to alleviate such concerns.

Modify Table 4.3.1-L and M (SD-LI and SD-HI) to include the following amendments:

Walls & Fencing (not including Screens)	
Height	3-3.5 ft. At Frontage; otherwise 6 ft. Max provided that at the Frontage it shall comply with Section 4.3.3.G ; height measured from avg. Undisturbed grade of Adjacent property at property line

13. Within Article 6 is a requirement that new developments provide street trees, sidewalks, and/or planter strips along their frontage as part of their application. This regulation was revised earlier in 2025; however, Staff is recommending that this regulation not apply to new single-family residences.

Modify Section 6.8.1 Applicability (of Streetscape Repairs, Replacements & Improvements) to include the following amendments:

This Section applies to all Development **in which new Principal Building(s) are proposed** other than Buildings, Lots, or Building Sites within a Development Parcel, **Construction of Single-Family Detached Dwelling(s), and/or Developments that are part of an approved Subdivision where the inclusion of such elements has been waived by the Commission.**

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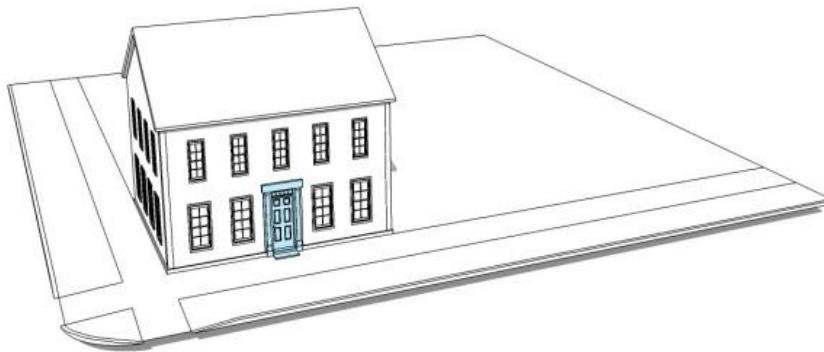
14. The private frontage types require revision to allow for additional types to be permitted for large multifamily buildings as well as for industrial buildings.

Modify Table 4.3.7.A Private Frontage Types – Stepfront to include the following amendments:

Permitted Districts					
CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-LI

STEPFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Modify Table 4.3.7.A Private Frontage Types – Shopfront to include the following amendments:

Permitted Districts					
CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-LI

SHOPFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Modify Table 4.3.7.A Private Frontage Types – Terrace/Lightwell to include the following amendments:

Permitted Districts					
CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W

TERRACE/LIGHTWELL

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Modify Table 4.3.1-D District Standards (CD-2) to include the following amendments:

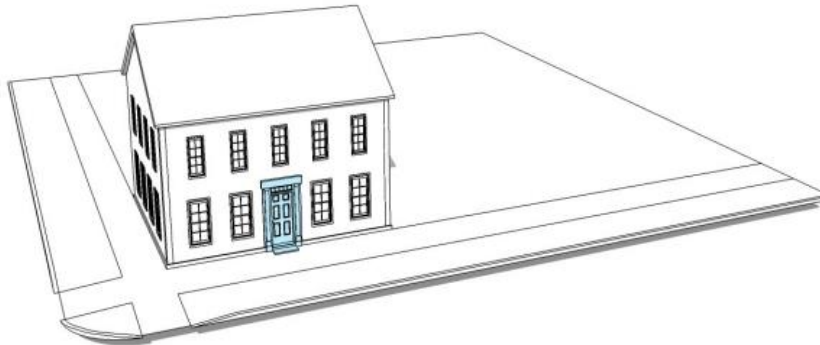
Private Frontage Types	
Terrace/Lightwell	NP P

Modify Table 4.3.7.A Private Frontage Types as well as Article 9 Definitions to include the following amendments:

Stepfront: A Frontage wherein the Facade is aligned very close to the Frontage Line. The entrance is usually an exterior single step without a landing. This type is recommended for ground floor Residential/Retail/Personal Service/Art/Artisan Use, **however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space.**

STEPFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Shopfront: A Frontage conventional for Retail/Personal Service/Repair/Art/Artisan Use, **however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**, wherein the Facade is aligned close to or at the Frontage Line with the **and Building entrance are** at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning extending over the Sidewalk.

SHOPFRONT

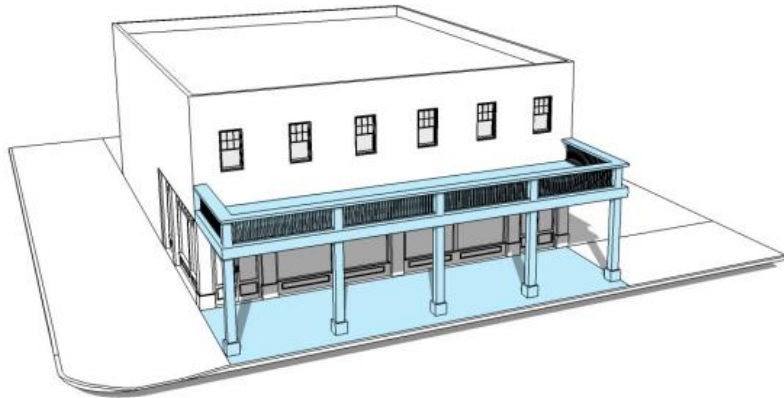
TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Gallery: A Private Frontage conventional for Retail/Personal Service/Repair/Art/Artisan Use, **however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade extending over the Sidewalk.

GALLERY

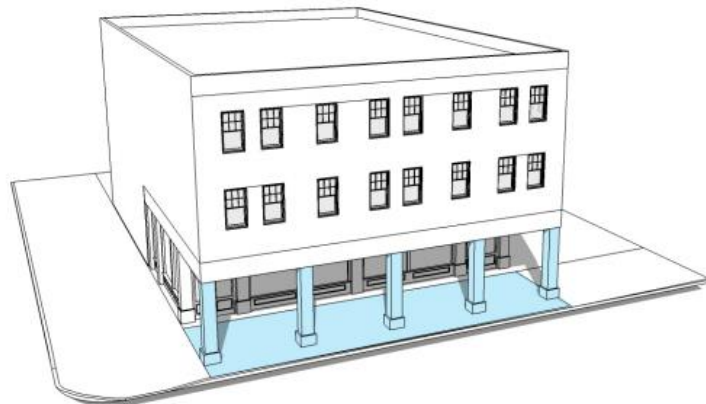
TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Arcade: A Private Frontage conventional for Retail/Personal Service/Repair/Art/Artisan Use, **however, it may used for any Permitted Use within the Zone including amenity and/or lobby space**, wherein a colonnade supporting habitable space in one or more upper levels extends over the Sidewalk, while the Facade at the first Story remains at the Frontage Line **setback**.

ARCADE

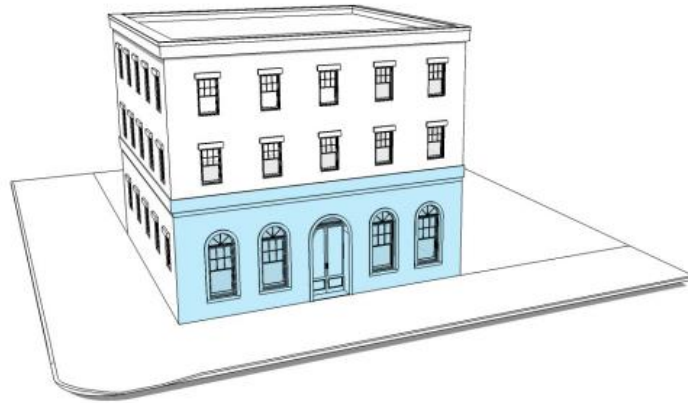
TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Commercialfront: A Frontage wherein the Facade is aligned close to or at the Frontage Line with the **and** Building entrance **are** at or above Sidewalk grade. This type is conventional for general Commercial/Office Use, **however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**. It may have substantial glazing on the Facade.

COMMERCIALFRONT

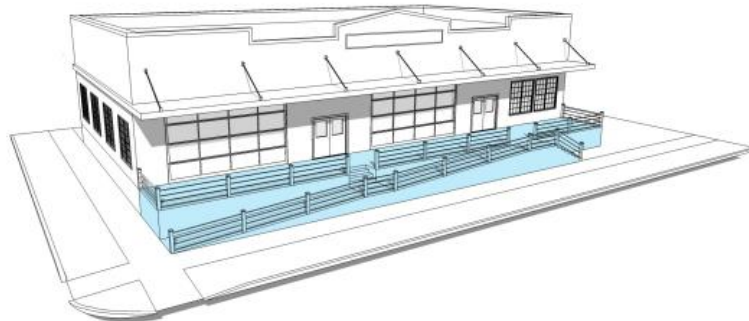
TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Loading Dockfront: A Frontage type conventional for Industrial Use wherein a loading dock is attached to the Facade at the Frontage Line. This type may be combined with a Shopfront Frontage.

LOADING DOCKFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Modify Table 4.3.8.B Principal Building Types – Large Multi-Family Building to include the following amendments:

Allowed Private Frontages	
Porch	P
Stoop	P
Forecourt	P
Terrace/Lightwell	P
Shopfront	P
Commercialfront	P
Arcade	P
Gallery	P

DRAFT

15. The duplex building type has a maximum height that does not match what is permitted within the zone. Staff recommends having the maximum height for duplexes be the same as what is permitted within the zone where the duplex is being proposed.

Modify Table 4.3.8.B Principal Building Types to include the following amendments:

DUPLEX **TABLE 4.3.8.B PRINCIPAL BUILDING TYPES**
SPECIFIC STANDARDS



Building Size and Massing
Height
2.5 Stories max. Per Community District Height Standards



CITY OF NORWALK
**Harbor Management
Commission**

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06851

VIA EMAIL

MEMORANDUM

To: Norwalk Planning & Zoning Commission

From: Harbor Management Commission

Date: October 22nd 2025

Re: Review of Proposed Zoning Text Amendments – Application #2025-63 R

Dear Ms. Williams:

The Norwalk Harbor Management Commission (NHMC) has reviewed the #2025-63R – Planning & Zoning Commission – Zoning Regulation Text Amendment outlined in the Planning & Zoning Staff Memo dated **September 26, 2025**. At its October 22nd 2025, meeting, the NHMC reviewed the aforementioned amendments from P&Z and approved transmittal of the following additions and modifications (**See Blue Font text**) for items listed in the letter sent to the Harbor Commission.

1. Use of Corrugated and/or Sheet Metal in SD-LI Zone

While the proposed allowance is limited to industrial uses, the use of untreated or poorly maintained metal siding may contribute to stormwater runoff contamination.

***Recommendation:** Require that corrugated/sheet metal used in coastal or harbor-adjacent areas be coated or treated to prevent corrosion and leaching. Stormwater management plans should include filtration or treatment measures to protect water quality.*

2. Artist Live/Work Use – Density and Workforce Housing Exemptions

The proposed exemptions may encourage increased residential density in areas near the waterfront and flood plain.

***Recommendation:** Evaluate whether these exemptions could lead to increased impervious surfaces or wastewater generation in coastal zones. Consider requiring green infrastructure or stormwater mitigation for such developments within the coastal boundary.*

3. Sport Field Uses – Lighting and Audio Standards

The proposed lighting standards are commendable; however, additional review may be warranted for fields near sensitive coastal habitats.

***Recommendation:** Require that sport field lighting and audio systems within 1,000 feet of coastal resources undergo additional review for ecological impacts, particularly on migratory birds and aquatic species.*

4. Driveway Width Flexibility

Wider driveways may increase impervious surface area and stormwater runoff.

Recommendation: For driveways exceeding standard widths in coastal or harbor-adjacent zones, require permeable paving or stormwater infiltration systems to mitigate runoff.

5. Dumpster Screening Requirements

The proposed requirement for rear-yard placement and screening is a positive step.

Recommendation: Ensure that dumpster pads are constructed with impervious surfaces and secondary containment to prevent leachate from entering storm drains or coastal waters.

6. Fence Height in Industrial Zones

Increased fence height may reduce visual access to the waterfront and limit public oversight of industrial activities.

Recommendation: In coastal view corridors or harbor-facing parcels, consider maintaining lower fence heights or requiring transparent fencing materials to preserve visual access and public interest.

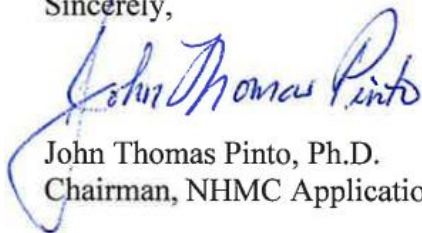
7. Exemption of Single-Family Homes from Streetscape Requirements

Exempting new single-family homes from providing street trees or planter strips may reduce stormwater infiltration and green infrastructure in coastal neighborhoods.

Recommendation: Require at least minimal green infrastructure (e.g., rain gardens, tree wells) for new single-family homes within the coastal boundary.

The Harbor Management Commission appreciates the opportunity to review and comment on these proposed amendments. We respectfully request that the above recommendations be considered to ensure consistency with Connecticut's Coastal Management Policies and the protection of Norwalk's coastal and harbor resources. Please feel free to contact the Commission with any questions or for further discussion.

Sincerely,



John Thomas Pinto, Ph.D.
Chairman, NHMC Application Review Committee

cc:

Mr. Steve Bartush, Chairman, Norwalk Shellfish Commission

Mr. Alan Kibbe, Chairman, Norwalk Harbor Management Commission

Mr. Bruce Lovallo, Harbormaster

Ms. Amelia Williams, Planning and Zoning Department



FW: City of Norwalk Zoning Regulations Text Amendment Referral (#2025-63)

From Tucker Beckett <tbeckett@westcog.org>
Date Tue 11/4/2025 9:46 AM
To Baker, Bryan <bbaker@norwalkct.gov>
Cc Kleppin, Steven <skleppin@norwalkct.gov>

 1 attachment (591 KB)
2025-63 R Staff Memo.pdf;

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

Good morning,

Thank you for referring this text amendment to WestCOG. It is the opinion of regional staff that the proposed amendment is primarily of local concern with limited inter-municipal impact. None of the various changes proposed conflicts with the Regional POCD.

Please reach out to me with any questions or concerns.

Best,
Tucker

From: Baker, Bryan <bbaker@norwalkct.gov>
Sent: Friday, September 26, 2025 11:33 AM
Cc: Baker, Bryan <bbaker@norwalkct.gov>; Kleppin, Steven <skleppin@norwalkct.gov>
Subject: City of Norwalk Zoning Regulations Text Amendment Referral (#2025-63)

Good morning,

In accordance with all applicable state statutes, please accept this email as the official referral for a zoning regulations text amendment application made on behalf of the Norwalk Planning & Zoning Commission.

A public hearing is tentatively scheduled for November 5, 2025.

Please refer to the attached memorandum and let me know if you have any questions.

Thanks,
Bryan

Bryan Baker, AICP
Principal Planner

City of Norwalk
125 East Avenue

Norwalk, CT 06856

Phone: (203) 854-7705

www.norwalkct.gov

bbaker@norwalkct.gov



Norwalk Planning & Zoning Commission
125 East Avenue
Norwalk, Connecticut

November 13, 2025

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chairman

From: Bryan Baker, AICP, Principal Planner

Re: #2025-63 R – Planning & Zoning Commission – Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and private frontages

Commissioners,

Please find a draft resolution for the text amendment application below.

Resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-63 R – Planning & Zoning Commission – Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and private frontages be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 12, Goal 1: “General guidelines guide land use decision making.”
 - a. Policy: “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”
 - b. Policy: “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).

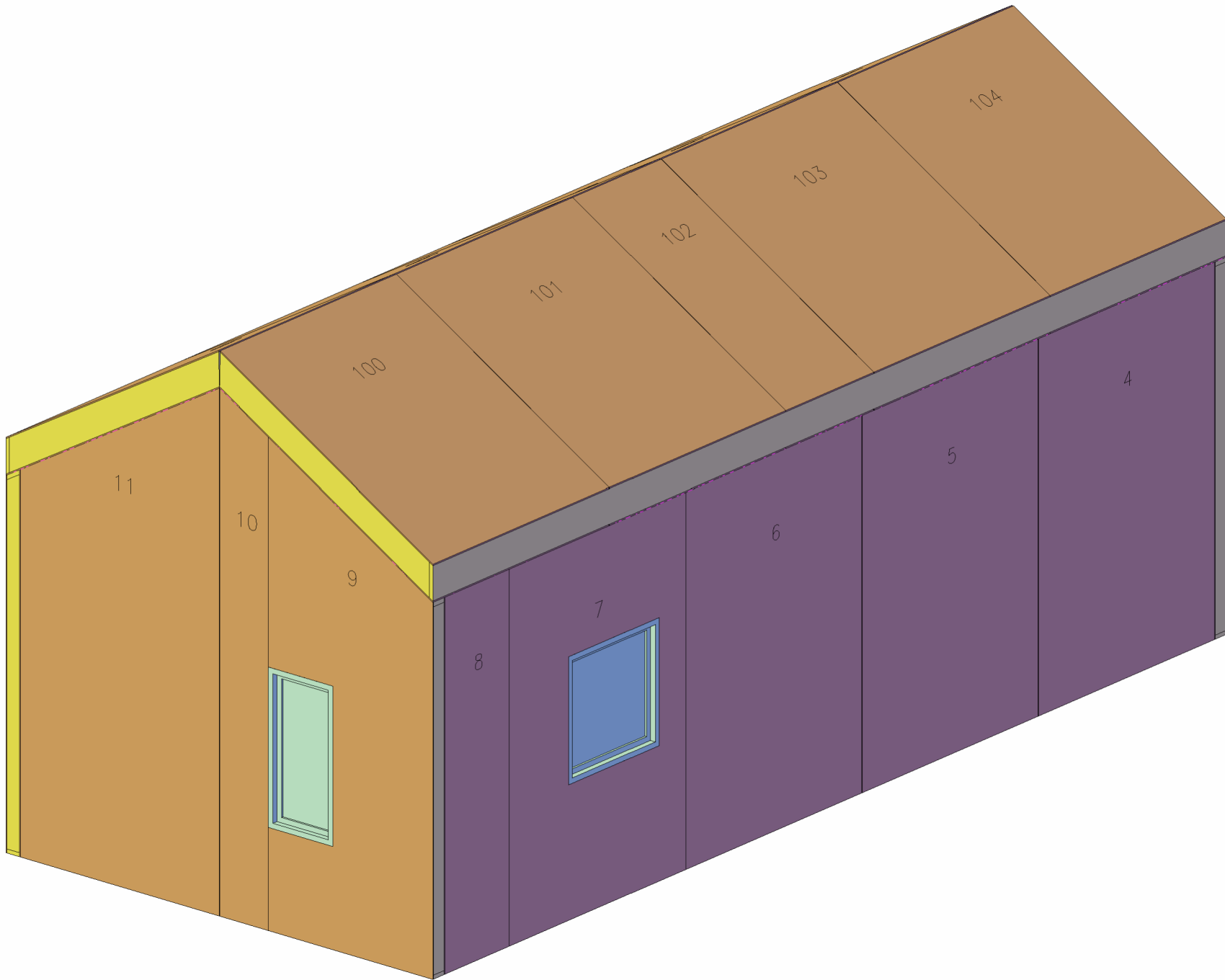
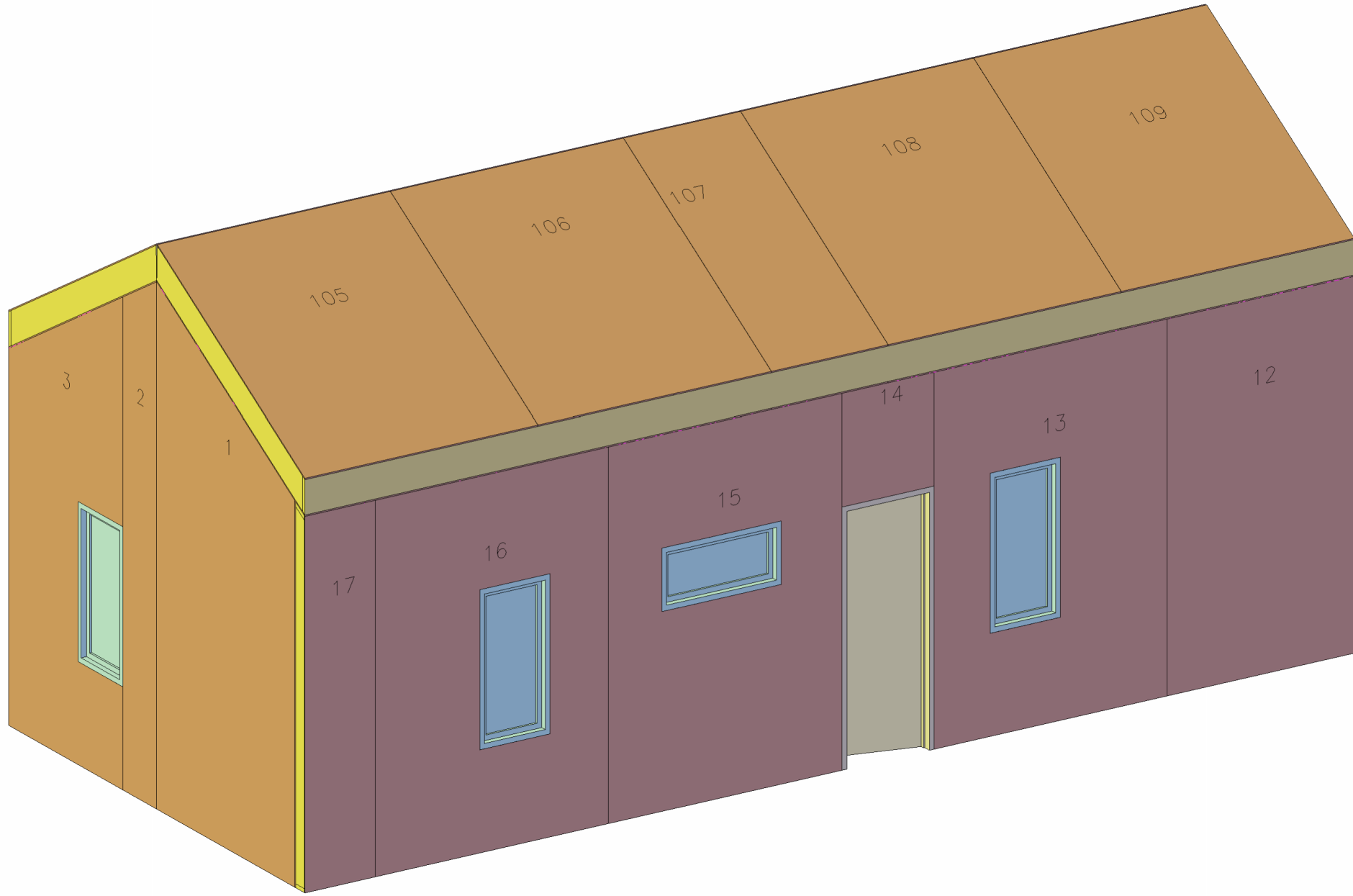
2. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
3. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”
 - b. Policy: “Support permit streamlining for projects with desired characteristics.”
 - i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”
 1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

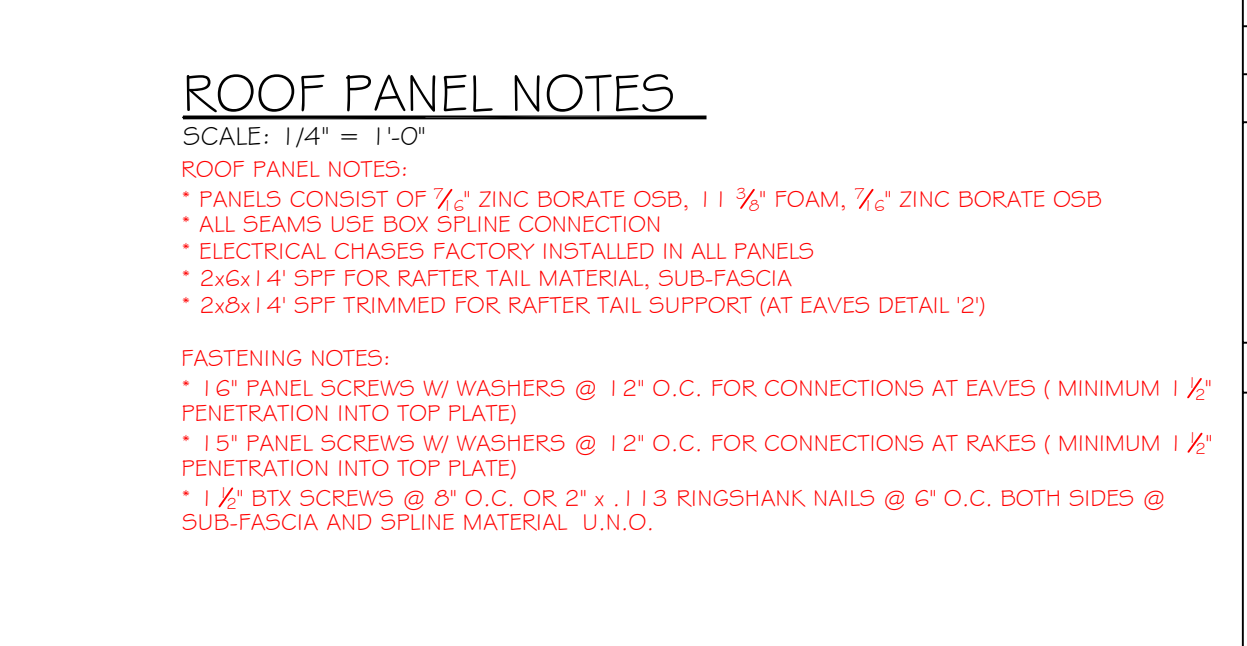
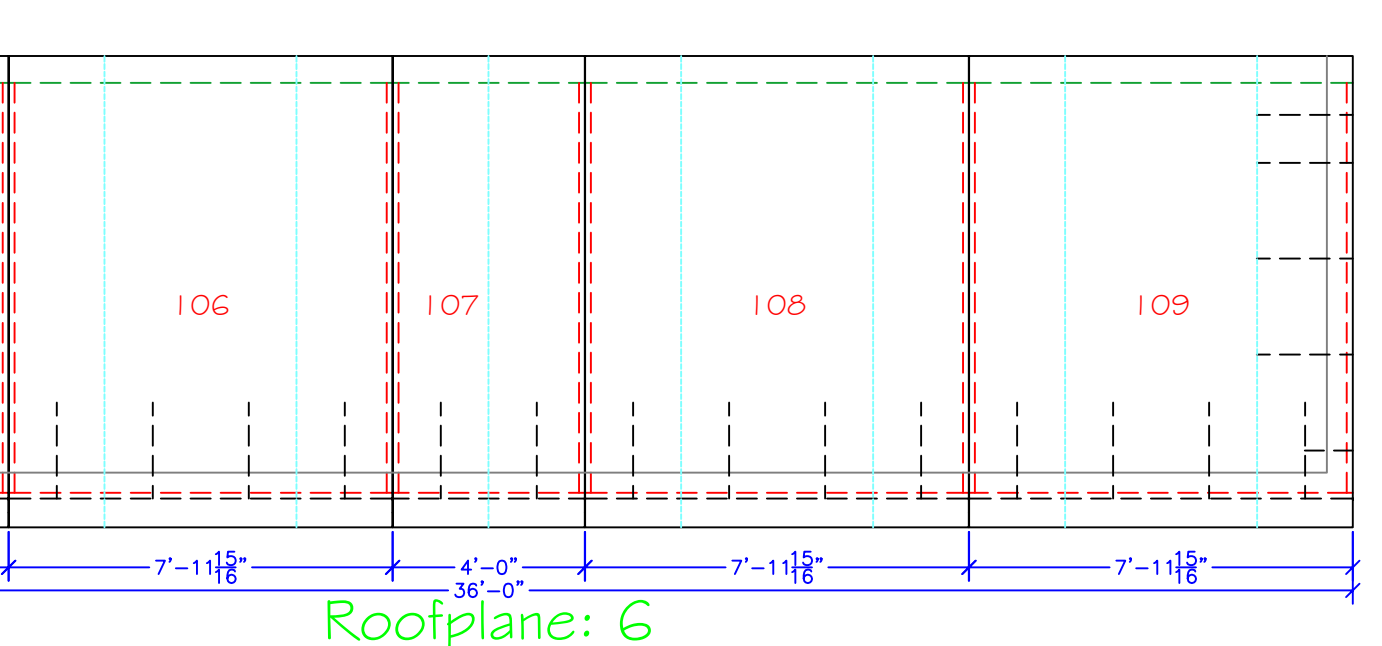
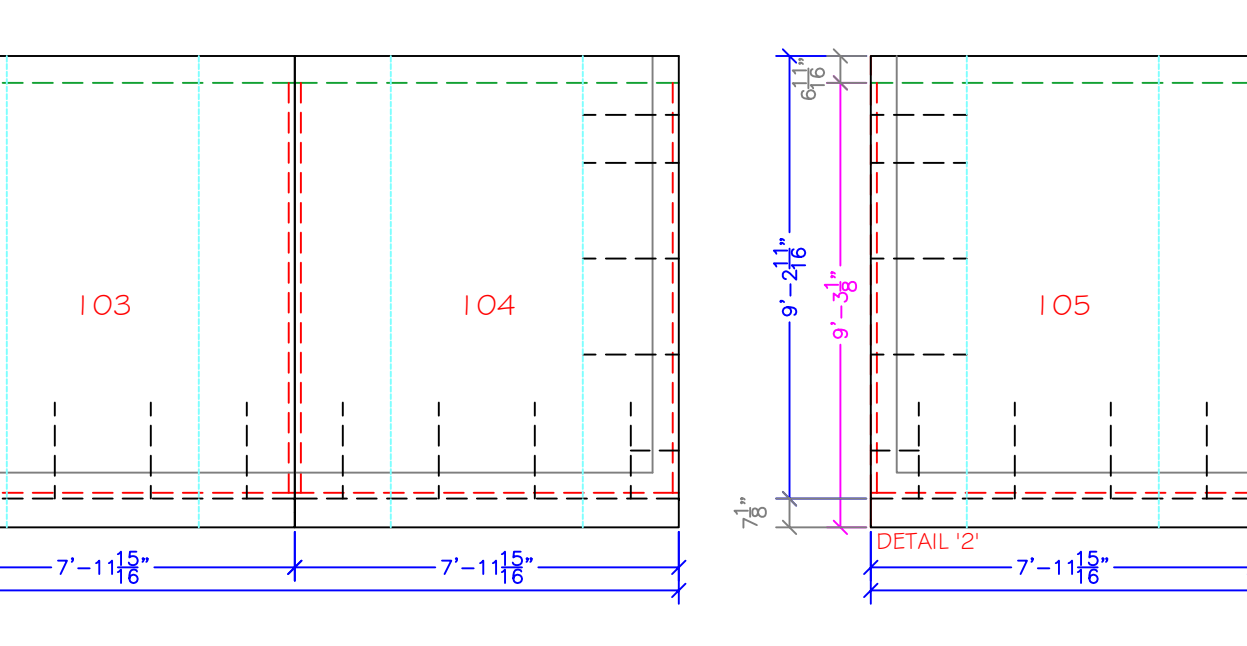
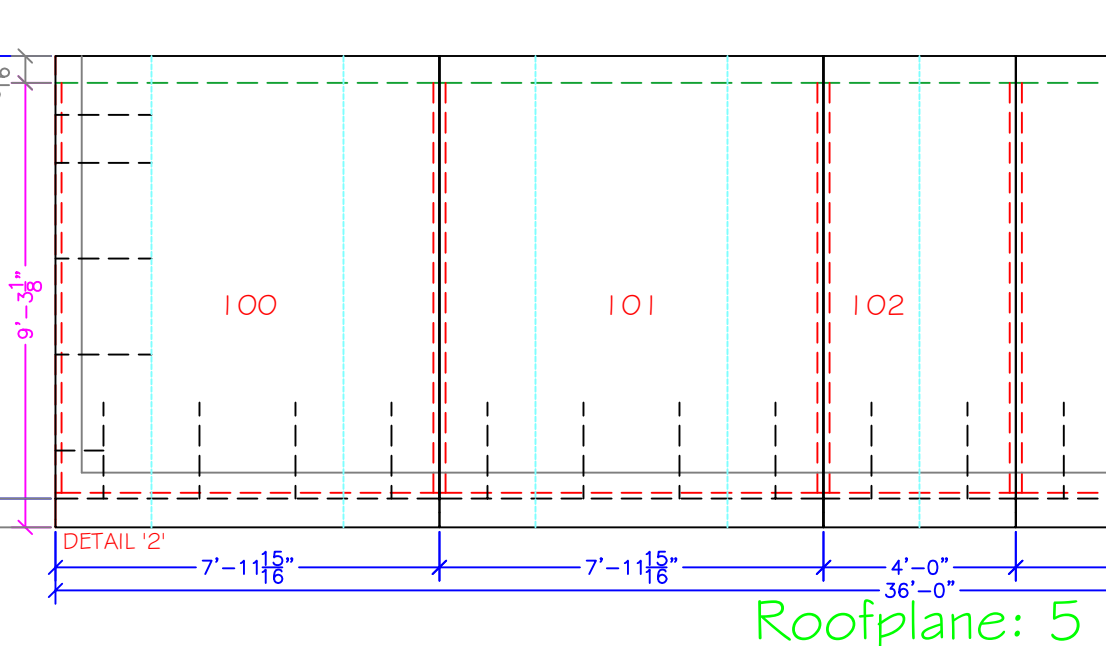
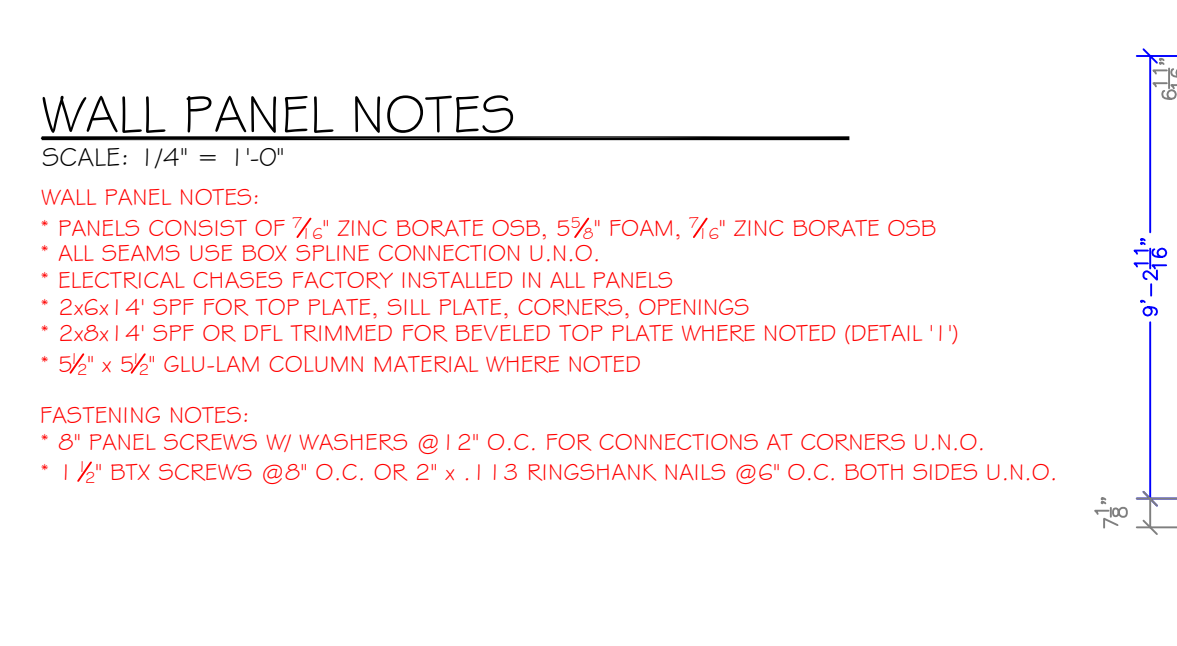
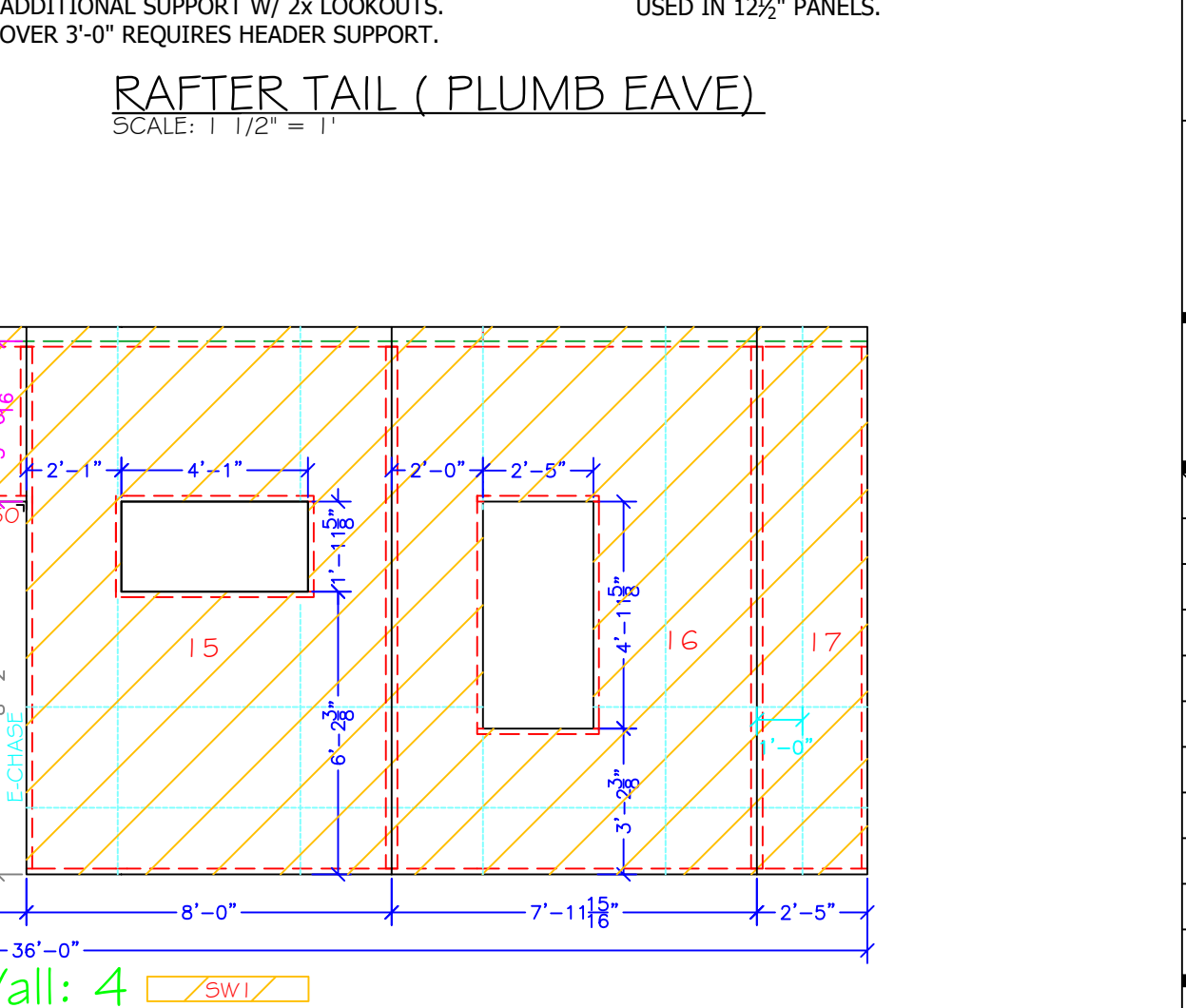
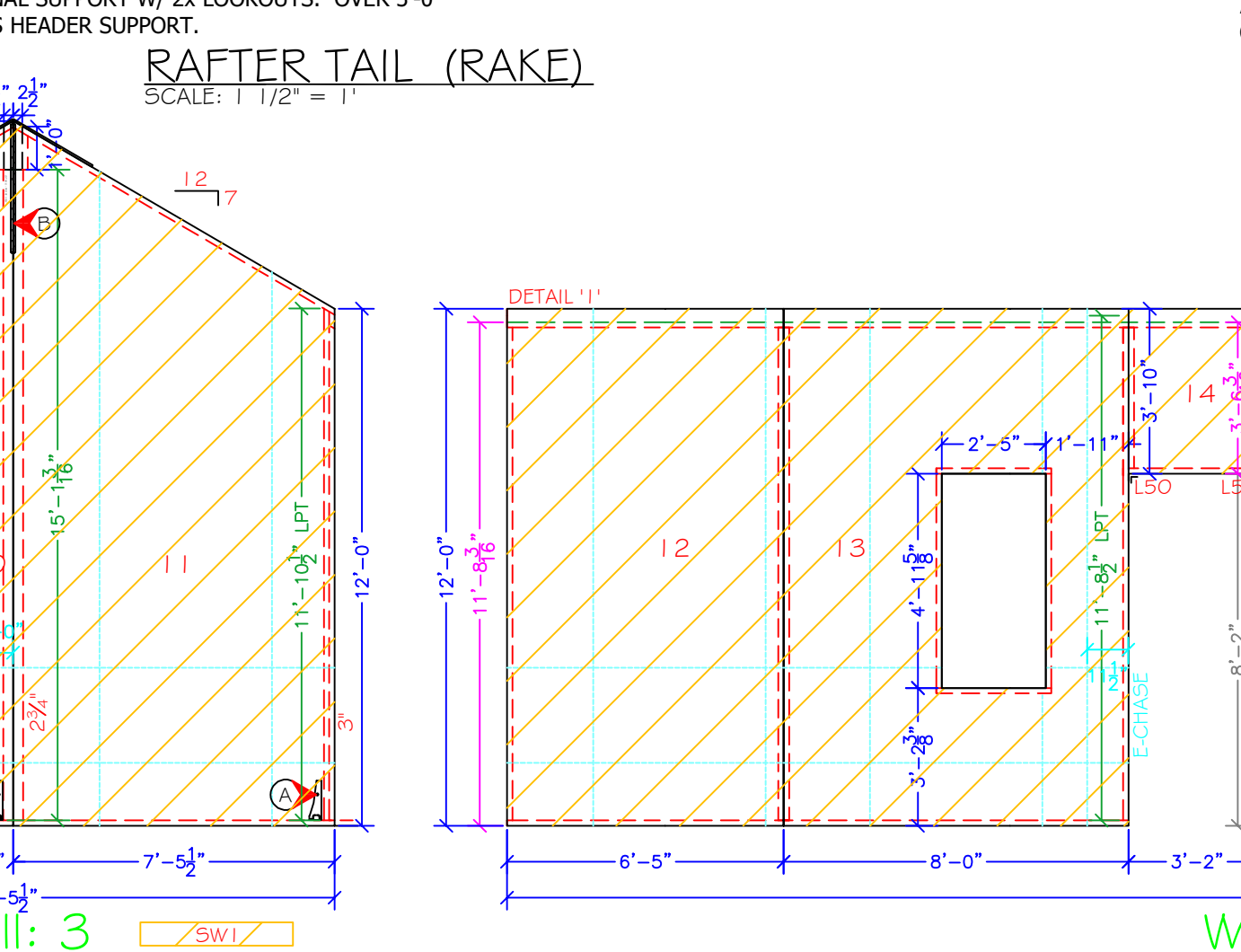
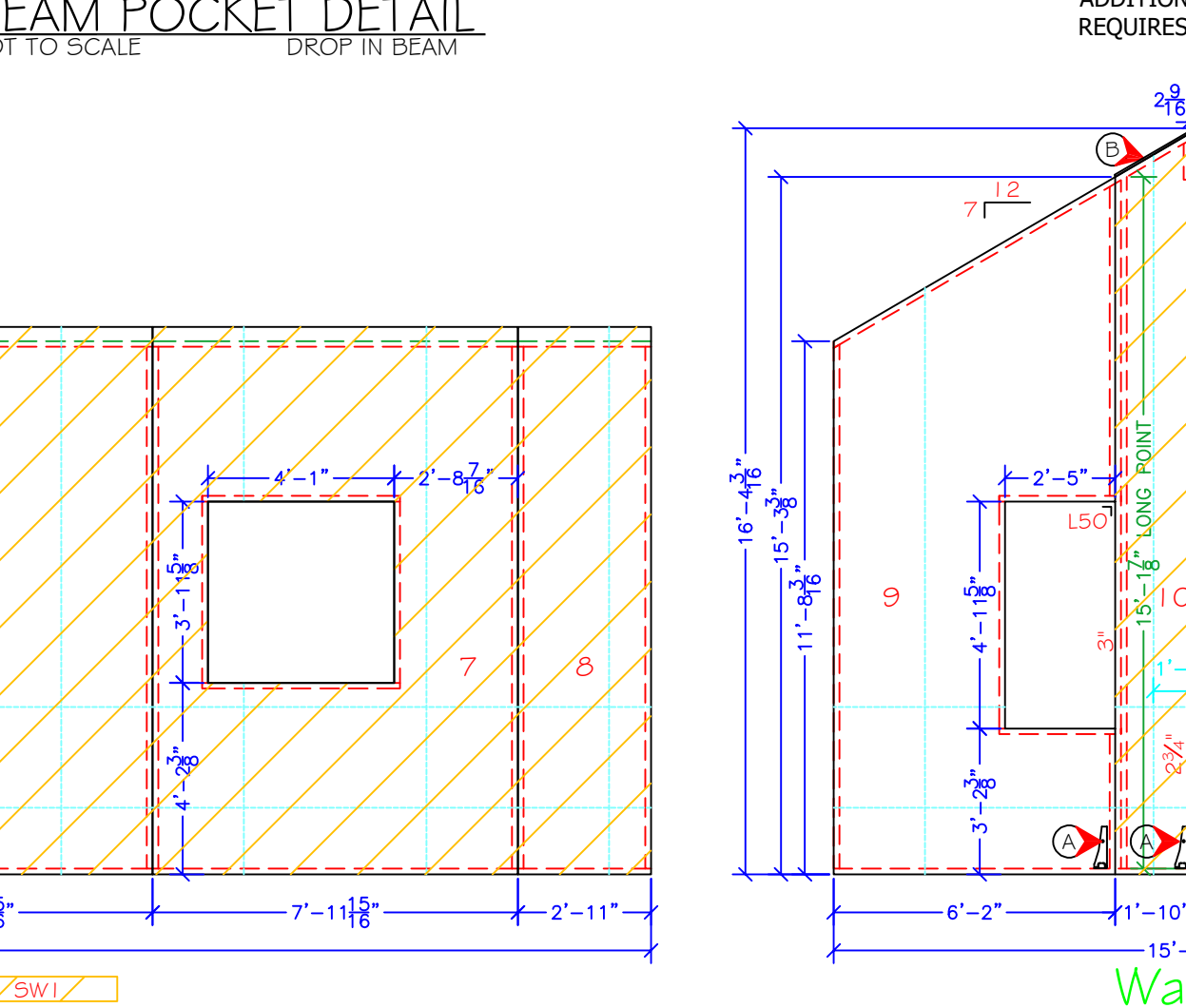
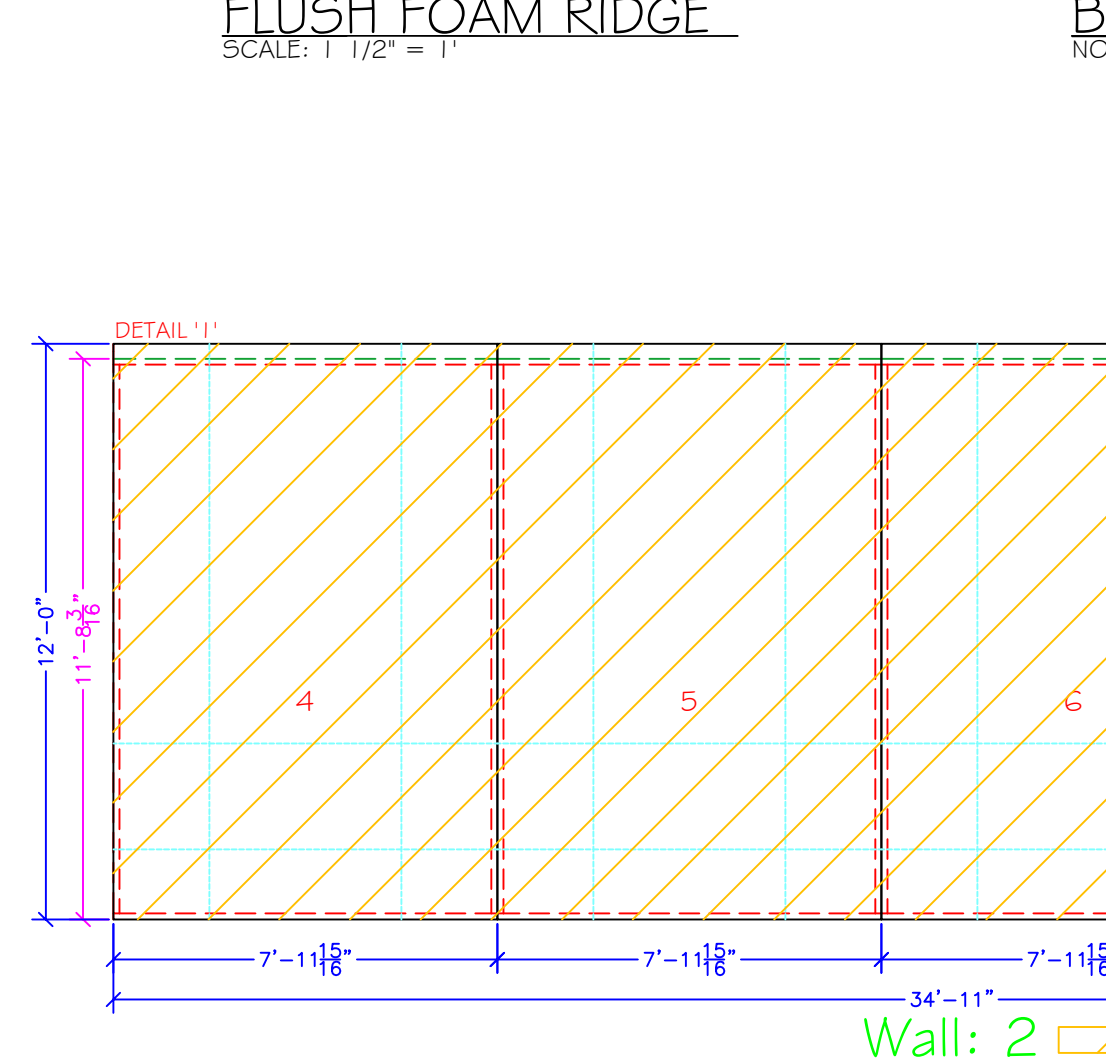
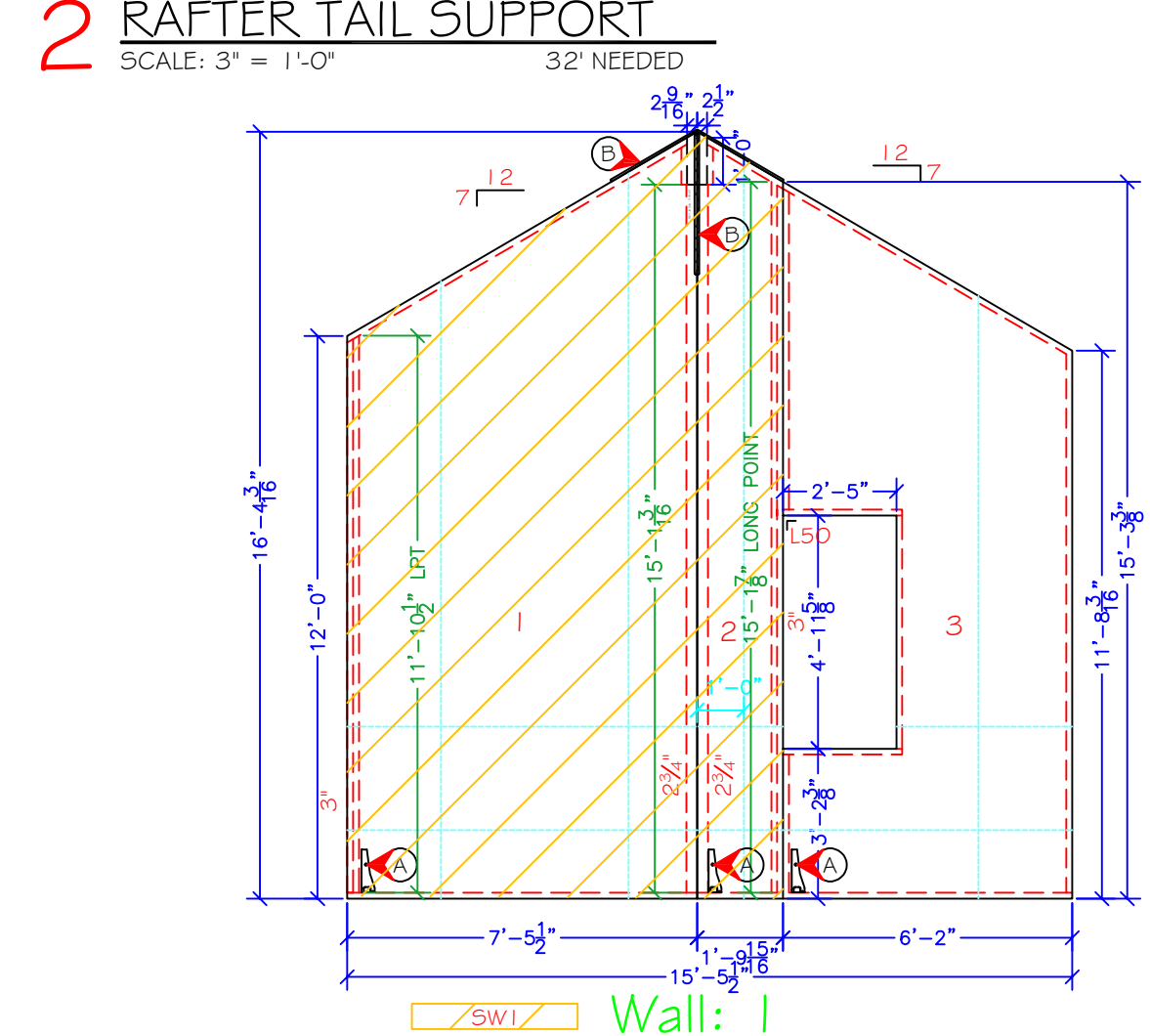
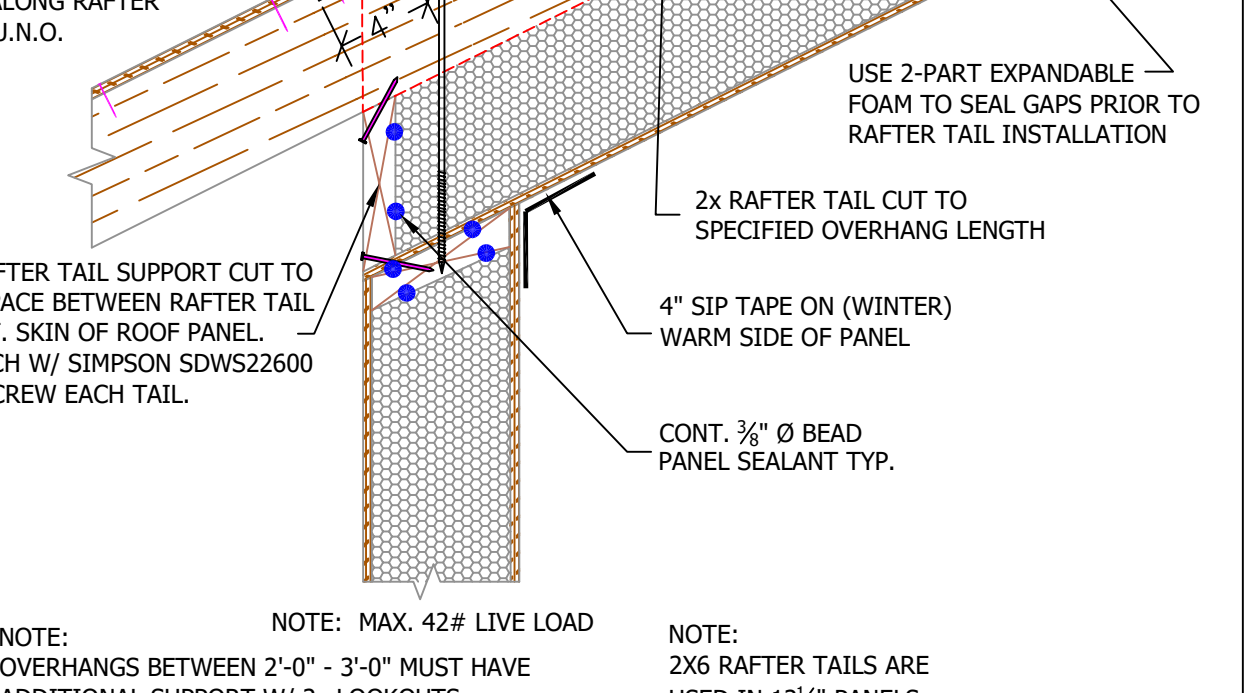
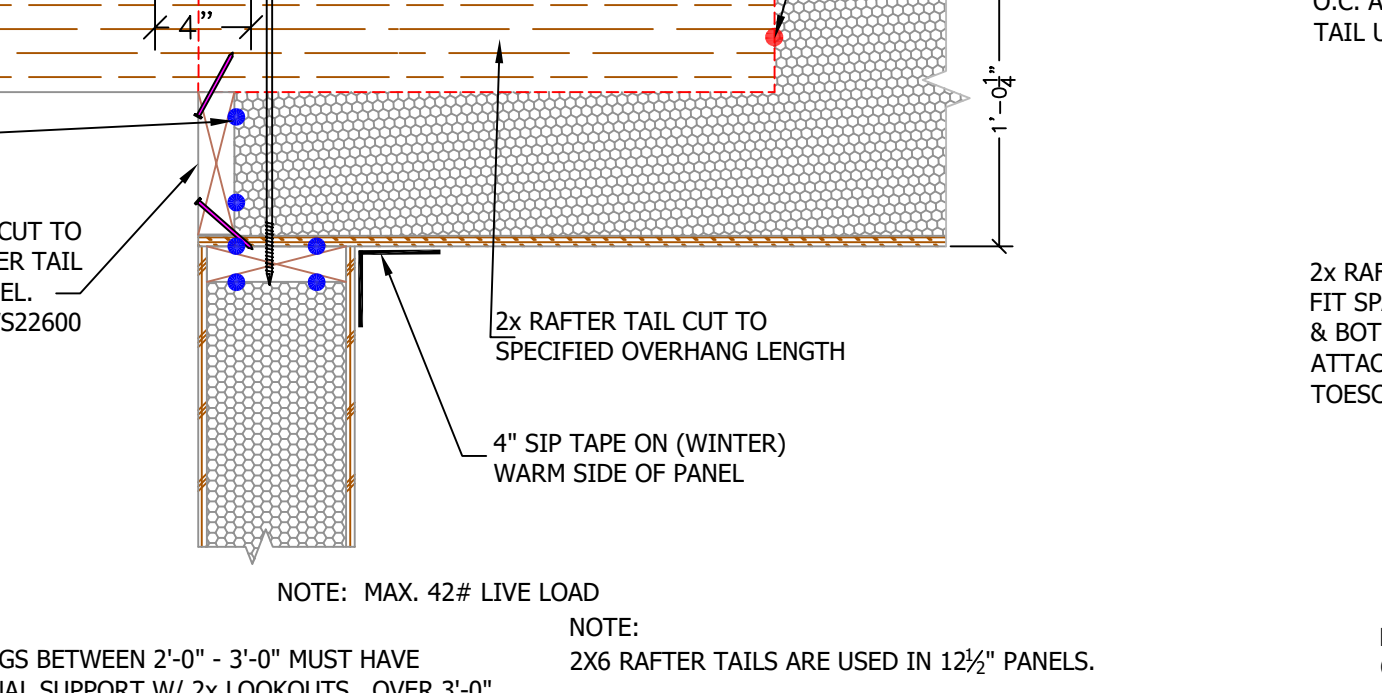
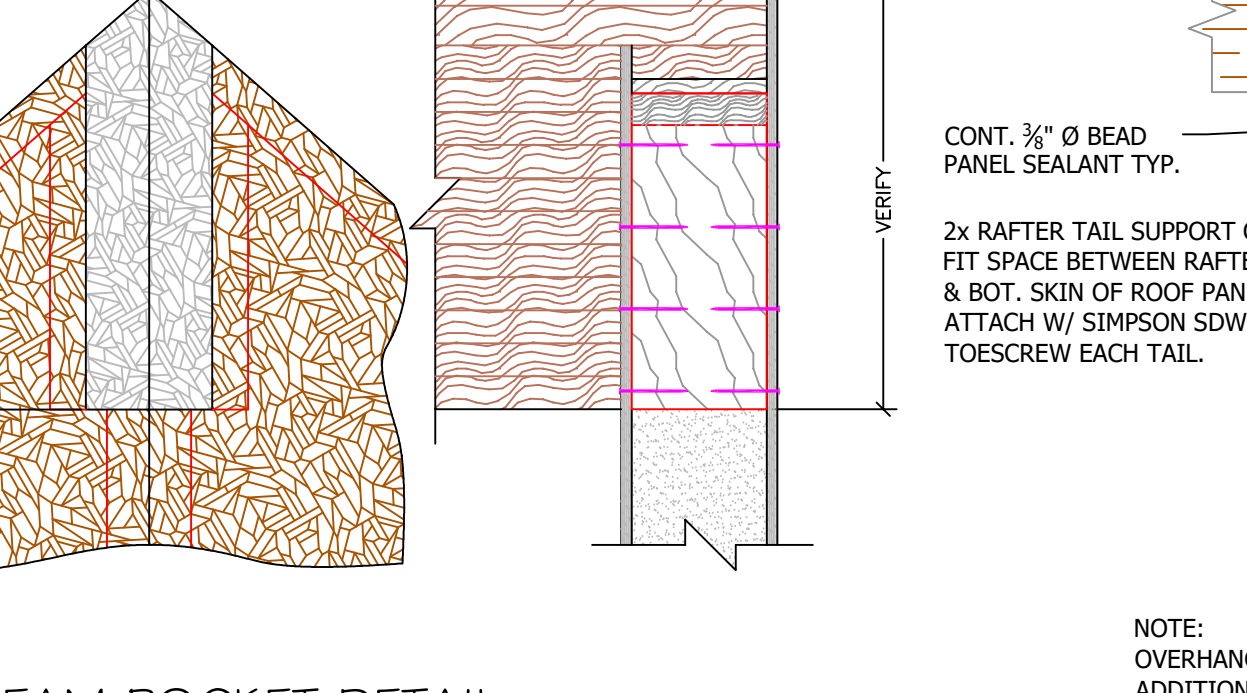
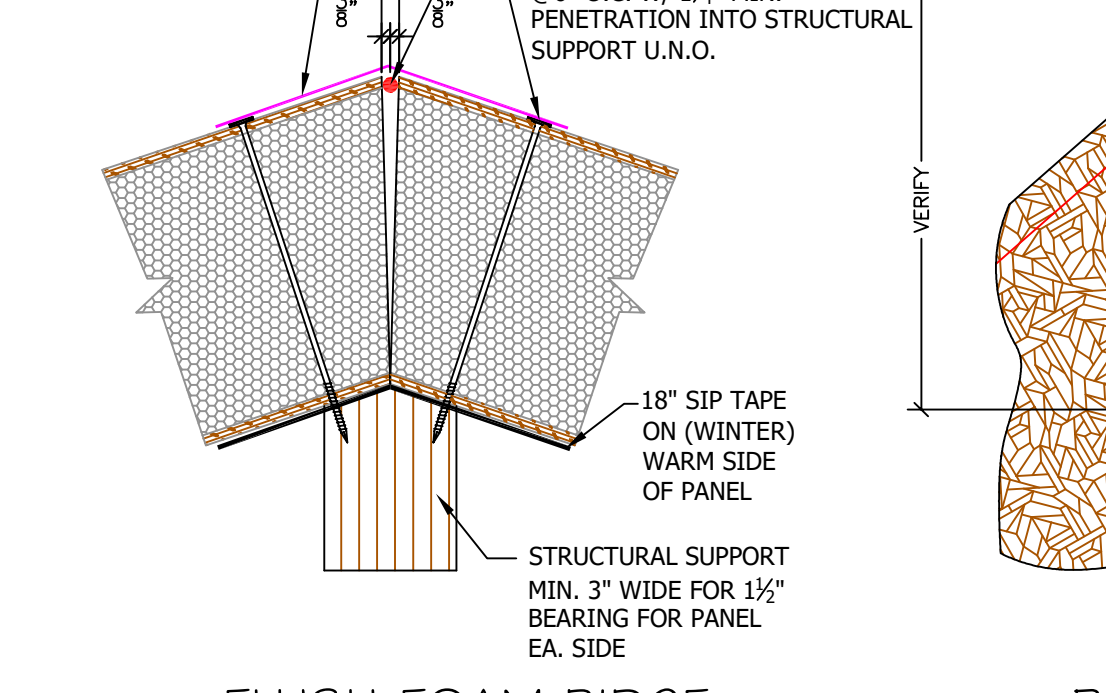
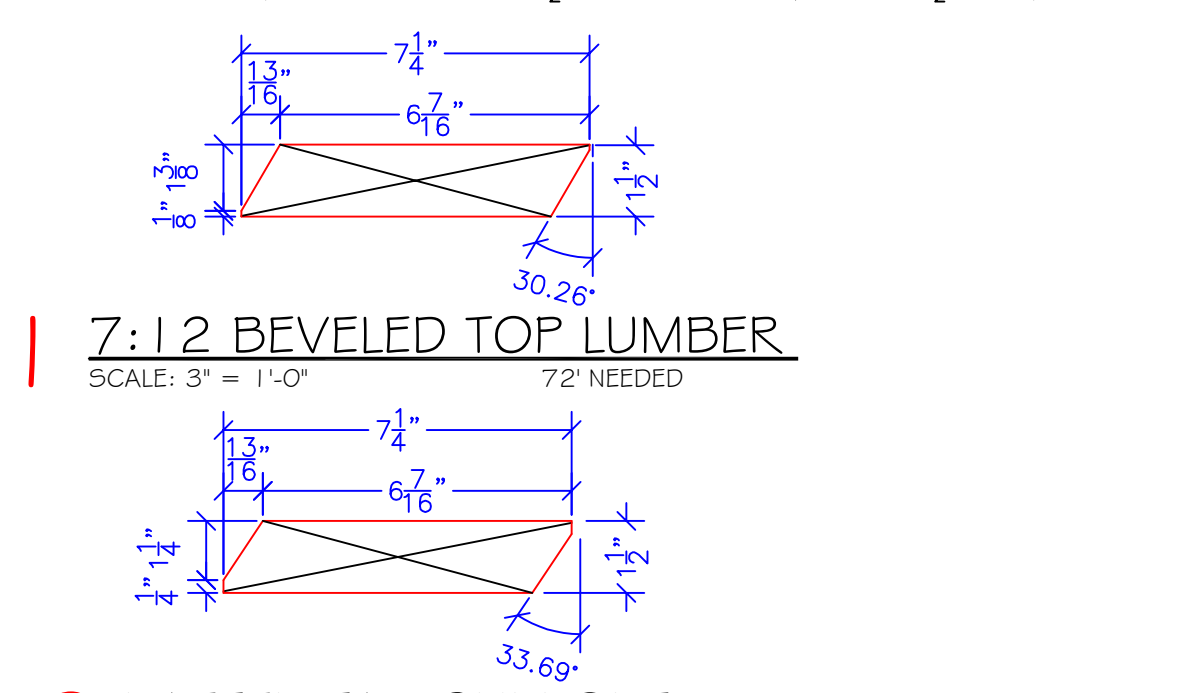
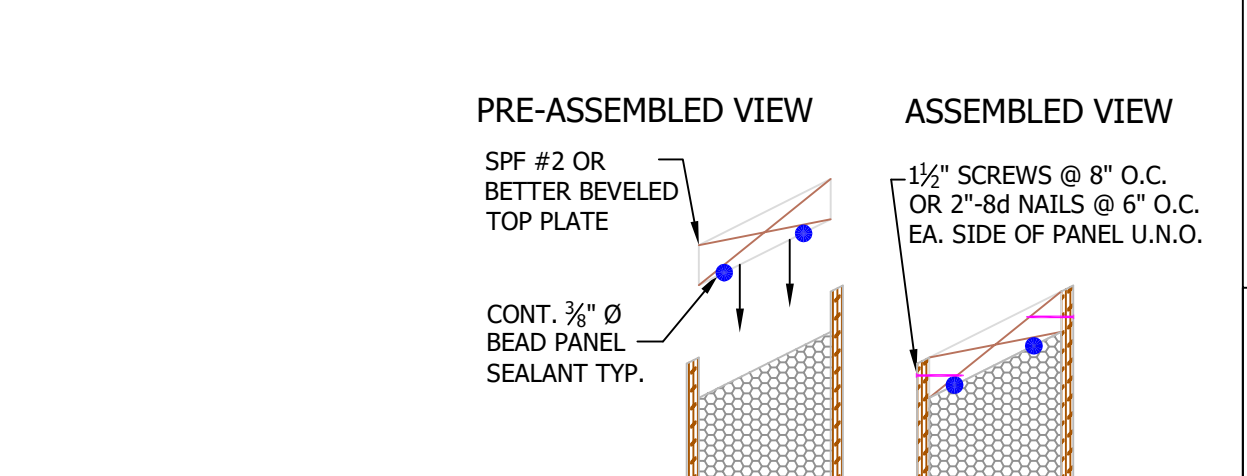
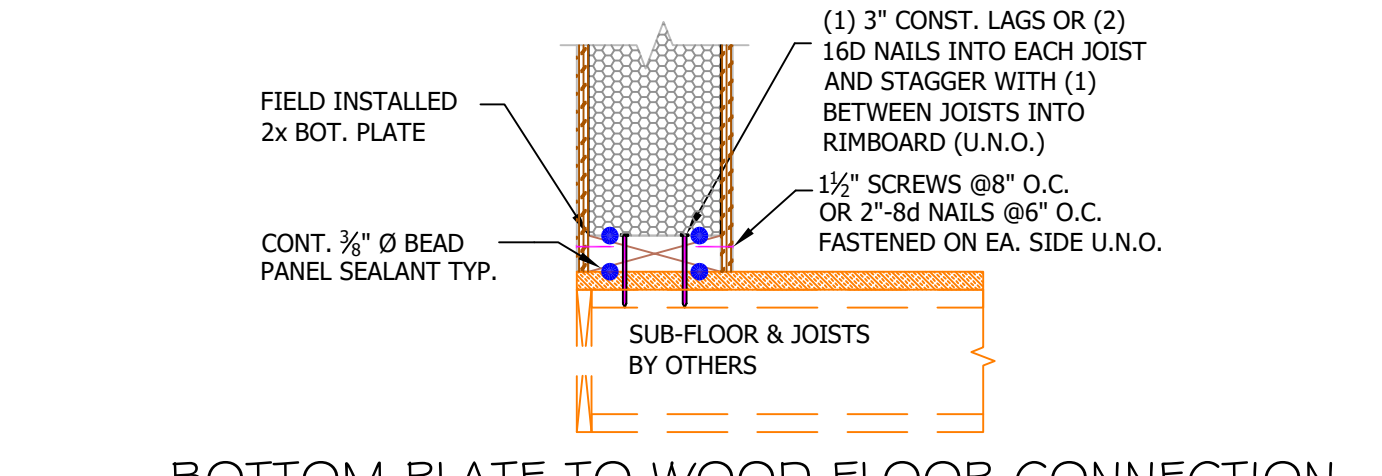
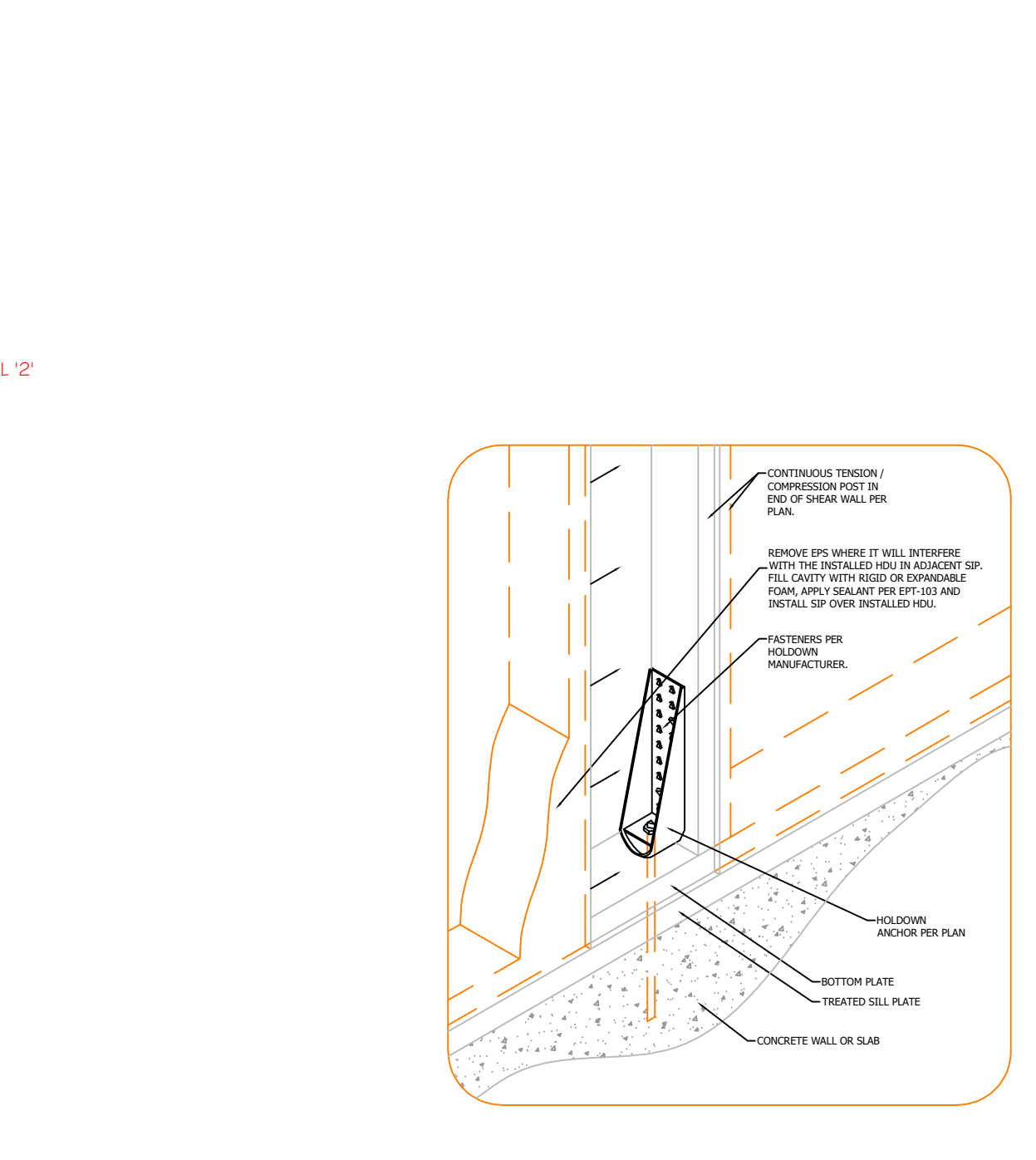
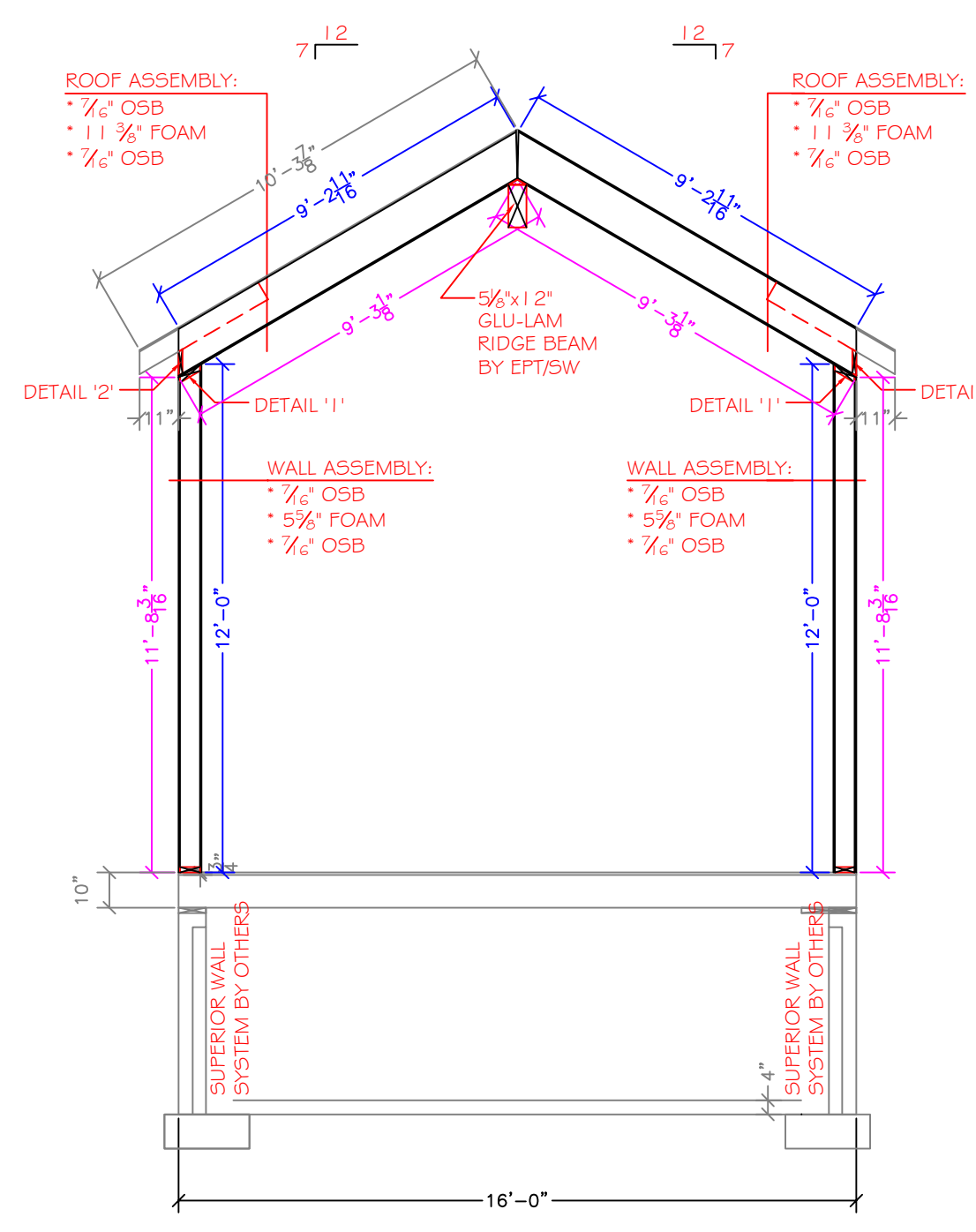
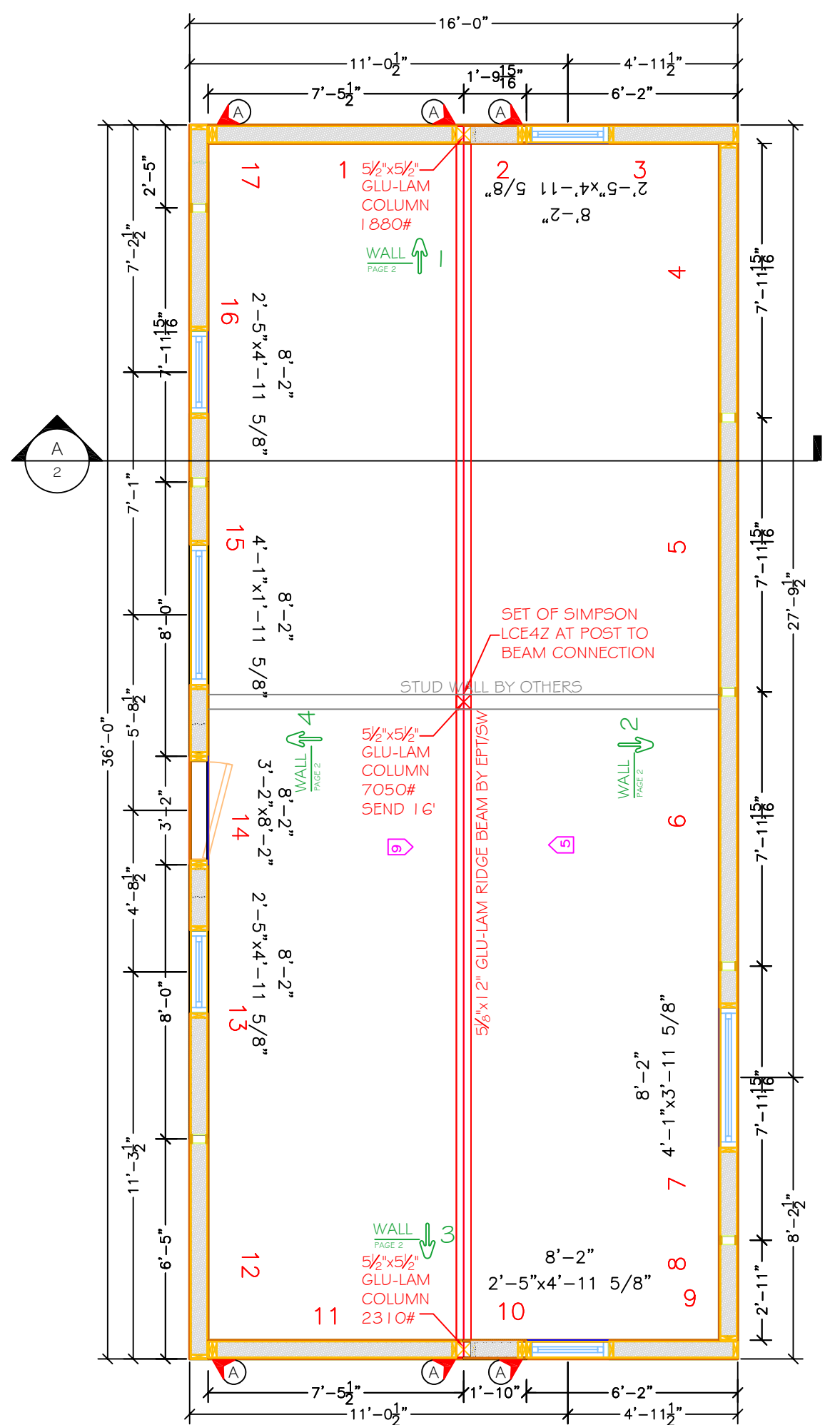
BE IT FURTHER RESOLVED that it is the intent of this action to resolve minor inconsistencies in the Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.

25-332:AUTORE ADU		HOLDOWN SCHEDULE			
CALLOUT	QUANTITY	HOLDOWN	THREADED ROD	EMBEDMENT	TOTAL LENGTH
(A) 	6	HDU4-S052.5	3/8" Ø	8"	24"
(B) 	4	LSTA36	N/A	N/A	N/A
LCE4Z	1 PAIR	LCE4Z	N/A	N/A	N/A

AUTORE ADU


$$1 \quad / \quad 2$$



475 E. 4TH ST. P.O. BOX 435
COTTONWOOD, MN 56229
PHONE: 800-977-2635
FAX: 507-423-5531
EXTREMEPANEL.COM

JOB #: 25-332

STRUCTURAL ONLY

305 W Railroad Street, Suite 104
Missoula, MT 59802
1-406-728-9522
www.cushingterrell.com

VICTOR AUTORE

AUTORE ADU
129 W NORWALK RD
NORWALK, CT

	DESCRIPTION	REV.
1	ENG REDLINES	8/14/25
2	ENGINEER CHANGES	8/21/25
3	CUSTOM E-CHASE	8/26/25
4	FLIP CORNERS	9/2/25
5		
6		
7		
8		
9		
10		

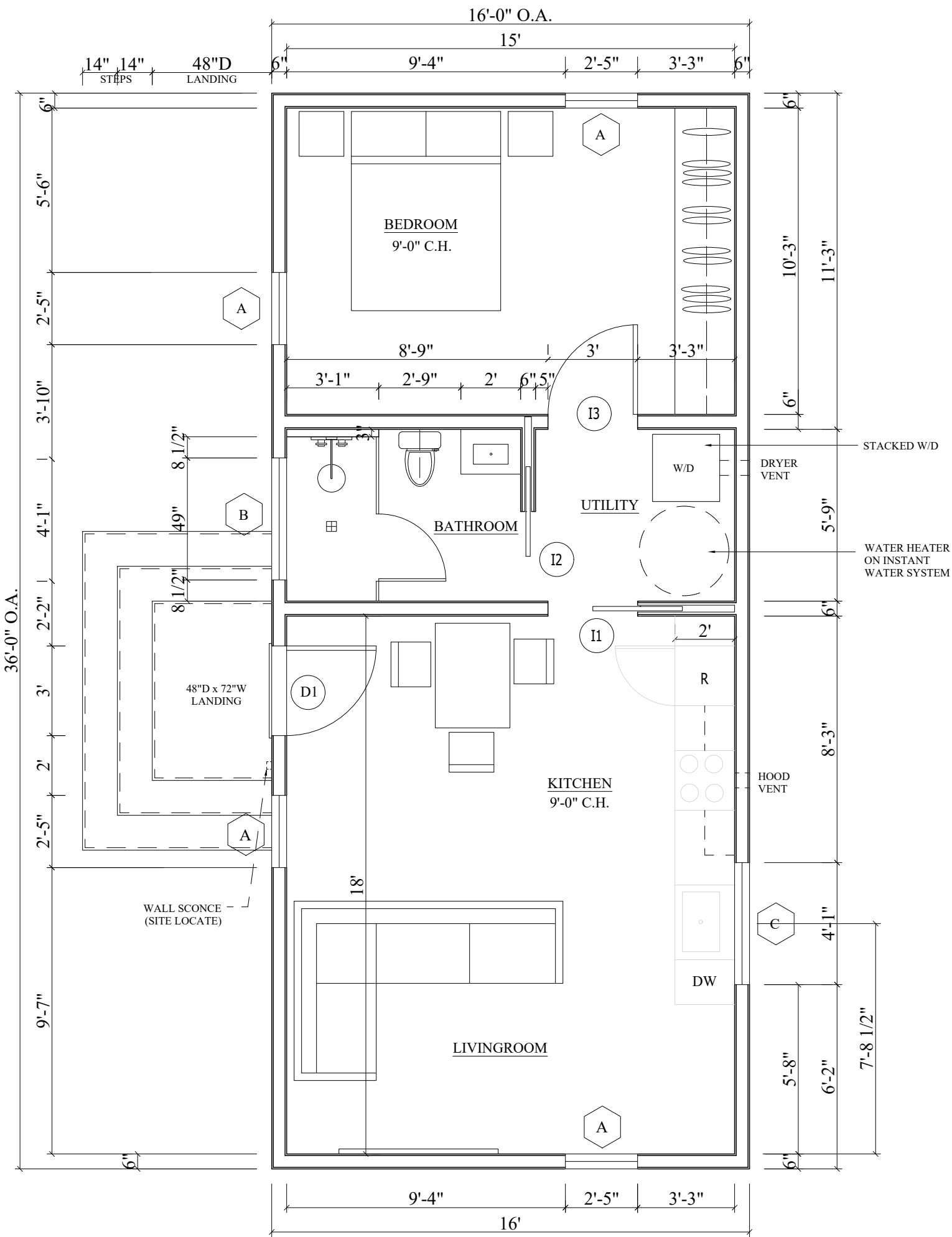
DRAWN BY: BARB ANDERSON
DRAWING NUMBER: 25-BB062
DATE: 7/28/2025

PANEL PLAN, SECTION,
PANEL LAYOUT
NOTES, DETAILS

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

2 / 2

Page 115 of 376



FLOOR PLAN
1/4" = 1'-0" SCALE

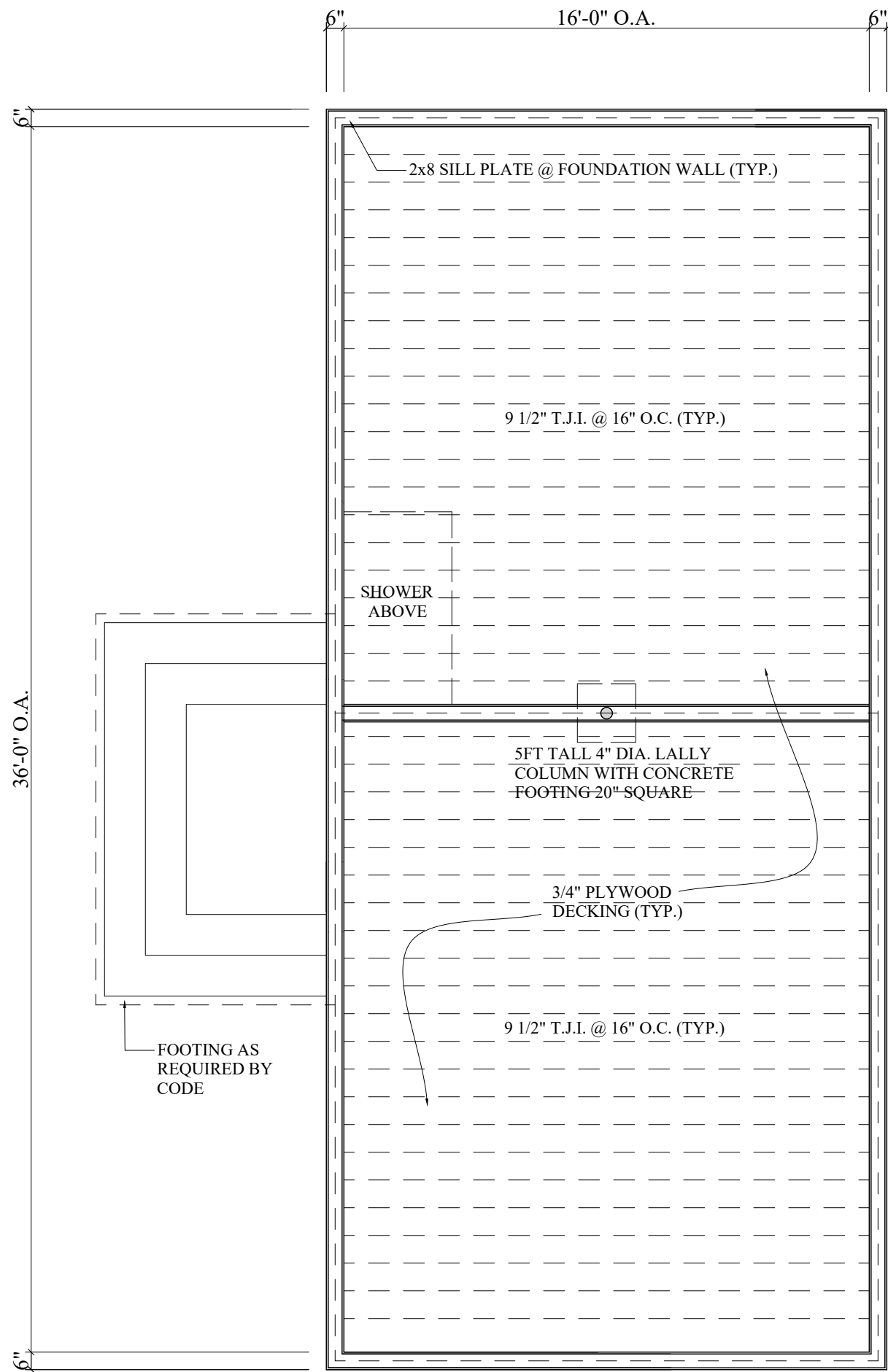
WINDOW SCHEDULE			
LETTER	LOCATION	ROUGH OPENING	NOTES
A	BEDROOM	29" W x 59 5/8" H	
A	BEDROOM	29" W x 59 5/8" H	
B	BATHROOM	49" W x 23 5/8" H	
C	KITCHEN	49" W x 47 5/8" H	
A	LIVING ROOM	29" W x 59 5/8" H	
A	LIVING ROOM	29" W x 59 5/8" H	

FURNITURE LIST:
NIGHTSTANDS: 16" x 18"
QUEEN BED: 60" x 80"
TABLE: 30" x 84"
SOFA: 100" x 72"
TV: 65"

PLUMBING LIST:
VANITY: 21" D x 49" W
DISH WASHER: 18" D
WASHER DRYER: 27" x 27"
KITCHEN SINK: 24" x 15"

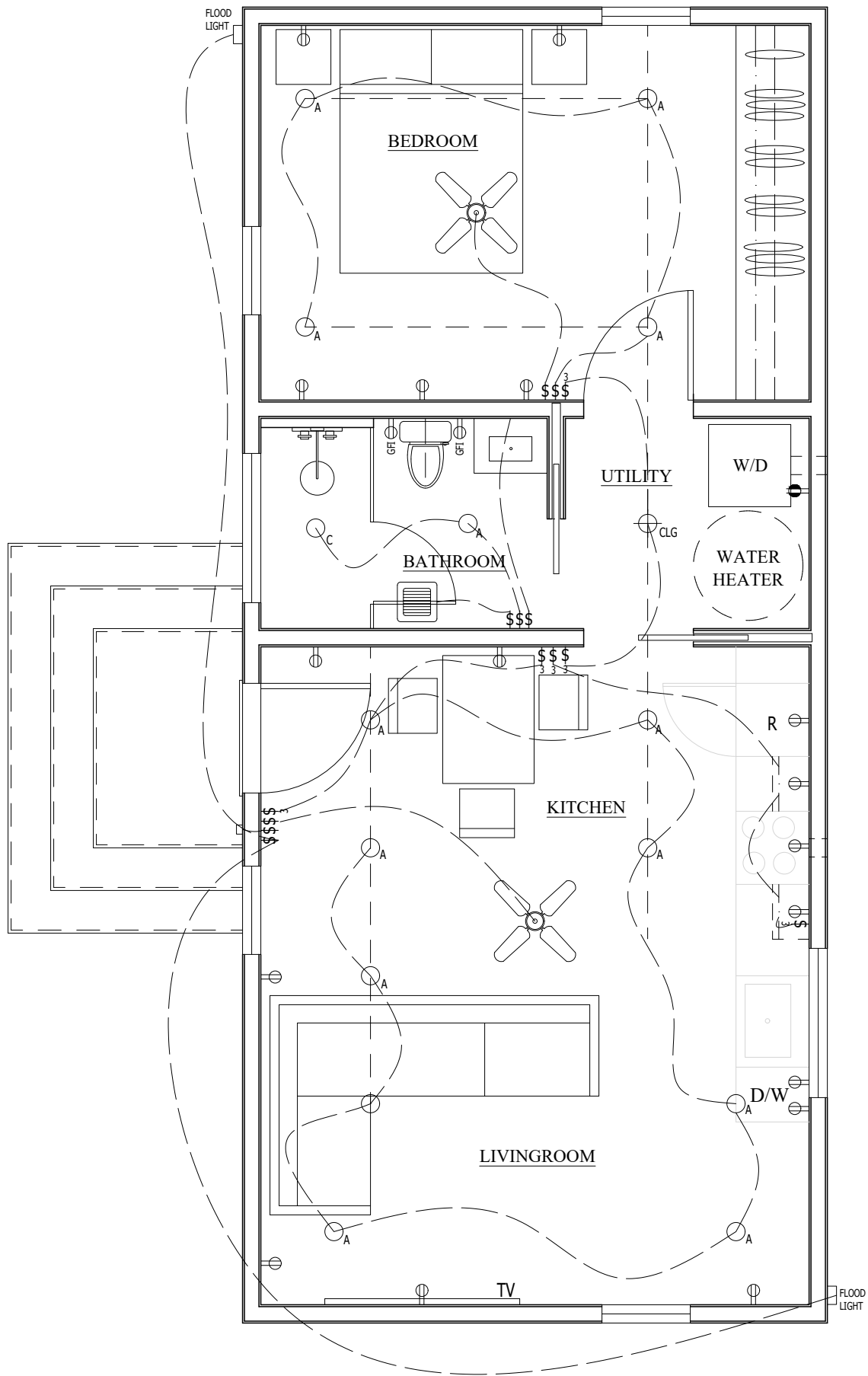
APPLIANCES:

DOOR SCHEDULE			
NUMBER	LOCATION	SIZE	NOTES
D1	ENTRY	36"W x 96"H	
I1	KITCHEN	36"W x 96"H	
I2	BATHROOM	36"W x 96"H	
I3	BEDROOM	36"W x 96"H	



FRAMING PLAN
1/4" = 1'-0" SCALE

PARTITION SYMBOL LEGEND	
---	9 1/2" T.J.L.
---	2x8 SILL PLATE @ FOUNDATION WALL
---	FOOTING FOR CONCRETE



ELECTRICAL/ LIGHTING PLAN
1/4" = 1'-0" SCALE

ELECTRICAL/ LIGHTING LEGEND		
SYMBOL	TYPE	NOTES
○	RECESSED	NORA 2" M2 ROUND TRIMLESS NMD-2R1DCSSAMPW
○	SHOWER LIGHT	NORA 2" M2 ROUND LED DOWNLIGHT NMD-2RDC
⊕	Ceiling	SURFACE MOUNTED
---	CLOSET LIGHT	LOCATE ON WALL ABOVE DOORS NORA # STRIP LIGHT NLSR-4L1334W
⊕	WALL	
⊕	SHOWER FAN	PANASONIC EV-051VX2
⊕	Ceiling Fan	MINKA AIRE ROTO 52" FAN WHITE F644L-WIF
□	EXTERIOR SCONCE	VESTA 72" LED WALL SCONCE AT7972-BK
⊕	FLOOD LIGHT	
⊕	OUTLET	DUPLEX OUTLET
⊕	GFI OUTLET	DUPLEX GROUND FAULT INTERRUPTOR OUTLET LOCATED TO CODE
⊕	DEDICATED OUTLET	DEDICATED OUTLET FOR APPLIANCES
---	UNDER CAB LIGHTING	WAG LIGHT SWITCH

GENERAL NOTES:

- SEE PLAN FOR HEIGHT LOCATIONS
- SEE LIGHTING FIXTURES SELECTION LIST

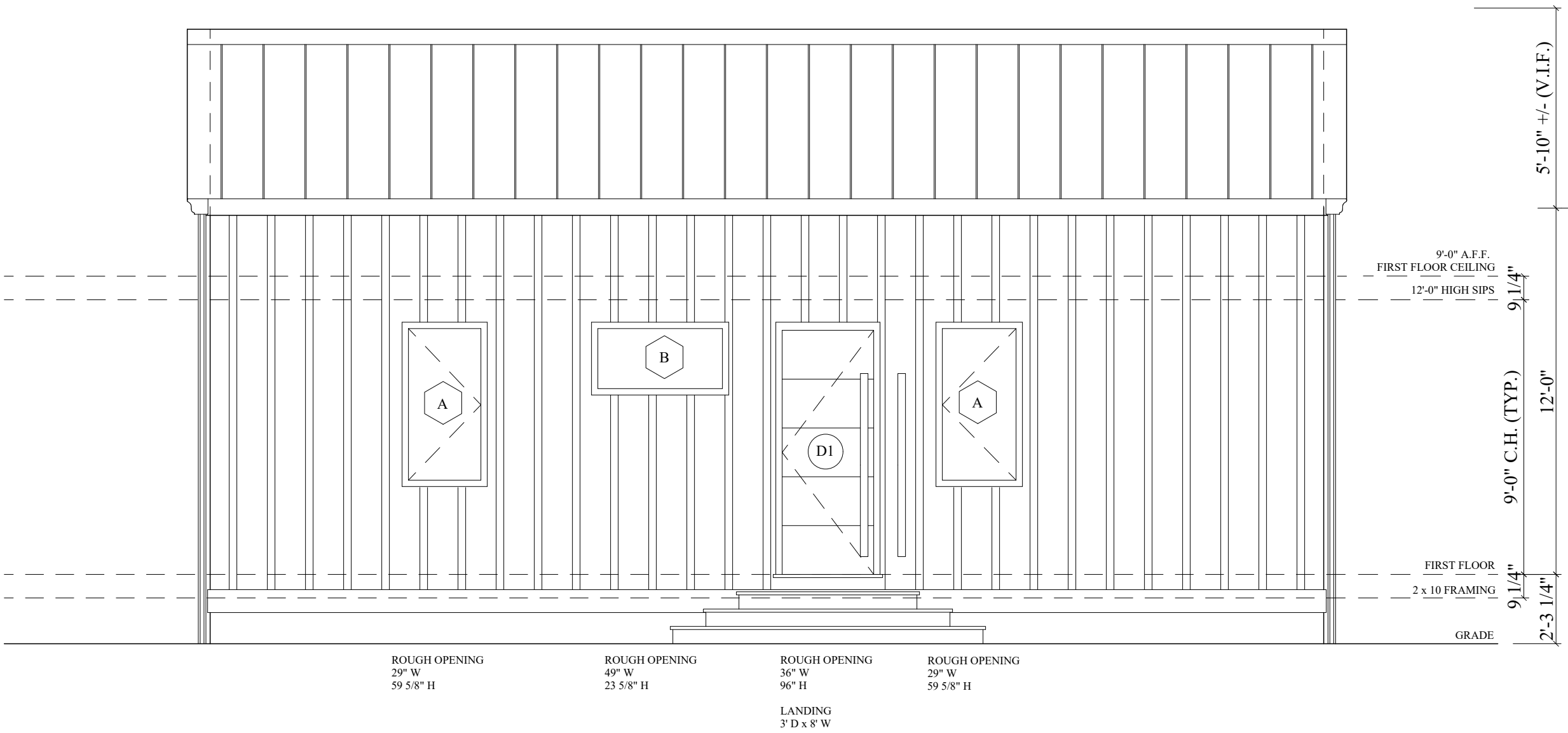


FOR:
ISSUE FOR PERMIT

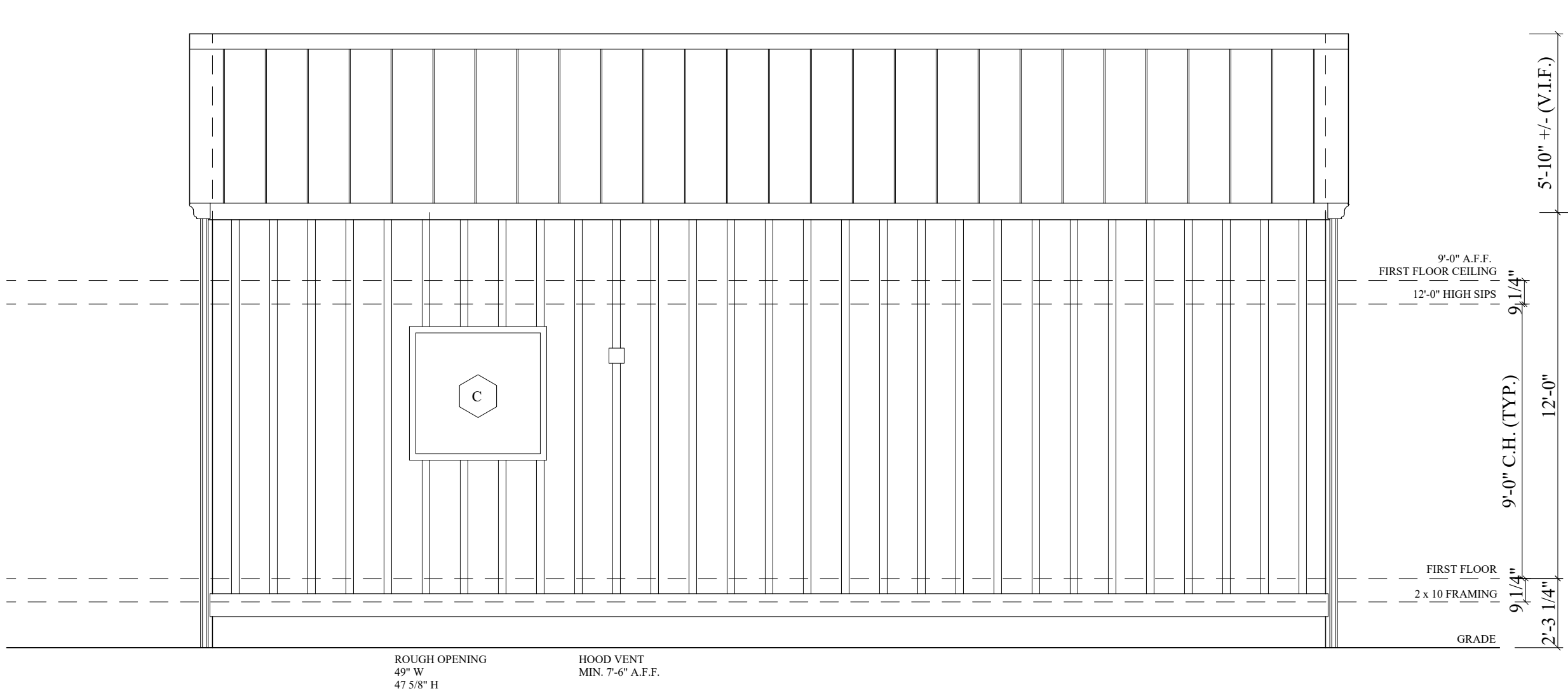
ISSUE:
8/28/25

PROJECT ADDRESS:
129 WEST NORWALK ROAD
WEST NORWALK, CT 06850
DRAWING TITLE:
ADU FLOOR, FRAMING, ELECTRICAL PLAN

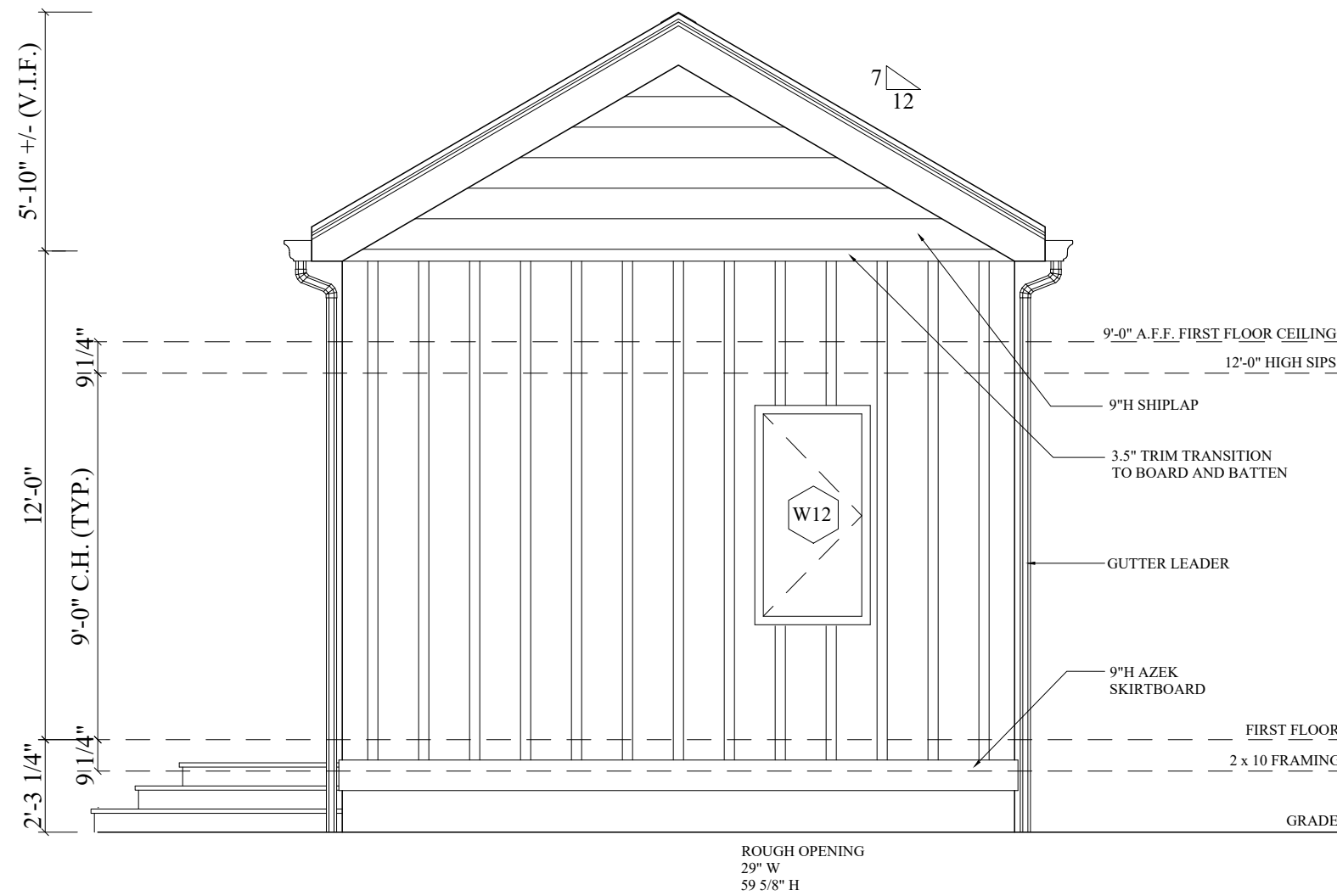
A - 1



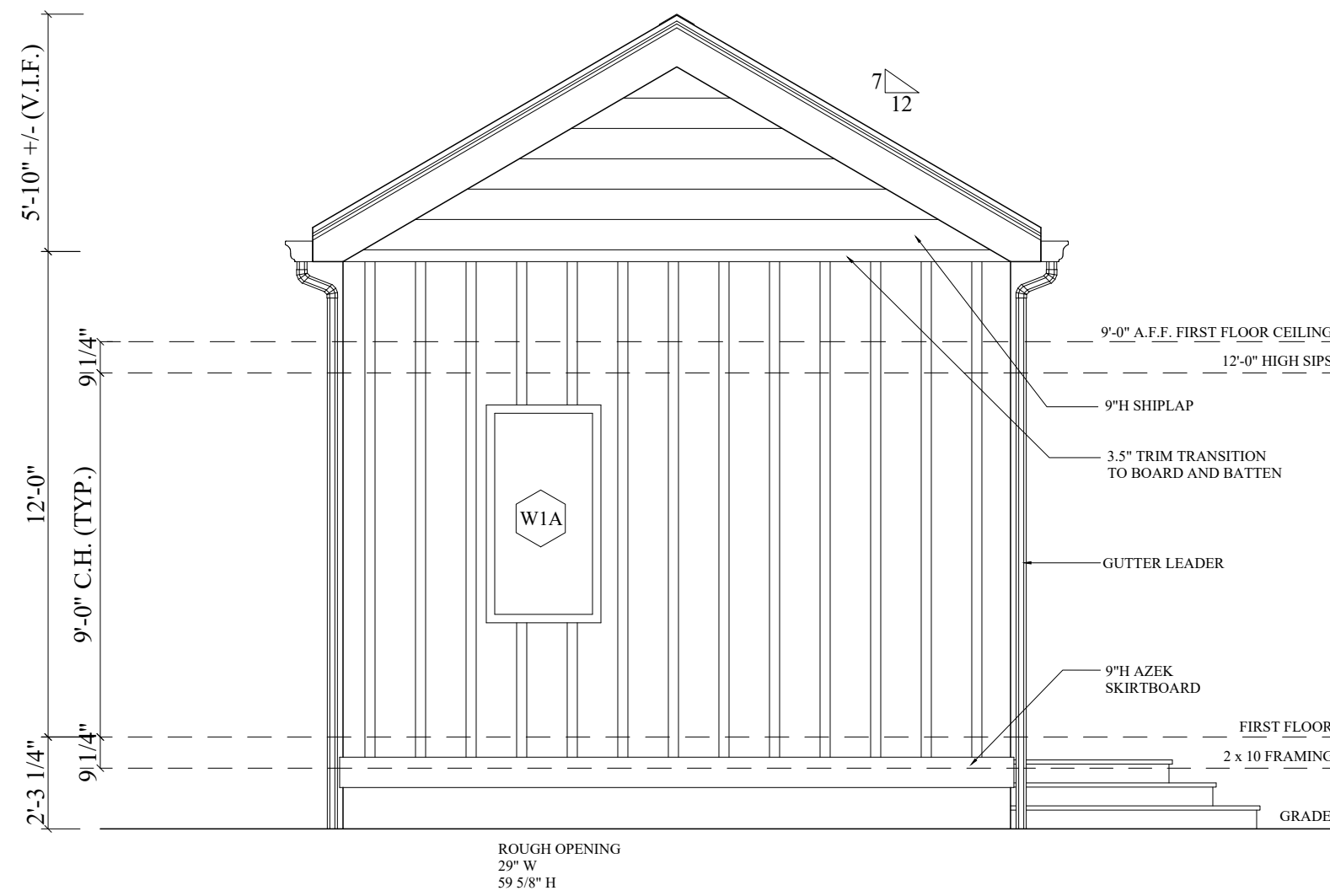
EAST EXTERIOR ELEVATION
1/4" = 1'-0" SCALE



WEST EXTERIOR ELEVATION
1/4" = 1'-0" SCALE



NORTH EXTERIOR ELEVATION
1/4" = 1'-0" SCALE



SOUTH EXTERIOR ELEVATION
1/4" = 1'-0" SCALE

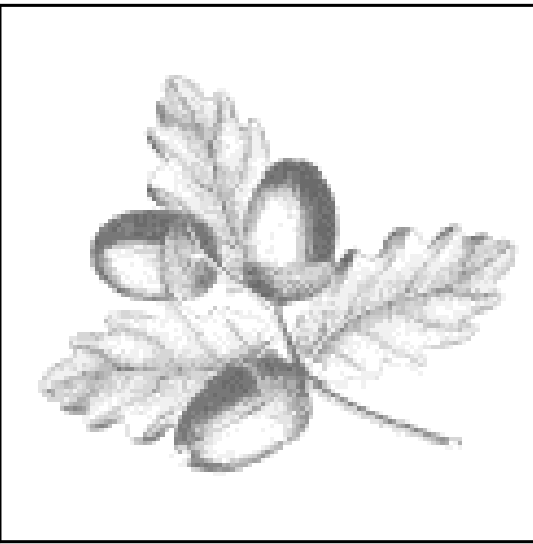
WINDOW SCHEDULE

LETTER	LOCATION	ROUGH OPENING	NOTES
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DOOR SCHEDULE

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I3	BEDROOM	36" W x 96" H	

NOTES:
1. FOOTING AND STRUCTURAL
PROVIDED BY EXTREME
PANELS AND SUPERIOR WALLS

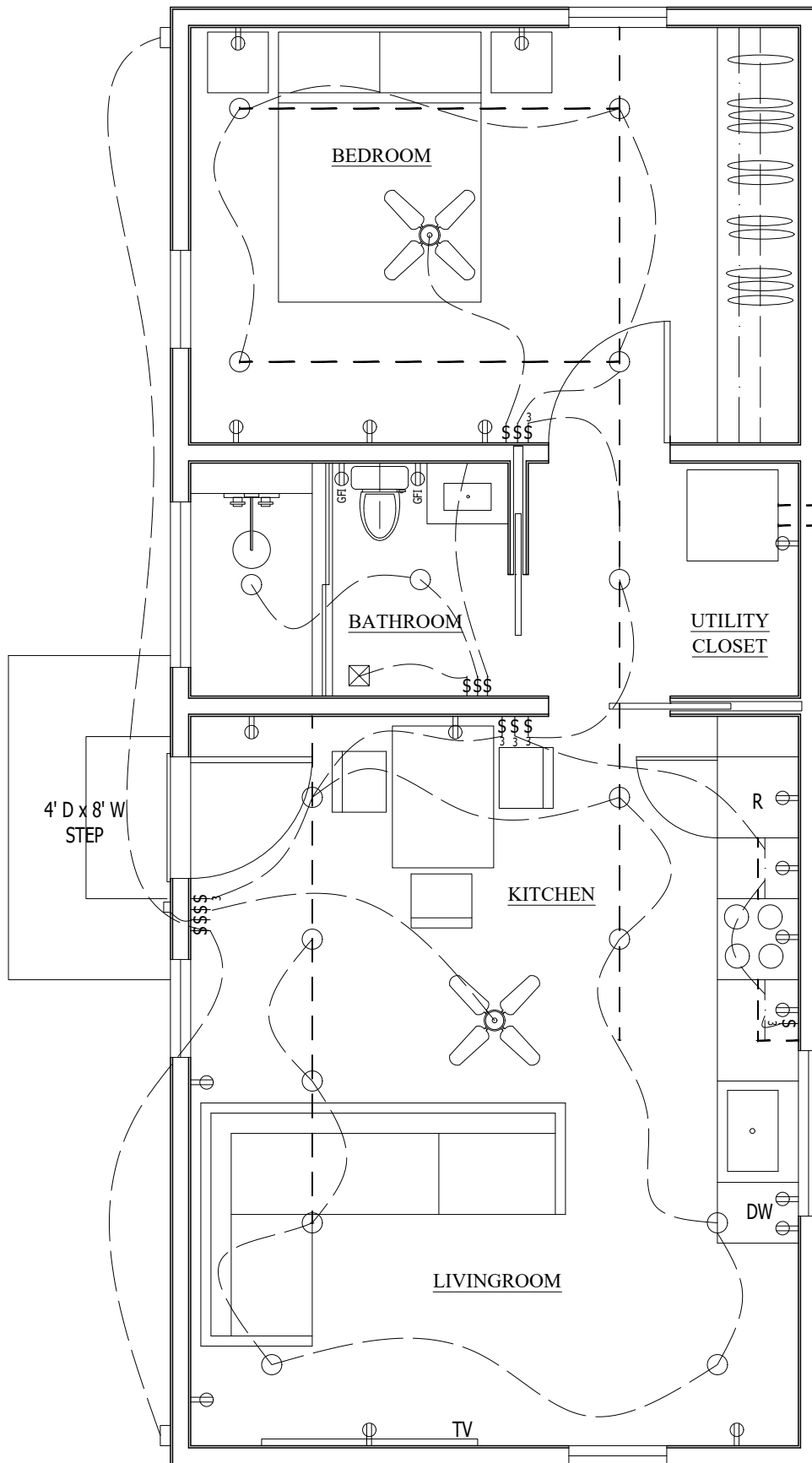


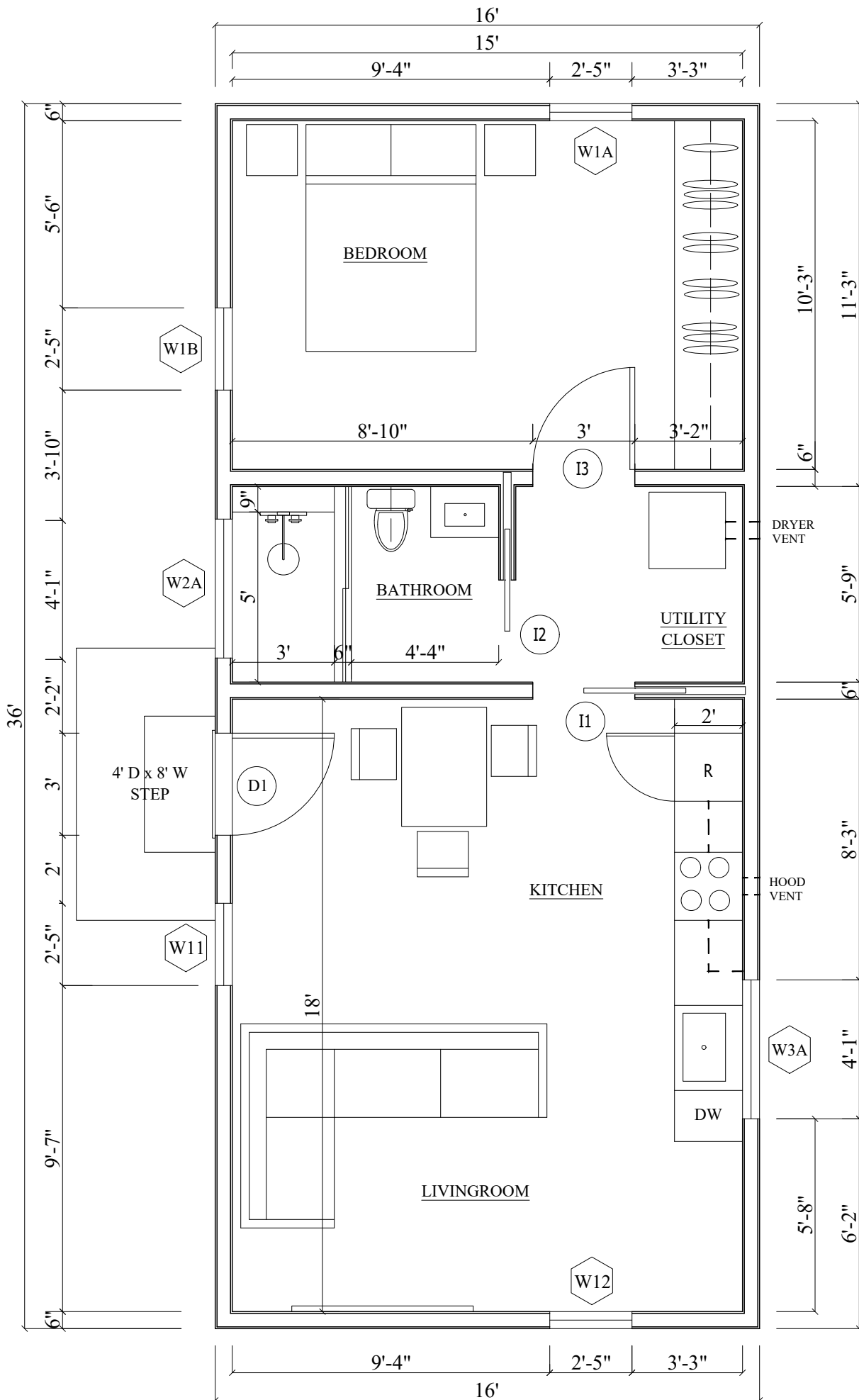
FOR:
ISSUE FOR PERMIT

ISSUE:
8/28/25

PROJECT ADDRESS:
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WEST NORWALK, CT 06850
DRAWING TITLE:
ADU EXTERIOR ELEVATIONS

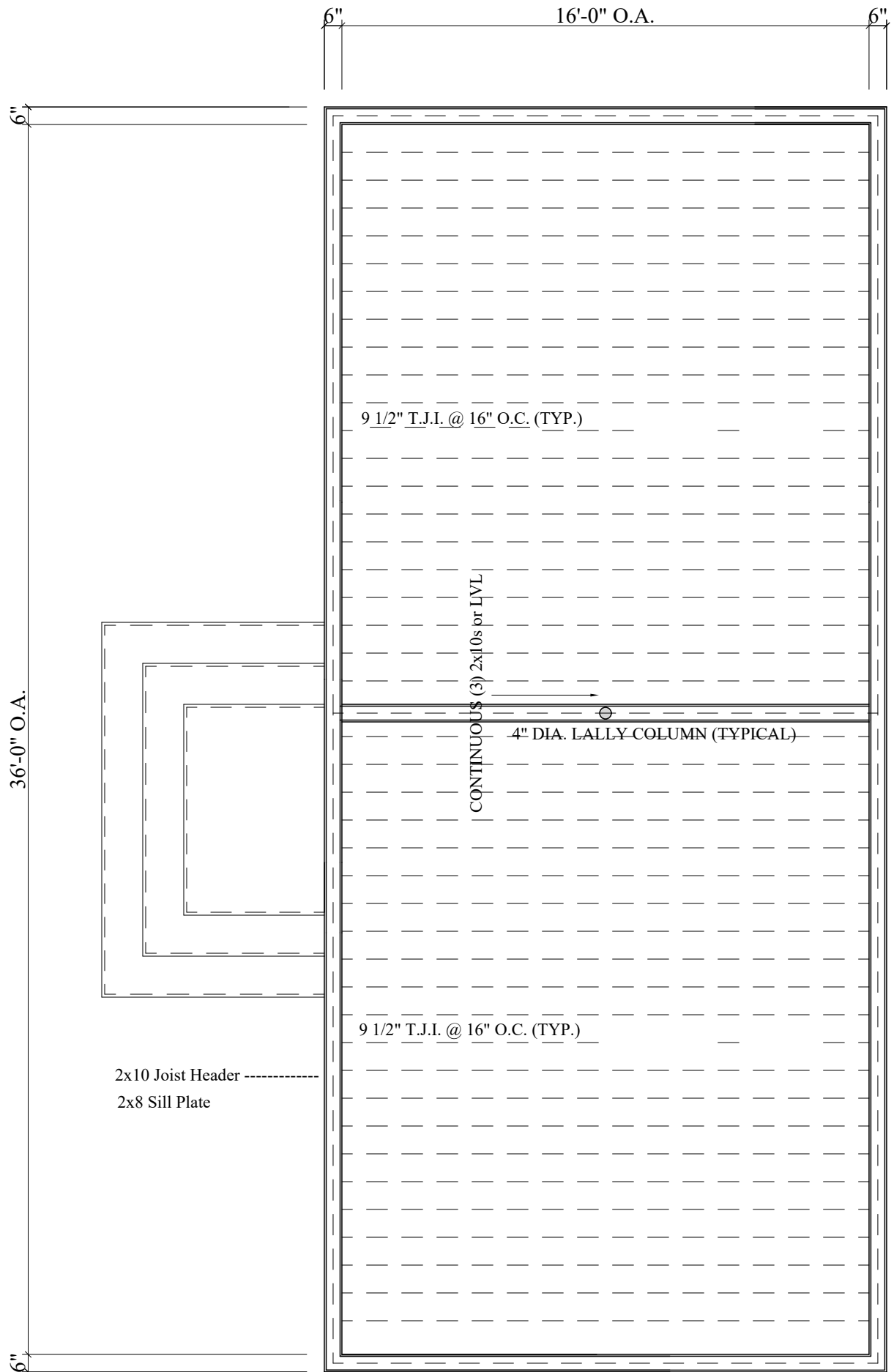
A - 2

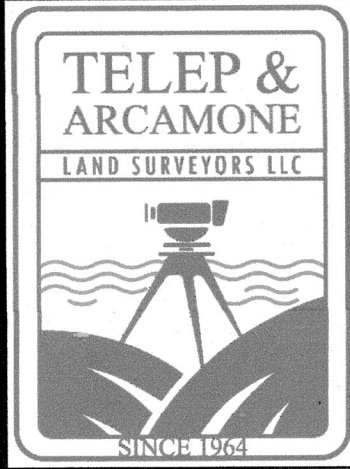




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 TABLE: 30" x 84"
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PLUMBING LIST:
 VANITY: 21" D x 69" W
 DISH WASHER: 18" D
 WASHER / DRYER: 27" x 27"
 KITCHEN SINK: 24" x 15"





IMPROVEMENT LOCATION SURVEY – PROPOSED

OF PROPERTY PREPARED FOR

**HEATHER McWILLIAM &
VICTOR AUTORE**

WEST NORWALK ROAD, NORWALK, CONNECTICUT

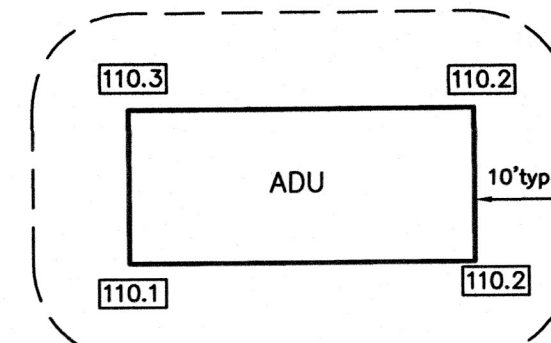
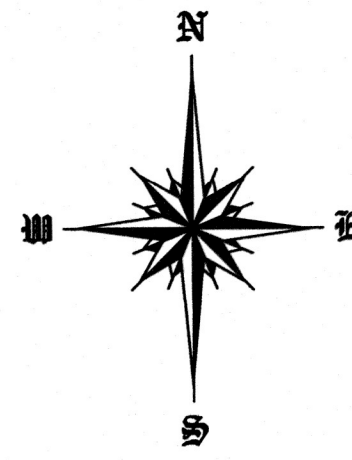
SCALE: 1" = 20'

DATE: MARCH 4, 2025

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"

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

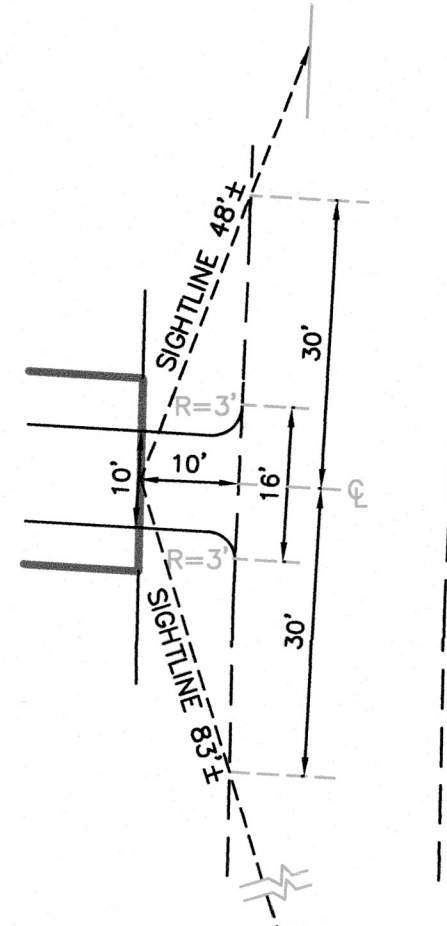
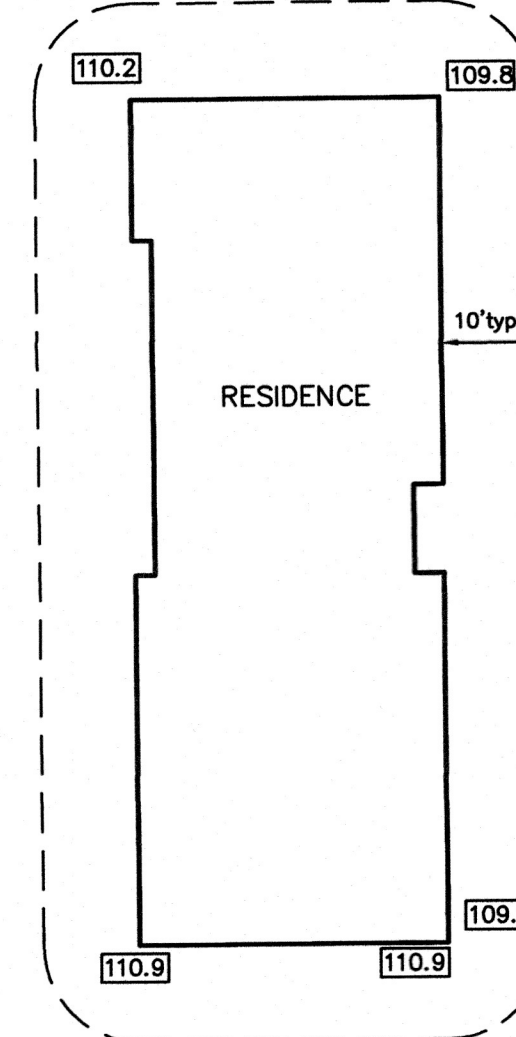
MAP NORTH #3693 N.L.R.



AVERAGE GRADE "ADU"
= sum of elevations
number of points
= 440.8
4 points
= 110.2'

AVERAGE GRADE RESIDENCE
= sum of elevations
number of points
= 550.9
5 points
= 110.2'

AVERAGE GRADE CALCULATIONS



*AVERAGE PROPOSED FINISHED GRADE AROUND PROPOSED
"ADU" & RESIDENCE DETAIL
SEE NOTES BELOW ZONING CHART

SIGHT LINE DETAIL

PARCEL A
N/F
WEBGROUND LLC

EASEMENT OF WAY OVER AND UPON ACCESSWAY TO PARCEL "B"
AS SHOWN ON MAP #3693 AND VOL. 378, PG. 151 N.L.R.

PARCEL C
N/F
KATHERINE R. &
JUDITH F. ALTMAN

	REQUIRED/ALLOWED	EXISTING	PROPOSAL
FRONT SETBACK	(30'*** OPEN PORCH)	40'*** MIN.	50.4'±
REAR	40'*** MIN.		118.2'±
SIDE	40'*** MIN.		81.3'±/50.2'±
LOT WIDTH	100' MIN.	VARIES	VARIES
LOT AREA	32,670sf*** MIN.	50,608sf	50,608sf
HEIGHT	MID ROOF 35' MAX.		19.5'±
	PEAK ROOF 40' MAX.		25'±
# OF STORIES	2 1/2 MAX.		1**
BUILDING SITE AREA :	25%/12,652sf MAX.		6.6%/3346sf
IMPERVIOUS SURFACE COVERAGE :	35%/17,713sf MAX.	1.5%/744sf	22.1%/11,162sf
ACCESSORY BUILDINGS :			
FRONT SETBACK	40'*** MIN.		101.8'±
REAR	40'*** MIN.		58.7'±
SIDE	40'*** MIN.		52.2'±
HEIGHT	MID ROOF 15' MAX.		14'±
	PEAK ROOF 20' MAX.		16.3'±
# OF STORIES	1 1/2 MAX.		1

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS
ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH
SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE
OF THE BUILDING AND/OR STRUCTURE.

110.1 = SAMPLE PROPOSED ELEVATION USED
AVERAGE PROPOSED GRADE AROUND PROPOSED RESIDENCE & ADU = 110.2'

** AVERAGE PROPOSED GRADE AT FRONT PROPOSED RESIDENCE = 109.5'
BASEMENT CEILING ELEVATION = 111.0'±
111.0'± - 109.5' = 1.5'± (DIFFERENCE)

*** REAR LOTS ARE NOW EXISTING NON-CONFORMING AS THEY ARE NO LONGER A PERMITTED
LOT TYPE UNDER CURRENT ZONING REGULATIONS. ALL EXISTING REAR LOTS ARE HELD TO
THE PREVIOUS DIMENSIONAL STANDARDS AS REQUIRED UNDER "OLD" REGULATIONS.
AS PER NORWALK ZONING DEPARTMENT.
THE REQUIRED LOT AREA FOR REAR LOTS IN ZONE "A" (THE FORMER BUILDING ZONE)
WAS 32,670 sq.ft. AS PER NORWALK ZONING DEPARTMENT.

110.2 = PROPOSED SPOT ELEVATION

X 101.0 = EXISTING SPOT ELEVATION - DATUM IS ASSUMED.

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

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY – PROPOSED
BOUNDARY DETERMINATION : RESURVEY

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

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

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP No. 3693 N.L.R.

TAX MAP 7SW DISTRICT 5 BLOCK 62 TAX LOT 223

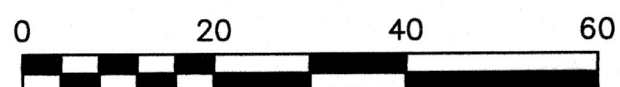
PROPERTY IS LOCATED IN ZONE : "CD-1M" SUB-URBAN MEDIUM LOT COMMUNITY DISTRICT

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

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

JACOB P. TELEP, LAND SURVEYOR

CONNECTICUT REG # 70571



GRAPHIC SCALE

FLINTLOCK ROAD

WEST NORWALK ROAD

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

November 12, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair
From: Bryan Baker, Principal Planner
Re: #2025-80 SPR – Heather McWilliam & Victor Autore – 129 West Norwalk Road – Site plan review application for the construction of a detached Accessory Dwelling Unit

Commissioners,

The applicant has applied to construct a detached accessory dwelling unit (ADU) on their property located at 129 West Norwalk Road which is in the CD-1M zone. The property was previously vacant and is currently being developed with a single-family residence. The applicant is now seeking to add a detached accessory dwelling unit (ADU) to the property. Staff will note that prior to the Commission's revisions to the city's ADU regulations, this ADU would have run into multiple regulatory hurdles and ultimately been unable to be built.

The overall size of the ADU is modest, at approximately 576sf and about 12 feet in height (16 feet to peak). The location of the ADU complies with all applicable setbacks and more than three parking spaces are being provided on-site.

It is Staff's opinion that the application complies with the zoning regulations and recommends approval.

Draft resolution to approve:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-80 SPR – Heather McWilliam & Victor Autore – 129 West Norwalk Road – Site plan review application for the construction of a detached Accessory Dwelling Unit be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per architectural drawings entitled “; and
 - b. Per site plans entitled “
2. That any changes to the approved plans shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and
4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and
5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
7. That any and all conditions required by Norwalk DPW are applicable to this approval; and

8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. **Property Address:** 119 Gregory Boulevard, Norwalk, CT 06855 2. **D/B/L/U:** Distr. 2.230 / Lot 18

3. **Proposed Work:** Construct structural slurry wall. Buildings E, F, G & H 4. **Zone:** B

5. Applicant Identification:

Applicant Name: Charles Cove Condominium Association

Address: 1 Island Drive, Norwalk, CT 06855

Phone Number: (203) 247-0301

Email: lcafero@caferolaw.com

Interest in Property: ☐ fee simple ☐ option ☐ lessee ☐ easement ☒ other (specify): Condo Assoc.

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

Name: B, Cory Attra, PE

Address: 19 Old Mill Road, Jaffrey, NH 03452

Business Phone: (603) 400-5455

Email: cory@gapmountainengineering.com

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

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

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

6. Project Site Plans:

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

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

7. Site Information:

a) Street Address or Geographical Description:

119 Gregory Boulevard, Buildings E, F, G & H

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

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

Charles Cove

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

Condominium housing with pool, public bathrooms, and parking.

e) Indicate the area of the project site: 10.5 acres or _____ square feet

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

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

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

☐ Yes ☐ No

8. Description of Proposed Project or Activity:

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

Construct 540 lineal feet of cast-in-place concrete slurry walls abutting land-side of existing timber bulkheads on the east side of the property using existing structural steel tie backs and piles. Existing timber bulkheads and boardwalk are to remain in-place throughout construction, with the existing bulkhead used as blind side forms to support construction of slurry walls. No work is permitted on the water side of existing bulkheads. Scope includes all labor, material, and equipment need to construct and maintain sedimentation and erosion controls, excavate for slurry walls, construct concrete slurry walls, tie-back to existing piles using existing steel tie rods, repair existing sink holes, and restore grass lawns with irrigation. Owner anticipates phasing the work for budgetary purposes.

9. Description of Proposed Stormwater Best Management Practices:

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

Construct and maintain sedimentation and erosion controls through construction. Controls include but are not limited to tracking pads, wash down and fueling station, phased staging areas, silt fence, hay bails, and temporary portable facilities. The existing wood bulkhead is not being disturbed and filter fabric is being used to fully encapsulate work areas so that silt cannot pass through gaps / imperfections between boards which is currently causing siltation into Long Island Sound and sink holes. Sedimentation pre and post construction is fully contained on-site throughout construction and following completion of slurry walls.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

The project is a permanent structural repair to a failing existing timber bulkhead that is deteriorating. The existing timber bulkhead is structurally unstable and causing sink holes that result from continuous sedimentation into Long Island sound. Construction of slurry walls on the land-side of the existing timber bulkheads corrects the structural concern and permanently eliminates further sedimentation into Long Island Sound. Using the existing timber bulkheads as a "blind side" form eliminates the need for work on the water-side and avoids disturbance to sensitive inter-tidal wetlands. Sedimentation and erosion controls will be monitored throughout construction and the proposed encapsulation plan prevents sedimentation into Long Island Sound and neighboring lawns throughout construction and post-construction stabilization.

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

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

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

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

The project is major maintenance and repair to a failing existing timber bulkhead that has ~~exceeded its useful life. Failure to repair the bulkhead would result in substantial damage to the~~ environment, life safety concerns, and loss of property.

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

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

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

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

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

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

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

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

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

The project maintains and repairs an existing timber bulkhead that services water-dependent uses for a marina, water front dock and port facilities, water-based recreational uses, navigation aides, basins, and channels, general public access to marine or tidal waters, and water-front housing.

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

16. Mitigation of Potential Adverse Impacts:

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

Potential adverse impact is avoided by preventing any work to be performed in the inter-tidal wetlands that abut the water side of the existing timber bulkheads, coupled with a sedimentation and erosion control strategy that fully encapsulates land-side work activity to prevent the risk of sedimentation into the inter-tidal wetlands and Long Island Sound.

17. Remaining Adverse Impacts:

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

No known remaining adverse impacts resulting from the proposed activity not been mitigate.

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

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

Applicant's Signature: Lawrence F. Caffero, Sr. DATE: 9-23-2025
Charles Cove Condominium Assoc.
Agent's Signature: Broderick C. Attira, PE DATE: 09.22.2025
Managing Partner, Civil / Structural Engineer of Record

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

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

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

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

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

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

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

Classified Advertising Manager

The HOUR

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

Fax: (203) 846 – 9897

Application Decision Publication

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

Classified Advertising Manager

The HOUR

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

Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

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

application for property located at the following address: _____

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

The proposal is for _____
(Description of Proposal)

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

Signature of applicant

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

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

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

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

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

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

Signature of applicant

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

Application Form Instructions:

6. Project Site Plans

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

7. Site Information

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

8. Description of Proposed Project or Activity

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

9. Description of Proposed Stormwater Best Management Practices

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

10. Identification of Applicable Coastal Resources and Coastal Resource Policies

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

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

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

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

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

11. Consistency with Applicable Coastal Resource Policies and Standards

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

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

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

13. Consistency with Applicable Coastal Use Policies and Standards

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

14. Identification of Potential Adverse Impacts on Coastal Resources

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

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

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

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

16. Mitigation of Potential Adverse Impacts

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

17. Remaining Adverse Impacts

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

N.B.

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

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

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

Charles Cove Association
124 East Ave, 2nd Floor
Norwalk, CT 06851

October 2, 2025

Souvaine Meehan Emily Trustee
3 Island Drive
Norwalk, CT 06855

Subject: **PROFESSIONAL ENGINEERING & PERMITTING ASSISTANCE
CHARLES COVE BULKHEADS, EAST SIDE SLURRY WALLS**

To Whom it May Concern,

Please be advised that Charles Cove Association has applied Norwalk Zoning for a Coastal Site Plan application for its property located at 119 Gregory Boulevard, Norwalk, CT (block 3, lots 000075-000018-B000002). The proposal is for major repairs to the east side bulkheads. You are being notified because your property abuts our property and some of the areas of work. None of the work is on your property or bulkhead.

The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 125, Norwalk, CT 06856. The application materials can be reviewed on the City webpage at <https://www.norwalktc.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Thank you,

CHARLES COVE ASSOCIATION

A handwritten signature in blue ink, appearing to read 'B.M.C.A.', with a long horizontal line extending to the right.

Broderick C. Attra, PE (for)
Larry Cafero
President

Copy to: City of Norwalk

REPAIR 491' TIMBER BULKHEADS, EAST SIDE OF TIDAL INLET

CHARLES COVE CONDOMINIUM ASSOCIATION
119 GREGORY BOULEVARD, NORWALK, CT



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GAP MOUNTAIN, PLLC
B. Cory Attira, PE
19 Old Mill Road
Jaffrey, NH 03452
cory@gapmountainengineering.com
(603) 400-5455



CHARLES COVE CONDO.
119 GREGORY BLVD.
NORWALK, CT 06855

DATE: OCTOBER 2, 2024

REVISIONS	
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REPAIR 491' TIMBER BULKHEADS
EAST SIDE OF TIDAL INLET

COVER
SHEET

COVER

DESIGN CRITERIA
BUILDING CODE: CONNECTICUT STATE BUILDING CODE 2022 (IBC)
SOILS
PERMEABILITY: N/A SOIL TYPE: SM, SC (OBSERVED) DENSITY NATIVE SOILS: 110 PCF DENSITY STRUCTURAL FILL: 120 PCF MODULUS: 450 TSF (ASSUMED) ULTIMATE BEARING CAPACITY: 1.2 TSF ALLOWABLE
LIVE LOADS:
SURCHARGE 100 PSF
SNOW LOADS:
GROUND SNOW LOAD: 30 PSF
WIND:
N/A
SEISMIC
IMPORTANCE FACTOR: 1.0 DESIGN CATEGORY: B SOIL CLASS: D (STIFF) SS: 0.040 SI: 0.048 SDS: 0.180 SD1: 0.068 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE BASIC FORCE RESISTING SYSTEM: RESTRAINED BULKHEAD
SCOPE OF WORK
1. GENERAL SCOPE: CONSTRUCT APPROXIMATELY 491' OF CONCRETE SLURRY WALL WORKING FROM LANDSIDE OF EXISTING TIMBER FRAMED BULKHEAD SYSTEM ON THE EAST SIDE OF THE TIDAL INLET. WORK IS SEASONALLY AND TIDE RESTRICTED.
1.1 OWNER MAY ELECT TO CONSTRUCT REPAIRS IN (3) PHASES. SEE C1 FOR PHASING PLAN.
2. MIN CLEARANCES OF WORK FROM EXISTING BUILDINGS AND STRUCTURES. MAINTAIN MIN 20'-0" CLEARANCE FROM EXCAVATION TO EXISTING FOUNDATIONS AND BUILDING STRUCTURES AND 90'-0" OF POOL.
3. CALL BEFORE YOU DIG: LAYOUT AND STAKING THE PROPOSED WORK AND SETTING REQUIRED ELEVATIONS, CALL BEFORE YOU DIG, AND COORDINATE WORK WITH EXISTING UTILITIES.
4. EXCAVATE AND BACKFILL WORKING FROM LANDSIDE RESTORING EXISTING CONDITIONS FOLLOWING SUBSTANTIAL COMPLETION OF WORK.
5. TEST ALL SOILS PRIOR TO MASS EXCAVATION. DESIGN INTENT IS A BALANCED SITE WITH NO SPOILS. DETERMINE WHETHER OFF-HAUL SPOILS ARE REQUIRED AND CONFORM TO CT STATE MOBILITY REQUIREMENTS. ENGAGE LEAD ENVIRONMENTAL PROFESSIONAL FOR OVERSIGHT OF DISPOSAL OF ANY CONTAMINATED MATERIALS, AND DISPOSE A PROPER RECEIVING FACILITIES.
6. EXCAVATE, FILL, BACKFILL AND REFILL AS REQUIRED, INCLUDING COMPACTION, FOR CONSTRUCTION OF YARDS AND COMMON AREAS. IMPORT CLEAN STRUCTURAL FILL BENEATH WALKWAYS AND PARKING AREAS IF REQUIRED.
7. PLANS SHOW 30'-0" TYP SECTION OF SLURRY WALL FOR (2) ALTERNATIVE APPROACHES. CONTRACTOR IS PERMITTED TO OPEN AND CONSTRUCT LARGER SECTIONS FOR MONOLITHIC CONSTRUCTION. COORDINATE WITH ENGINEER ON PROPOSED MEANS, METHOD AND SCHEDULE PRIOR TO START OF WORK.
SEDIMENTATION AND EROSION CONTROLS (S&E)
1. CONTRACTOR SHALL INSTALL S&E IN ACCORDANCE WITH CT-DEEP BEST MANAGEMENT PRACTICES. S&E MAY BE INSTALLED IN PHASES AS WORK PROGRESSES AND SHALL REMAIN IN-PLACE IN ACCORDANCE WITH NORWALK REGULATIONS.
2. ALL EARTHWORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A COMPETENT PERSON IN CHARGE AND WHO IS A FULL TIME EMPLOYEE OF THE CONTRACTOR.
3. DISTURBED AREAS SHALL BE TOP SOILED, SEEDED WITH GRASS AND MULCH IN A MANNER CONFORMING TO THE RECOMMENDATIONS OF THE GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL PREPARED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION DATED MAY 2, 2002. SEE C2 FOR RESTORATION AND PLANTING PLAN.
3.1 CRUSHED STONE, CONTROLLED FILL AND PROCTOR
3.2 SUBSOILS SHALL BE LOOSED BY SCARIFYING TO A DEPTH OF MIN 2" TO ENSURE BONDING OF TOPSOIL AND SUBSOIL.
3.3 TOPSOIL SHALL BE FRIABLE AND LOAMY WITH HIGH ORGANIC CONTENT, FREE OF DEBRIS, ROCKS, AND ROOTS.
3.4 MIN 1.5% AND MAX 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIALS.
3.5 MIN 20% FINE TEXTURED MATERIALS PASSING NO. 200 SIEVE.
3.6 MAX 15% CLAY.
3.7 RANGE OF 6.0 TO 7.5 PH.
3.8 MAX 500 PPM SOLUBLE SALTS.
3.9 TOP SHALL BE PLACED FOLLOWING WINTER CONDITIONS. SUBSOILS MAY NOT BE FROZEN.
4. MAX 2H:1V SLOPES.
5. CONSTRUCTION AND MAINTAIN SEDIMENTATION AND EROSION CONTROLS IN ACCORDANCE WITH THESE PLANS AND CT-DEEP BEST MANAGEMENT PRACTICES.
6. ENGINEER SHALL ROUTINELY MONITOR AND DOCUMENT COMPLIANCE WITH PLANS AND PERMITS. ENGINEER SHALL INSPECT S&E CONTROLS FOLLOWING RAIN EVENTS OR EVERY (2) WEEKS, WHICHEVER IS MORE FREQUENT. CONTRACTOR SHALL COMPLY WITH ENGINEER DIRECTIVES TO CORRECT DEFICIENT CONDITIONS.
7. S&E CONTROLS SHALL CONFORM TO 200 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL PREPARED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
8. STAGING, MAINTENANCE AND SERVICING OF EQUIPMENT SHALL BE LOCATED IN A CONTAINMENT AREA IN ACCORDANCE WITH CT-DEEP REQUIREMENTS.
9. TRACKING BED SHALL BE INSTALLED IF REQUIRED FOR LOGISTICS. INSTALL TRACKING BED PRIOR TO START OF CONSTRUCTION. PAD SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH OWNER AGREEMENT. PAD SHALL BE CONSTRUCTED WITH MIN 6" DEEP X NOMINAL 4" DIA CRUSHED, WASHED STONE. LOCATION AND DIMENSIONS OF THE PAD SHALL SUBSTANTIALLY CONFORM TO PLANS.
9.1 BROOM CLEAN ALL PAVED ASPHALT AND CONCRETE SURFACES IMPACTED BY CONSTRUCTION ON A DAILY BASIS.
10. STAGING AND STOCK PILE LOCATIONS PER PLANS OR AS OTHERWISE APPROVED BY OWNER AND ENGINEERS. COORDINATE WITH ENGINEER ON DIFFERING SITE CONDITIONS AND DEVIATIONS.
11. SILT FENCE, MIRAFI 100X ENVIROFENCE, AMOCO SILTSTOP OR EQUIVALENT. SUBMIT CUT SHEET TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INSTALLATION PER PLANS.
12. SEED MIX. RESTORE DISTURBED LAWNS AND LANDSCAPED AREAS WITH PLANTS AND TREES AS SPECIFIED BY OWNER. FOR PRICING PURPOSES ALLOW \$20,000 PER PHASE FOR RESTORATION OF LAWNS AND PLANTINGS. STRIP AND REUSE EXISTING TOP SOIL IN AS MUCH AS PRACTICAL. SEED AND MULCH DISTURBED AREAS WITH THE FOLLOWING GRASS SEED MIX, MIN 4" THICK SEEDBEDS.
12.1 TEMP SEED MIX. 40 LBS / ACRE PERENNIAL RYEGRASS.
12.2 PERM SEED MIX. 20 LBS / ACRE KENTUCKY BLUEGRASS, 20 LBS PER ACRE CREEPING RED FESCUE, AND 5 LBS / ACRE PERENNIAL RYEGRASS.
12.3 SCHEDULE. SEED FROM APRIL 15 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15.
13. EROSION CONTROL BLANKETS. INSTALL JUT NETTING WHERE REQUIRED. FOR PRICING PURPOSES ALLOW 5% FOR WASTE AND ENGINEER DIRECTED IMPROVEMENTS.
14. DEWATER INTO SILT SACKS IN LOCATIONS INDICATED IN PLANS. DO NOT STAGE FILLED SILT SACKS ON-SITE FOR MORE THAN (30) CALENDAR DAYS. REMOVE FILLED SILT-SACKS ON A MONTHLY BASIS.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SERVICEABLE CONDITION OF ALL S&E CONTROLS THROUGHOUT THE PERFORMANCE PERIOD OF THE CONSTRUCTION CONTRACT.
16. CONTRACTOR SHALL MAINTAIN S&E CONTROLS IN FULLY FUNCTION CONDITIONS FOR A MIN PERIOD REQUIRED BY THE CITY NORWALK FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE WORK BY ENGINEER OR UNTIL PLANTINGS AND SEEDING ARE ESTABLISHED, WHICHEVER IS LATER.

EARTHWORK
1. SCOPE OF WORK: EXCAVATE AND STOCKPILE NATIVE MATERIALS, AND BACKFILL IN COMPACTED LIFTS FOLLOWING (28) DAY CURE STRENGTH IN SLURRY WALLS. SCOPE INCLUDES TEMP REMOVAL OF EXISTING LAWN AND TOP SOIL AND EXCAVATION AND COMPACTION FOR REPAIRS TO ASPHALT SURFACES IMPACTED BY WORK AND BRICK PAVER WALKWAYS.
2. DEFINITIONS.
2.1 BACKFILL. NATIVE SOIL MATERIAL OR CONTROLLED LOW-STRENGTH MATERIAL USED TO FILL AN EXCAVATION.
2.2 BASE COURSE. COARSE AGGREGATE OR CRUSHED STONE PLACED BETWEEN THE SUBGRADE AND PORTLAND CEMENT CONCRETE PAVEMENT OR HOT-MIX ASPHALT PAVEMENT. MIN DEPTH OF BASE COURSE IS 8" UNLESS SPECIFIED OTHERWISE.
2.3 BEDDING. AGGREGATE LAYER PLACED OVER THE EXCAVATED SUBGRADE IN A TRENCH BEFORE LAYING PIPE.
2.4 CONTROLLED FILL. PROCESS STRUCTURAL FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN CONTROLLED 8" LIFTS.
2.5 IMPORT. SUITABLE CONTROLLED FILL IMPORTED FROM OFF-SITE FOR USE AS FILL OR BACKFILL.
2.6 SUBGRADE. UPPERMOST SURFACE OF EXCAVATION IMMEDIATELY BENEATH PAVING.
2.7 SUITABLE BEARING CONDITIONS. NATURALLY DEPOSITED, UNDISTURBED SOIL CONDITIONS DEEMED BY THE ENGINEER TO BE SERVICEABLE FOR LAWNS, WALKWAYS, AND RESIDENTIAL PARKING.
2.8 UTILITIES. UNDERGROUND PIPES, CONDUITS, DUCTS, AND CABLES INCLUSIVE OF IRRIGATION.
2. SUBMITTAL REQUIREMENTS. IMPORT MATERIAL PROPOSED FOR BASE, BEDDING OR BACKFILL PER CLASSIFICATION ACCORDING TO ASTM D 2487. LABORATORY COMPACTION CURVE ACCORDING TO ASTM D 698.
3. QUALITY CONTROL. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF NORWALK, AND SHALL COMPLY WITH THESE CONSTRUCTION DOCUMENTS.
4. DETECTABLE WARNING TAPE. ACID- AND ALKALI-RESISTANT, POLYETHYLENE FILM WARNING TAPE MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES. A MINIMUM OF 6 INCHES WIDE AND 4 MILS THICK, CONTINUOUSLY INSCRIBED WITH A DESCRIPTION OF THE UTILITY, WITH METALLIC CORE ENCASED IN A PROTECTIVE JACKET FOR CORROSION PROTECTION, DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED UP TO 30 INCHES DEEP.
4.1 RED. ELECTRIC.
4.2 YELLOW. GAS, OIL, STEAM, AND DANGEROUS MATERIALS.
4.3 ORANGE. TELEPHONE AND OTHER COMMUNICATIONS.
4.4 BLUE. WATER SYSTEMS.
4.5 GREEN. SEWER SYSTEMS.
5. PREPARATION. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
6. DEWATERING. SCHEDULE AND WORK ARE TIDAL AND GROUNDWATER CONDITION DEPENDENT. DEWATERING IS NOT PERMITTED.
7. EXCAVATION FOR WALKS AND PAVEMENTS. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO EXISTING LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.
8. SUBGRADE INSPECTION. NOTIFY ENGINEER WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADES PER PLANS. IF ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
8.1 PROOF-ROLL. SUBGRADES BELOW PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
8.2 RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.
9. STORAGE OF SOIL MATERIALS. STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING AND IN LOCATIONS DESIGNATED ON PLANS. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES. COVER STOCKPILE WITH POROUS GEOTEXTILE. DO NOT USE IMPERVIOUS COVER MATERIALS.
10. BACKFILL. PLACE AND COMPACT BACKFILL IN EXCAVATIONS FOLLOWING (28) CURE STRENGTH OF CONCRETE OR AS OTHERWISE APPROVED BY ENGINEER.
11. COMPACTION BENEATH ASPHALT AND BRICK PAVERS. 95% OPTIMAL DENSITY. PLACE CONTROLLED FILL IN MAX 8" LEVEL LIFTS AND COMPACT WITH DYNAMIC ENERGY. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF DAM STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
12. GRADING. UNIFORMLY GRADE AREAS TO EXISTING CONDITIONS.
13. SUBBASE AND BASE COURSES UNDER WALKWAYS. PLACE MIN 6" STONE DUST OVER MIRAFI 140N FILTER FABRIC ON SUITABLE NATIVE OR COMPACTED SUBGRADE CONDITIONS AS APPROVED BY ENGINEER.
14. PROTECTION. PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS. SCARIFY OR REMOVE AND REPLACE SOIL MATERIAL TO DEPTH AS DIRECTED BY ENGINEER; RESHAPE AND RE-COMPACT. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING. RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.
15. DISPOSAL OF SURPLUS AND WASTE MATERIALS. NOT PERMISSIBLE. CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE IN ACCORDANCE WITH PLANS. NATIVE MATERIALS MAY NOT BE EXPORTED FROM THE SITE. MATERIALS SHALL BE SCRAPED BACK AND STAGED WITHIN THE LIMITS SHOWN IN PLANS, AND RETURNED TO THEIR PRIOR CONDITION FOLLOWING REPLACEMENT AND COMPACTION.
16. GRADING. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES AND TO MATCH EXISTING PRECONSTRUCTION CONDITIONS. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
FILTER FABRIC
1. SCOPE. FILTER FABRIC BACKING TO EXISTING BULKHEADS IMMEDIATELY FOLLOWING EXCAVATION AND PRIOR TO CONSTRUCTION OF CONCRETE SLURRY WALLS.
2. APPROVED PRODUCT. MIRAFI N140.
3. EQUIVALENT PRODUCT. SUBMIT TECHNICAL CUT SHEETS TO ENGINEER FOR APPROVAL. EQUIVALENT SUBSTITUTION MUST HAVE COMPARABLE PROPERTIES COMPLIANT WITH ASHOTO M288-24 CLASS 3 AS TESTED AND PROVEN BY ANALYTICAL TESTING IN ACCORDANCE WITH ASTM D4833, D4833, D6341, D4751, D4481, AND D4355. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY COST IF A PROPOSED SUBSTITUTION IS NOT APPROVED BY ENGINEER.

CONCRETE
1. SCOPE OF WORK: FOOTINGS, FOUNDATION WALLS AND SLABS ON GRADE.
2. CAST-IN-PLACE REFERENCE STANDARDS.
2.1 AMERICAN CONCRETE INSTITUTE (ACI): 2.2 301SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. 2.3 31SDetails and DETAILING OF CONCRETE REINFORCEMENT. 2.4 ASTM INTERNATIONAL (ASTM): 2.5 4802SPECIFICATION FOR STEEL WIRE, PLAIN, FOR CONCRETE REINFORCEMENT 2.6 A185 SPECIFICATION FOR STEEL WELDED WIRE FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT 2.7 A497 SPECIFICATION FOR STEEL WELDED WIRE FABRIC, DEFORMED, FOR CONCRETE REINFORCEMENT 2.8 A706 SPECIFICATION FOR LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT 2.9 A767 SPECIFICATION FOR ZINC-COATED (GALVANIZED) STEEL BARS FOR CONCRETE REINFORCEMENT 2.10 A775 SPECIFICATION FOR EPOXY-COATED REINFORMING STEEL BARS 2.11 A884 SPECIFICATION FOR EPOXY-COATED STEEL WIRE AND WELDED WIRE FABRIC FOR REINFORCEMENT 2.12 C1107 SPECIFICATION FOR PACKAGED DRY, HYDRAULIC-CEMENT GROUT (NON-SHRINK) 2.13 D3963 SPECIFICATION FOR EPOXY-COATED REINFORCING STEEL 2.14 AMERICAN WELDING SOCIETY (AWS): 2.15 STRUCTURAL WELDING CODE – REINFORCING STEEL 2.16 QC1SPECIFICATION FOR AWS CERTIFICATION OF WELDING INSPECTORS 2.17 CONCRETE RESEARCH STANDARDS INSTITUTE (CRSI); MANUAL OF STANDARD PRACTICE
3. STEEL REINFORCEMENT.
3.1 REINFORCING BARS: ASTM A 615A 615M, GRADE 60, DEFORMED, EPOXY COATED (GREEN). 3.2 STEEL BAR MATS: ASTM A 184A 184M, ASSEMBLED WITH CLIPS, EPOXY COATED. 3.3 PLAIN-STEEL WELDED WIRE FABRIC: ASTM A 185, FABRICATED FROM AS-DRAWN STEEL WIRE INTO FLAT SHEETS, GALVANIZED.
3.4 BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS, AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCING BARS AND WELDED WIRE FABRIC IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OR FIBER-REINFORCED CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE. ALL SUPPORTS SHALL BE MASONRY, PLASTIC OR EPOXY COATED.
4. CONCRETE MATERIALS.
4.1 PORTLAND CEMENT: ASTM C 150, TYPE II. 4.2 NORMAL-WEIGHT AGGREGATE: ASTM C 33, UNIFORMLY GRADED 4.3 NOMINAL MAX AGGREGATE SIZE: 3/4 INCH. 4.4 WATER: POTABLE, COMPLYING WITH ASTM C 94.
5. ADMIXTURES SHALL BE CERTIFIED BY MANUFACTURER TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY MASS OF CEMENTITIOUS MATERIAL AND TO BE COMPATIBLE WITH OTHER ADMIXTURES AND CEMENTITIOUS MATERIALS. DO NOT USE ADMIXTURES CONTAINING CALCIUM CHLORIDE.
5.1 AIR-ENTRAINING ADMIXTURE: ASTM C 260. 5.2 WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE A. 5.3 HIGH-RANGE, WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE F. 5.4 WATER-REDUCING AND ACCELERATING ADMIXTURE: ASTM C 494, TYPE E. 5.5 WATER-REDUCING AND RETARDING ADMIXTURE: ASTM C 494, TYPE D. 5.6 CORROSION INHIBITOR: ASTM C1582, ASTM C494, AND AASHTO M194 TYPE C.
6. CURING. FORM CURE (24) HOURS PRIOR TO REMOVAL OF FORM WORK. REPAIR HONEY COMBS PRIOR TO BACKFILL.
7. SUBMITTALS. PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA BASES IN ACCORDANCE WITH PROPORTION NORMAL-WEIGHT CONCRETE ACCORDING TO ACI 211.1 AND ACI 301.
7.1 SUBMIT MIX DESIGN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF CONCRETE WORK.
7.2 STRENGTH. UNLESS OTHERWISE SPECIFIED IN DRAWINGS, MINIMUM 28-DAY STRENGTH OF CONCRETE SHALL CONFORM TO THE FOLLOWING:
7.2.1 SLURRY WALL: 4,000 PSI 7.2.2 SLURRY WALL, OPTION B, STAGE 3: 4,000 PSI WITH CORROSION INHIBITOR 7.2.3 LEVELING BED: 3,000 PSI 7.2.4 FLOWABLE FILL: 900 PSI
7.3 CONCRETE SUPPLIER SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY OR QUALIFIED PERSONNEL FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS FOR THE LABORATORY TRIAL MIX BASIS. ALL CONCRETE, UNLESS NOTED OTHERWISE, MAXIMUM SLUMP: 3-1/2 INCHES, MAXIMUM SLUMP FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE IS 8 INCHES AFTER ADMIXTURE IS ADDED TO CONCRETE WITH 3-1/2" SLUMP.
7.4 FOR CONCRETE EXPOSED TO DEICERS, LIMIT PERCENTAGE, BY WEIGHT, OF CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT ACCORDING TO ACI 301 REQUIREMENTS. LIMIT PERCENTAGE, BY WEIGHT, OF CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONCRETE AS FOLLOWS:
7.4.1 LIMIT FLY ASH: 25% 7.4.2 COMBINED FLY ASH AND POZZOLAN: 25% 7.4.3 GROUND GRANULATED BLAST-FURNACE SLAG: 50% 7.4.4 COMBINED FLY ASH OR POZZOLAN AND GROUND GRANULATED BLAST-FURNACE SLAG: MIN 50% PORTLAND CEMENT, MAX 25% FLY ASH OR POZZOLAN. 7.4.5 AIR CONTENT: 6% AIR ENTRAINED 7.4.6 LIMIT WATER-SOLUBLE, CHLORIDE-ION CONTENT IN HARDENED CONCRETE TO 0.15% BY WEIGHT OF CEMENT.
8. FABRICATING REINFORCEMENT. FABRICATE STEEL REINFORCEMENT ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE."
9. STEEL REINFORCEMENT. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR PLACING REINFORCEMENT. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE. EARTH, ICE, AND OTHER FOREIGN MATERIALS ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. LOCATE AND SUPPORT REINFORCEMENT WITH BAR SUPPORTS TO MAINTAIN MINIMUM CONCRETE COVER. DO NOT TACK WELD CROSSING REINFORCING BARS. SHOP- OR FIELD-WELD REINFORCEMENT ACCORDING TO AWS D1.4 IF REQUIRED BY ENGINEER. SET WIRE TIES WITH ENDS DIRECTED INTO CONCRETE, NOT TOWARD EXPOSED CONCRETE SURFACES.
10. CONCRETE PLACEMENT. ENGINEER SHALL BE NOTIFIED A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF CONCRETE POURS. ENGINEER SHALL INSPECT AND APPROVE CONTRACTORS WORK PRIOR TO CONTRACTOR POURING OF CONCRETE. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT, UNLESS APPROVED BY ENGINEER. DO NOT ADD WATER TO CONCRETE AFTER ADDING HIGH-RANGE WATER-REDUCING ADMIXTURES TO MIX. DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED ENOUGH TO CAUSE SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS SPECIFIED. DEPOSIT CONCRETE TO AVOID SEGREGATION, DEPOSIT AND CONSOLIDATE CONCRETE FOR FOOTING SLABS IN A CONTINUOUS OPERATION, WITHIN LIMITS OF CONSTRUCTION FORMS, UNTIL PLACEMENT OF A PANEL OR SECTION IS COMPLETE. CONSOLIDATE CONCRETE DURING PLACEMENT OPERATIONS SO CONCRETE IS THOROUGHLY WORKED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS AND INTO CORNERS. DO NOT WALK CONCRETE WITH VIBRATION. MAINTAIN REINFORCEMENT IN POSITION ON CHAIRS DURING CONCRETE PLACEMENT. SCREED SLAB SURFACES WITH A STRAIGHTEDGE AND STRIKE OFF TO CORRECT ELEVATIONS.
11. CURING. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND WITH RECOMMENDATIONS IN ACI 305R FOR HOT-WEATHER PROTECTION DURING CURING. WET CURE ALL SLABS ON GRADE MINIMUM THREE (3) CALENDAR DAYS.
12. FIELD QUALITY CONTROL. COORDINATE WITH ENGINEER OF RECORD FOR INSPECTION OF WORK PRIOR TO POURS.
13. LAP SPICES. PER ACI 318-14 MIN 40D.
14. DEFLECTION IN FORMS AND PANELS. CONTRACTOR SHALL ANTICIPATE DEFLECTION OF FORMS AND STEEL PANELS, AND PROVIDE ADDITIONAL CONCRETE AS REQUIRED FOR LEVEL FINISHES IN FLOORS.
18. PROVIDE CORROSION RESISTANT ACCESSORIES IN ALL AREAS EXPOSED TO EXTERIOR ENVIRONMENTAL CONDITIONS.
19. KEYS. MIN 1-1/2" X 3-1/2" UNLESS SPECIFIED OTHERWISE IN DETAILS.
20. LIFTS. POUR WALL IN (1) LIFT USING VIBRATION TO FILL FORMS. DO NOT OVER VIBRATE OR WALK CONCRETE WITH VIBRATION.
21. COVER. MAINTAIN BAR COVERAGE AS FOLLOWS:
21.1 BOTTOM, SIDE, TOP, STIRRUP, AND CONFINEMENT BARS TO EARTH: 3" 21.2 BOTTOM, SIDE, TOP, STIRRUP, AND CONFINEMENT BARS TO AIR: 1-1/2"

STRUCTURAL STEEL
1. SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF STRUCTURAL STEEL COMPONENTS. INCLUDE DETAILS OF CUTS, CONNECTIONS, SPICES, CAMBER, HOLES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS. IDENTIFY HIGH-STRENGTH BOLTED SLIP-CRITICAL, DIRECT-TENSION, OR TENSIONED SHEARBEARING CONNECTIONS. INCLUDE SHOP DRAWINGS SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
2. INSTALLER QUALIFICATIONS. ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED STRUCTURAL STEEL WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
3. FABRICATOR QUALIFICATIONS. ENGAGE A FIRM EXPERIENCED IN FABRICATING STRUCTURAL STEEL SIMILAR TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO FABRICATE STRUCTURAL STEEL WITHOUT DELAYING THE WORK.
4. COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING SPECIFICATIONS AND DOCUMENTS: 4.1 AISCS "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS--ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN." 4.2 AISCS "SPECIFICATION FOR ALLOWABLE STRESS DESIGN OF SINGLE-ANGLE MEMBERS." 4.3 AISCS "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS." ASTM A 6 "SPECIFICATION FOR GENERAL REQUIREMENTS FOR ROLLED STEEL PLATES, SHAPES, SHEET PILING, AND BARS FOR STRUCTURAL USE." 4.4 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS' (RCSC) "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS."
5. WELDING STANDARDS. COMPLY WITH APPLICABLE PROVISIONS OF AWS D1.1 "STRUCTURAL WELDING CODE--STEEL." PRESENT EVIDENCE THAT EACH WELDER HAS SATISFACTORILY PASSED AWS QUALIFICATION TESTS FOR WELDING PROCESSES INVOLVED AND, IF PERTINENT, HAS UNDERGONE RECERTIFICATION.
5.1 DELIVER STRUCTURAL STEEL TO PROJECT SITE IN SUCH QUANTITIES AND AT SUCH TIMES TO ENSURE CONTINUITY OF INSTALLATION. STORE MATERIALS TO PERMIT EASY ACCESS FOR INSPECTION AND IDENTIFICATION. KEEP STEEL MEMBERS OFF GROUND BY USING PALLETES, PLATFORMS, OR OTHER SUPPORTS. PROTECT STEEL MEMBERS AND PACKAGED MATERIALS FROM EROSION AND DETEIORATION. STORE FASTENERS IN A PROTECTED PLACE. CLEAN AND RE-LUBRICATE BOLTS AND NUTS THAT BECOME DRY OR RUSTY BEFORE USE. DO NOT STORE MATERIALS ON STRUCTURE IN A MANNER THAT MIGHT CAUSE DISTORTION OR DAMAGE TO MEMBERS OR SUPPORTING STRUCTURES. REPAIR OR REPLACE DAMAGED MATERIALS OR STRUCTURES AS DIRECTED.
6. SUPPLY ANCHORAGE ITEMS TO BE EMBEDDED IN OR ATTACHED TO OTHER CONSTRUCTION WITHOUT DELAYING THE WORK. PROVIDE SETTING DIAGRAMS, TEMPLATES, INSTRUCTIONS, AND DIRECTIONS, AS REQUIRED, FOR INSTALLATION.
7. MATERIALS: 7.1 STEEL PLATES MAY BE COLD GALVANIZED OR EPOXY COATED IN THE FIELD, (2) COATS. 7.2 HEADED BOLTS: ASTM A 325, TYPE 1, HEAVY HEX STEEL STRUCTURAL BOLTS AND HEAVY HEX CARBON-STEEL NUTS, HOT DOUBLE-DIPPED GALVANIZED. 7.4 WASHERS: ASTM A36, Ogee, HOT-DOUBLE DIPPED GALVANIZED. 7.5 HIGH-STRENGTH BOLTS, NUTS, AND WASHERS: ASTM A325, TYPE 1, HEAVY HEX STEEL STRUCTURAL BOLTS, HEAVY HEX CARBON-STEEL NUTS, AND HARDENED CARBON-STEEL WASHERS.
8. WELDING ELECTRODES. COMPLY WITH AWS REQUIREMENTS. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" E70XX UNLESS NOTED OTHERWISE. ALL WELDS SHALL BE VISUALLY INSPECTED BY TESTING AGENCY, THE ENGINEER, OR A TESTING AGENCY. SHALL PERFORM ALL INSPECTIONS AND TESTING. THE STRUCTURAL STEEL FABRICATOR AND ERECTOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.
9. PRIMER. NOT USED.
10. HOT-DIP GALVANIZED FINISH. APPLY ZINC COATING BY THE HOT-DIP PROCESS TO STRUCTURAL STEEL INDICATED FOR GALVANIZING ACCORDING TO ASTM A 123.
11. GALVANIZING REPAIR PAINT. HIGH-ZINC-DUST-CONTENT PAINT FOR RE-GALVANIZING WELDS AND REPAIR PAINTING GALVANIZED STEEL, WITH DRY FILM CONTAINING NOT LESS THAN 93 PERCENT ZINC DUST BY WEIGHT, AND COMPLYING WITH DOD-P-21035A OR SSPC-PAINT 20, BEFORE ERECTION PROCEEDS, AND WITH THE STEEL ERECTOR PRESENT, VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHORAGES FOR COMPLIANCE WITH REQUIREMENTS. DO NOT PROCEED WITH ERECTION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
12. FABRICATION AND ASSEMBLY. FABRICATE AND ASSEMBLE STRUCTURAL STEEL IN SHOP TO GREATEST EXTENT POSSIBLE. FABRICATE STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS REFERENCED IN THIS SECTION AND IN SHOP DRAWINGS. CAMBER STRUCTURAL STEEL MEMBERS WHERE INDICATED. MARK AND MATCH-MARK MATERIALS FOR FIELD ASSEMBLY. FABRICATE FOR DELIVERY A SEQUENCE THAT WILL EXPEDITE ERECTION AND MINIMIZE FIELD HANDLING OF STRUCTURAL STEEL. COMPLETE STRUCTURAL STEEL ASSEMBLIES, INCLUDING WELDING OF UNITS, BEFORE STARTING SHOP-PRIMING OPERATIONS. COMPLY WITH FABRICATION TOLERANCE LIMITS OF AISCS "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" FOR STRUCTURAL STEEL. SHOP INSTALL AND TIGHTEN NONHIGH-STRENGTH BOLTS, EXCEPT WHERE HIGH-STRENGTH BOLTS ARE INDICATED.
13. WELD CONNECTIONS: COMPLY WITH AWS D1.1 FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND METHODS USED IN CORRECTING WELDING WORK.
14. PROVIDE TEMPORARY SHORES, GUYS, BRACES, AND OTHER SUPPORTS DURING ERECTION TO KEEP STRUCTURAL STEEL SECURE, PLUMB, AND IN ALIGNMENT AGAINST TEMPORARY CONSTRUCTION LOADS AND LOADS EQUAL IN INTENSITY TO DESIGN LOADS. REMOVE TEMPORARY SUPPORTS WHEN PERMANENT STRUCTURAL STEEL, CONNECTIONS, AND BRACING ARE IN PLACE, UNLESS OTHERWISE INDICATED.
15. CUTS, HOLES, OPENINGS, ETC., REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON SHOP DRAWINGS FOR STRUCTURAL STEEL AND SHALL BE MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. STRUCTURAL STEEL (CONT)
16. CORRECT DEFICIENCIES IN OR REMOVE AND REPLACE STRUCTURAL STEEL THAT INSPECTIONS AND TEST REPORTS INDICATE DO NOT COMPLY WITH SPECIFIED REQUIREMENTS. ADDITIONAL TESTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF CORRECTED WORK WITH SPECIFIED REQUIREMENTS.
TIMBER
1. SCOPE. THERE ARE (2) PERMISSIBLE SLURRY WALL CONSTRUCTION CONDITIONS.
1.1 CONDITION A. FOR ALL CONDITIONS WHERE WHERE TOW EXCEEDS 8'-0" MEASURED FROM MUDLINE AT BASE OF EXISTING BULKHEAD. USE EXISTING BULKHEAD LAGGING AS FORM BOARDS. REPLACE EXISTING LOWER WHALE CUT TO FIT AS SHOWN IN PLANS. FOR PRICING PURPOSES ASSUME REPLACE WITH 12 X 16 X 20'-0" SP PT TO FIT WITH SLURRY WALL. CONTRACTOR MAY SUBMIT ALTERNATE ASSEMBLIES AS REQUIRED TO FIT.
1.2 CONDITION B. FOR ALL CONDITIONS WHERE WHERE TOW DOES NOT EXCEED 8'-0" MEASURED FROM MUDLINE AT BASE OF EXISTING BULKHEAD. USE EXISTING BULKHEAD LAGGING AS FORM BOARDS. REPLACEMENT OF EXISTING LOWER WHALE IS NOT REQUIRED.
2. USE OF EXISTING BULKHEAD LAGGING AS FORM BOARDS. PLACE MIRAFI 140N FILTER FABRIC ON EXISTING LAGGING AND USE AS FORM BOARDS WHERE THE CONDITION OF TIMBER LAGGING PERMITS ITS USE. WHERE TIMBER CONDITIONS ARE SEVERELY DETERIORATED, PLACE MIRAFI 140N FILTER FABRIC ON EXISTING LAGGING AND USE SACRIFICIAL TIMBER FORM BOARDS ABUTTING THE EXISTING BULKHEAD LAGGING.
3. PRESSURE TREATMENT. ALL TIMBER SHALL BE CLASS UCSB, TREATMENT 2.5 CCA OR EQUIVALENT.
SPECIAL INSPECTIONS
1. SPECIAL INSPECTIONS ARE REQUIRED. CONTRACTOR SHALL COORDINATE, COOPERATE, AND PROVIDE FULL ACCESS TO ENGINEER FOR THE PERFORMANCE OF SPECIAL INSPECTIONS AS SPECIFIED IN THESE PLANS AND IN ACCORDANCE WITH CT-DAS AND CT-OEDM PROTOCOLS, FORMS AND PROCEDURES. THIS INCLUDES, BUT IS NOT LIMITED TO, FACILITATING SCHEDULED INSPECTIONS, COOPERATING WITH UNSCHEDULED INSPECTIONS, SUPPLYING ALL REQUESTED RECORDS, COORDINATION OF INSPECTIONS WITH WORK, RESPONDING TO INSPECTOR INQUIRIES, AND RESPONSIVELY IMPLEMENTING CORRECTIVE ACTIONS AS IDENTIFIED BY SPECIAL INSPECTOR. CONTRACTOR SHALL ENSURE THAT INSPECTIONS ARE SCHEDULED WITHOUT DELAY TO PROJECT PROGRESS, MAINTAIN THOROUGH COMMUNICATION WITH SPECIAL INSPECTOR, AND DOCUMENT COMPLIANCE FOR ALL INSPECTION-RELATED DIRECTIVES THROUGHOUT THE DURATION OF THE PROJECT.
2. SUBSTANTIAL COMPLETION. ENGINEER SHALL DETERMINE WHEN WORK SUBSTANTIALLY CONFORMS TO CONSTRUCTION DOCUMENTS AND THESE PLANS. WORK MAY BE PERFORMED AND ACCEPTED IN PHASES OR SEQUENCES WEATHER CONDITIONS PERMITTING. THE PROJECT IN ITS ENTIRETY IS SUBSTANTIALLY COMPLETE WHEN THE ENGINEER HAS ACCEPTED ALL WORK FOR THE PROJECT. ENGINEER SHALL ISSUE A FINAL SPECIAL INSPECTIONS REPORT ACCEPTING THE WORK AS SUBSTANTIALLY COMPLETE AND CONFORMING TO CONTRACT DOCUMENTS AND PERMITS. THE REPORT SHALL STATE THE DATE OF SUBSTANTIAL COMPLETION, ACCEPTANCE OF PHASES OR PORTIONS OF THE PROJECT DOES NOT CONSTITUTE SUBSTANTIAL COMPLETION OF THE PROJECT AND DOES NOT RELEASE THE CONTRACTOR FROM ITS DUTIES AND RESPONSIBILITIES TO COMPLETE THE ENTIRE PROJECT.



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DATE: OCTOBER 2, 2025

REVISIONS
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REPAIR 491' TIMBER BULKHEADS EAST SIDE OF TIDAL INLET

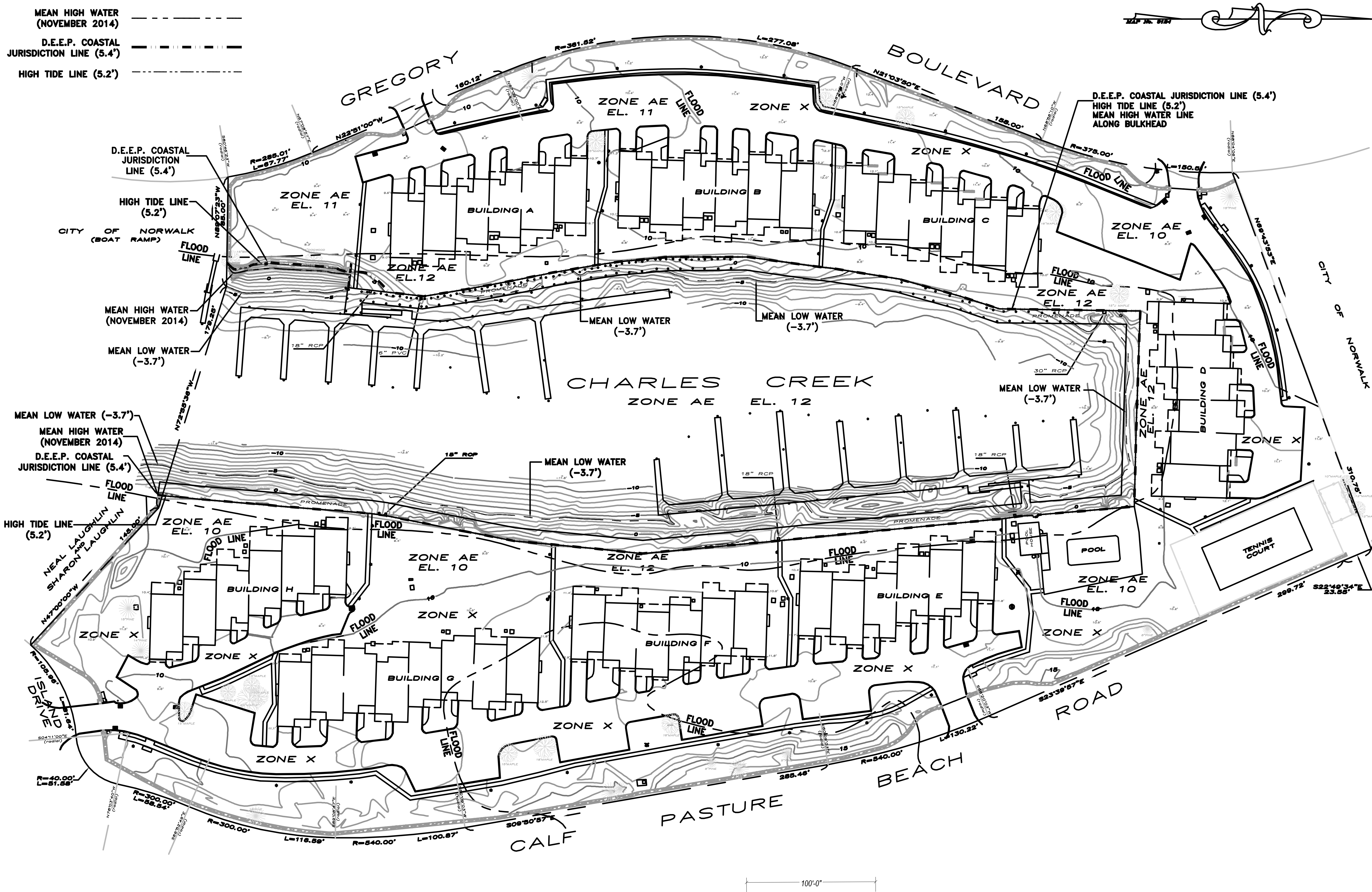
GENERAL NOTES

SHEET

GN1

LEGEND

- MEAN LOW WATER (-3.7') -----
- MEAN HIGH WATER (NOVEMBER 2014) -----
- D.E.E.P. COASTAL JURISDICTION LINE (5.4') -----
- HIGH TIDE LINE (5.2') -----



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

SCALE IN FEET



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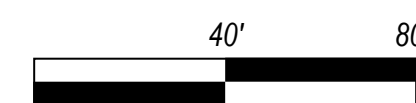
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REPAIR 491' TIMBER BULKHEADS
EAST SIDE OF TIDAL INLET

EXISTING CONDITIONS

SHEET

SURVEY



RESTORATION & PLANTING NOTES

1. RESTORE ALL GROUNDS AND BUILT FACILITIES IMPACTED IMPACTED BY WORK.

2. BACKFILL SLURRY WALLS MIN 28-DAY CURING PERIOD FOR STRENGTH DEVELOPMENT OR AS OTHERWISE APPROVED BY ENGINEER BASED ON INDEPENDENT LAB TESTING OF TEST CYLINDERS. COMPACT IN ACCORDANCE WITH THESE PLANS.

3. RE-GRADE STRIPPED TOP SOIL OVER COMPACTED SUBGRADES.

3.1 ROCK RAKE TOP SOILS FOLLOWING FINISH GRADING.

3.2 SUPPLEMENT TOP SOIL AS REQUIRED FOR FINISH GRADES TO MATCH EXISTING.

4. SEED MIX. RESTORE DISTURBED LAWNS AND LANDSCAPED AREAS WITH SEED WITH THE FOLLOWING GRASS SEED MIX, MIN 4" THICK SEEDBEDS.

4.1 TEMP SEED MIX. APPLY 40 LBS / ACRE PERENNIAL RYEGRASS.

4.2 PERM SEED MIX. COVER NEWLY SEEDED LAWN AREAS WITH HAY. APPLY 20 LBS / ACRE KENTUCKY BLUEGRASS, 20 LBS PER ACRE CREEPING RED FESCUE, AND 5 LBS / ACRE PERENNIAL RYEGRASS.

4.3 SCHEDULE. SEED FROM APRIL 15 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15.

5. DO NOT USE FERTILIZERS, HERBICIDES, OR OTHER NITROGEN BASED NUTRIENTS TO ENCOURAGE GROWTH.

6. REPAIR AND RECONSTRUCT IRRIGATION SYSTEM IN COORDINATION WITH RESTORATION OF TOP SOIL. WATER NEWLY PLANTED LAWN AREAS MIN TWICE DAILY FOR 30-DAYS FOLLOWING SEEDING IF DRY CONDITIONS.

8. BRICK PAVER WALKWAYS. TEMPORARILY REMOVE, CATALOG PAVERS, AND RECONSTRUCT BRICK PAVER WALKWAYS IMPACTED BY WORK. DRY SET BRICK PAVERS TO ABUT AND MATCH EXISTING LAYOUTS AND PATTERNS. BED PAVERS IN MIN 6" STONE DUST OVER MIRAFI 140N FILTER FABRIC. COORDINATE WITH OWNER IF EXISTING SUBGRADE MATERIALS ARE NOT SUITABLE FOR COMPACTION.

9. ASPHALT. MILL AND OVERLAY OR RECONSTRUCT PARKING AREA IN FRONT OF TRACKING PADS.

9.1 MILL AND OVERLAY. EXISTING SUBGRADE AND BASE COURSE TO REMAIN IN-PLACE. MILL 1.5"-2" WEARING SURFACE. INSTALL 1.5"-2" HOT MIX WEARING-COURSE ASPHALT APPLIED OVER THE MILLED SURFACE.

9.2 RECONSTRUCT. EXCAVATE AND REMOVE MIN 6" EXISTING SUBGRADE. IMPORT, PLACE, AND COMPACT IMPORT STRUCTURAL FILL APPROVED BY ENGINEER. PLACE 6"-8" 3/4" CRUSHED STONE. PLACE AND ROLL ASPHALT BINDER COURSE NOM 2" INTERMEDIATE BINDER COURSE. PLACE AND ROLL ASPHALT WEARING COURSE: 1-1/2" HOT MIX ASPHALT.

9.3 MIX DESIGN. NOM 1/2" TYPE HMA S0.5 GRADE PG 64S-22 BINDER COURSE. NOM 3/8" TYPE HMA 20.375 GRADE PG 64S-22 WEARING COURSE.

9.4 STRIPE PARKING SPACES WHERE ASPHALT WORK PERFORMED.

10. TOP SOIL AND PREPARATION. RE-USE EXISTING TOP SOIL AS MUCH AS POSSIBLE. SUPPLEMENT WITH TOP SOIL THAT CONFORMS TO THE FOLLOWING.

10.1 SUBSOILS SHALL BE LOOSE BY SCARIFYING TO A DEPTH OF MIN 2" TO ENSURE BONDING OF TOPSOIL AND SUBSOIL.

10.2 TOPSOIL SHALL BE FRIABLE AND LOAMY WITH HIGH ORGANIC CONTENT, FREE OF DEBRIS, ROCKS, AND ROOTS.

10.3 MIN 1.5% AND MAX 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIALS.

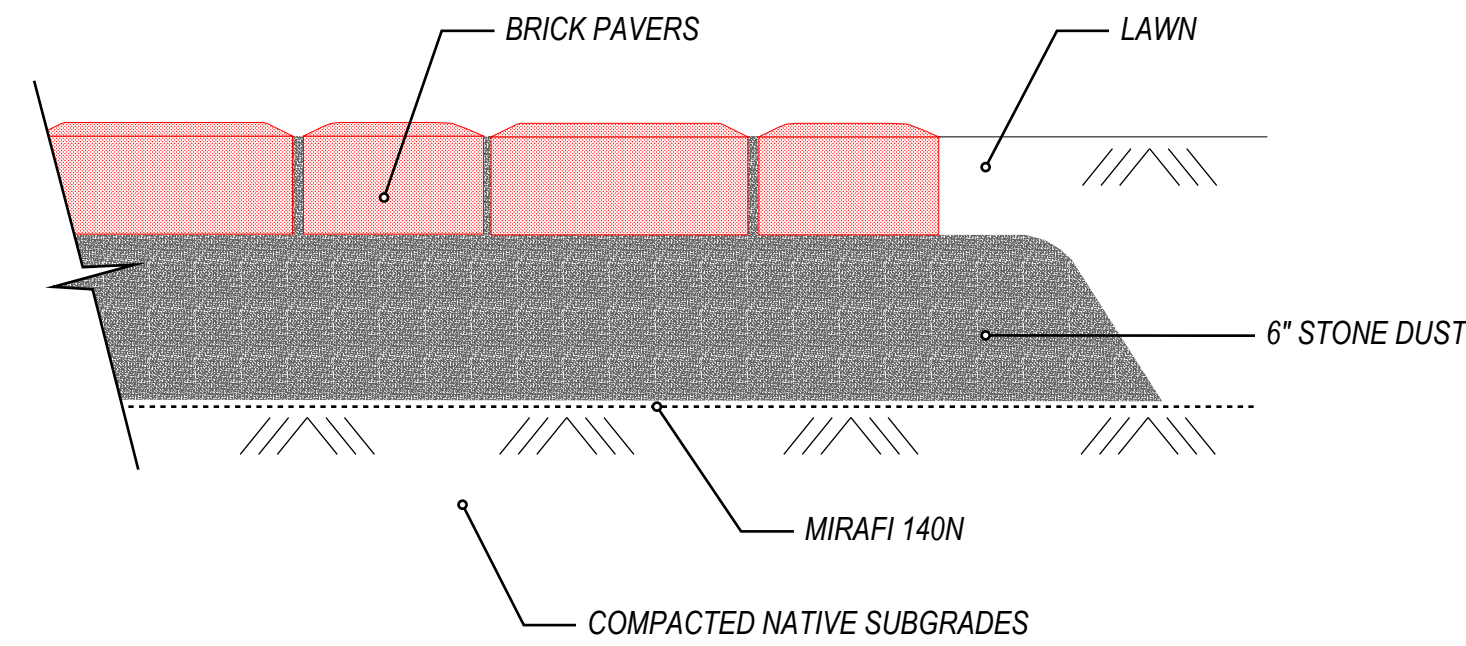
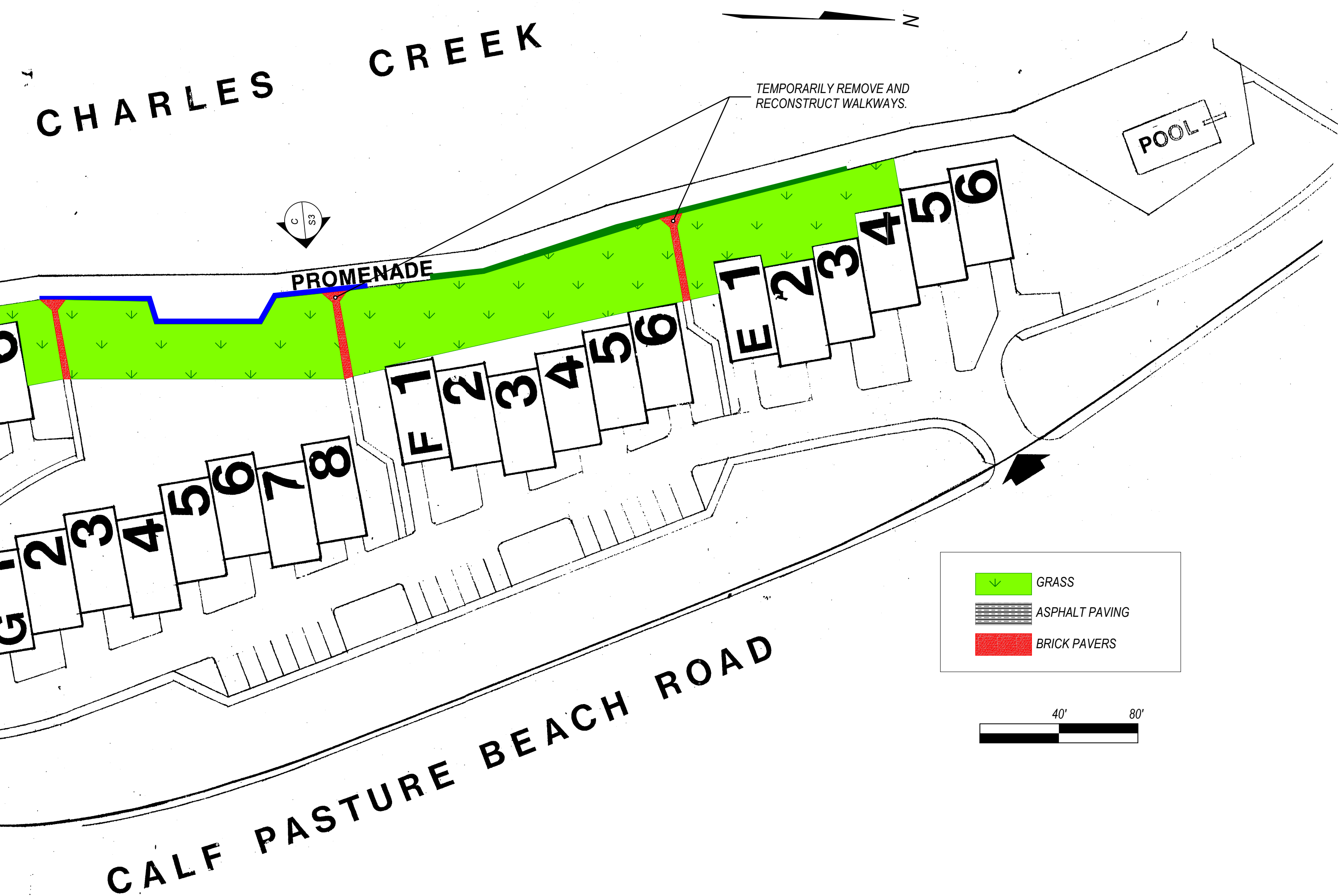
10.4 MIN 20% FINE TEXTURED MATERIALS PASSING NO. 200 SIEVE.

10.5 MAX 15% CLAY.

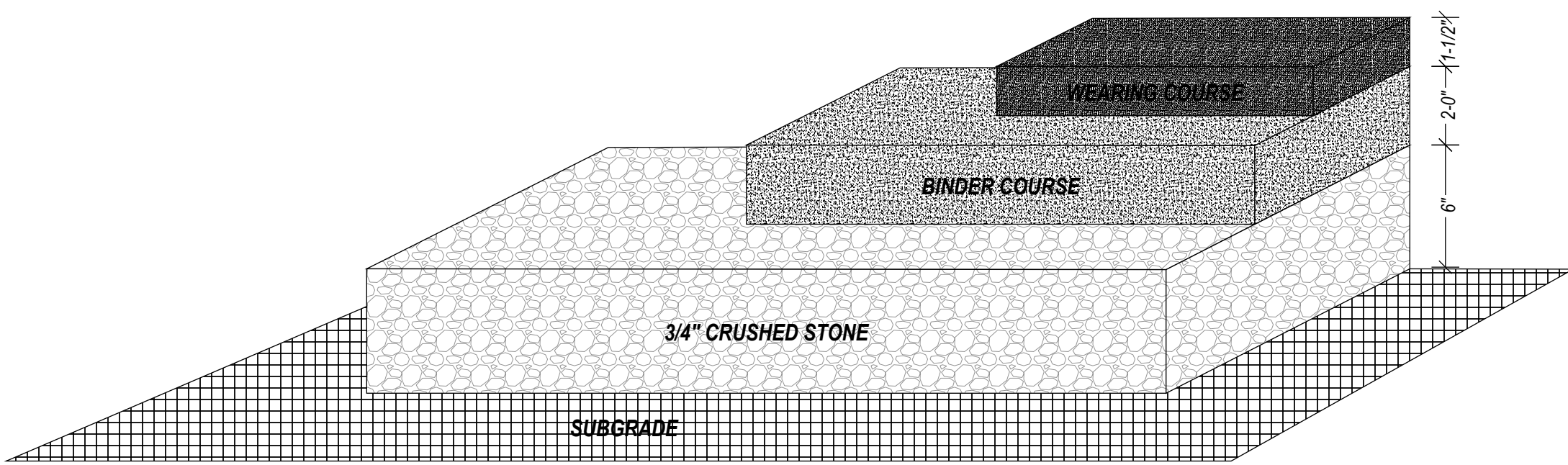
10.6 RANGE OF 6.0 TO 7.5 PH.

10.7 MAX 500 PPM SOLUBLE SALTS.

10.7 TOP SHALL BE PLACED FOLLOWING WINTER CONDITIONS. SUBSOILS MAY NOT BE FROZEN.



A EAST ELEVATION, 30'-0" SLURRY WALL SEGMENT, CONDITION A
C2 NTS



B ASPHALT PAVING SYSTEM (TYP)
C2 NTS

NOTE

1. COORDINATE WITH ENGINEER FOR INSPECTION OF SUBGRADES PRIOR TO PLACEMENT OF 3/4" CRUSHED STONE.

1.1 UNSUITABLE BEARING CONDITIONS BENEATH PARKING OR WALKWAYS IS A CHANGE ORDER TO THE CONSTRUCTION AGREEMENT.

1.2 UNSUITABLE CONDITIONS MAY BE BRIDGED USING GEOTEXTILE FABRIC EQUIVALENT TO TENSAR TRIAX SYSTEM.

Product Specification - TriAx® TX160 Geogrid

Tensar International Corporation reserves the right to change its product specifications at any time. It is the responsibility of the person specifying the use of this product and of the purchaser to ensure that product specifications relied upon for design or procurement purposes are current and that the product is suitable for its intended use in each instance.

Tensar TriAx® Geogrid

General

1. The geogrid is manufactured from a punched polypropylene sheet, which is then oriented in three substantially equilateral directions so that the resulting ribs shall have a high degree of molecular orientation, which continues at least in part through the mass of the integral node.

2. The properties contributing to the performance of a mechanically stabilized layer include the following:

Index Properties

	Longitudinal	Diagonal	Transverse	General
• Rib pitch ⁽¹⁾ , mm (in)	40 (1.60)	40 (1.60)	-	
• Mid-rib depth ⁽²⁾ , mm (in)	-	1.6 (0.06)	1.4 (0.06)	
• Mid-rib width ⁽³⁾ , mm (in)	-	1.0 (0.04)	1.2 (0.05)	
• Rib shape				Rectangular
• Aperture shape				Triangular

Structural Integrity

• Junction efficiency ⁽⁴⁾ , %	93
• Radial stiffness at low strain ⁽⁴⁾ , kN/m @ 0.5% strain (lb/ft @ 0.5% strain)	300 (20,580)

Durability

• Resistance to chemical degradation ⁽⁵⁾	100%
• Resistance to ultra-violet light and weathering ⁽⁶⁾	70%

Dimensions and Delivery

The TX geogrid shall be delivered to the jobsite in roll form with each roll individually identified and nominally measuring 3.0 meters (9.8 feet) and/or 4.0 meters (13.1feet) in width and 75 meters (246 feet) in length.

Notes

1. Unless indicated otherwise, values shown are minimum average roll values determined in accordance with ASTM D4759-02. Brief descriptions of test procedures are given in the following notes.

2. Nominal dimensions.

3. Load transfer capability determined in accordance with ASTM D6637-10 and ASTM D7737-11 and expressed as a percentage of ultimate tensile strength.

4. Radial stiffness is determined from tensile stiffness measured in any in-plane axis from testing in accordance with ASTM D6637-10.

5. Resistance to loss of load capacity or structural integrity when subjected to chemically aggressive environments in accordance with EPA 9090 Immersion testing.

6. Resistance to loss of load capacity or structural integrity when subjected to 500 hours of ultraviolet light and aggressive weathering in accordance with ASTM D4355-05.



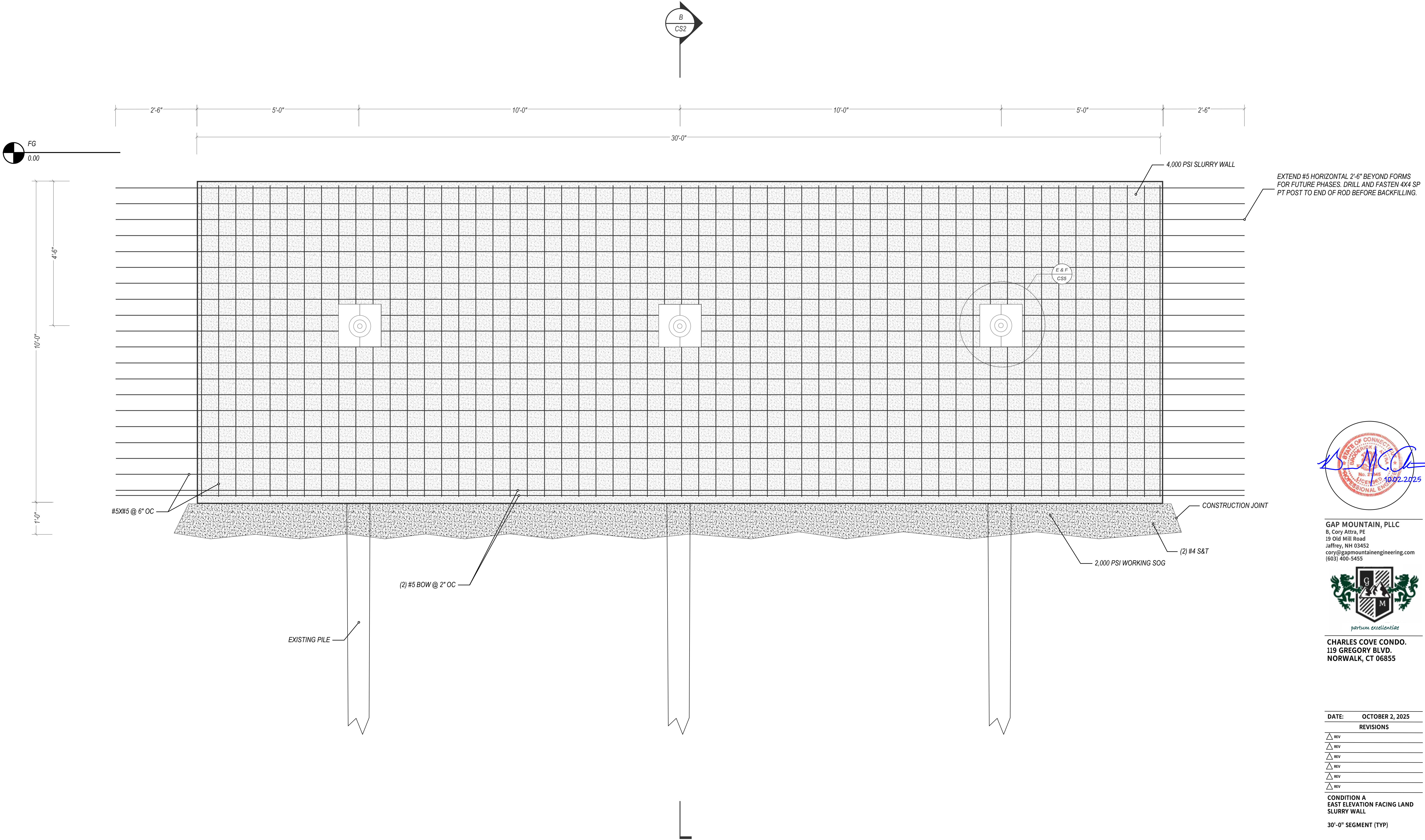
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B. Cory Attira, PE
19 Old Mill Road
Jaffrey, NH 03452
cory@gapmountainengineering.com
(603) 400-5455



CHARLES COVE CONDO.
119 GREGORY BLVD.
NORWALK, CT 06855

DATE:	OCTOBER 2, 2025
REVISIONS	
△ REV	
△ REV	
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△ REV	
REPAIR 491' TIMBER BULKHEADS EAST SIDE OF TIDAL INLET	

PLANTING PLAN, ASPHALT, & PAVERS
SHEET



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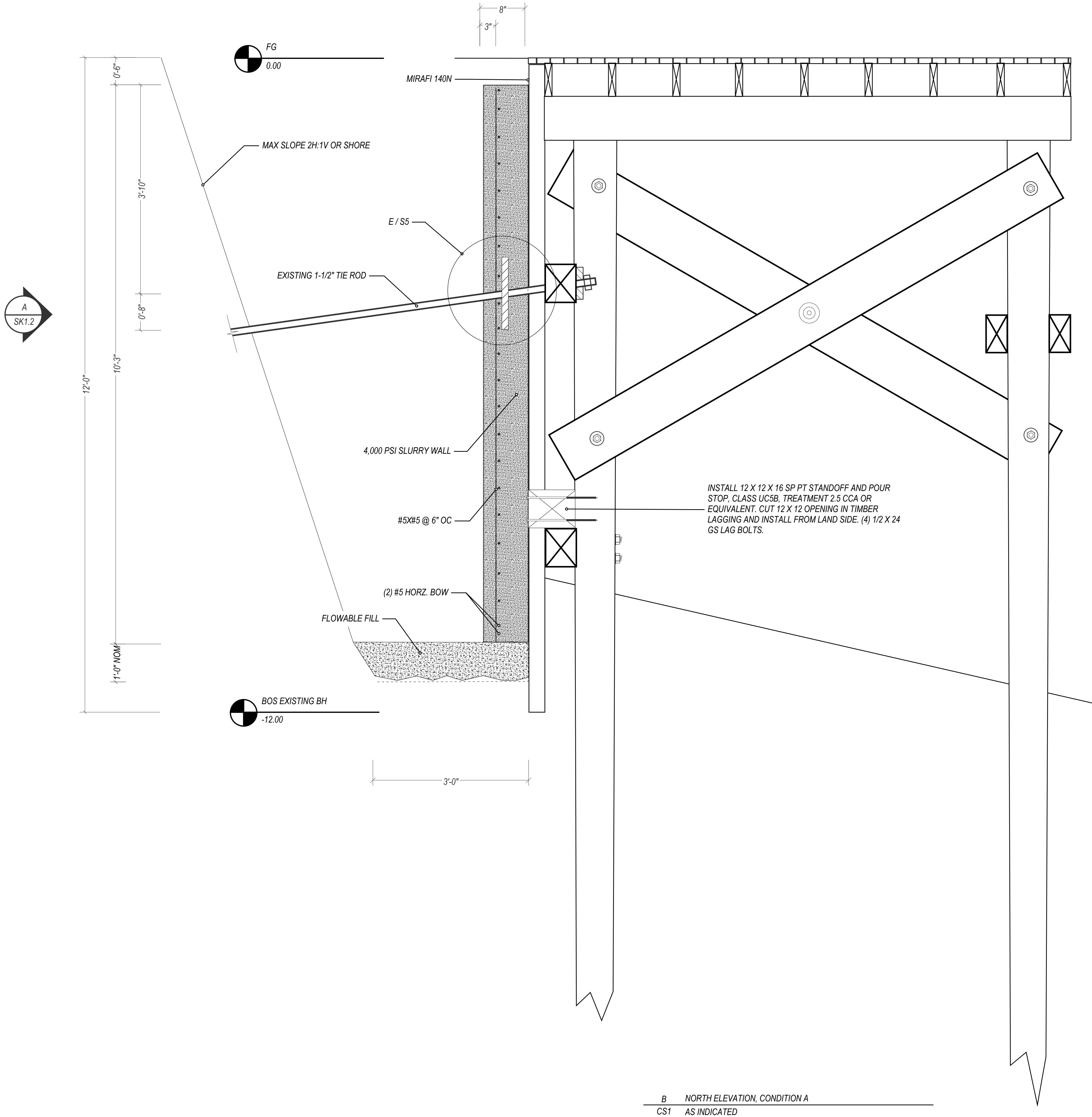
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CONDITION A EAST ELEVATION FACING LAND SLURRY WALL	
30'-0" SEGMENT (TYP)	

A EAST ELEVATION, 30'-0" SLURRY WALL SEGMENT, CONDITION A
C1 3/4" = 1'

EAST ELEVATION
SHEET

CS1



- NOTES**
- DO NOT TRIM TIE ROD. USE SPLIT TENSION PLATE REF C / S5 AND D / S5.
 - OGEE WASHER NOT USED.
 - CONCRETE. CONSTRUCT CONCRETE SLURRY WALL IN (1) STAGE. BLIND SIDE FORM USING EXISTING BULKHEAD AS POUR STOP.
 - SUBMITTALS. PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA BASES IN ACCORDANCE WITH PROPORTION NORMAL-WEIGHT CONCRETE ACCORDING TO ACI 211.1 AND ACI 301.
 - SUBMIT MIX DESIGN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF CONCRETE WORK.
 - STRENGTH. UNLESS OTHERWISE SPECIFIED IN DRAWINGS, MINIMUM 28-DAY STRENGTH OF CONCRETE SHALL CONFORM TO THE FOLLOWING:
 - SLURRY WALL: 4,000 PSI
 - LEVELING BED: 900 PSI
 - MIN CLEARANCES OF WORK FROM EXISTING BUILDINGS AND STRUCTURES. MAINTAIN MIN 20'-0" CLEARANCE FROM EXCAVATION TO EXISTING FOUNDATIONS AND BUILDING STRUCTURES AND 90'-0" OF POOL.
 - SPECIAL INSPECTIONS. COORDINATE IWTH ENGINEER OF RECORD FOR SPECIAL INSPECTIONS PRIOR TO POURING ANY STAGE OF CONCRETE. ALLOW MIN (48) HOURS NOTICE PRIOR TO POURING CONCRETE. ALLOW TIME IN BUDGET FOR PUNCHLIST CORRECTIONS PRIOR TO POURING.
 - RETAIN DELIVERY TICKETS FROM CONCRETE SUPPLIER FOR REVIEW BY ENGINEER.
 - SUBMIT CONCRETE SUPPLIER IN-PLANT TEST RESULTS PRIOR TO ACCEPTANCE OF WORK BY ENGINEER.
 - CURING . FORM CURE MIN (24) HOURS PRIOR TO REMOVAL. REPAIR HONEY COMBS PRIOR TO BACKFILL.
 - MIRAFI 140N FILTER FABRIC SHALL BE PLACED ON THE EXISTING BULKHEAD IMMEDIATELY FOLLOWING EXCAVATION. FOR CONDITION A ONLY, SEQUENCE INSTALLATION OF 12 X 12 X 16 SP PT STANDOFF AND POUR STOP IN COORDINATION WITH INSTALLATION OF FILTER FABRIC.



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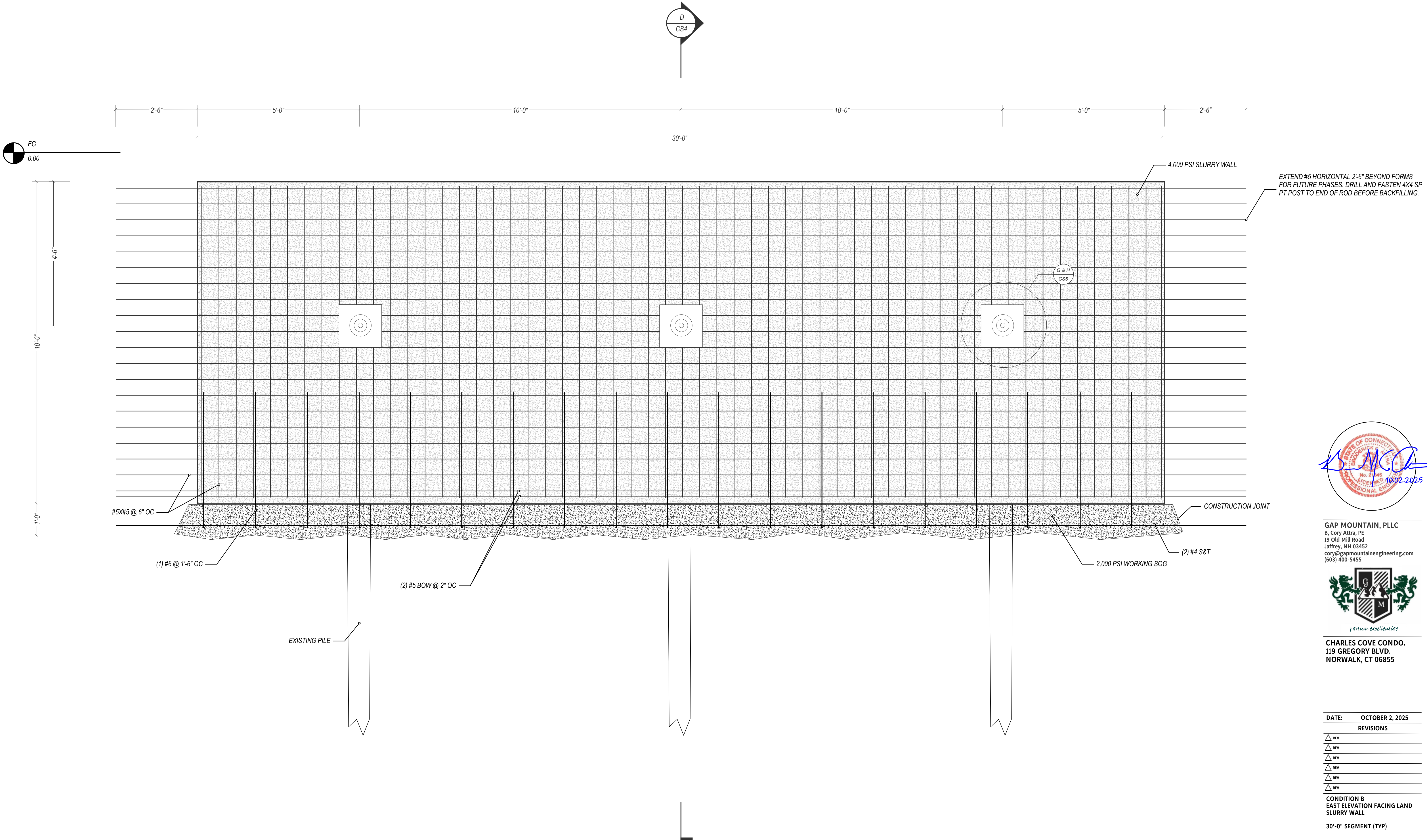


CHARLES COVE CONDO.
119 GREGORY BLVD.
NORWALK, CT 06855

DATE:	OCTOBER 2, 2025
REVISIONS	
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CONDITION A REPLACE LOWER WALE SLURRY WALL	
30'-0" SEGMENT (TYPE) LANDSIDE OF BULKHEADS	

SECTION
SHEET

SC2



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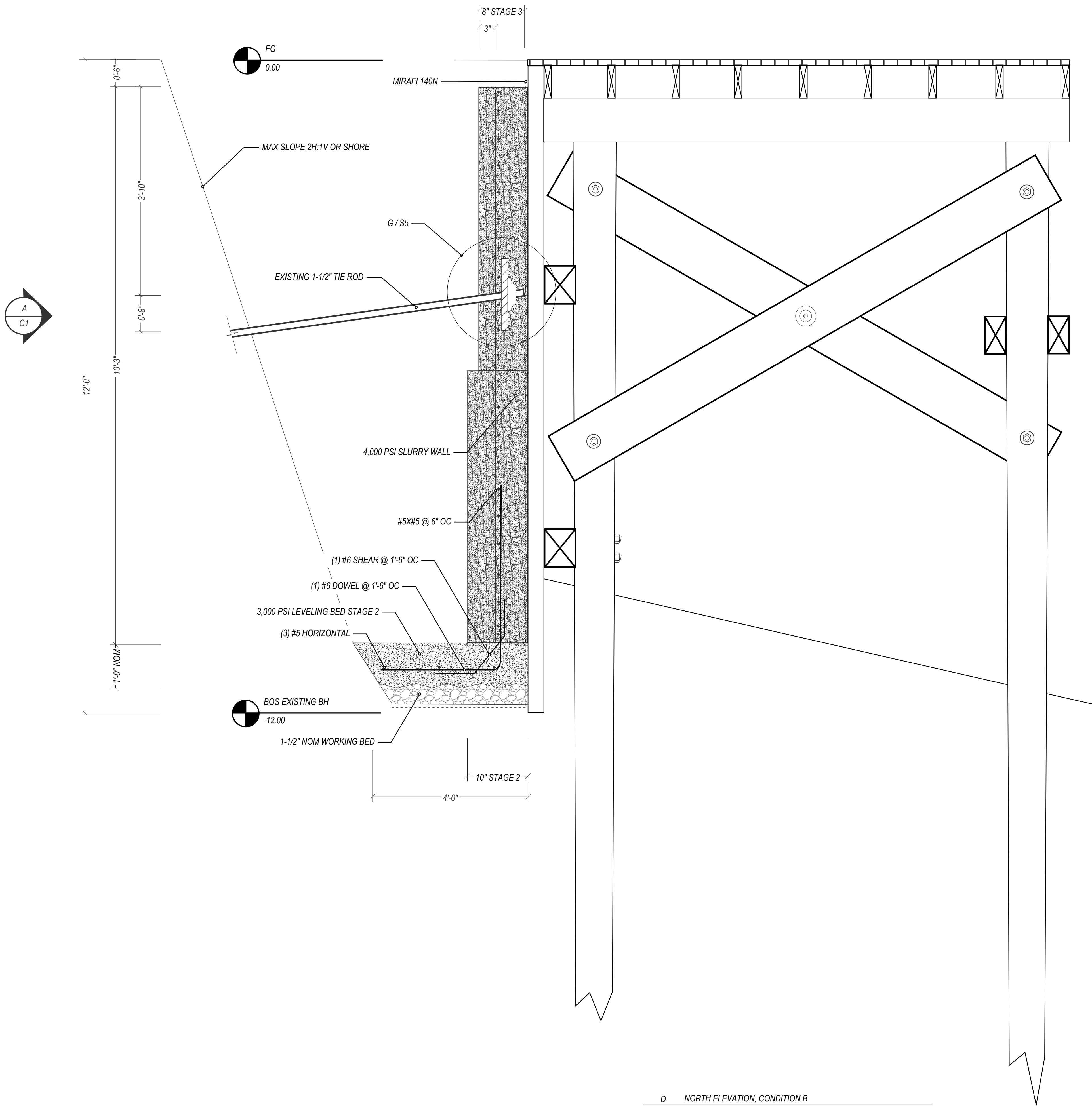


CHARLES COVE CONDO.
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△ REV	
CONDITION B EAST ELEVATION FACING LAND SLURRY WALL	
30'-0" SEGMENT (TYP)	

EAST ELEVATION
SHEET

CS3



NOTES

1. TRIM TIE ROD FOR MIN 1-1/2" COVER. PAINT CUT END WITH RUST-OLEUM COLD GALVANIZATION.
2. INSTALL SOLID TENSION PLATE WITH OGEE WASHER, REF E, F AND G SHEET S4.
3. CONCRETE. CONSTRUCT CONCRETE SLURRY WALL IN (3) STAGES. DO NOT BLIND SIDE FORM USING EXISTING BULKHEAD LAGGING. CONDITION B ASSUMES THAT THE LOWER TIMBER WALE AND LAGGING ARE SEVERELY DETERIORATED AND CANNOT BE REPAIRED OR USED FOR BLIND SIDE FORMING.
- 3.1 STAGE 1: 3,000 PSI FOOTING WITH DOWELS.
- 3.2 STAGE 2: 10" X 5'-0" X 4,000 PSI STEM WALL.
- 3.3 STAGE 3: 8" X 5'-0" X 4,000 PSI STEM WALL WITH SIKa CALCIUM NITRATE ADMIXTURE OF EQUIVALENT CORROSION INHIBITOR. SUBMIT ALTERNATE TO ENGINEER FOR APPROVAL.
- 3.4 SUBMITTALS. PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA BASES IN ACCORDANCE WITH PROPORTION NORMAL-WEIGHT CONCRETE ACCORDING TO ACI 211.1 AND ACI 301.
- 3.4.1 SUBMIT MIX DESIGN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF CONCRETE WORK.
- 3.4.2 STRENGTH. UNLESS OTHERWISE SPECIFIED IN DRAWINGS, MINIMUM 28-DAY STRENGTH OF CONCRETE SHALL CONFORM TO THE FOLLOWING:
 - 3.4.2.1 SLURRY WALL: 4,000 PSI
 - 3.4.2.2 SLURRY WALL, OPTION B, STAGE 3: 4,000 PSI WITH CORROSION INHIBITOR
 - 3.4.2.2 LEVELING BED: 3,000 PSI
4. MIN CLEARANCES OF WORK FROM EXISTING BUILDINGS AND STRUCTURES. MAINTAIN MIN 20'-0" CLEARANCE FROM EXCAVATION TO EXISTING FOUNDATIONS AND BUILDING STRUCTURES AND 90'-0" OF POOL.
5. SPECIAL INSPECTIONS. COORDINATE WITH ENGINEER OF RECORD FOR SPECIAL INSPECTIONS PRIOR TO POURING ANY STAGE OF CONCRETE. ALLOW MIN (48) HOURS NOTICE PRIOR TO POURING CONCRETE. ALLOW TIME IN BUDGET FOR PUNCHLIST CORRECTIONS PRIOR TO POURING.
- 5.1 RETAIN DELIVERY TICKETS FROM CONCRETE SUPPLIER FOR REVIEW BY ENGINEER.
- 5.2 SUBMIT CONCRETE SUPPLIER IN-PLANT TEST RESULTS PRIOR TO ACCEPTANCE OF WORK BY ENGINEER.
6. CURING . FORM CURE MIN (24) HOURS PRIOR TO REMOVAL. REPAIR HONEY COMBS PRIOR TO BACKFILL.
7. MIRAFI 140N FILTER FABRIC SHALL BE PLACED ON THE EXISTING BULKHEAD IMMEDIATELY FOLLOWING EXCAVATION.



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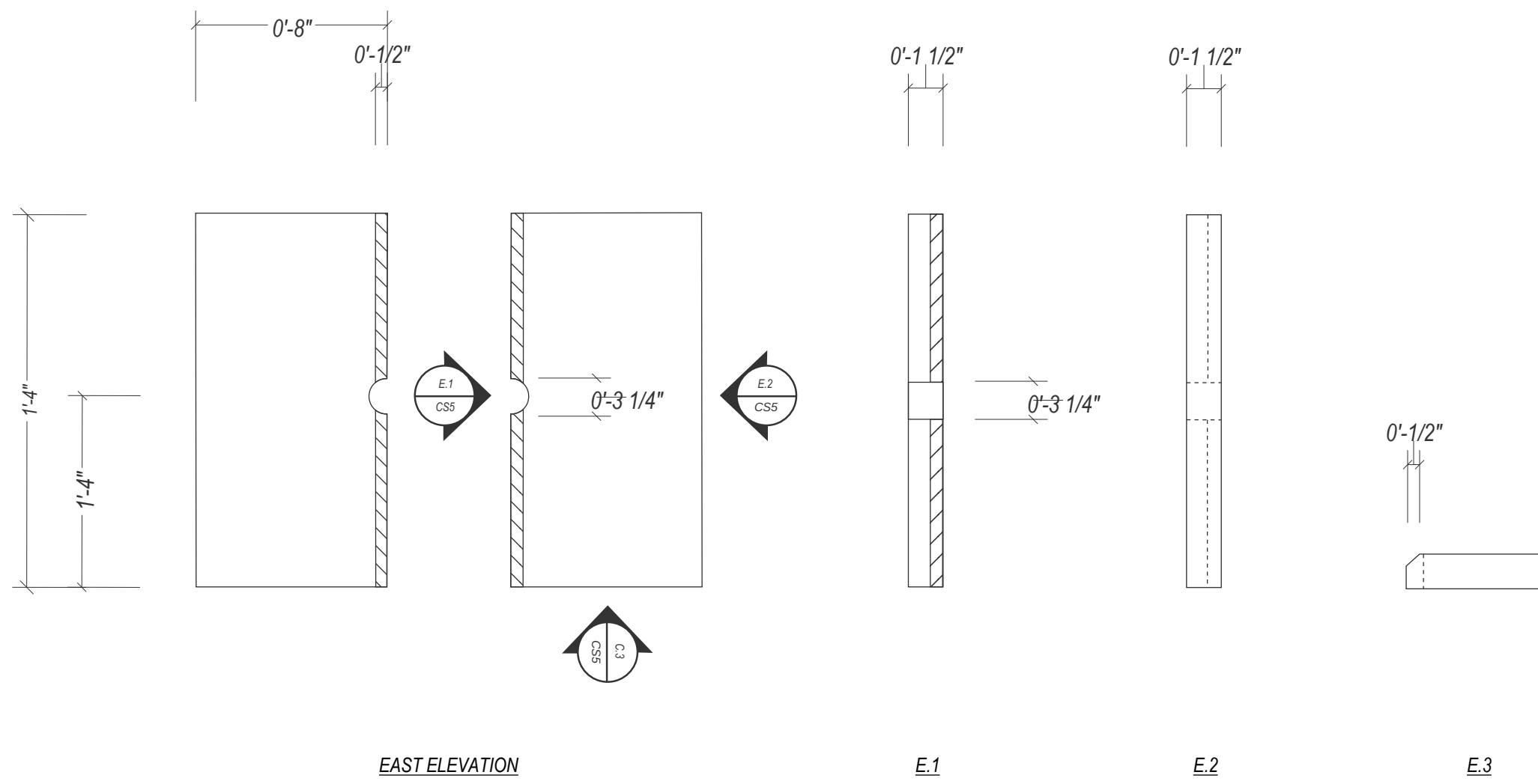
CHARLES COVE CONDO.
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DATE:	OCTOBER 2, 2025
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CONDITION B ABANDON LOWER WALE SLURRY WALL	
30'-0" SLURRY WALL SEGMENT LANDSIDE OF BULKHEADS	

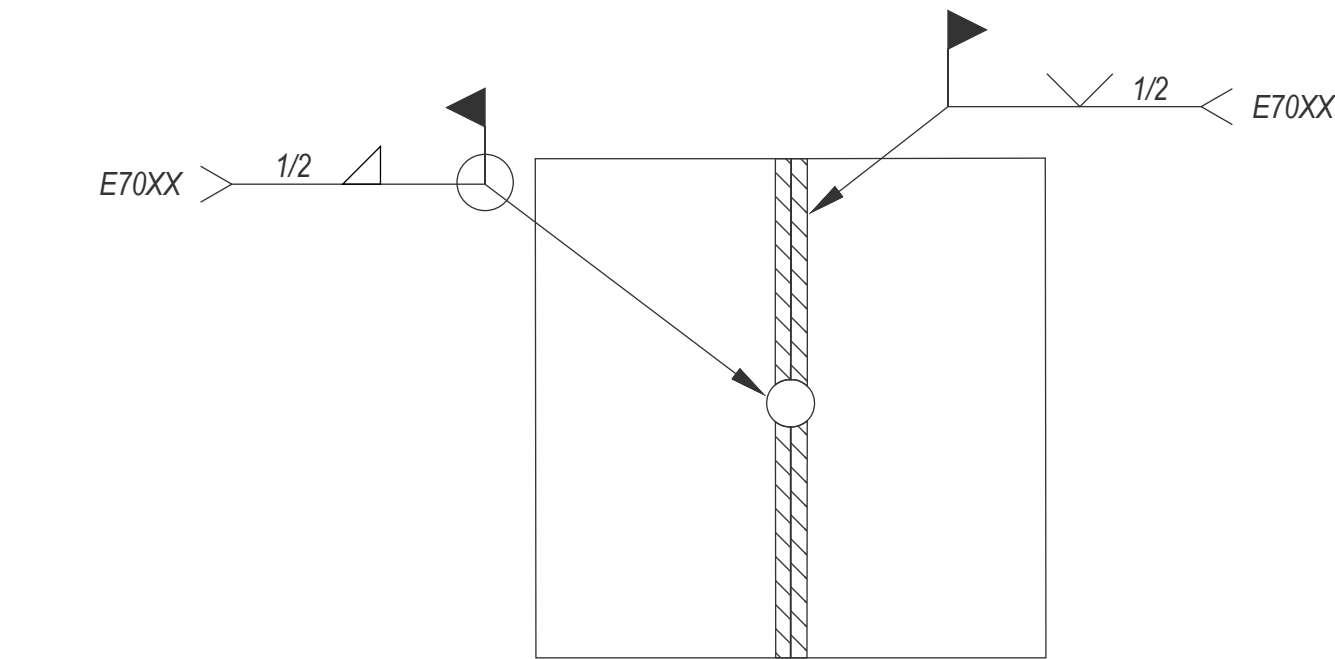
SECTION

SHEET

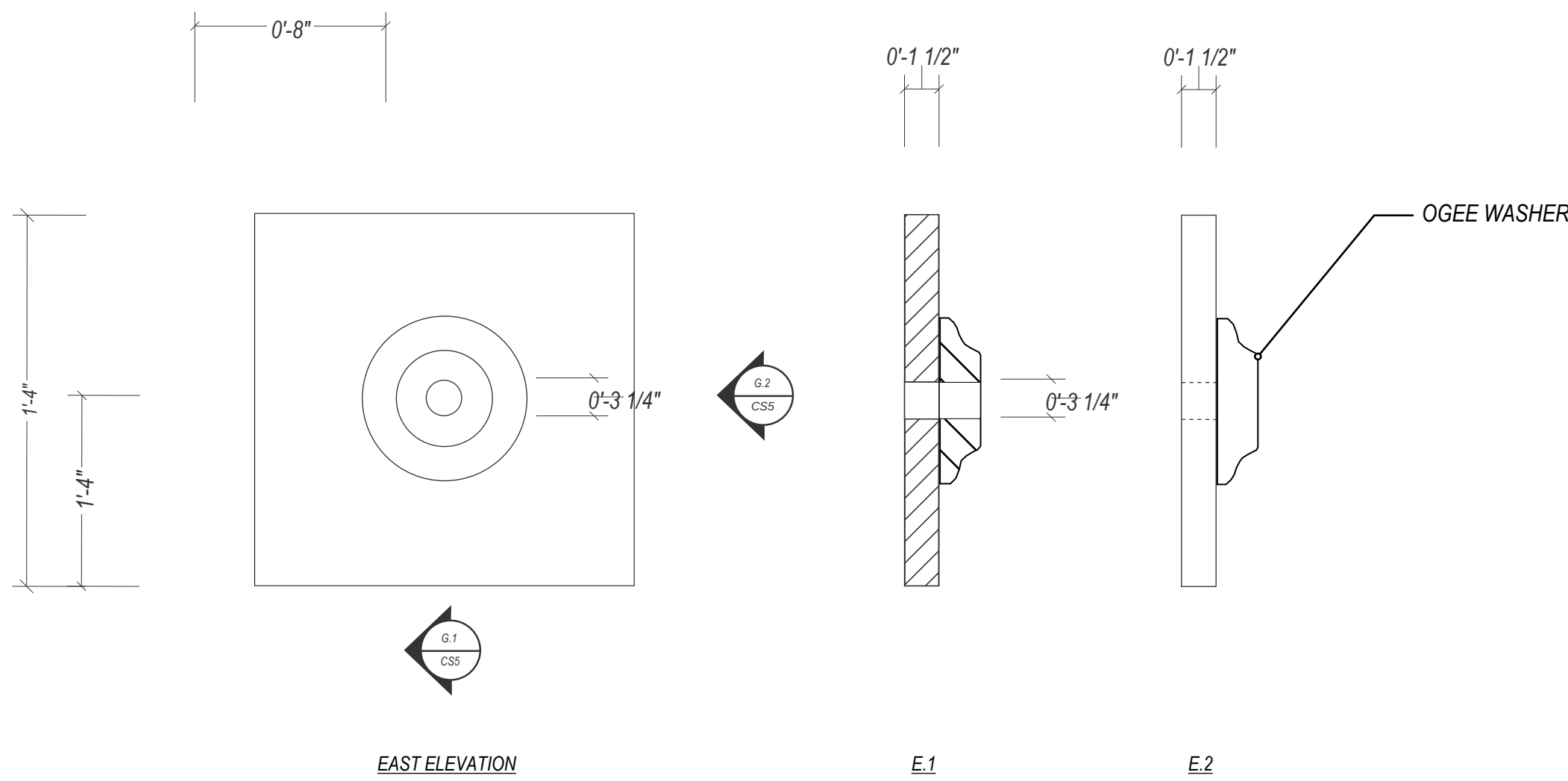
CS4



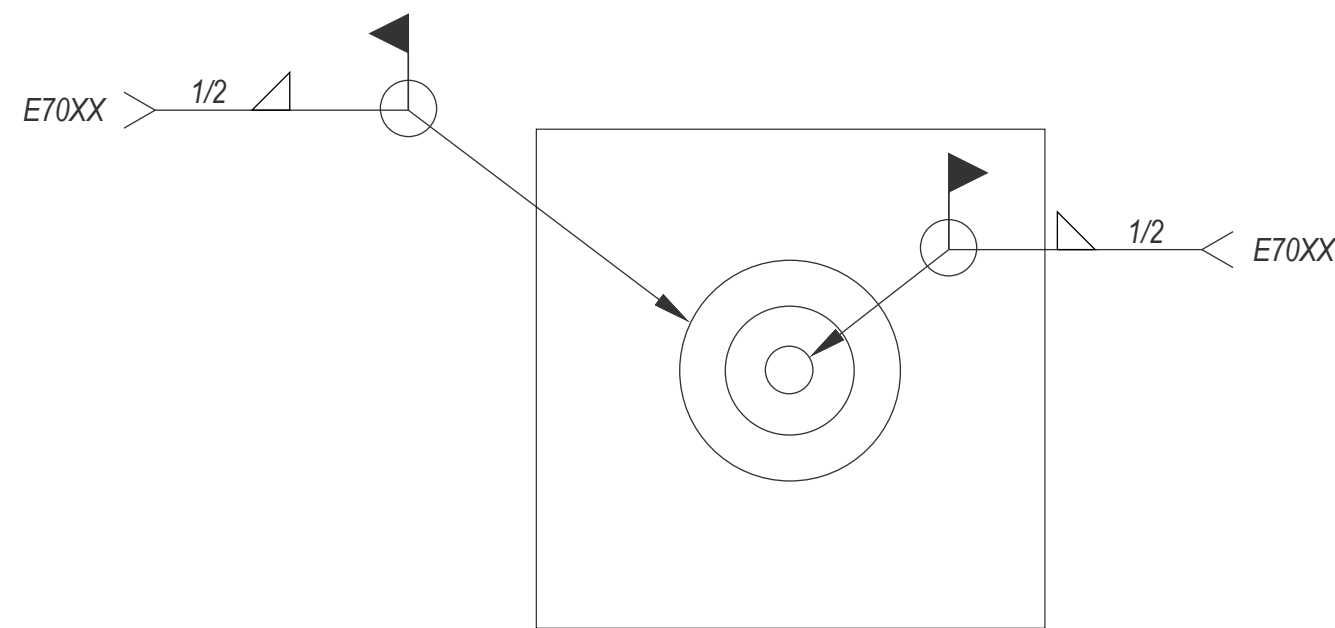
E 1-1/2" SPLIT PLATE WASHER, CONDITION A
CS2 2" = 1'



F 1-1/2" SPLIT PLATE WASHER ASSEMBLY W/TIE-ROD, CONDITION A
CS5 2" = 1'



G 1-1/2" SPLIT PLATE WASHER, CONDITION B
CS4 2" = 1'



H 1-1/2" SPLIT PLATE WASHER ASSEMBLY W/TIE-ROD, CONDITION B
CS5 2" = 1'

Bolt Size	A	B	T	Weight In Pounds Per 100 Pieces
	Top Outside Diameter	Bottom Outside Diameter	Thickness	
1/2	1-3/8	2-3/8	1/2	48
5/8	1-5/8	2-3/4	5/8	62
3/4	1-7/8	3	3/4	71
7/8	2	3-1/2	7/8	115
1	2-1/2	4	1	150
1-1/8	2-1/2	4-1/4	1-1/8	249
1-1/4	2-1/2	4-1/2	1-1/4	286
1-1/2	3	5-1/2	1-1/2	412
Reference ASTM A48 - Standard Specification for Gray Iron Castings				

- NOTES
- CALL OUTS ON CS1 AND CS3 ARE SHOWN TYP. PLATES EF AND GH ARE INTERCHANGEABLE WITH EACH CONDITION.
 - 1.1 SET PLATES, WASHERS, AND WELDS PRIOR TO POURING ON BLIND-SIDE FORM ABUTTING MATT REINFORCING STEEL.
 2. ALL STEEL IS DOUBLE HOT DIPPED GALVANIZED.
 3. OGEE WASHERS MAY NOT BE SUBSTITUTED.
 4. ALL WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS.
 5. FIELD SPLICING OF EXISTING TIE-BACK ROCKS TO THREADED ADAPTERS FOR BOLTING OF PLATES IS PERMITTED. WELDS SHALL BE FULL-PEN E70XX.
 - 5.1 SUBMIT WELDING PLAN FOR REVIEW AND APPROVAL BY ENGINEER PRIOR TO FIELD WELDING.
 - 5.2 SPECIAL INSPECTION OF THE WELDS IS REQUIRED PRIOR TO BACKFILL.

I OGEE WASHER SCHEDULE
CS5 NTS



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CHARLES COVE CONDO.
119 GREGORY BLVD.
NORWALK, CT 06855

DATE: OCTOBER 2, 2025
REVISIONS

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REPAIR 491' TIMBER BULKHEADS
EAST SIDE OF TIDAL INLET

STEEL DETAILS & ASSEMBLIES

SHEET

S5



CITY OF NORWALK
**Harbor Management
Commission**

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06851

VIA EMAIL

MEMORANDUM

To: Norwalk Planning & Zoning Commission

From: Norwalk Harbor Management Commission

Date: October 22nd 2025

Re: Coastal Site Plan Review – 119 Gregory Boulevard (Charles Cove Condominium Association)

Subject: Application No.: 2025-78

Dear Ms. Williams:

The Norwalk Harbor Management Commission (NHMC) has reviewed the above-referenced application for Coastal Site Plan Review submitted to the Planning and Zoning Commission by The Charles Cove Condominium Association (the Applicant), for work at 119 Gregory Blvd, Norwalk, CT. The applicant proposes a permanent structural repair to approximately 491 feet of deteriorating timber bulkhead along the east side of a tidal inlet. The repair involves constructing cast-in-place concrete slurry walls on the landward side of the existing bulkhead, using existing structural steel tie-backs and piles. The existing timber bulkhead will remain in place as a blind-side form, eliminating the need for water-side work and minimizing disturbance to intertidal wetlands.

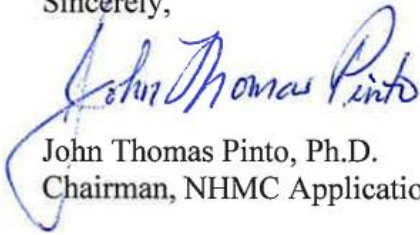
As the proposed project is located within the coastal boundary and affects property on, in, or contiguous to Norwalk Harbor, it is subject to review by the NHMC to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Harbor Management Plan. The NHMC considered this application during its meeting on October 22nd, 2025 based on information provided in the Applicant's submission plans with the understanding that the proposed project is expected to avoid water-side work which protects intertidal wetlands and aquatic habitats; provides sediment control measures and maintains visual and functional integrity of the coastal area.

Following discussion of the applicant's proposal, the NHMC approved a motion to find the application consistent with the Norwalk Harbor Management Plan provided that Best Management Practices are employed during construction to ensure no adverse impacts to environmental quality, including water quality, in the Harbor Management Area and the project meets all City requirements for storm water management and all FEMA requirements for construction in the coastal floodplain.

Please be advised that the NHMC reserves its right to continue to review and comment on the Applicant's proposal at such time as it may be modified or when additional information concerning the proposal may be available.

If you have any questions, please contact me (203) 984-5339 or jpinto@norwalkct.gov.

Sincerely,



John Thomas Pinto, Ph.D.
Chairman, NHMC Application Review Committee

Enclosure

cc:

Mr. Steve Bartush, Chairman, Norwalk Shellfish Commission

Mr. Alan Kibbe, Chairman, Norwalk Harbor Management Commission

Mr. Bruce Lovallo, Harbormaster

Ms. Amelia Williams, Planning and Zoning Department

Mr. B Cory Attra, PE, Cory@gapmountainengineering.com

Mr. Larry Cafero, lcafero@caferolaw.com



MEMORANDUM

November 5th, 2025

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 – 78 CAM – Charles Cove Condominium Association – 119 Gregory Boulevard – Construct a Shoreline Flood and Erosion Control Structure (slurry wall) in Charles Cove.

District: 3 **Block:** 78 **Lot:** 18

Zone: CD-1S

Flood Zone: AE-14

ZONING HISTORY:

This 7.5 acre property is home to the Charles Cove Condominiums in East Norwalk. The lot contains multiple residential buildings, a pool, tennis court, parking, docks, and boardwalks. The proposal does include any work on the water side of the existing bulkhead and does not require separate approval from CT DEEP. Any activities involving SFECS are not exempt from Coastal Site Plan Review and require approval from the P&Z Commission with a referral to DEEP.

PROPOSED STRUCTURE:

The applicant proposes to construct 540 linear feet of concrete slurry walls abutting the land side of the existing timber bulkhead on the East side of the property. The existing structural elements will be used, and the bulkhead and boardwalk will remain as-is. This is a permanent repair to stabilize the deteriorating bulkhead. No work is proposed waterward of the SFECS.

SIGN-OFFS:

The Harbor Management Commission has found this proposal consistent with their Harbor Management Plan and DEEP had no comments.

VIOLATIONS:

There are no zoning violations currently on the property.

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025 – 78 CAM – Charles Cove Condominium Association – 119 Gregory Boulevard – Construct a Shoreline Flood and Erosion Control Structure (slurry wall) in Charles Cove be **APPROVED** subject to the following conditions:

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

- a. Per plan set dated 10/2/2025 prepared by Gap Mountain Engineering, Jaffrey, NH; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 1st, 2025.

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

To:
City of Norwalk Conservation and
Planning & Zoning

September 24th, 2025

RE: Shoreline Flood and Erosion Control Structure
281 East Ave (District 3, Block 42, Lot 22)

Introduction:

We would like to explain the field changes and deviations from the approved plans during the construction of the new deck and two new additions to the house as well as other site improvements. Existing house and proposed additions are within 100-year flood zone, and at the same time on the shoreline with very steep 20-50% slope. The slope in the backyard is a part of the shoreline and extends all the way up to the residential structures: the house and the deck. The homeowner attempted to stabilize this slope during the construction with riprap.

Riprap slope stabilization fall within the definition by The Connecticut General Statutes (CGS) as shoreline flood and erosion control structure, which would be any structure with the purpose or effect to control flooding or erosion from tidal, coastal or navigable waters. It includes revetments, riprap and other significant barriers to the flow of flood waters or the movement of sediments along the shoreline.

Applicable policies:

“To promote nonstructural solutions to flood and erosion problems except in those instances where **structural alternatives prove unavoidable and necessary to protect infrastructural facilities**, water-dependent uses, commercial and **residential structures** and substantial appurtenances attached or integral thereto constructed as of January 1, 1995, or a cemetery or burial grounds [CGS Section 22a-92(b)(2)(F)]”.

This slope is an existing slope and not created during construction. Slope stabilization is necessary for slopes that are more than 25% (1:4), and especially for slopes more than 33% (1:3). Stabilizing slopes with riprap involves placing large, durable stones on a slope to protect the underlying soil from erosion and prevent landslides. Nonstructural methods in this scenario would not achieve that.

Adverse impacts associated with shoreline flood and erosion control structures

- eliminate natural buffer for coastal flooding and erosion
Possible, however, to the detriment of residential structure. Thus, shoreline flood and erosion control structure is consistent with the Connecticut Coastal Management Act(CCMA). CCMA contains strong policies that discourage the placement of shoreline



flood and erosion control structures except in those limited instances where they are deemed necessary and unavoidable to protect the following:
“Commercial and residential structures and substantial appurtenances attached or integral thereto constructed as of January 1, 1995”. The residential structure was built in 1930.

- alter natural rates of erosion and sedimentation
Possible, however, to the detriment of residential structure. Thus, shoreline flood and erosion control structure is consistent with the CCMA.
- interrupt sand supply
N/A
- reduce valuable recreational opportunities
N/A
- destroy critical wildlife habitats
N/A
- detract from the visual quality of a natural shoreline
N/A

Regarding added fill within BFE around the new deck. As per homeowner, the soil was not brought in from off-site but deposited from the other areas on the site. According to Technical bulletin by **Federal Emergency Management Agency**: constructing the structure/deck at or above the level of the BFE would minimize the flood risk from the Base Flood and is therefore the most prudent approach to constructing on fill.

Conclusion:

The shoreline flood and erosion control structure is necessary and unavoidable for the protection of a residential structures and substantial appurtenances attached or integral thereto constructed as of January 1, 1995, AND
There is no feasible, less environmentally damaging alternative, AND
All reasonable mitigation measures and techniques are implemented to minimize adverse environmental impacts [CGS Section 22a-109(a)].

Sincerely,

Tessa Jucaite, P.E.



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. **Property Address:** 281 East Avenue. Norwalk. CT 06855 2. **D/B/L/U:** 3/42/22

3. **Proposed Work:** shoreline flood and erosion control structures as riprap 4. **Zone:** _____

5. Applicant Identification:

Applicant Name: Smith. JoanneAddress: 281 East Avenue, Norwalk. CT 06855Phone Number: 203-252-2656Email: : jjsjoanne@live.comInterest in Property: ☒ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify): _____List primary contact for correspondence *if other than applicant* (Agent or Attorney):Name: Tessa Jucaite P.E.Address: TJ Engineering LLCBusiness Phone: 203-249-5755Email: INFO@tjengineering.us

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

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

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

6. Project Site Plans:

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

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

7. Site Information:

a) Street Address or Geographical Description:

281 East Avenue

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

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

Mill Pond

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

~~Existing single-family dwelling: AE Zone EI. 14.0; New Zone: CD- IS~~

e) Indicate the area of the project site: 0.204± acres or 8888. 1± square feet

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

☐ X Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*

☒ Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*

☐ Project or activity will not disturb any land area.

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

☒ Yes ☐ No

8. Description of Proposed Project or Activity:

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

This is a modification of the previous application.

Previous development included a deck, patio and additions to the house. However, due to the field changes retaining wall was not built, instead riprap revetment was added to stabilize a very steep slope and to protect against soil erosion. Additionally, approximately 100 cy of fill was added in the area immediately adjacent to the new additions, which happen to be also withing the AE Zone.

9. Description of Proposed Stormwater Best Management Practices:

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

n/a

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

The riprap revetment was installed to stabilize the slope. It will also serve as a barrier between the shoreline and the development minimizing adverse impacts upon adjacent coastal systems and resources.

Also, see previously submitted "CAM Report Smith Residence 281 East Avenue, Norwalk, CT" dated May 91h, 2024, Prepared by TJ Engineering, LLC

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

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

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

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

No change, see "CAM Report Smith Residence 281 East Avenue, Norwalk, CT" dated May 9th, 2024

Prepared by TJ Engineering, LLC

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

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

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

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

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

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

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

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

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

n/a

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

16. Mitigation of Potential Adverse Impacts:

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

n/a

17. Remaining Adverse Impacts:

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

n/a

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

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

Applicant's Signature: Joanne Smith DATE: _____

Agent's Signature: _____ DATE: _____

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

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

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

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

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

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

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

Classified Advertising Manager

The HOUR

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

Fax: (203) 846 – 9897

Application Decision Publication

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

Classified Advertising Manager

The HOUR

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

Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that Smith. Joanne has applied for a Coastal Site Plan
(Applicant)

281 East Avenue. Norwalk. CT 06855
application for property located at the following address: _____

3/42/22

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

The proposal is for Riprap revetment and 2 ft of fill within the AE Zone
(Description of Proposal)

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

Joanne Smith

Signature of applicant

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

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

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

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

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

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

Joanne Smith

Signature of applicant

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

Application Form Instructions:

6. Project Site Plans

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

7. Site Information

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

8. Description of Proposed Project or Activity

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

9. Description of Proposed Stormwater Best Management Practices

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

10. Identification of Applicable Coastal Resources and Coastal Resource Policies

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

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

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

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

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

11. Consistency with Applicable Coastal Resource Policies and Standards

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

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

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

13. Consistency with Applicable Coastal Use Policies and Standards

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

14. Identification of Potential Adverse Impacts on Coastal Resources

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

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

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

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

16. Mitigation of Potential Adverse Impacts

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

17. Remaining Adverse Impacts

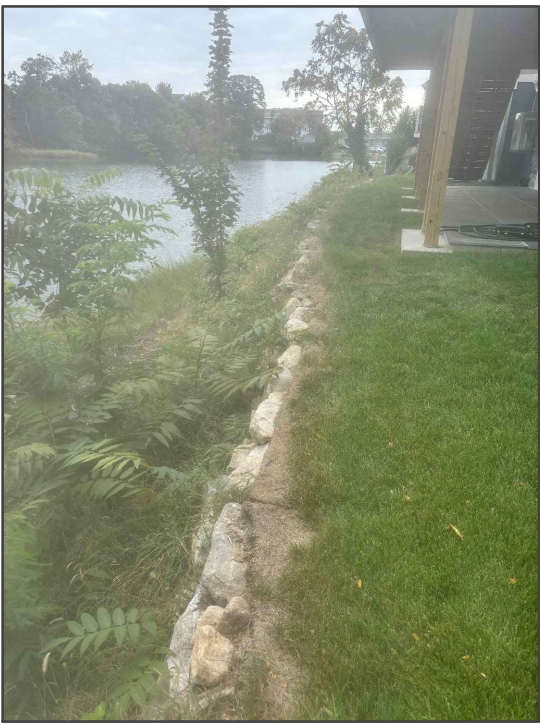
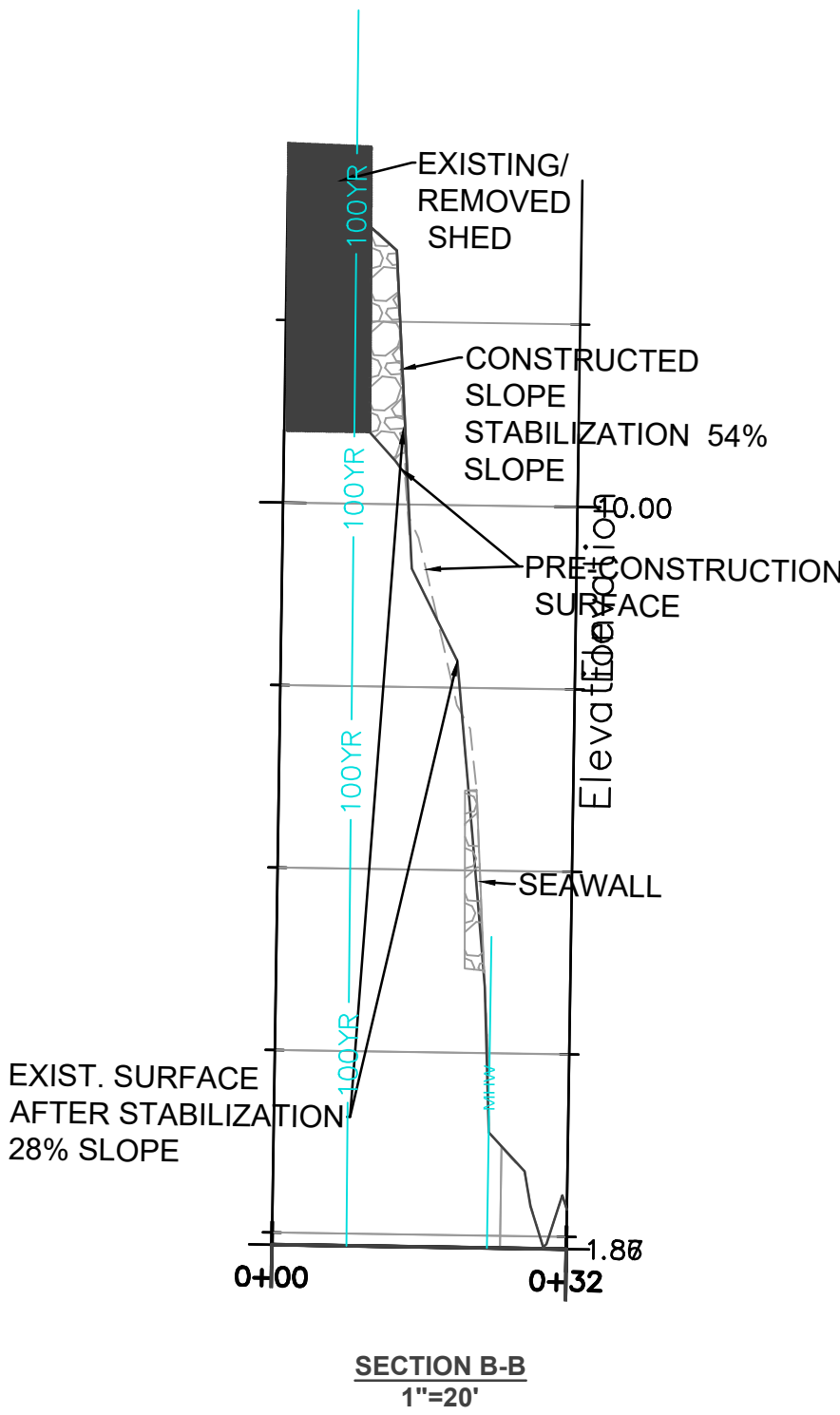
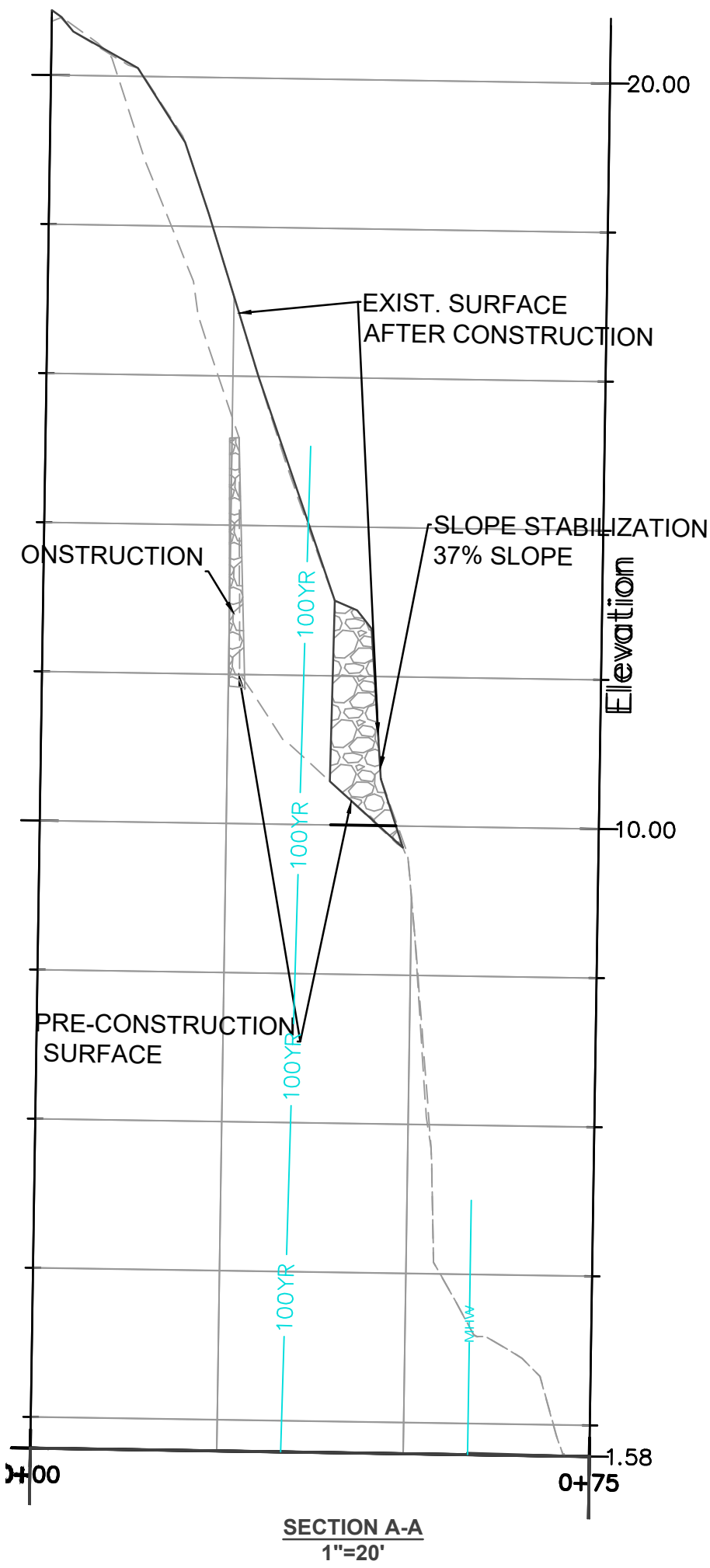
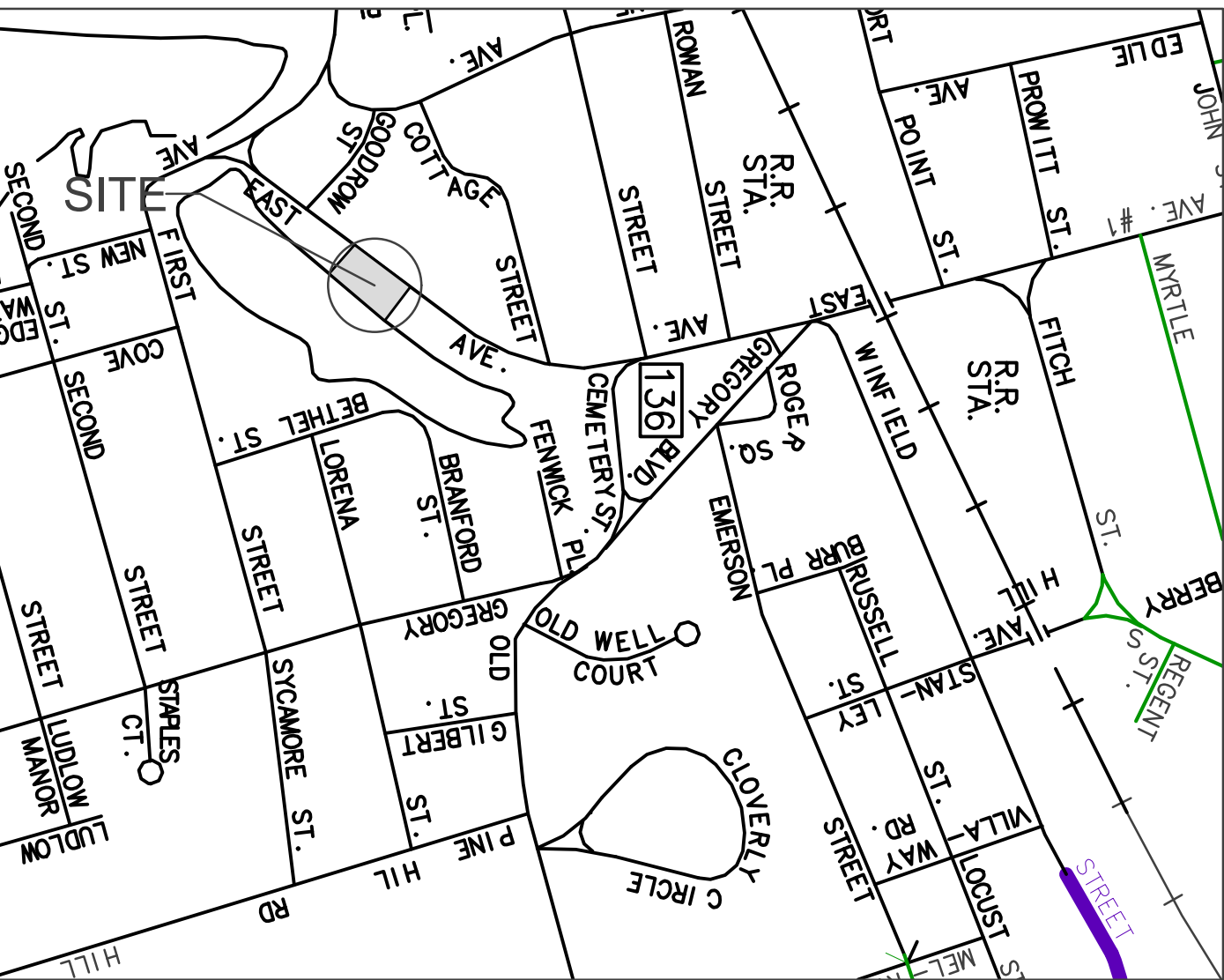
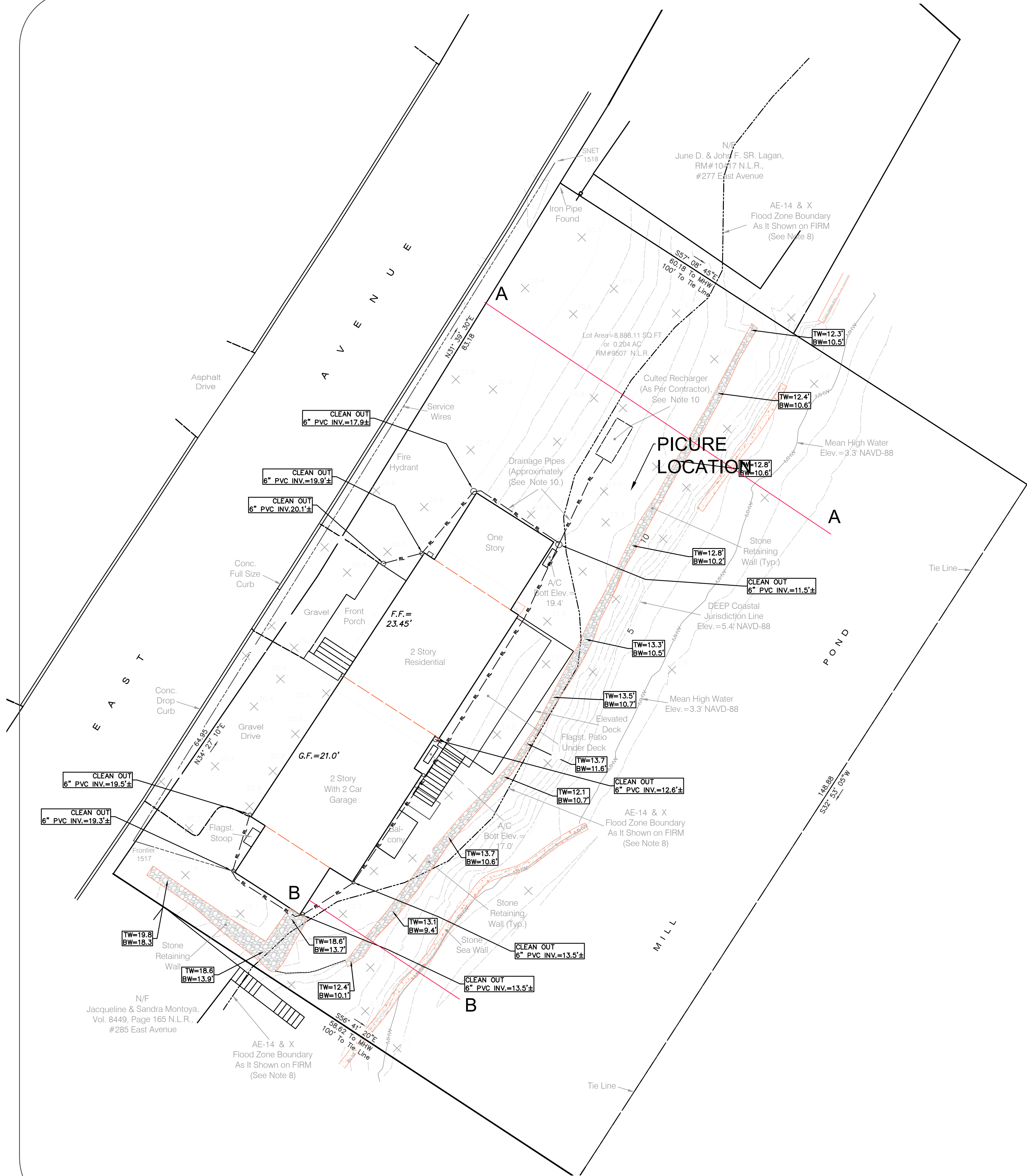
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer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

N.B.

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

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

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



SLOPE STABILIZATION PICTURE

General Notes

1. SURVEY INFORMATION WAS TAKEN FROM THE MAP ENTITLED "AS-BUILT SURVEY PREPARED FOR MICHAEL JACOBS #281 EAST AVENUE, NORWALK, CONNECTICUT, DATED 07-11-25, BY ADVANCED SURVEYING LAND SURVEYORS, 203.340.4786.

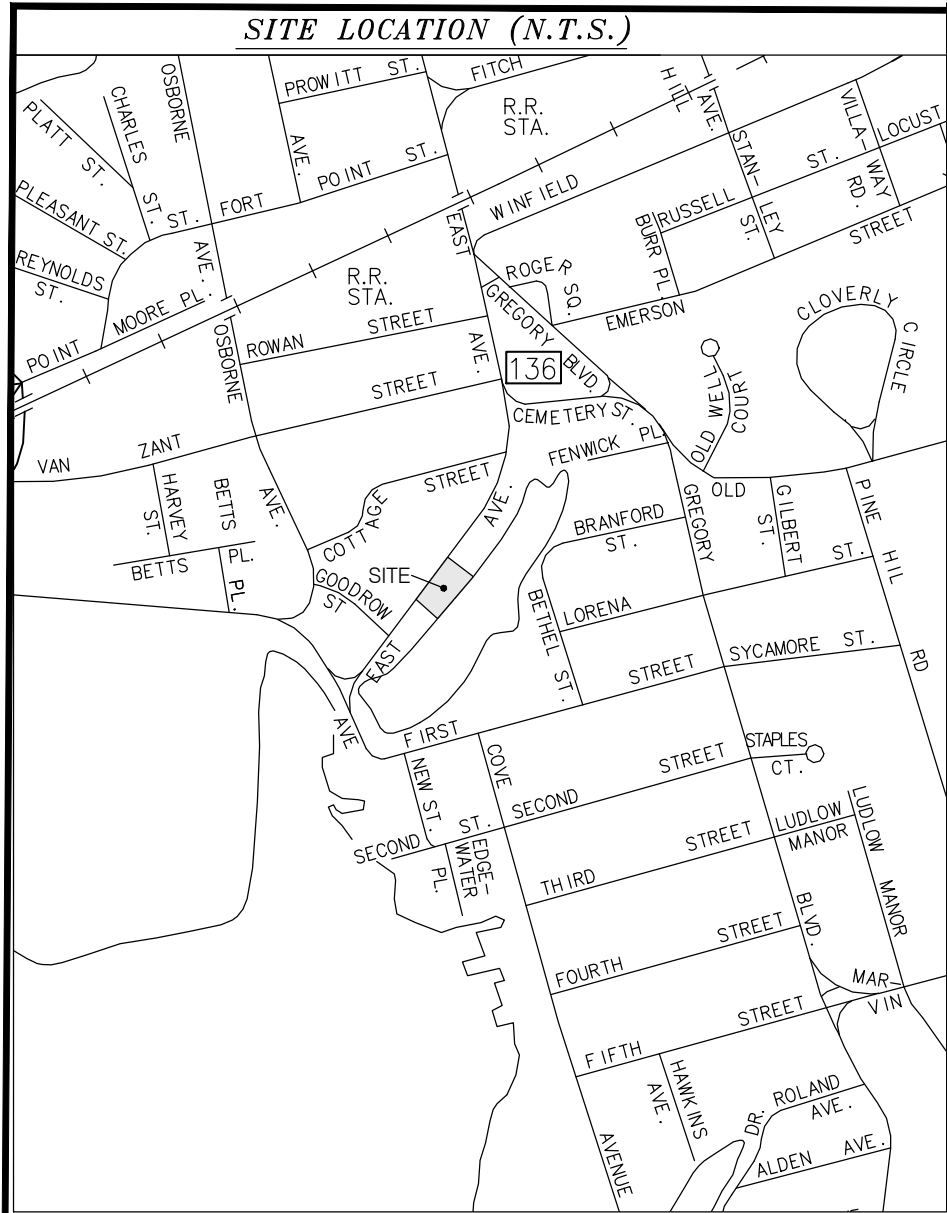
Firm Name and Address
TJ ENGINEERING LLC
117 MAMANSO RD.
RIDGEBFIELD, CT 06877
INFO@TJENGINEERING.US
TEL # 203-245-5755

TEISUTE JUCAITE P.E.

Project Name and Address
**FLOOD AND EROSION CONTROL
STRUCTURE CROSS SECTIONS
281 EAST AVENUE, NORWALK, CT**

OWNER: JOANNE SMITH
281 EAST AVENUE, NORWALK, CT
RFA#9507 N.L.R.

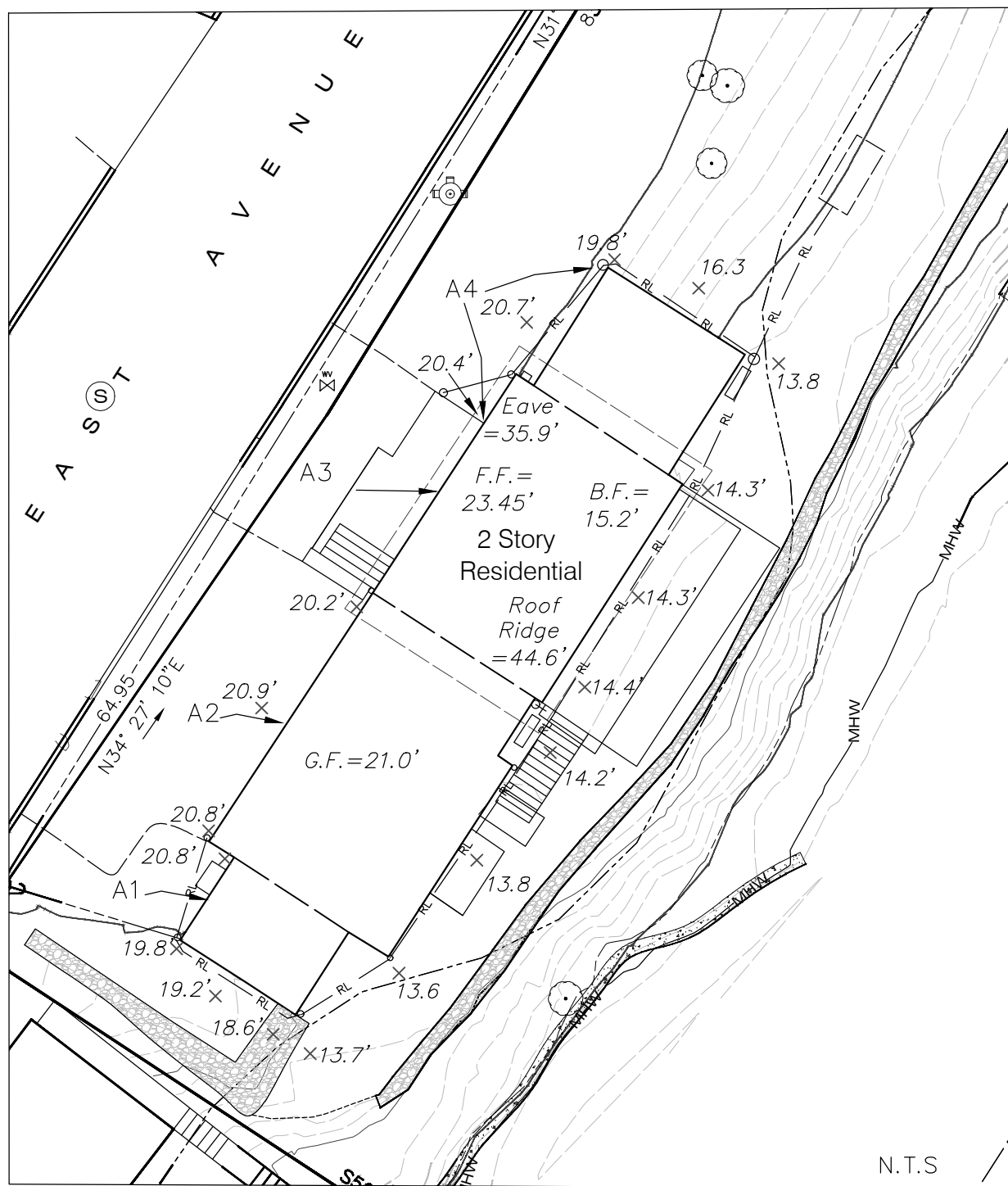
Project	Sheet
Date 09.24.25	1
Scale 1" = 10'	



"C" RESIDENCE ZONE	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
FRONT SETBACK	30'	6.2±	6.2±**	6.2±**
REAR	15'	19.0±	15.3'±***	16.1'±***
SIDE	6'	52.5'±	12.8'±	12.2'±
AGGREGATE SIDE (% OF LOT WIDTH)	25% (35.8')	82.1'±	67.8'±	67.2'±
LOT AREA	5,000 SF	8,888.11 SF	8,888.11 SF	8,888.11 SF
HEIGHT	30'	22.2'±	24.0'±****	24.6'±****
# STORIES	2 1/2	2	2	2
LOT COVERAGE:STRUCTURE	25%-35% (2,922.0 SF)	13.5% (1,204.3 SF)	26.6% (2,363.7 SF)	25.1% (2,229.3 SF)

* SHED (SIDE)=12.9'±
** PROPOSED SETBACK (FRONT)=13.9'±
*** PROPOSED SETBACK (REAR)=15.3'±; AS-BUILT (REAR): DECK=16.8'±, BALCONY=16.1'±
**** PROPOSED HOUSE HEIGHT=24.2'±

CALCULATION OF AVERAGE GRADE & PROPOSED HEIGHT OF RESIDENCE:



AVERAGE GRADE:
 $19.8+20.8+20.8+20.9+20.2+20.4+19.8+16.3+13.8+14.3+14.3+14.4+14.2+13.8+13.6+13.7+18.6+19.2=308.9 : 18=17.2$

HEIGHT OF RESIDENCE=HEIGHT OF THE MIDPOINT - AVERAGE GRADE=
 $(44.3-39.3)/2+39.3=17.2=24.6$

AS-BUILT AVERAGE GRADE AT FRONT HOUSE:

WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E X L = Y
A1	19.8	20.3	19.5	15.2	296.4
A2	20.8	20.2	20.5	30.6	627.3
A3	20.2	20.4	20.3	20.6	428.2
A4	20.4	19.8	20.1	23.0	462.3
			TOTAL	89.4	1,814.2

Y/L = GRADE PLANE
GRADE PLANE=20.2
FRONT HOUSE FACADE
BASEMENT CEILING EL
=22.6-20.2=2.4'(DIF)

Legend

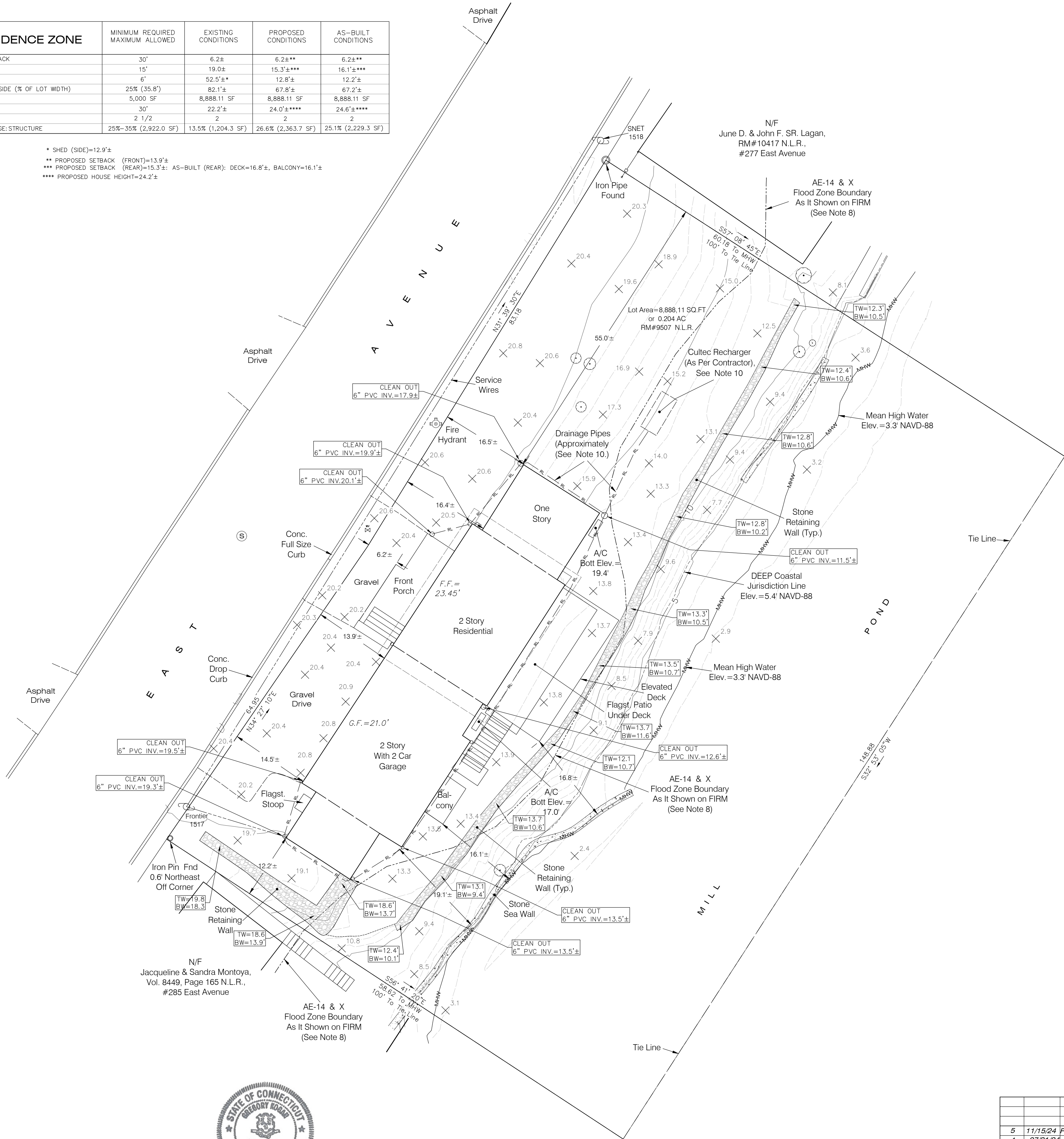
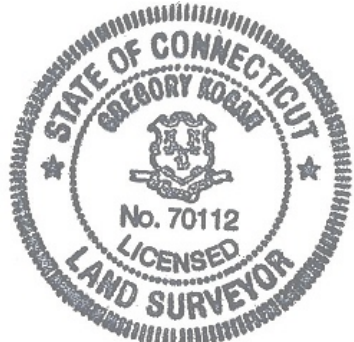
---	EDGE OF PAVEMENT
---	STONE WALL
---	OVERHEAD WIRES
⊕	FIRE HYDRANT
⊕ 13.2	SPOT ELEVATION
---	EXISTING CONTOUR
---	UTILITY POLE
⊕ SNET=1517	IRON PIN/PIPE FOUND
⊕	SANITARY SEWER MANHOLE

THIS MAP IS NOT VALID WITHOUT A LIVE
SIGNATURE & EMBOSSED SEAL.

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

Gregory Kogan

GREGORY KOGAN, LAND SURVEYOR, CONN. LIC.#70112



NOTES:

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Survey and Maps in the State of Connecticut' as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Zoning Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 & Vertical Class T-2. It is intended to depict the position of existing improvements with respect to applicable municipal setback requirements and zoning regulations.
- Elevations datum is North American Vertical Datum of 1988. Elevations were determined from GPS observations made in accordance with 'Guidelines and Specifications for Global Navigation Satellite System Land Surveys in Connecticut' Adopted on June 26, 2008 by the Connecticut Association of Land Surveyors.
- Reference is made to map on file in the Norwalk Town Clerk's Office entitled:
A. "Map of Property Prepared for Michael & Steven Jacobs, Norwalk CT", scale 1"=20', dated: Feb. 27, 1984, Record Map #9507 N.L.R.
B. Record Map# # 5675, 10417 N.L.R.
C. "Zoning Location Survey Map of Property Prepared for Jacqueline Montoya, 285 East Avenue, Norwalk, Connecticut" dated: October 11, 2016, certified as a substantially correct by Dennis Dillius, Land Surveyor which could be found on file in Planning and Zoning Department of City of Norwalk.
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies.
- This parcel is subject to utility easements, if any, for overhead and/or underground services. Substructures and/or their encroachments below grade, if any, not shown.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Property is located in "C" Residence Zone and in CD-2 District as per new zoning regulations, however since all approval/variances were granted under old zoning regulations this as-built map is calling for "C" Residence Zone.
- Property is also located in flood hazard zone AE (base flood elevation 14') and unshaded X Zone, as per Flood Insurance Rate Map Number 09001C0532G, effective date July 8, 2013, published by FEMA.
- The Site Development Plan with more details for proposed grading, drainage and retaining walls design was performed by "TJ Engineering LLC", and will be submitted separately.
- Drainage pipes & Culvert location are shown on this as-built map generated as per contractor's mark outs or pictures taken before trenches were backfilled. Clean out invert were measured by surveyor where possible with accuracy max. possible to achieve.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate City of Norwalk authorities prior to use.
- All monumentation, found or set, depicted here on.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.

ASSESSORS MAP# 16 NW; PARCEL ID:3-42-22-0
PROPOSAL: FINAL AS-BUILT
DATE: 07-11-2025

ZONING LOCATION SURVEY PREPARED FOR JOANN SMITH #281 EAST AVENUE, NORWALK, CONNECTICUT

DATE:
11-09-2023

SCALE:
1"=10'

SHEET 1 OF 1

ADVANCED SURVEYING
LAND SURVEYORS

203.340.4798

EMAIL: info@landsurveyingct.com



NO.	DATE	DESCRIPTION
5	11/15/24	FOUNDATION AS-BUILT
4	07/31/24	FEMA MAP ADDED
3	04/11/24	PROP.COND.CHANGES
2	03/07/24	PROP.COND.CHANGES
1	12/08/23	PROP.COND.ADDED



Graphic scale: 1 inch = 10 ft.



November 5, 2025

Norwalk Planning and Zoning Commission
c/o Bryan Baker, Principal Planner
125 East Avenue
Norwalk, CT 06851

Subject: 281 East Avenue, Norwalk; Coastal Site Plan Review

Dear Commissioners:

Thank you for notifying this office of the proposed coastal site plan application noted above. Acting as the Commissioner's staff, our office has reviewed the application for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA). Based upon our review, we find that there are coastal management concerns regarding the unauthorized riprap and offer the following comments for the commission's consideration.

The applicant is proposing to retain a rip-rap revetment, which is defined by Section 22a-109(e) of the CCMA as a Shoreline Flood and Erosion Control Structure (SFECS) which was originally constructed without authorization from the Norwalk Planning and Zoning Commission and referral to DEEP for review. A previous application came before the Commission and was referred to DEEP in 2024 which proposed the two-story and one-story additions to the residence as well as a two-car garage. In that application, two landscape walls were proposed on either side of the residence, outside of FEMA Flood Hazard Zone AE-14 onsite. However, the current application shows that instead, a rip-rap revetment was constructed across virtually the entire length of the site between elevations 9.4 and 13.7. Further, the application states that approximately 100 cubic yards of fill was added, some of which is in the AE-14 zone.

The CCMA states that SFECS are allowable only in very limited circumstances when **necessary and unavoidable** for the protection of residential structures **and substantial appurtenances attached or integral thereto** constructed **as of January 1, 1995, and** where there is no feasible, less environmentally damaging alternative **and** where all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts. While the main residential structure was constructed prior to 1995, the additions to the residence were approved in 2024, and the riprap revetment appears intended to protect these newly constructed additions and newly added fill and not just the preexisting house. As such, these new features might

not meet the eligibility requirements for a new SFECS to protect them from flood waters and erosion.

As the Commission may know, the existing riprap revetment likely constitutes a public nuisance pursuant to Section 22a-108 of the CCMA since the activity was not exempt from coastal site plan review yet occurred without having received a lawful approval. Municipalities have the authority to exercise all enforcement remedies legally available to them for the abatement of such nuisances.

Accordingly, the Commission should consider whether the SFECS meets the CCMA criteria of being necessary and unavoidable for the protection of the pre-existing residence, and that there are no feasible and less environmentally damaging alternatives to the riprap such as a vegetated slope, and that all reasonable mitigation measures and techniques have been provided to minimize adverse impacts to Mill Pond. If the Commission determines that all or part of the rip-rap revetment is not necessary to protect the original structure, the Commission should consider requiring the applicant to remove all or portions of the structure, especially those portions intended to protect the new additions, and restore the shoreline as nearly as reasonably possible to its condition prior to the violation. The applicant should be aware that significant deviations from approved site plans and construction of SFECS require a new coastal site plan review by the Commission and referral to DEEP, and the structure and fill should not have been constructed without prior authorization.

Finally, the “stone sea wall” shown on the Zoning Location Survey at the base of the slope is located within the DEEP’s coastal regulatory jurisdiction, but it does not appear to be authorized based on a review of our files. The applicant should contact Susan Jacobson, supervisor of DEEP’s West Regulatory Section, at susan.jacobson@ct.gov to discuss next steps pertaining to the potentially unauthorized structure.

Thank you for the opportunity to comment on this application. Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,



Braden Lynn
Environmental Analyst
Land and Water Resources Division

BL



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

MEMORANDUM

November 6th, 2025

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 – 74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits.

District: 3 **Block:** 42 **Lot:** 22

Zone: CD-2

Flood Zone: AE-14

ZONING HISTORY:

This .2 acre property contains a single family residence that was significantly renovated and expanded recently. Variances and a CSPR were granted in 2024. A zoning permit, that aligned with the Board/Commission approved plans, was issued the same year. When our inspectors visited the property to close the permits, among many other issues of non-compliance, they noted a wall was built that was not on the approved plans. The CSPR approval contained a condition that required any changes be reviewed and approved prior to implementation, which was not adhered to.

DEEP confirmed this wall is considered a Shoreline Flood and Erosion Control Structure (SFECS) and any activities involving them cannot be exempt from Coastal Site Plan Review. The construction requires approval from the P&Z Commission with a referral to DEEP.

PROPOSED STRUCTURE:

The applicant proposes to retain the wall which is a shoreline flood and erosion control structure.

SIGN-OFFS:

DEEP found concerns with the proposal, which are consistent with those raised by Staff. DEEP's comments are attached.

ZONING BOARD OF APPEALS:

A variance is not needed for this wall.

VIOLATIONS:

Aside from non-compliance with the zoning approval (such as driveway extension, not installing the vegetative buffer, and depositing debris in the tidal wetland), there are no zoning violations currently on the property.

STAFF COMMENTS:

Per CGS Section 22a-109(a), a coastal site plan for a shoreline flood and erosion structure must be approved **ONLY** if the record demonstrates and the commission makes specific written findings that:

1. The shoreline flood and erosion control structure is **necessary** and **unavoidable** for the protection of infrastructural facilities, water-dependent uses, commercial and residential structures and substantial appurtenances attached or integral thereto constructed as of January 1, 1995, or a cemetery or burial grounds, **AND**
2. There is no feasible, less environmentally-damaging alternative, **AND**
3. All reasonable mitigation measures and techniques are implemented to minimize adverse environmental impacts.

As there were substantial additions to the residential structure in the last two years, the first finding would not apply to this proposal and does not warrant the Commission to approve it.

The Connecticut Coastal Management Act (CCMA) contains strong policies that discourage the placement of shoreline flood and erosion control structures except in those limited instances outlined above. And, per the attached DEEP fact sheet, shoreline flood and erosion control structures are not allowed for commercial and residential structures constructed after January 1, 1995 because any commercial or residential structure built after that date—fully 15 years after passage of the CCMA in 1980—should have been planned and designed to be elevated and/or placed at sufficient distances from coastal waters, thereby eliminating the need for shoreline flood and erosion control structures.

There must also be a clear and compelling demonstration that there is a threat to the use or structure from erosion or flooding, and that there are no feasible, less environmentally damaging alternatives, and that all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts.

The following resolutions are offered:

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025 – 74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits as shown on the as-built survey dated 7/11/2025 prepared Advanced Surveying, LLC, Westport, CT, be **DENIED** subject to the following reasons:

1. The proposal is inconsistent with CCMA goals and policies to
 - a. Discourage uses which do not permit continued natural rates of erosion [CGS Section 22a-92(b)(2)(A)].
 - b. Promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary to protect infrastructural facilities, water-dependent uses, commercial and residential structures and substantial appurtenances attached or integral thereto constructed as of January 1, 1995, or a cemetery or burial grounds [CGS Section 22a-92(b)(2)(F)].
 - c. Maintain the natural relationship between eroding and depositional coastal landforms [CGS Section 22a-92(b)(2)(J)].
 - d. Minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures [CGS Section 22a-92(b)(2)(J)].

The structure must be removed, and the property shall be made compliant with CAM approval #2024-36, including installation of the vegetative buffer and restoration to the approved grading and slope conditions. The shoreline should be restored as nearly as reasonably possible to its condition prior to the violation, and any debris must be removed from the tidal wetland.

BE IT FURTHER RESOLVED that the effective date of this denial shall be December 1st, 2025.

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025 – 74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per as-built survey dated 7/11/2025 prepared Advanced Surveying, LLC, Westport, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That the vegetative buffer approved as a part of #2024-36 CAM be installed; and
4. That the finished grade blend with existing grades at the property line and no change of more than one (1.0) foot or more shall occur within five (5) feet of a side or rear lot line per section 6.2.2.F.7 of the Zoning Regulations; and
5. That no grading activity result in a finished slope of more than four horizontal to one vertical (4:1) within the Yard setback and three horizontal to one vertical (3:1) elsewhere per section 6.2.2.F.8 of the Zoning Regulations; and
6. That nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 1st, 2025.

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

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.**

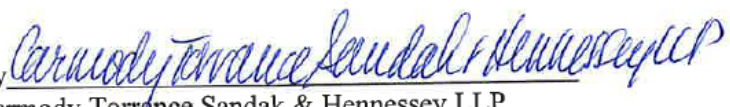
If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment 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

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

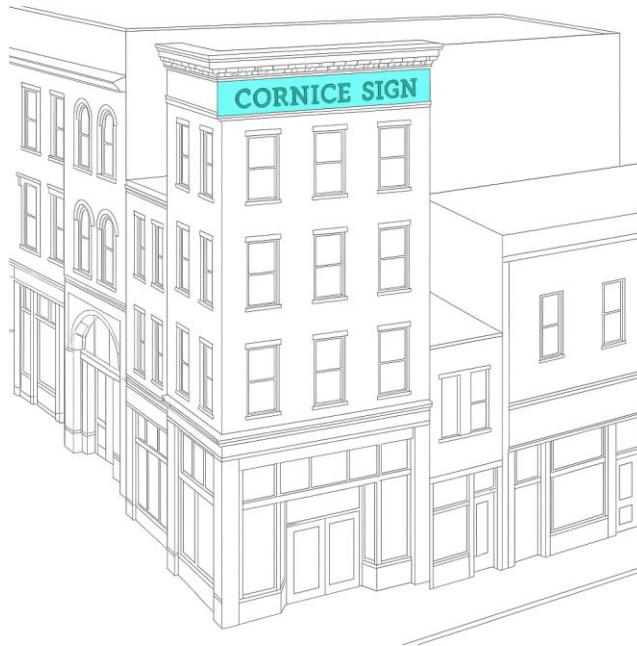
Memorandum

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

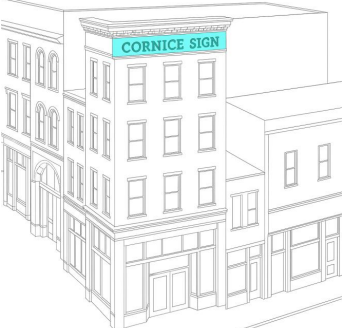
Dear Attorney Suchy,

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: Shall be applied to the top Story Façade and not project vertically above the roof line; 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

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

October 17, 2025

Revised November 13, 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. If backlit, shall be subject to a Special Permit in accordance with Section 8.4.8; and e. 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/ 48 in. max. height If vertical: 48 in. max width/20 feet maximum from top of the sign to bottom of the sign	

Depth/Projection	Max 12 in.		
Illumination	Max 200 nits		

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:

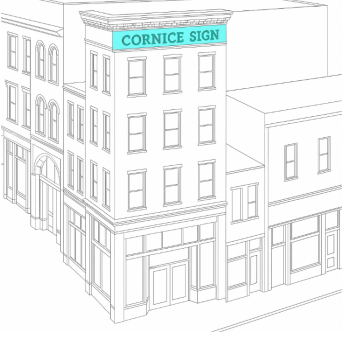
1. Chapter 3, Goal 1: “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”
2. Chapter 3, Goal 2: “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”
 - a. Policy: “Seek to retain, grow and 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.”

BE IT FURTHER RESOLVED that the effective date of this action shall be October 31, 2025.

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

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: Shall be applied to the top Story Façade and not project vertically above the roof line;

Dimensions			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. If backlit, shall be subject to a Special Permit in accordance with Section 8.4.8; and e. Shall not obscure any architectural element of the Building
Quantity (max)	One (1) per Street Frontage, not to exceed a total of two (2)		
Area	1sf per linear foot of Facade		
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/48 in. max. height If vertical: 48 in. max width/20 feet maximum from top of the sign to bottom of the sign		
Depth/Projection	Max 12 in.		
Illumination	Max 200 nits		

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.”

BE IT FURTHER RESOLVED that the effective date of this action shall be October 31, 2025.

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



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")

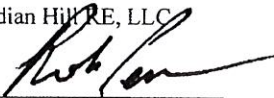
To Whom It May Concern:

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

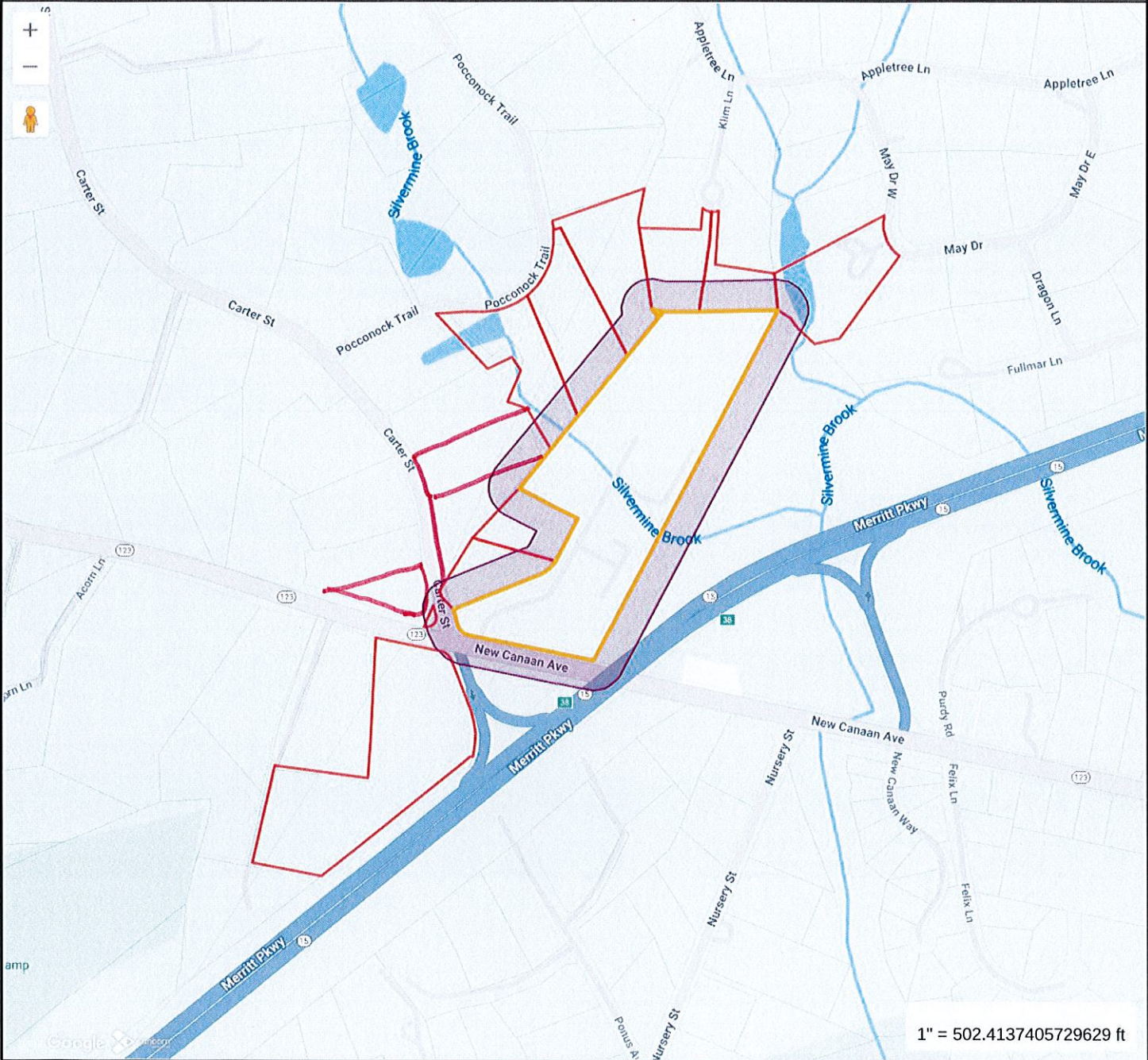
Peter B. Wilson, Jr. & Karen P. Wilson
178 Pocconock Trail
Norwalk, CT 06850

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



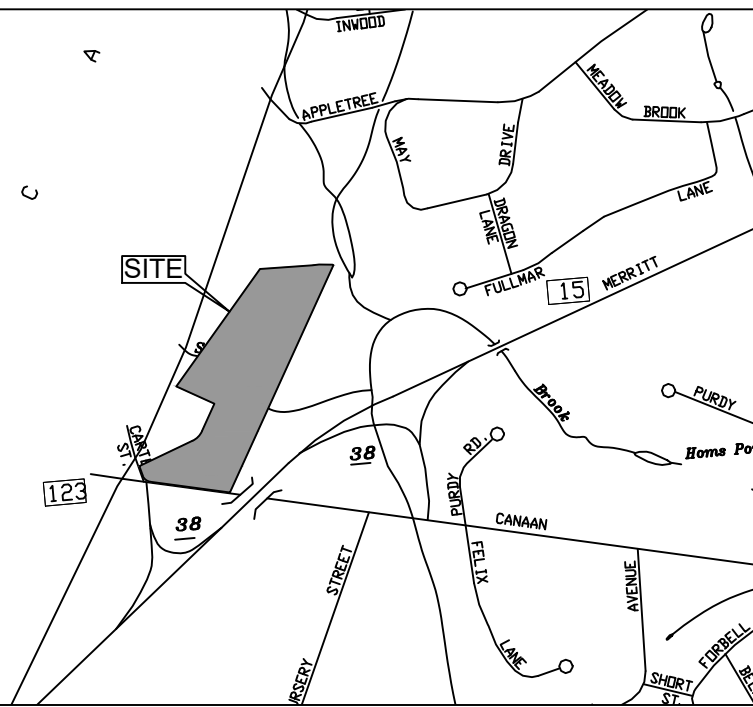
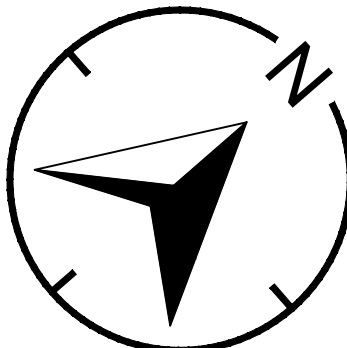
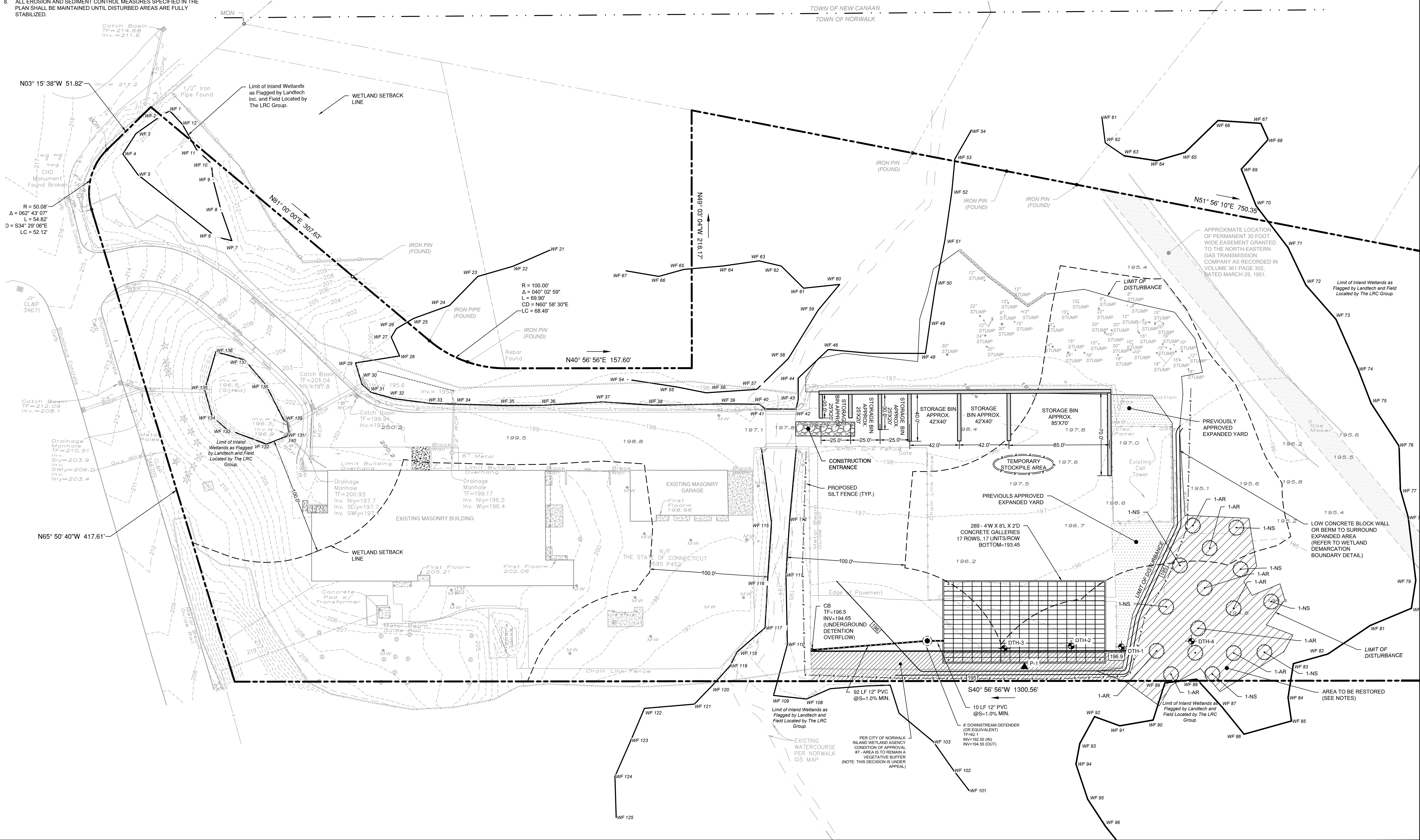
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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. 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

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

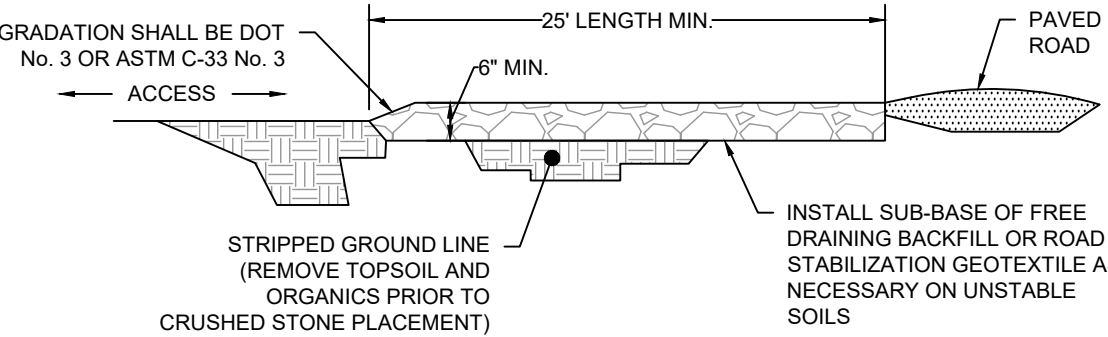
PREPARED FOR:	INDIAN HILL RE, LLC
PROJECT LOCATION:	284 NEW CANAAN AVENUE NORWALK, CT
PROJECT TITLE:	#S19-499B SITE IMPROVEMENTS

DRAWING TITLE:	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

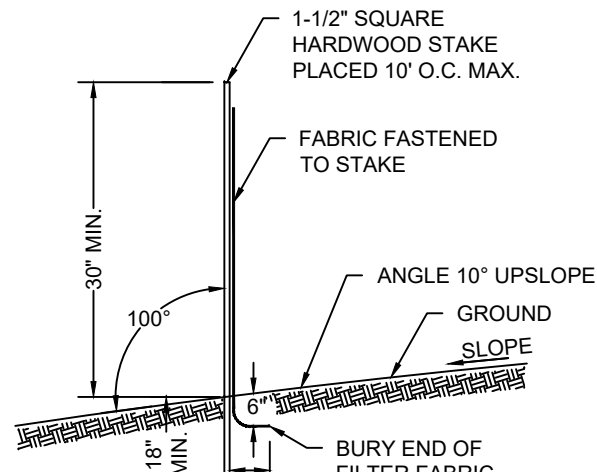
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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' 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.
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.

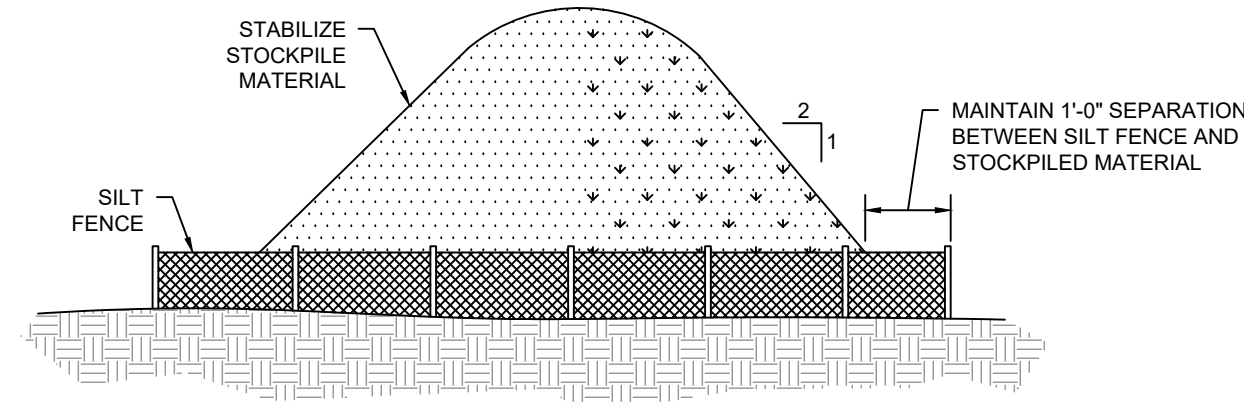


2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)

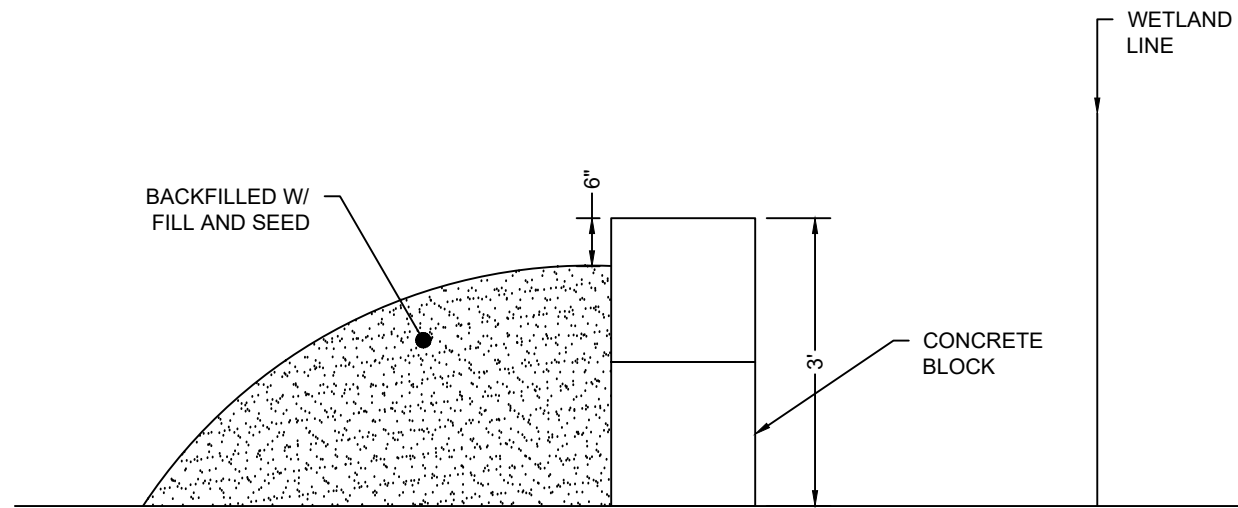
- GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 2. GRATE - STEEL OR CAST IRON.
 3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 4. APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.



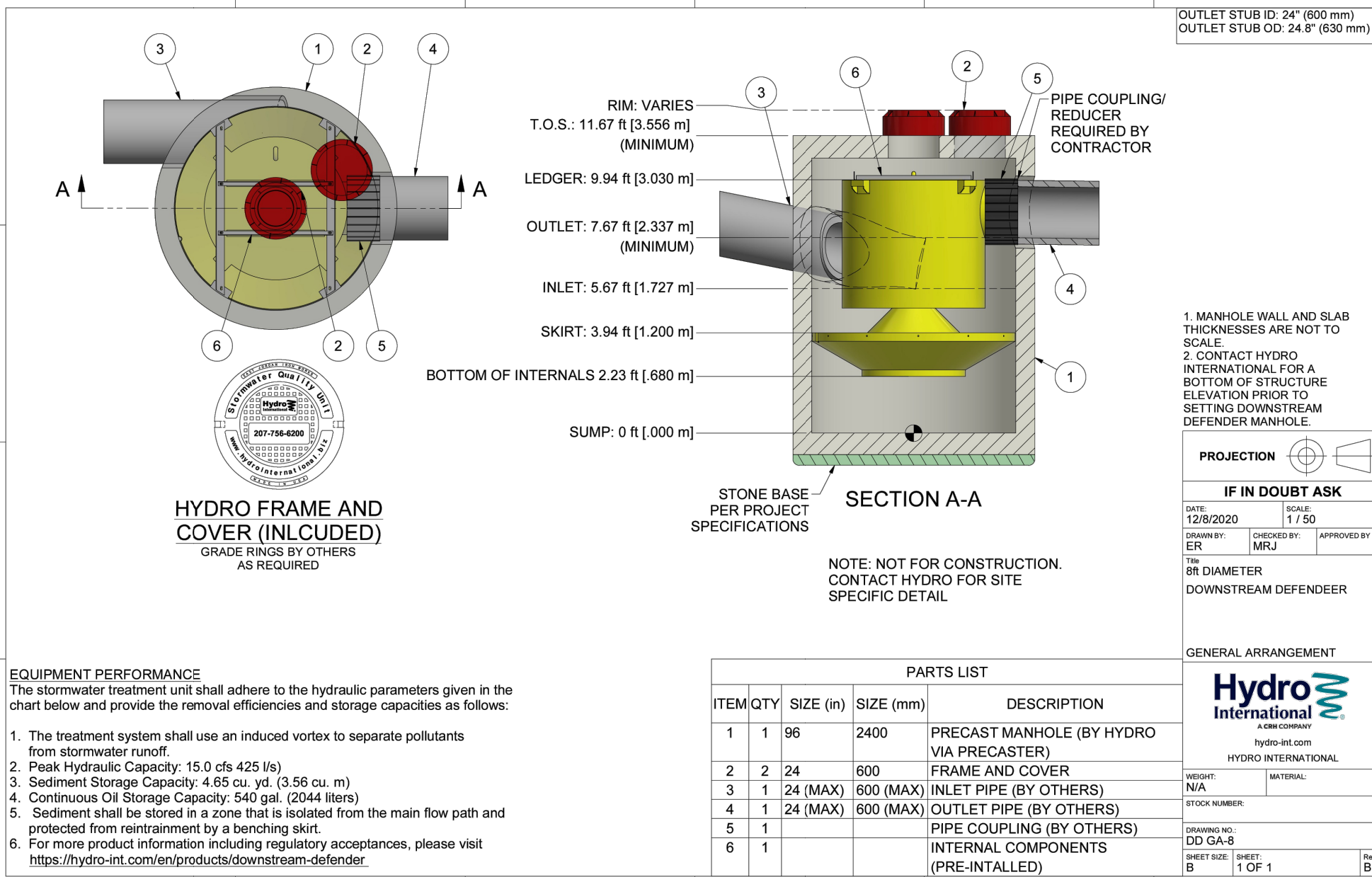
GEOTEXTILE SILT FENCE (NTS)



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:
1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 2. Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 3. Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
 4. Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 6. 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

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

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

Groundwater discharge at 6.8'

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

Groundwater discharge at 6.5'

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

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
RUBROCKIA 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
02/28/2025
01/23/2025
REVISION DATE
ISSUE

REVISED PER REVIEW COMMENTS
REVISED PER DPW COMMENTS
PLANTINGS AND NOTES

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:
12/18/2024

DESIGNED BY:
SM

CHECKED BY:
BC

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'	8
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'	8

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.

03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPNV 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:

PLANTING NOTES

PROJECT No. 23015-02

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

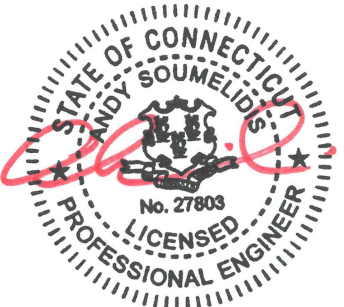
SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-3.0

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 Scarborough 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		

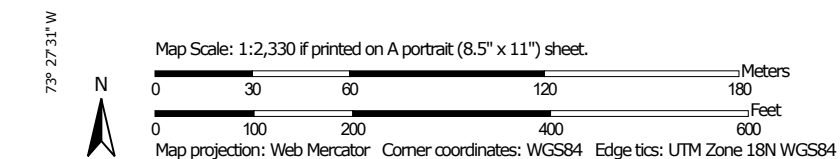
It is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk and will not result in any adverse impacts to adjacent neighbors or downstream drainage systems.

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



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY

EX-WS



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY
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[illegible]

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

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

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
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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).

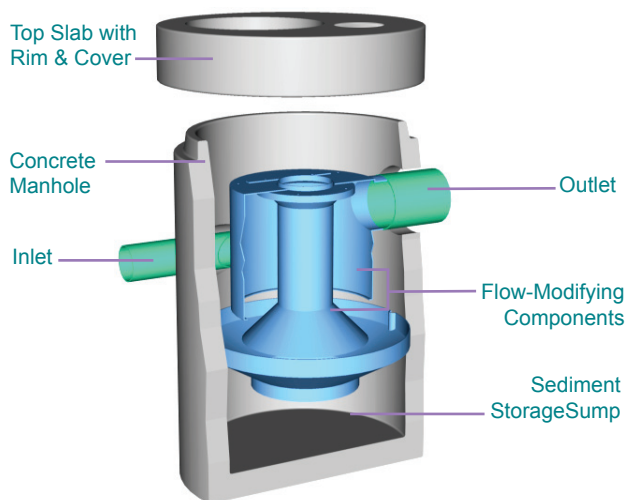


Fig.1 The flow modifying components stabilize the flow regime to provide higher pollutant removal capabilities.

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.

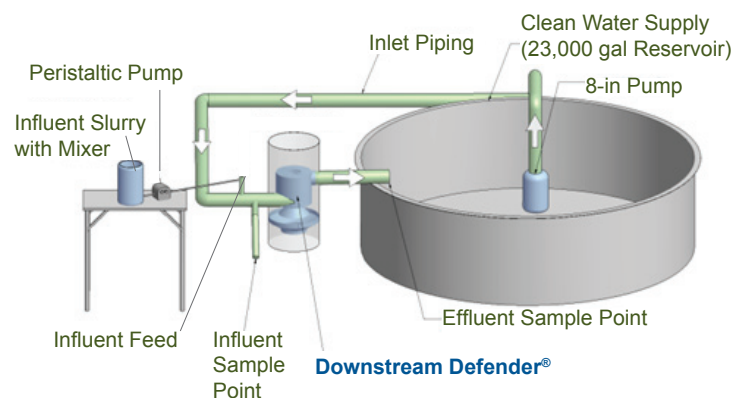


Fig.2 Hydro International's Portland, Maine test facility.



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.

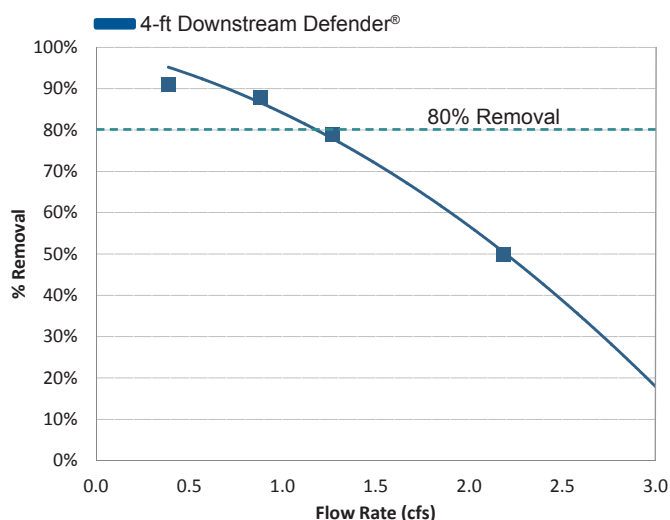


Fig.4 Results of the testing show 80% removal of the very fine test sediment up to 1.2 cfs.

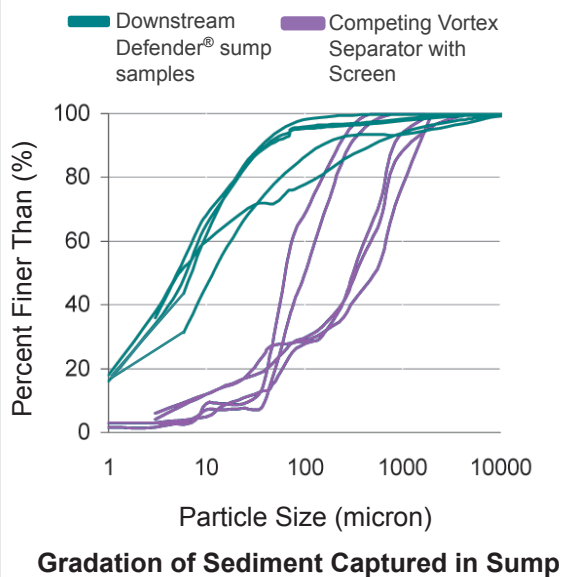
Downstream Defender® Sizing

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, A	1.598 acres	1.598 acres
Total Impervious Area	1.598 acres	1.503 acres
Percentage of Impervious Area, I	100.0%	94.1%
Runoff Coefficient, R	0.950	0.896

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	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, ΔI 0.054

c. Compute groundwater recharge volume, GRV

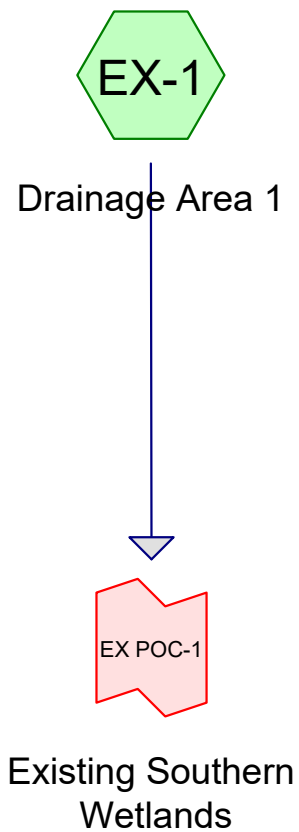
$$GRV = [(D)(A)(I)]/12$$

Runoff Depth to be recharged, D	0.6 inches
Total Drainage Area, A	1.598 acres
Net Increase, ΔI	0.054
GRV	0.00428 acre-foot
GRV	186 cf

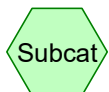
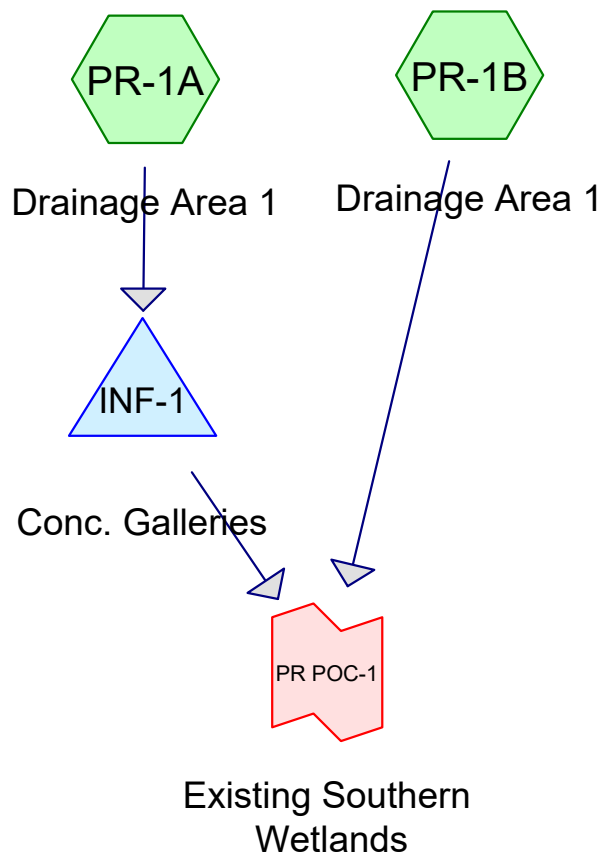
Retention Volume provided = 22675 cf > 186 cf

Stormwater Runoff Computations

Existing Conditions



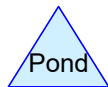
Proposed Conditions



Subcat



Reach



Pond



Link

Routing Diagram for 284 New Canaan Ave - Drainage
Prepared by Land-Tech Consultant, Printed 2/28/2025
HydroCAD® 10.20-5b s/n 01168 © 2023 HydroCAD Software Solutions LLC

284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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Printed 2/28/2025

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

Prepared by Land-Tech Consultant

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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

Prepared by Land-Tech Consultant

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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

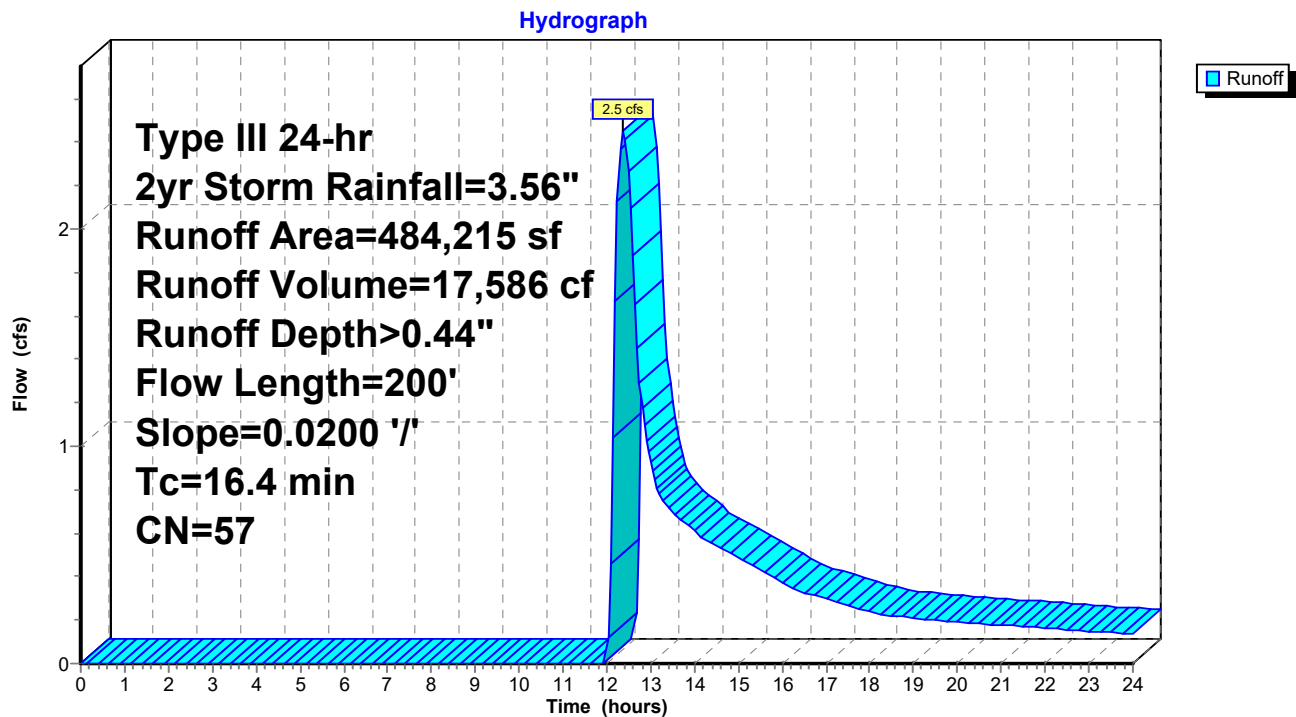
Runoff = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf, Depth> 0.44"
Routed to Link EX POC-1 : Existing Southern Wetlands

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"

Printed 2/28/2025

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Summary for Subcatchment PR-1A: Drainage Area 1

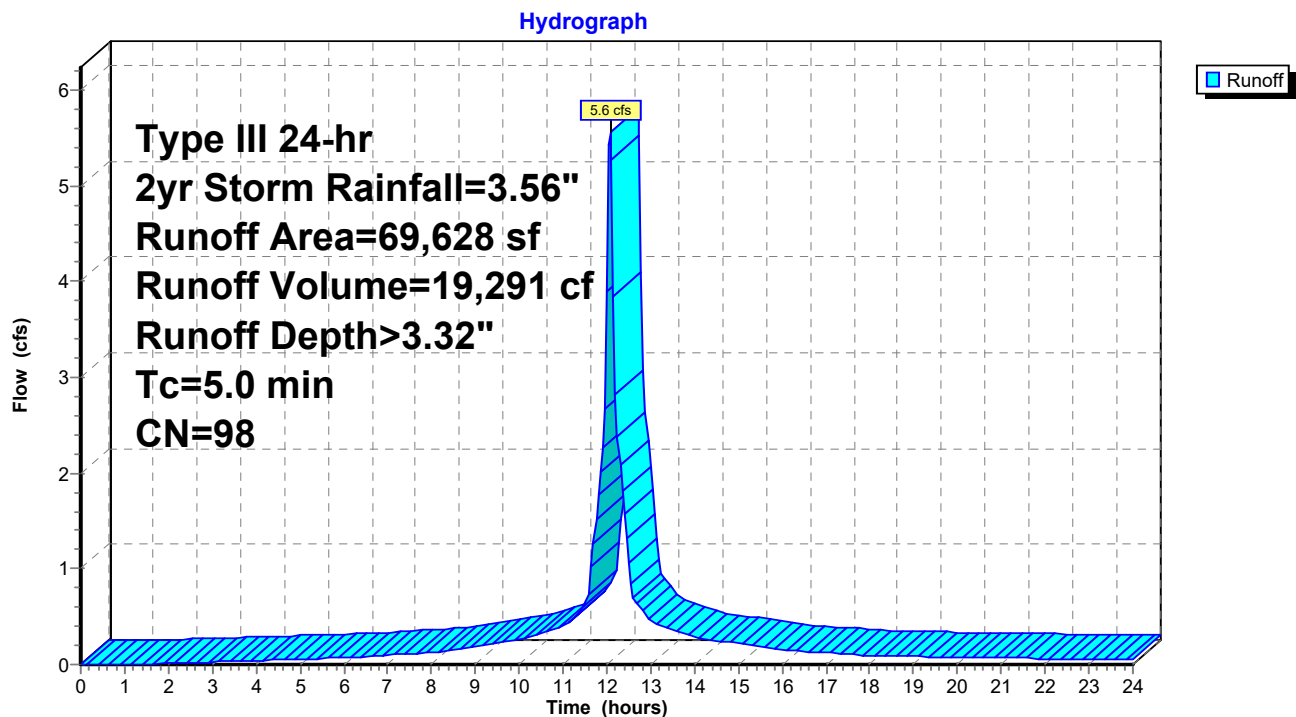
Runoff = 5.6 cfs @ 12.07 hrs, Volume= 19,291 cf, Depth> 3.32"
Routed to Pond INF-1 : Conc. Galleries

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

Prepared by Land-Tech Consultant

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

Printed 2/28/2025

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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

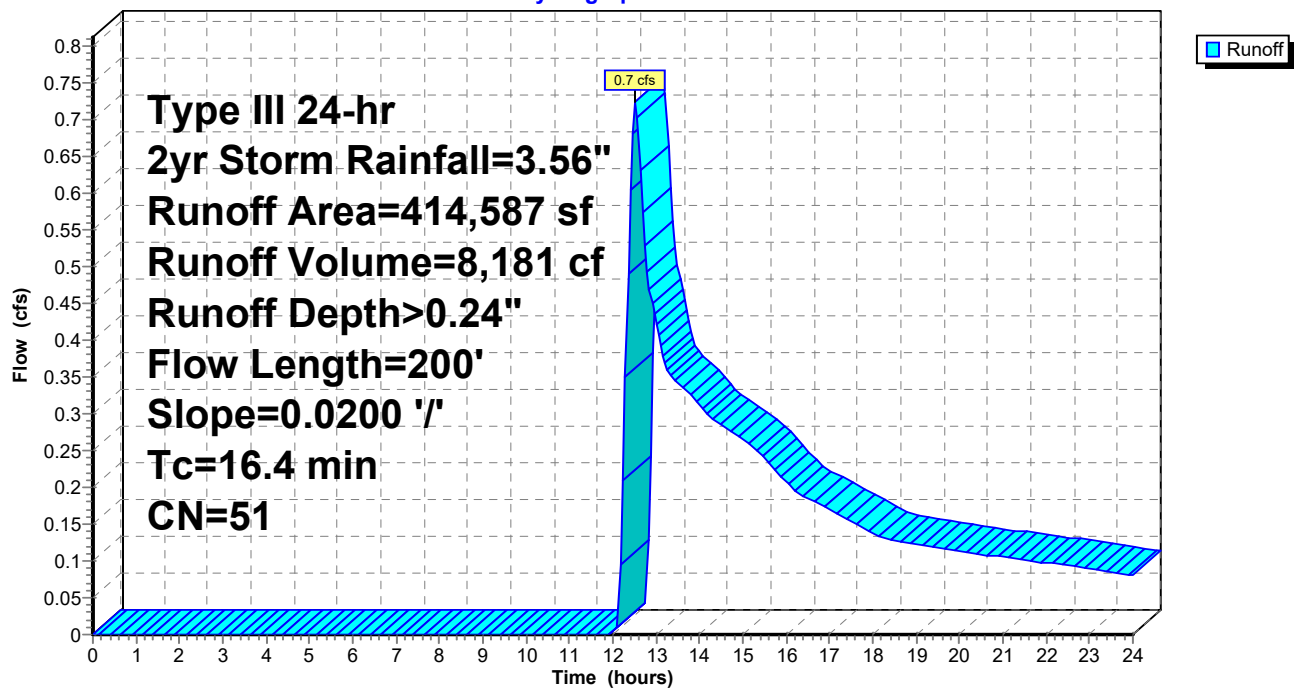
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.56"

	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)

284 New Canaan Ave - Drainage

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

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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

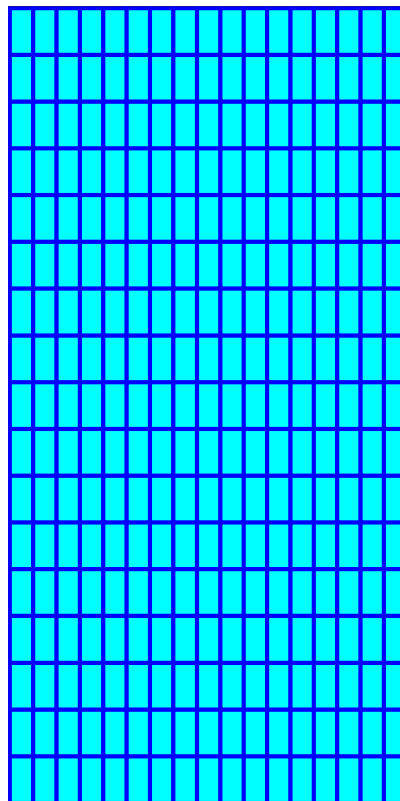
Overall Storage Efficiency = 71.2%

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

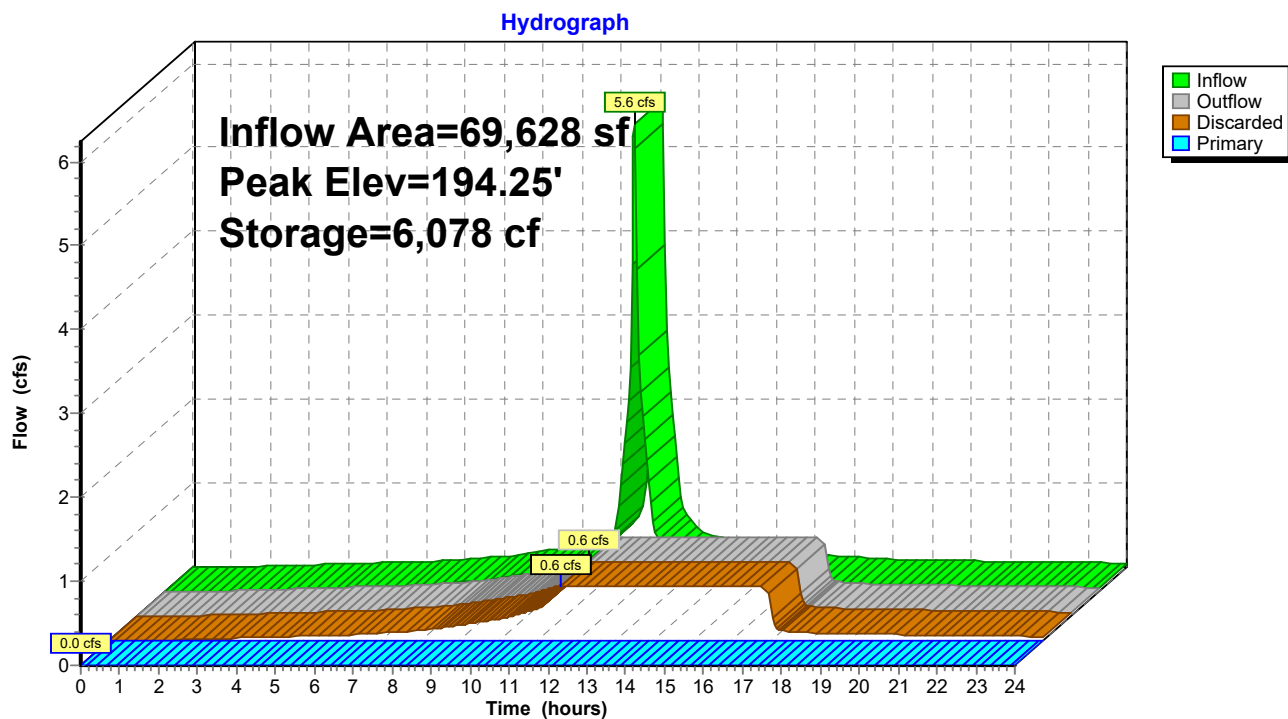
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

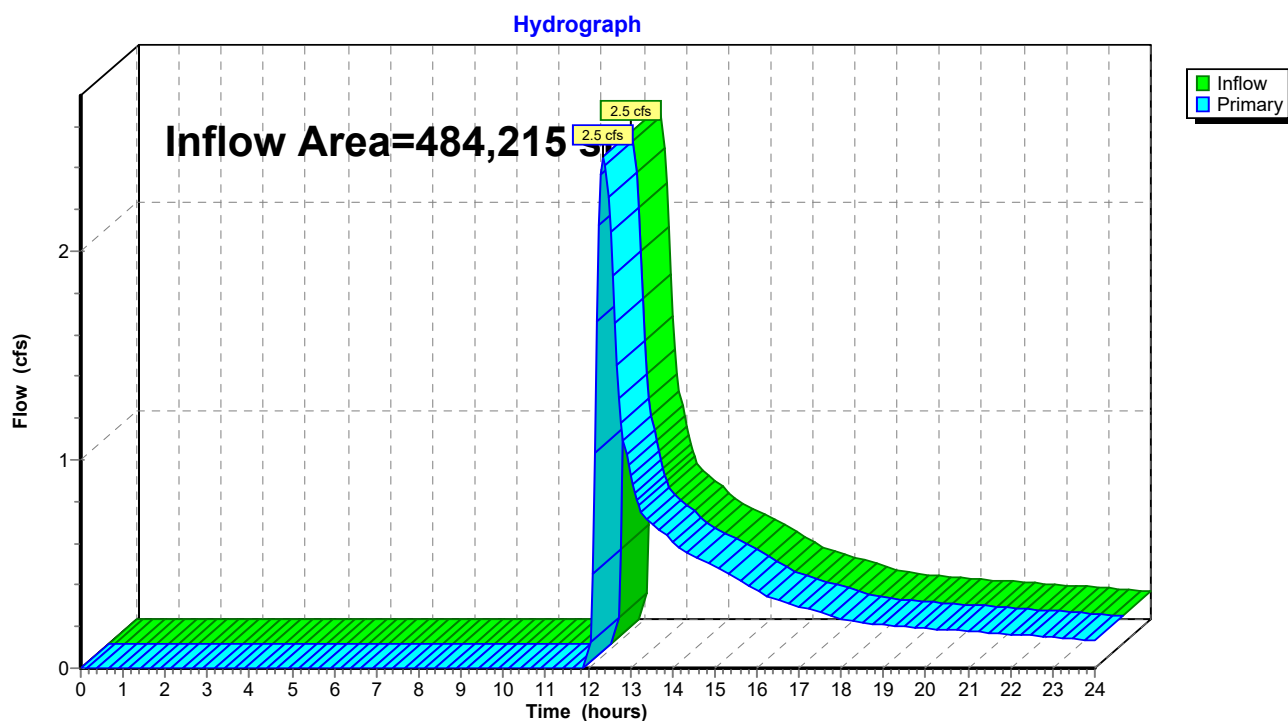


Summary for Link EX POC-1: Existing Southern Wetlands

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

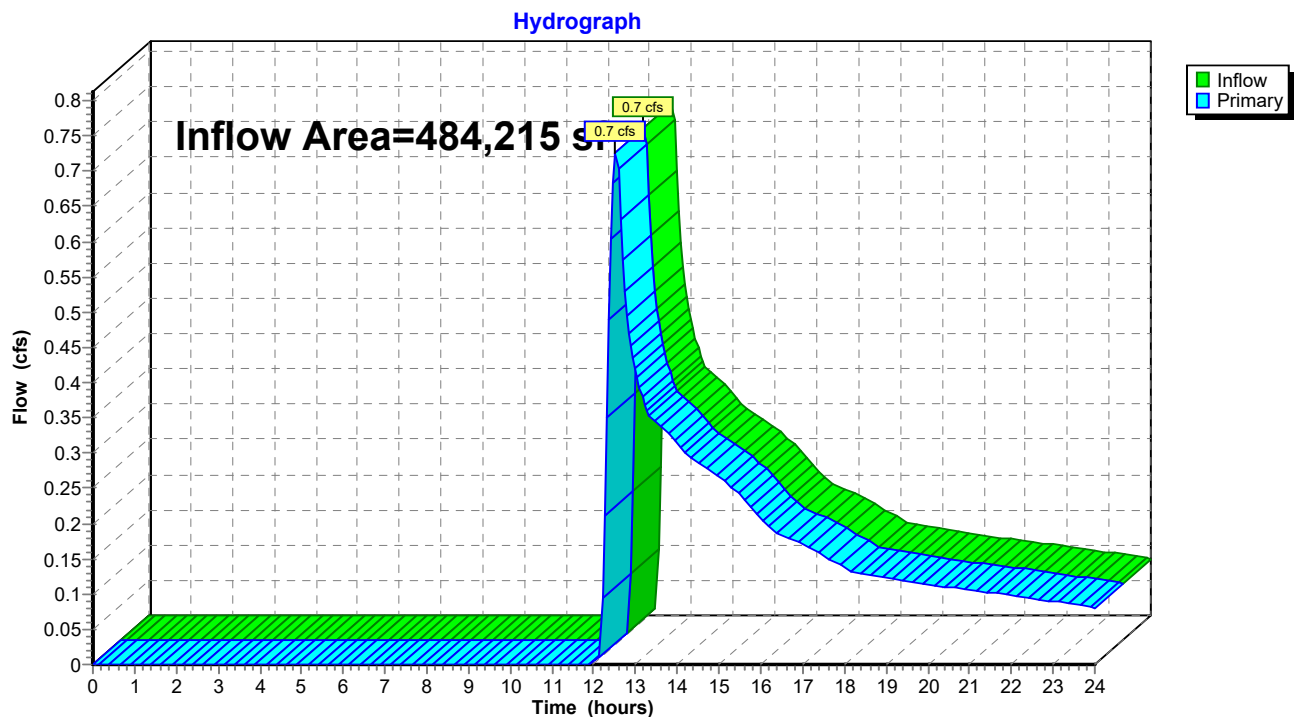


Summary for Link PR POC-1: Existing Southern Wetlands

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

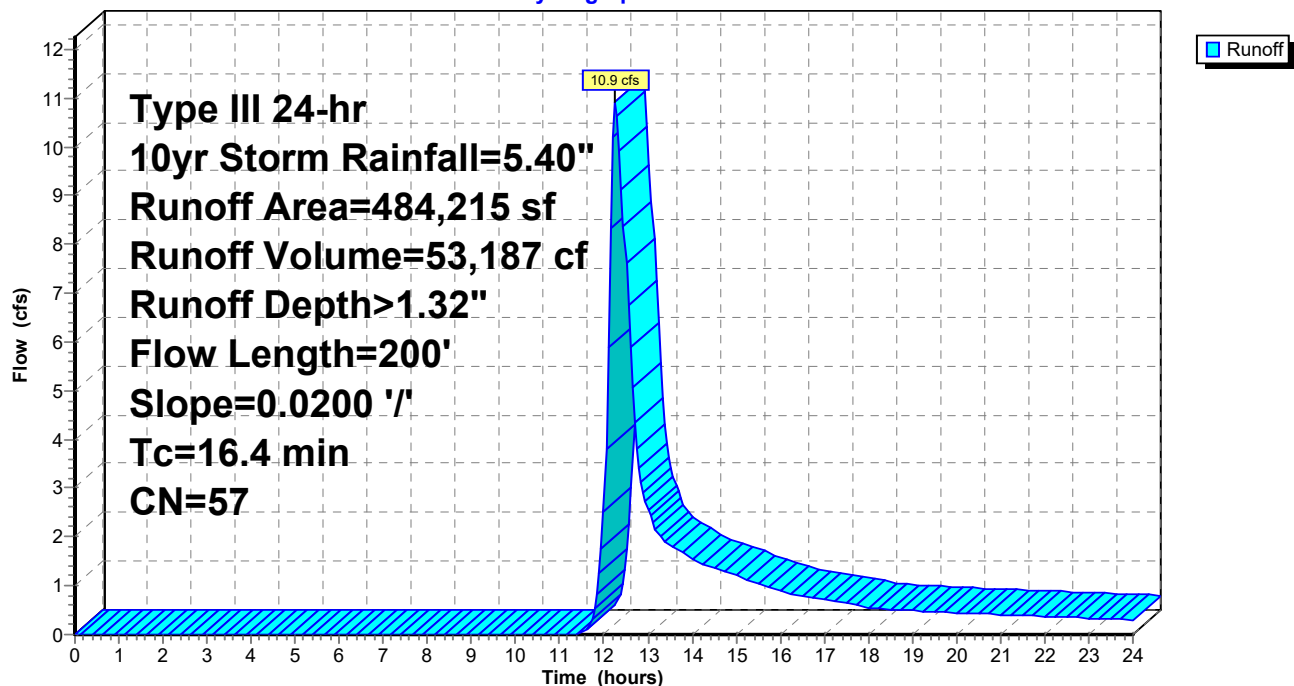
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	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

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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

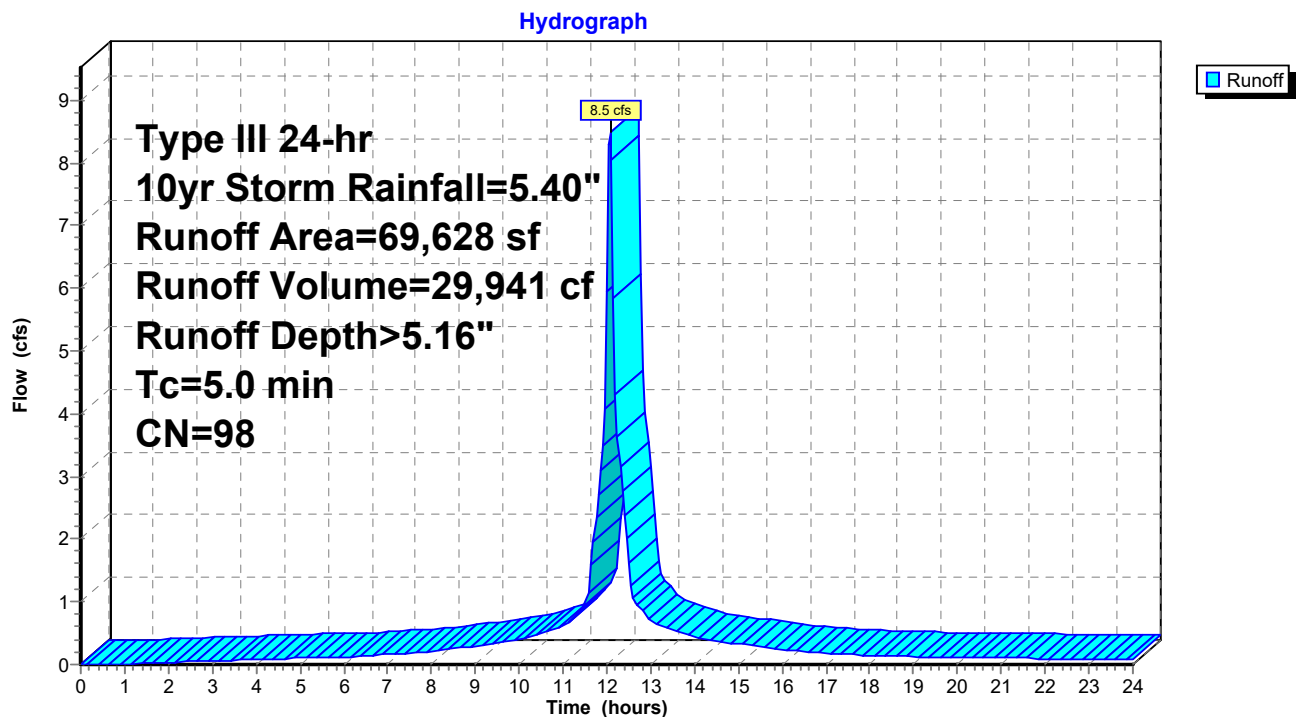
Runoff = 8.5 cfs @ 12.07 hrs, Volume= 29,941 cf, Depth> 5.16"
Routed to Pond INF-1 : Conc. Galleries

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



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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

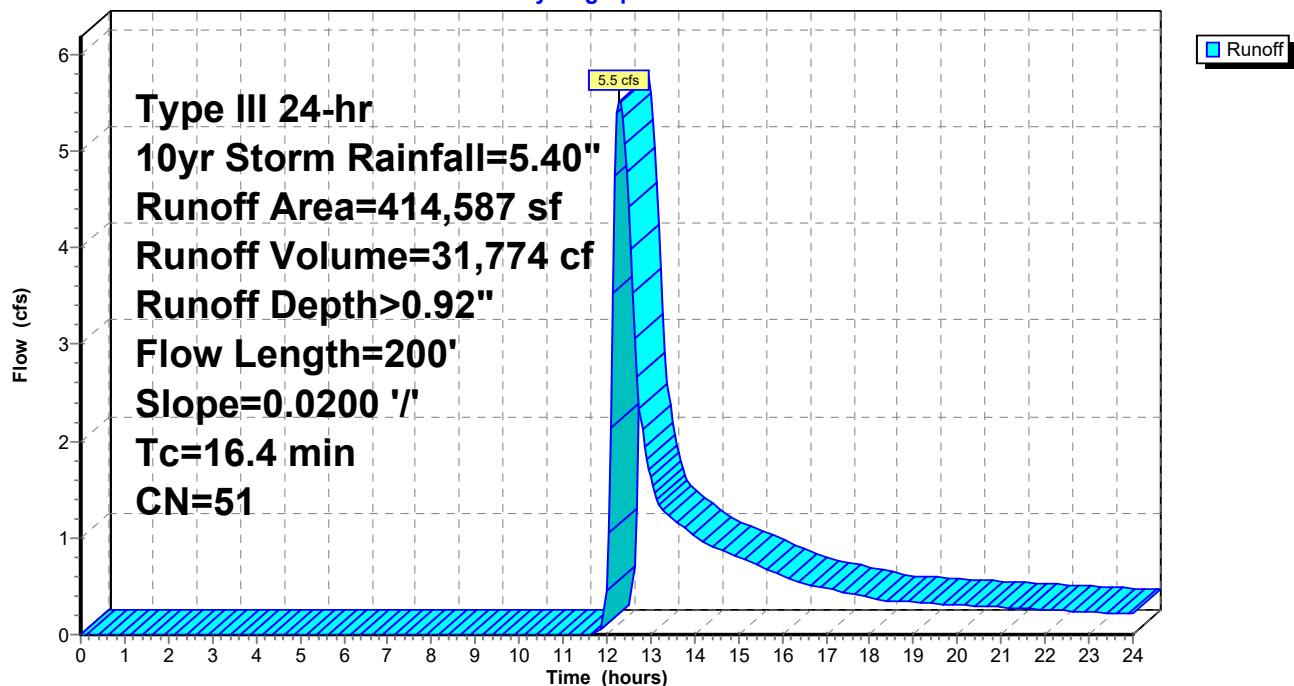
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	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

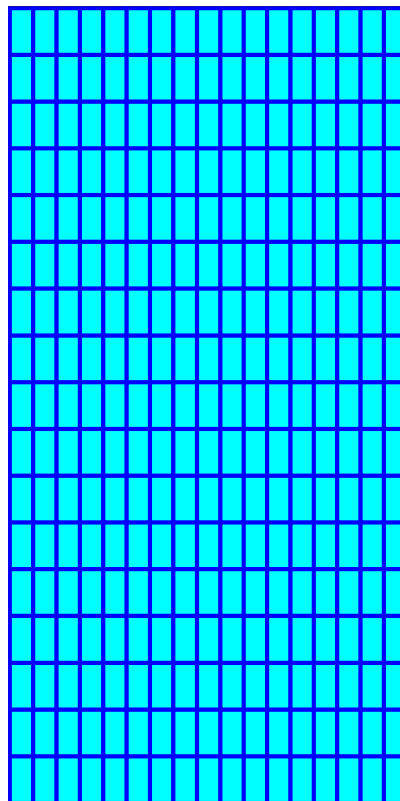
Overall Storage Efficiency = 71.2%

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

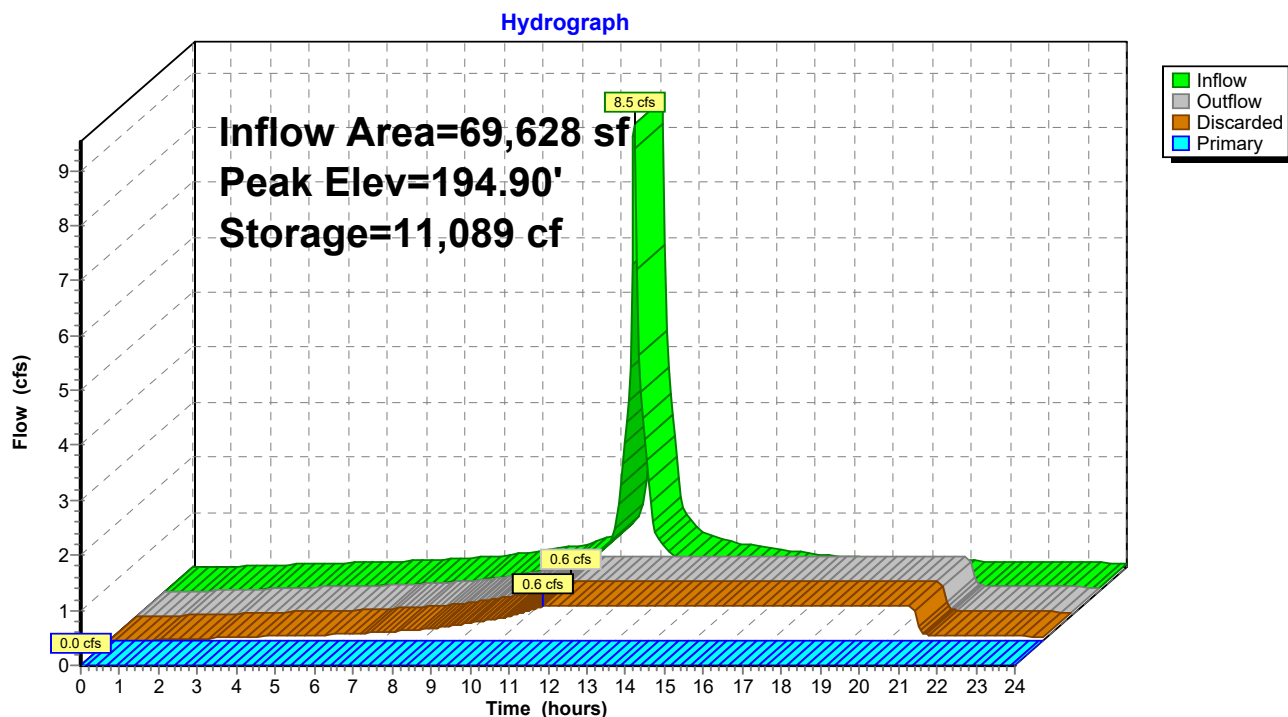
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

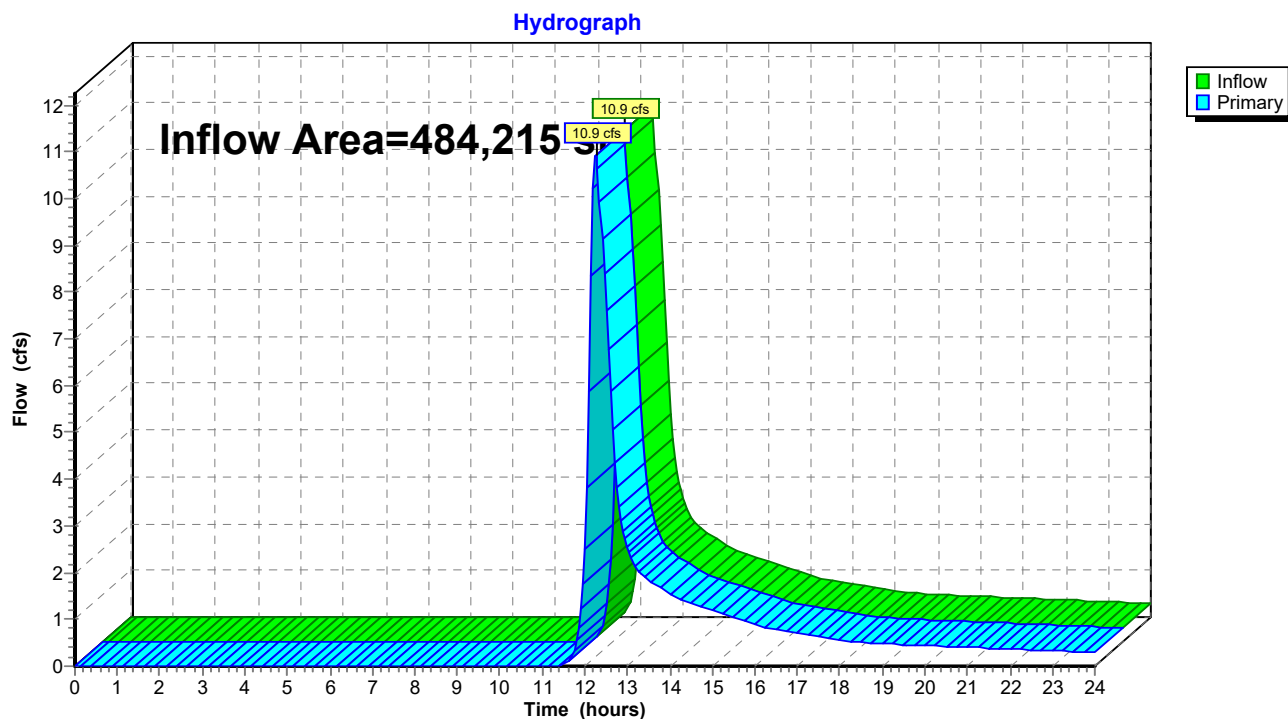


Summary for Link EX POC-1: Existing Southern Wetlands

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

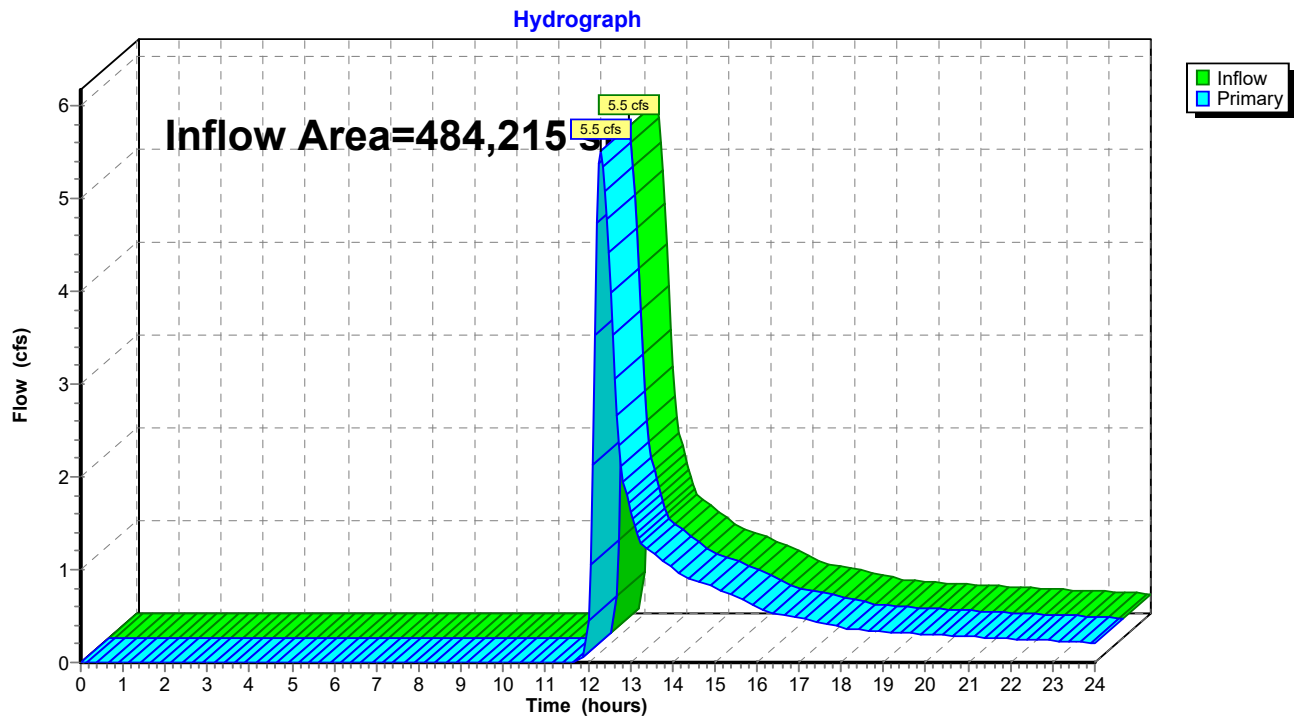


Summary for Link PR POC-1: Existing Southern Wetlands

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

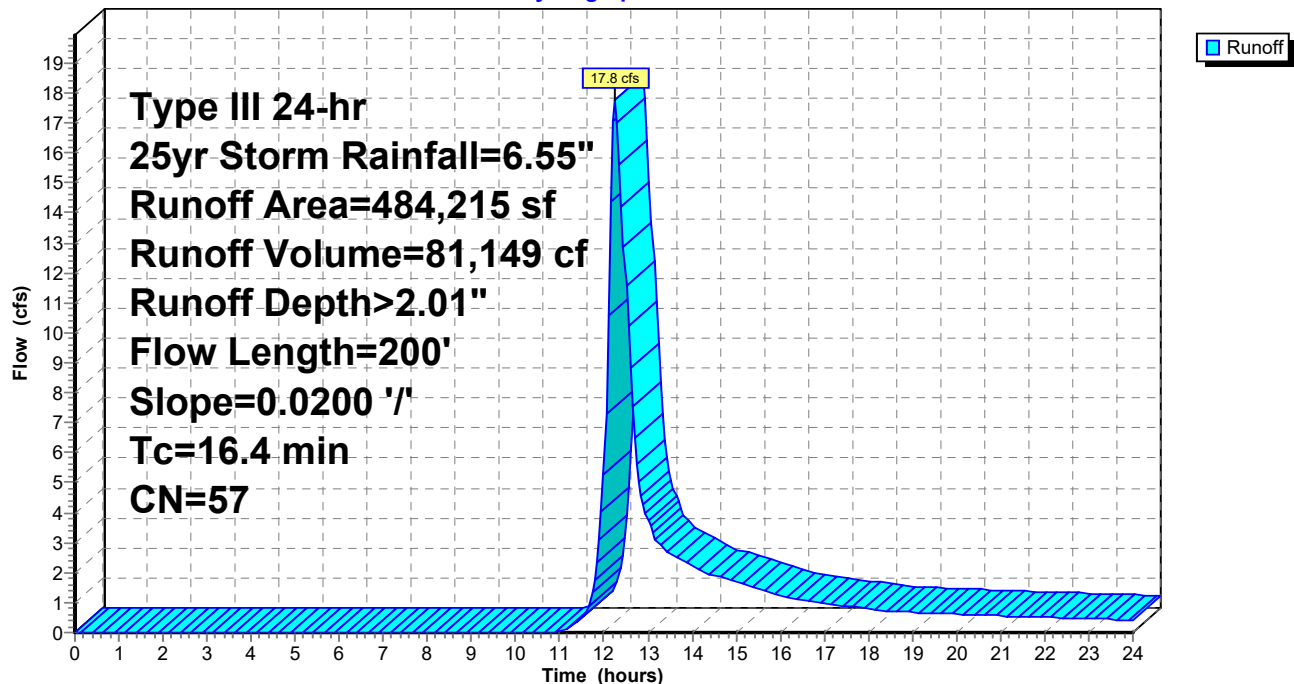
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	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

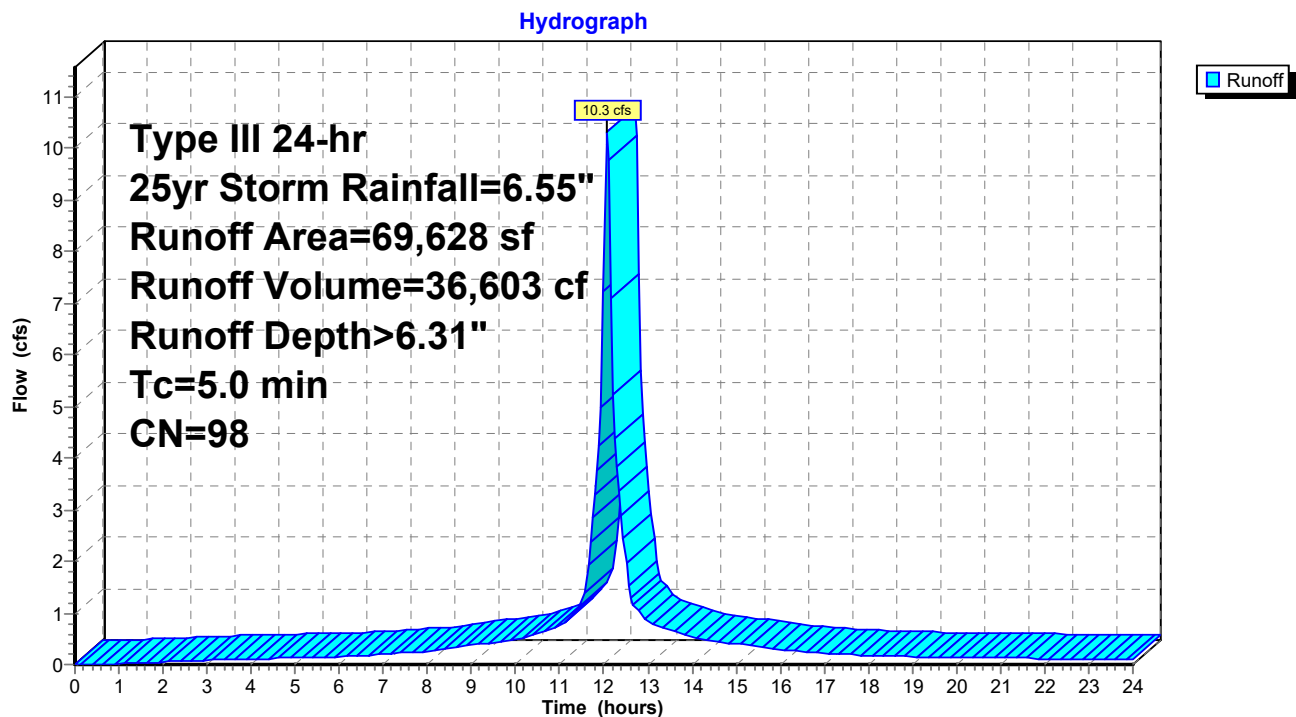
Runoff = 10.3 cfs @ 12.07 hrs, Volume= 36,603 cf, Depth> 6.31"
Routed to Pond INF-1 : Conc. Galleries

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

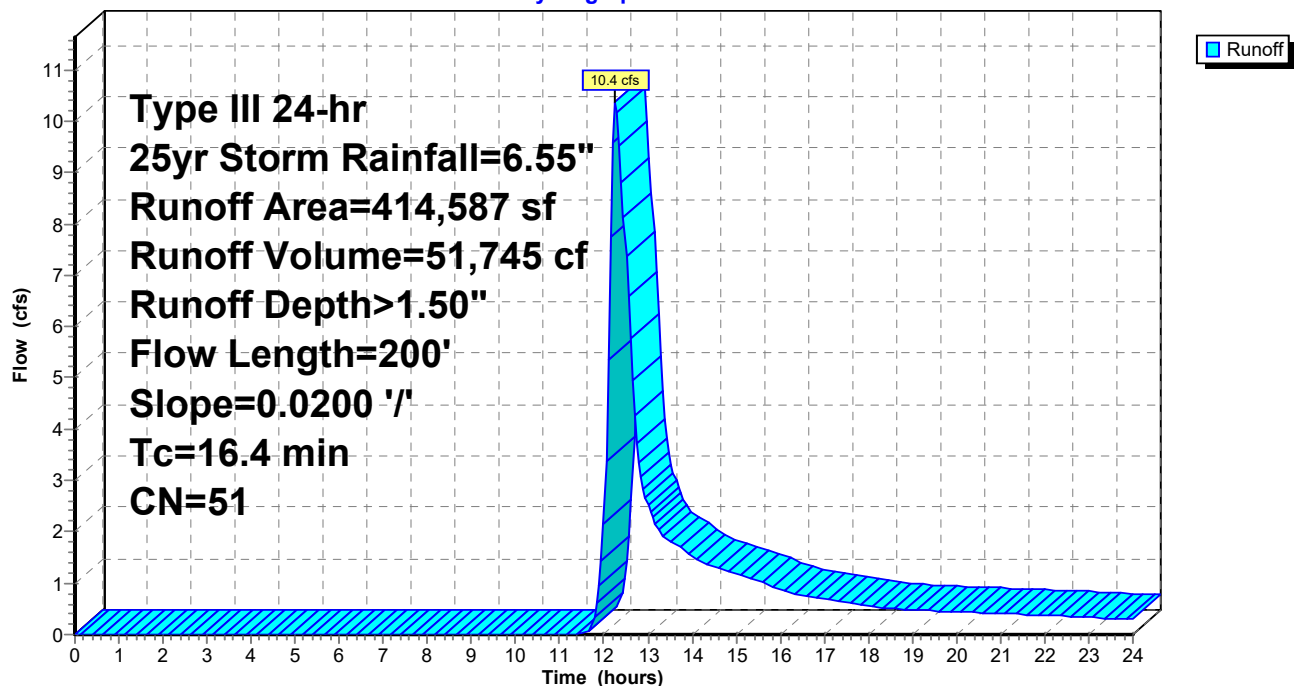
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	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

Hydrograph



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

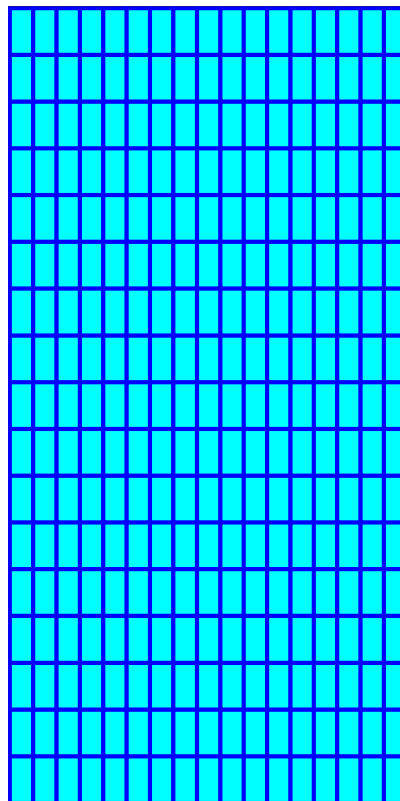
Overall Storage Efficiency = 71.2%

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

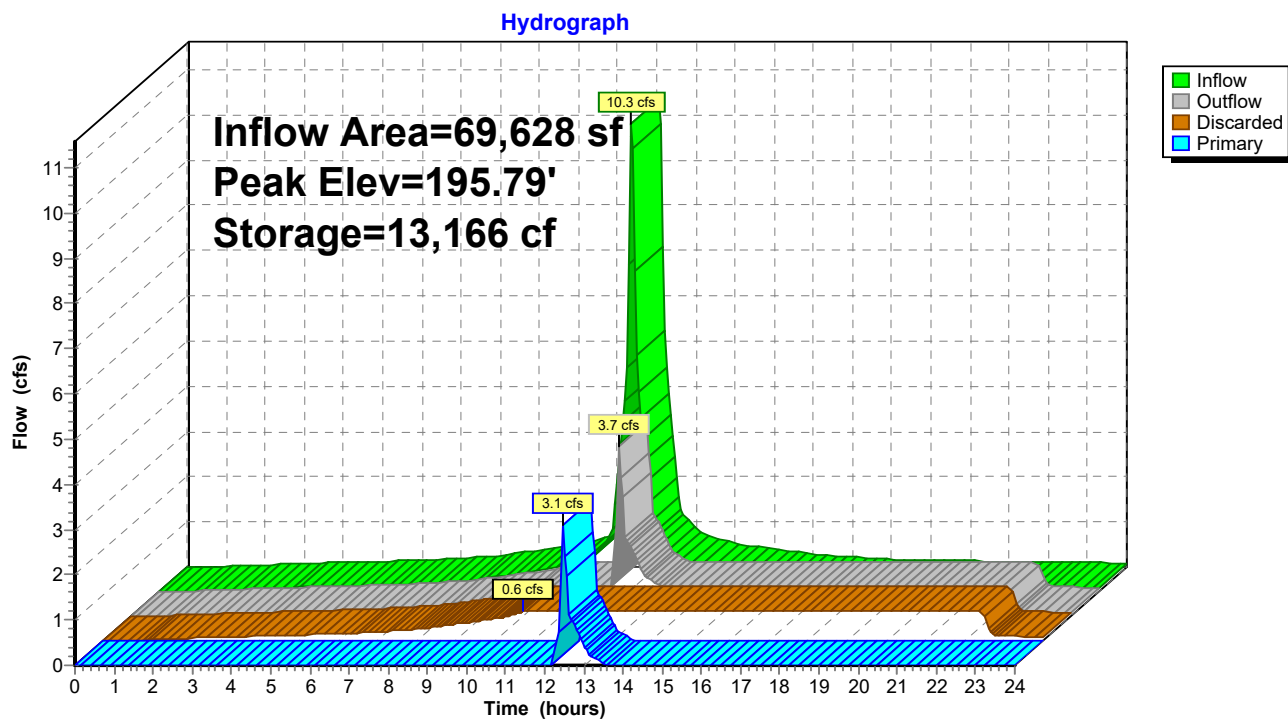
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

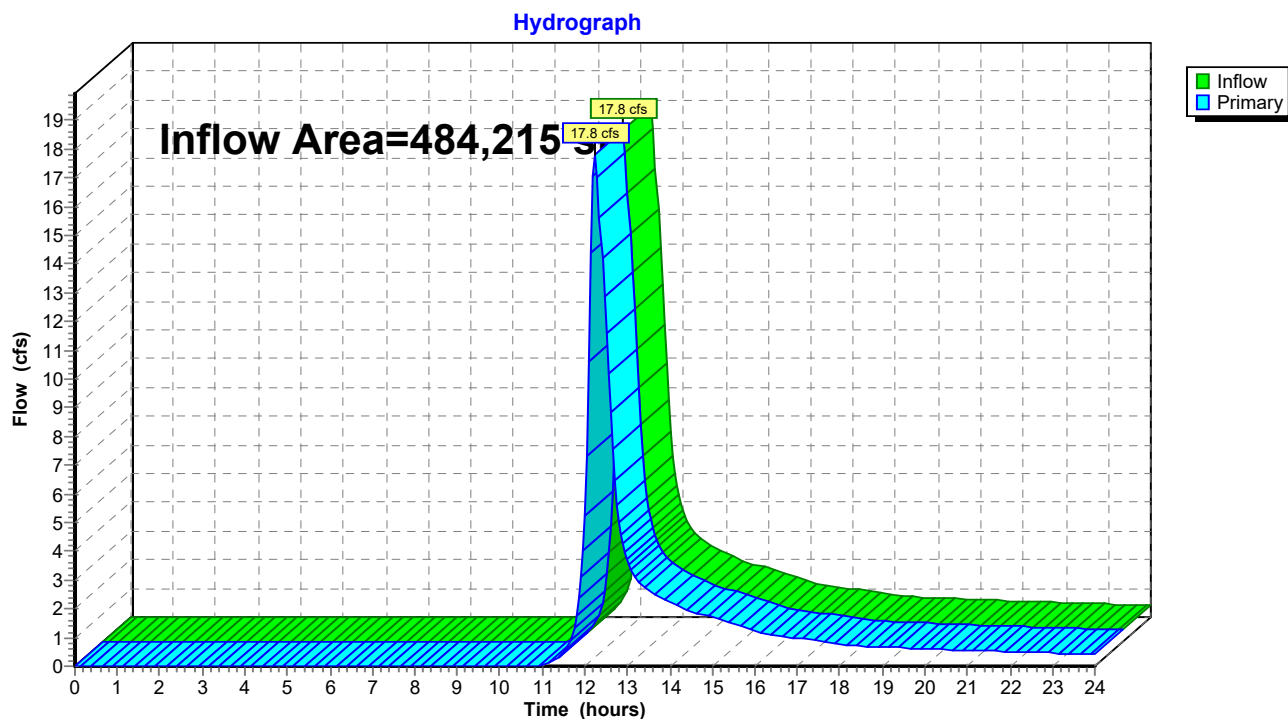


Summary for Link EX POC-1: Existing Southern Wetlands

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

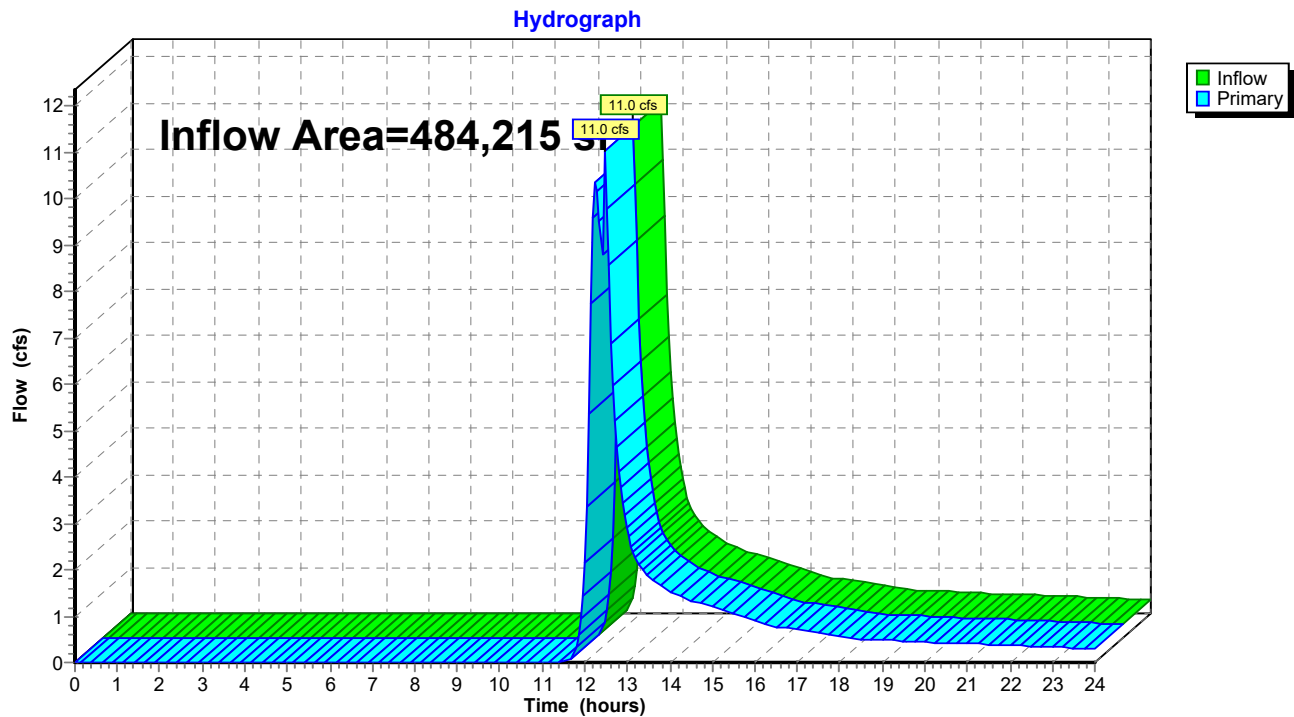


Summary for Link PR POC-1: Existing Southern Wetlands

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"

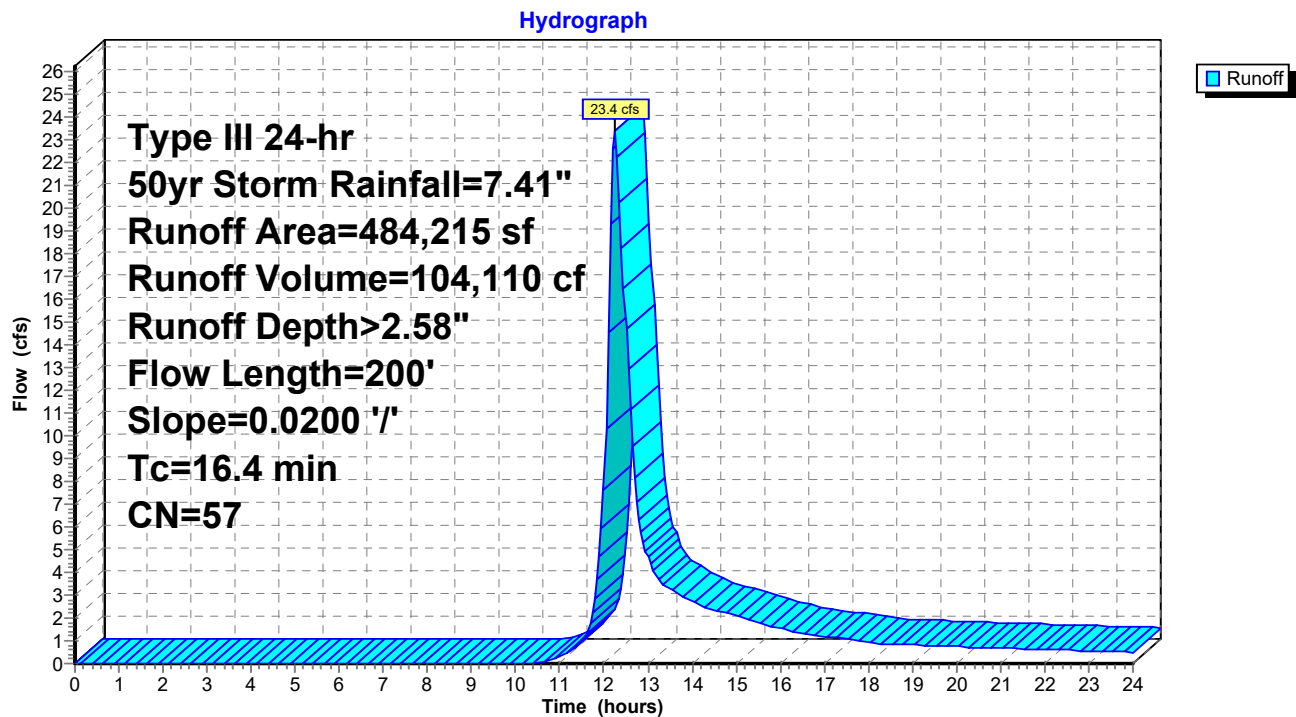
Routed to Link EX POC-1 : Existing Southern Wetlands

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



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 PR-1A: Drainage Area 1

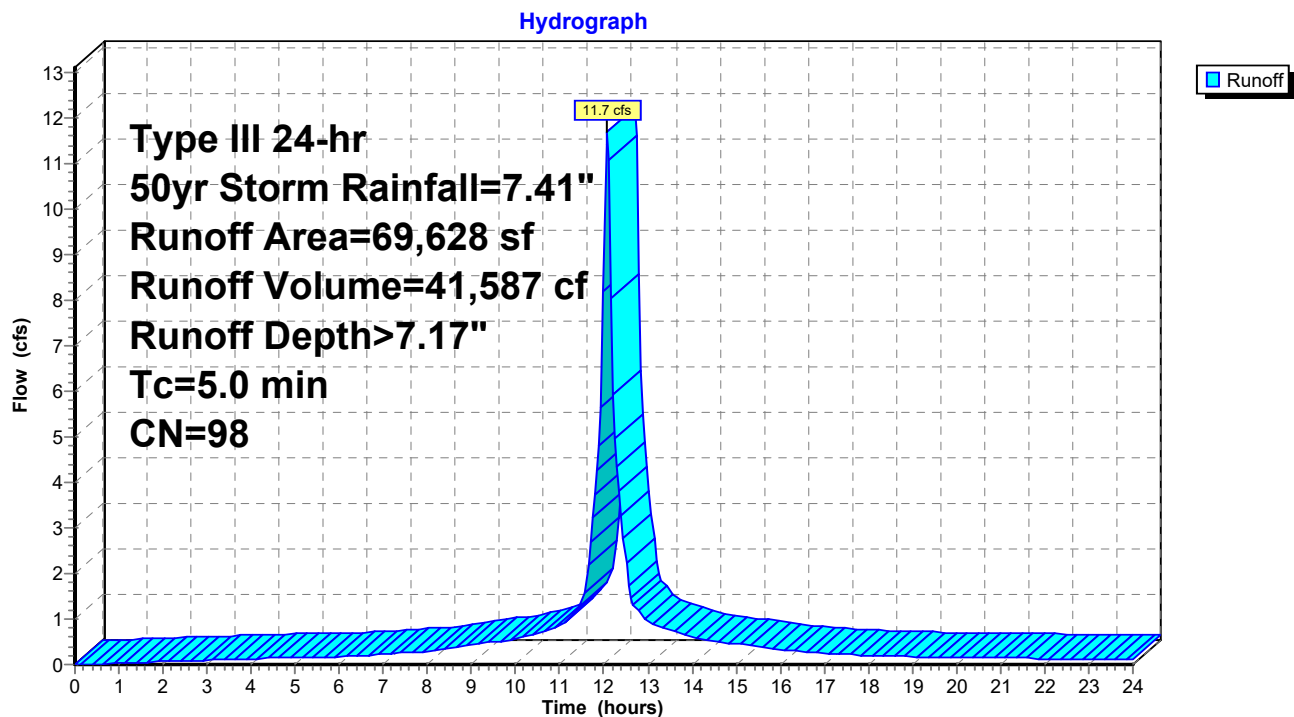
Runoff = 11.7 cfs @ 12.07 hrs, Volume= 41,587 cf, Depth> 7.17"
Routed to Pond INF-1 : Conc. Galleries

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



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 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

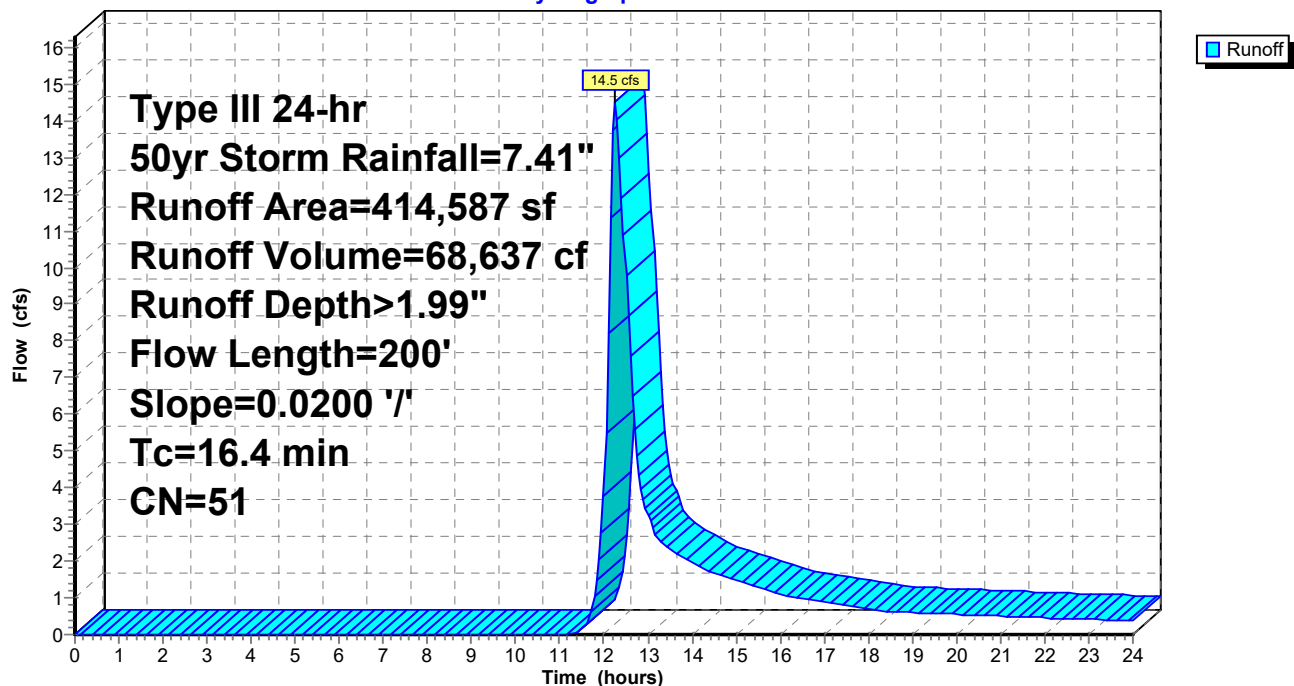
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.41"

	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

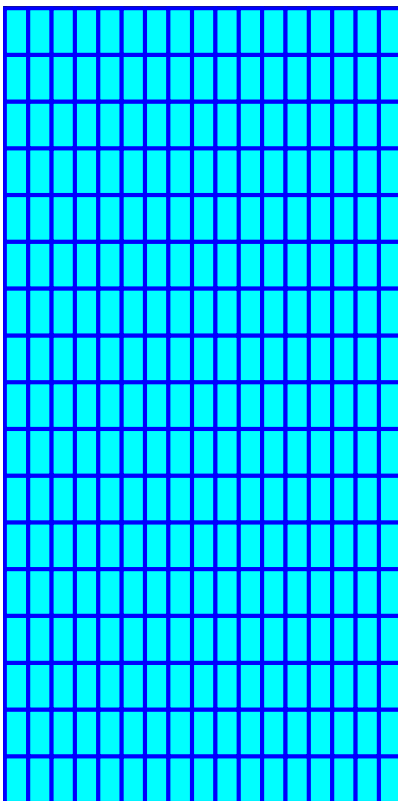
Overall Storage Efficiency = 71.2%

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

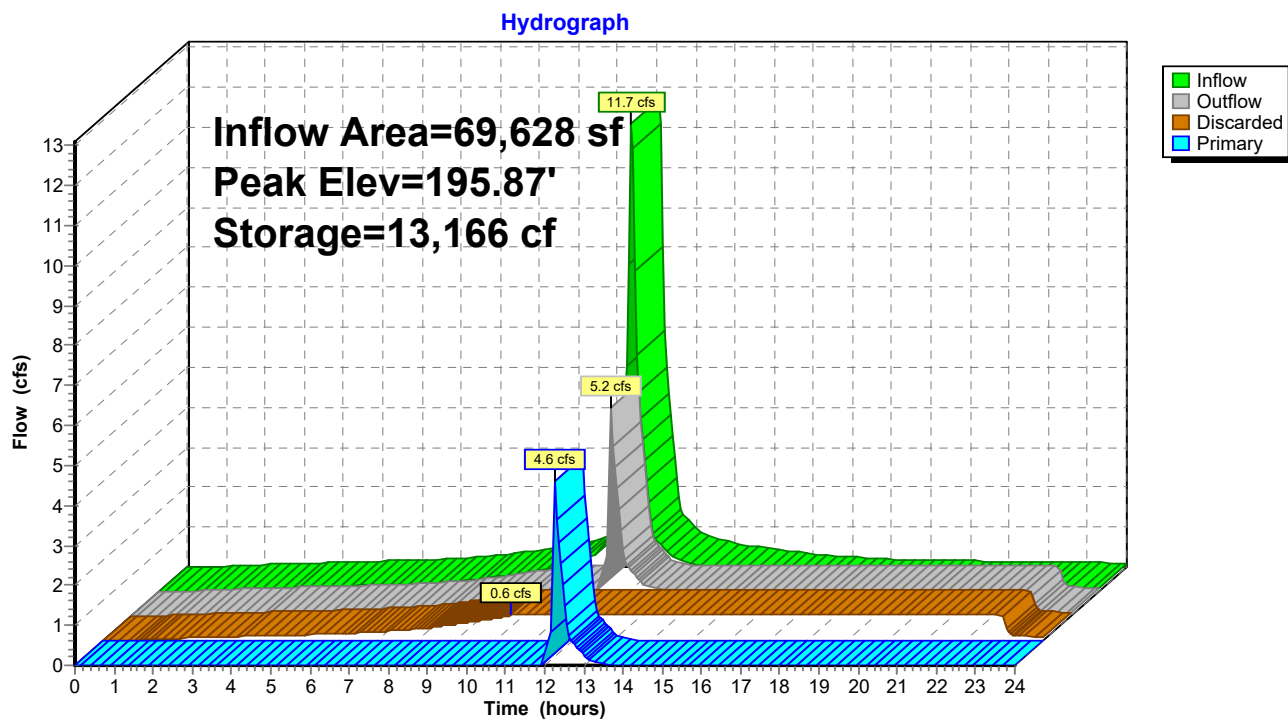
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

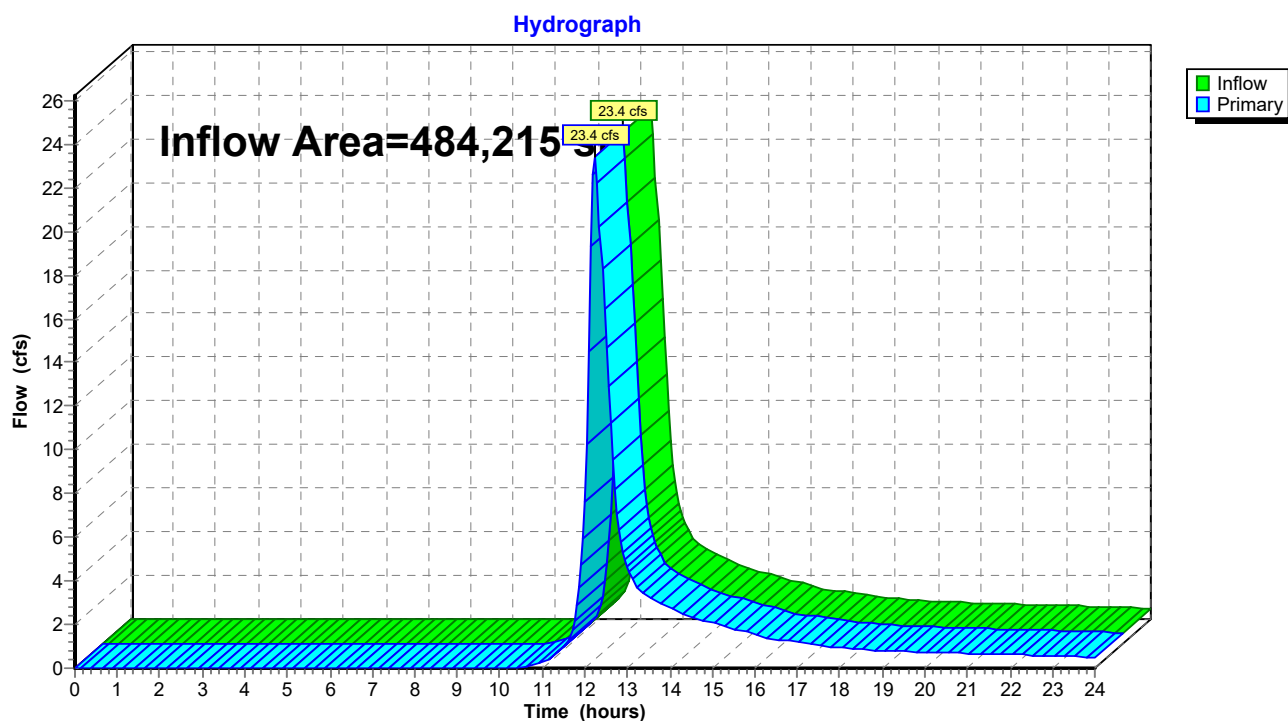


Summary for Link EX POC-1: Existing Southern Wetlands

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

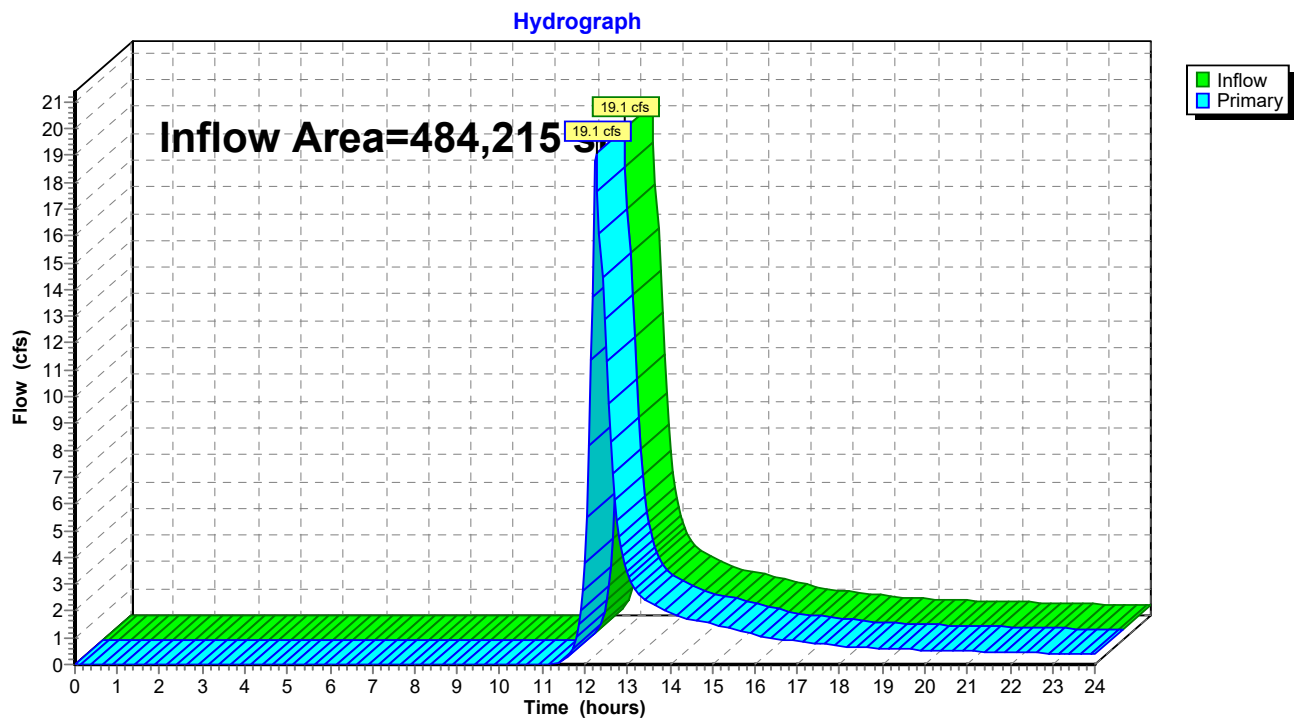


Summary for Link PR POC-1: Existing Southern Wetlands

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

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

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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

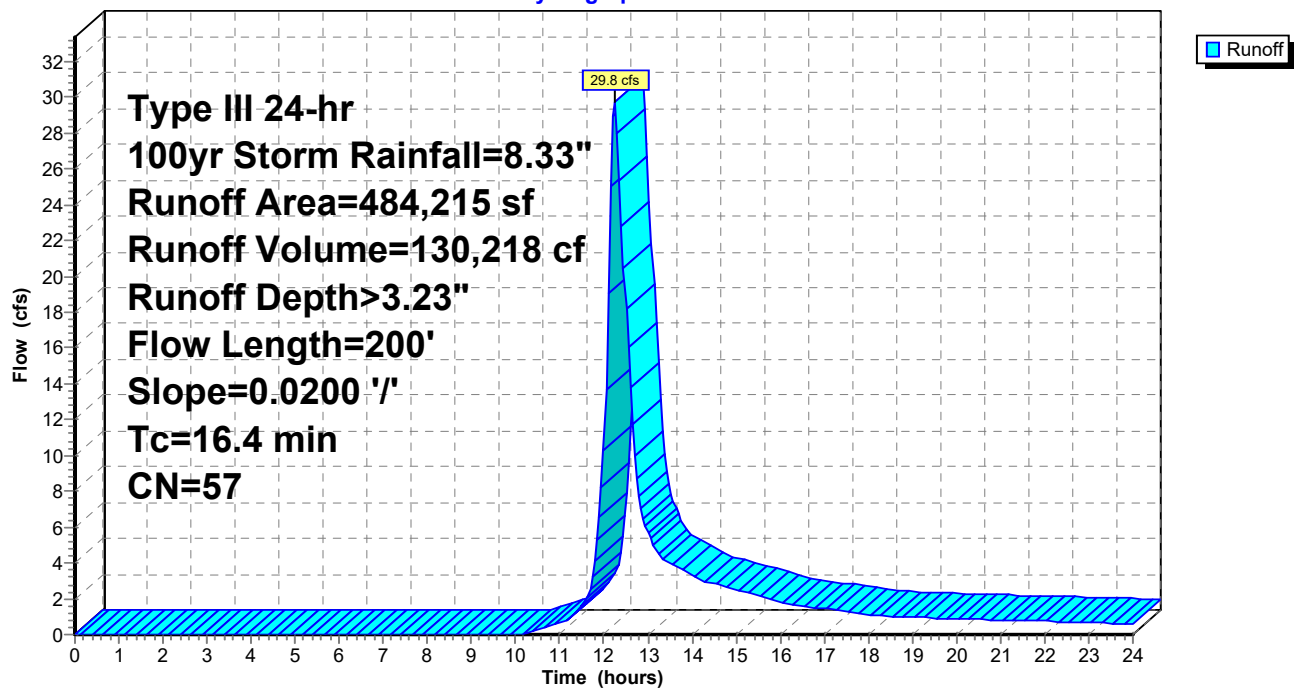
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.33"

	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

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

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Summary for Subcatchment PR-1A: Drainage Area 1

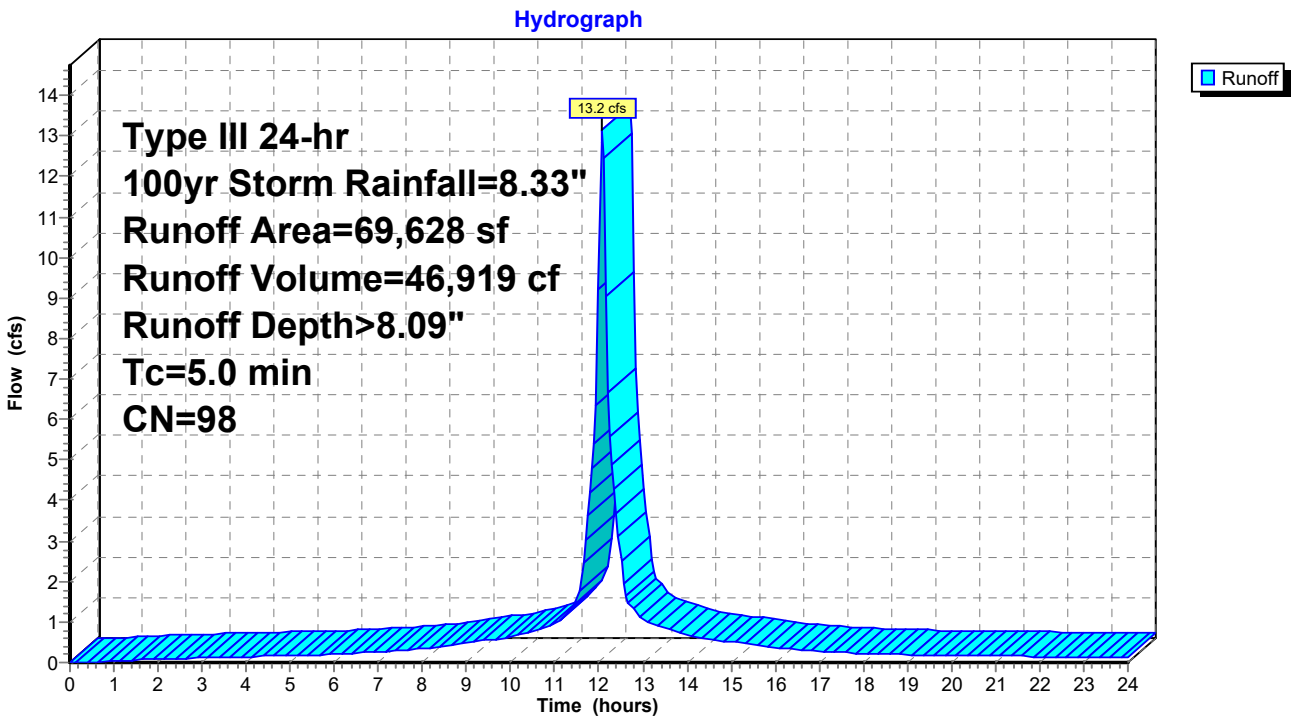
Runoff = 13.2 cfs @ 12.07 hrs, Volume= 46,919 cf, Depth> 8.09"
Routed to Pond INF-1 : Conc. Galleries

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

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

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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

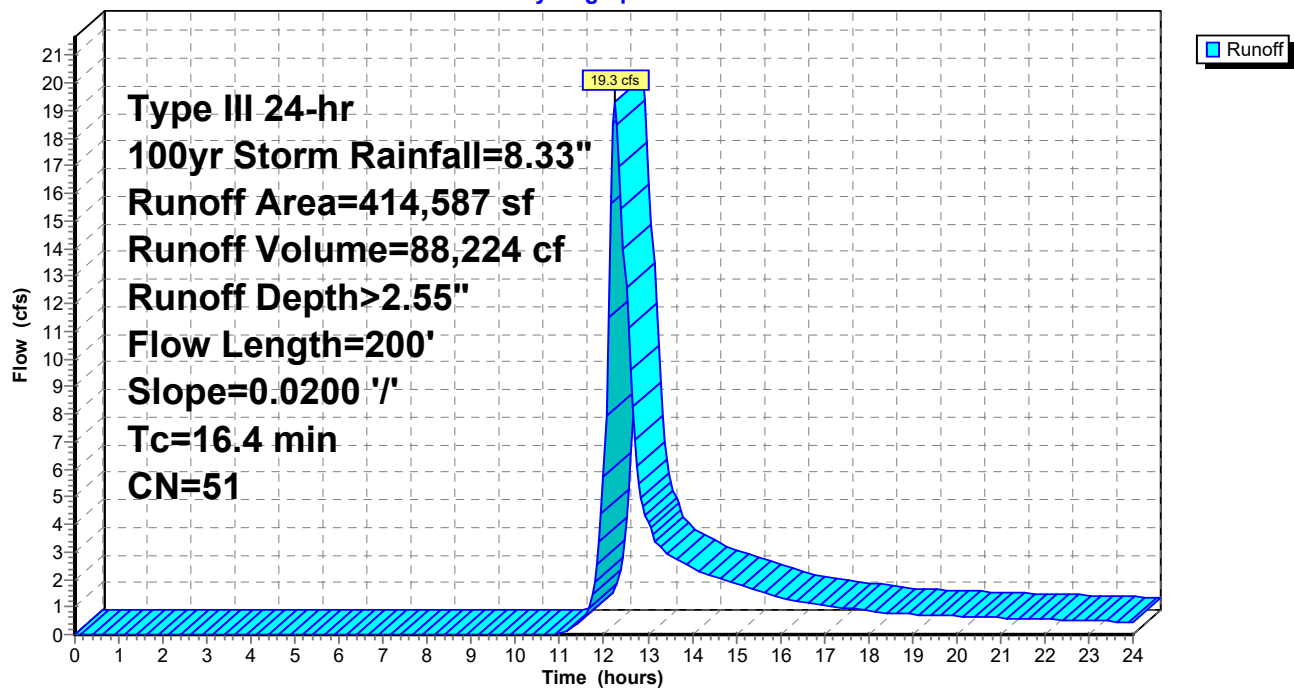
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.33"

	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"

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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

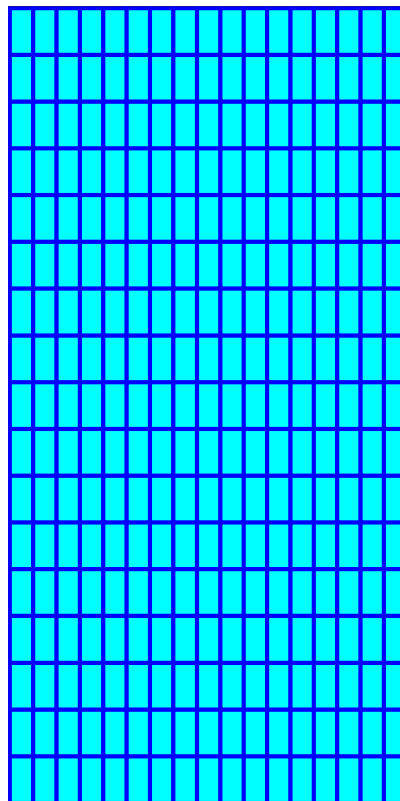
Overall Storage Efficiency = 71.2%

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

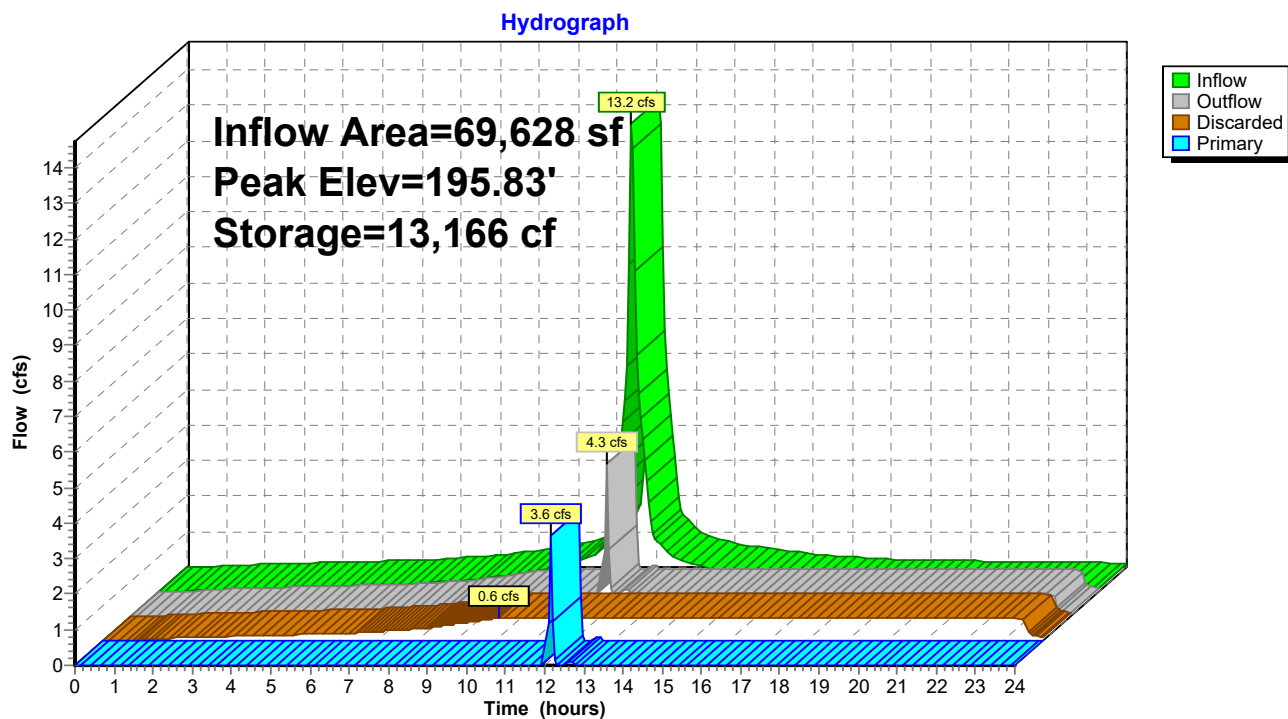
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

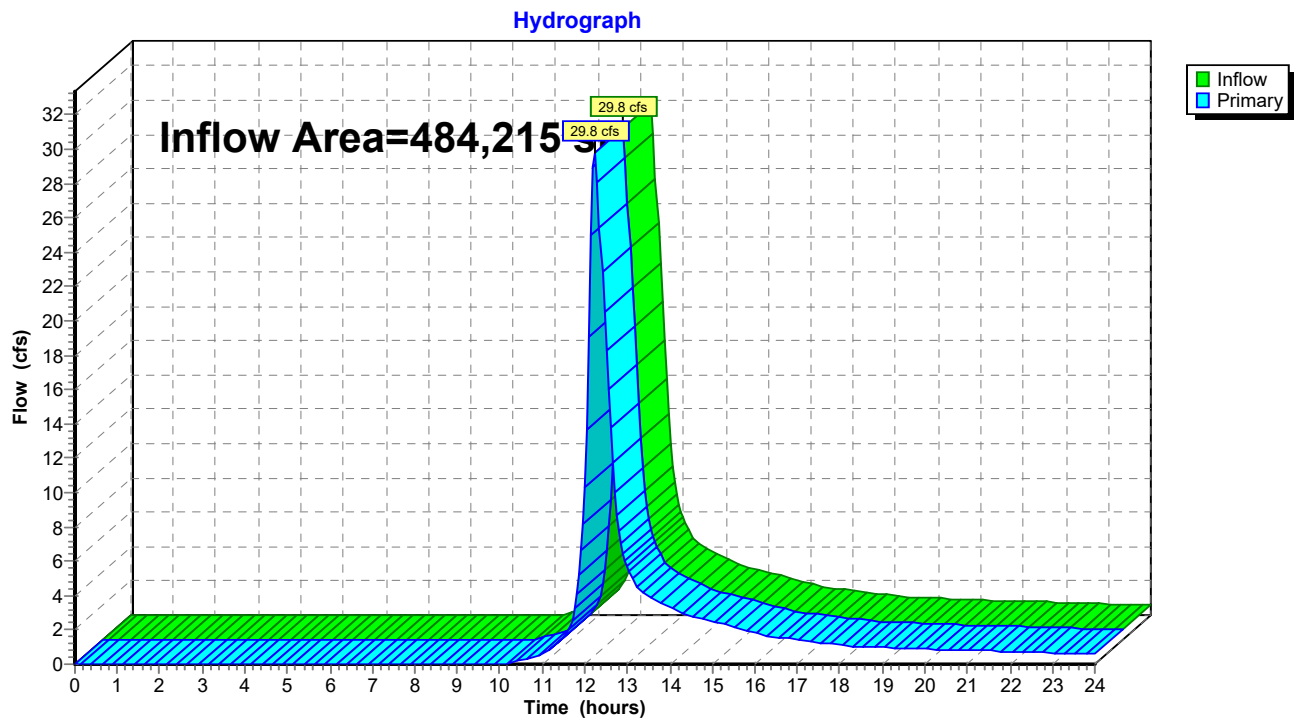


Summary for Link EX POC-1: Existing Southern Wetlands

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

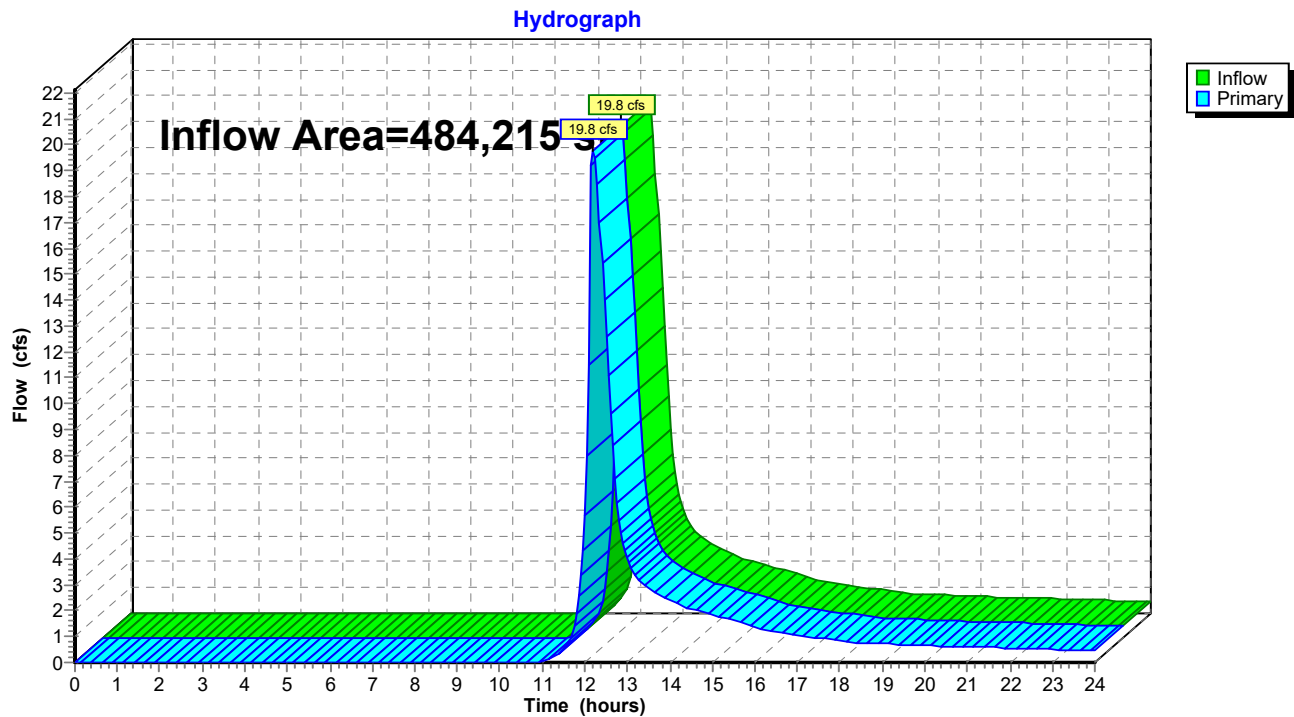


Summary for Link PR POC-1: Existing Southern Wetlands

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)

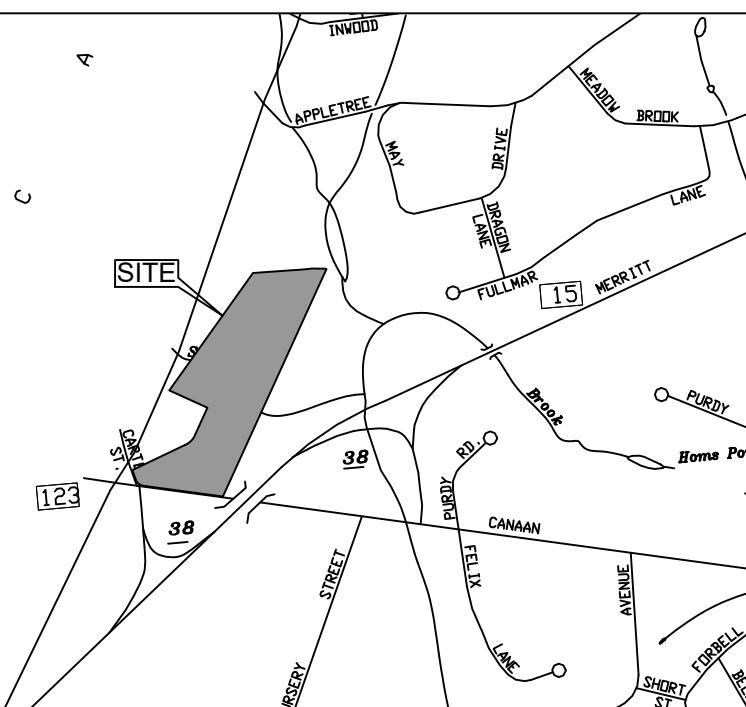
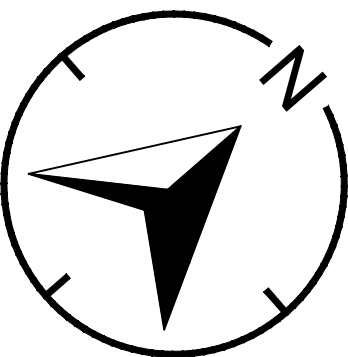
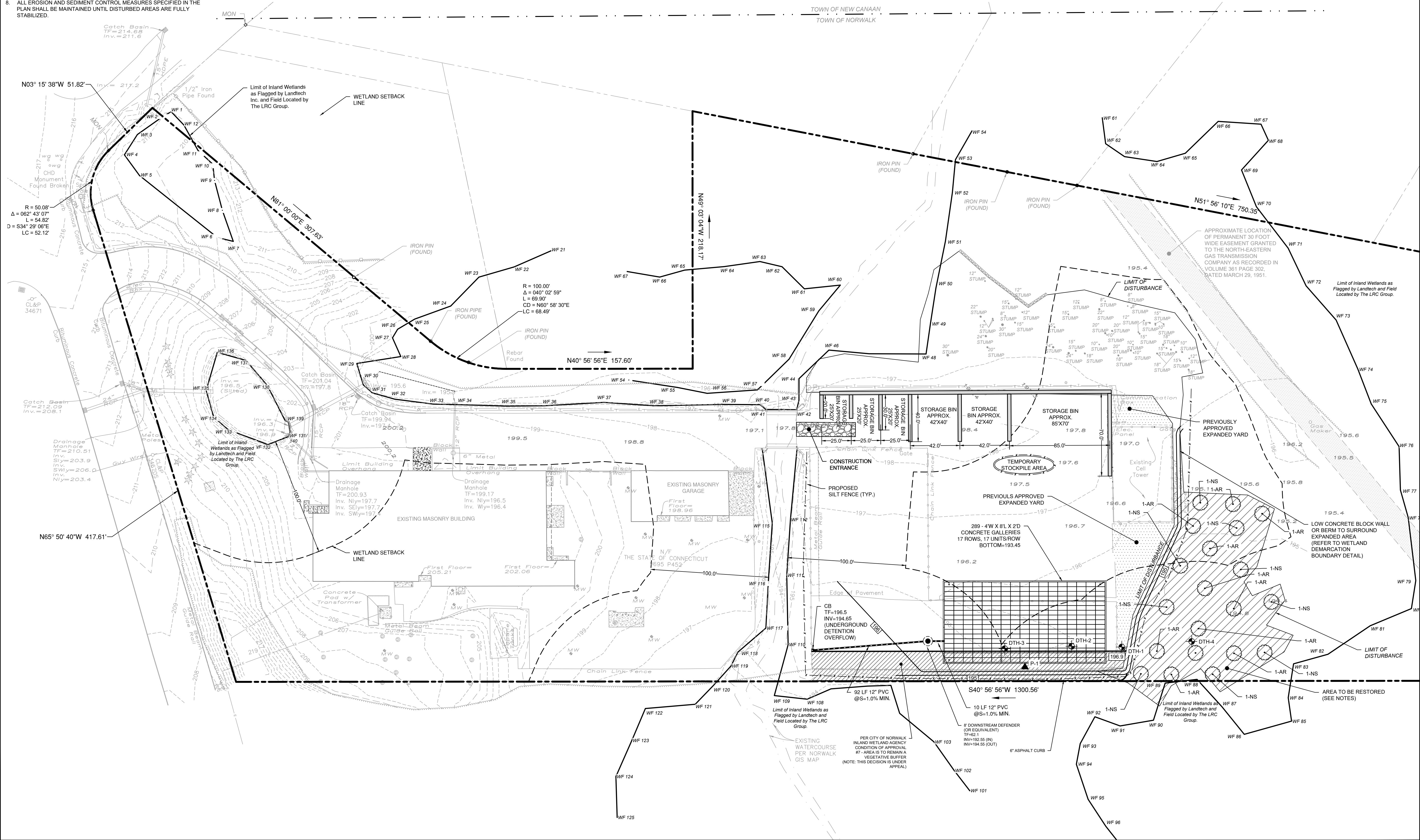
*284 New Canaan Avenue, Norwalk, CT
December 18, 2024*

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

Signature of Inspector:

Date:

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 OAK 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

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
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

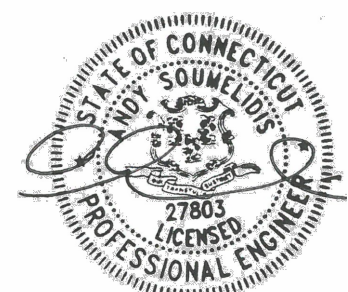
DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC
SCALE: 1" = 40'		

IN FEET

0 40 80 120

PROJECT STATUS:

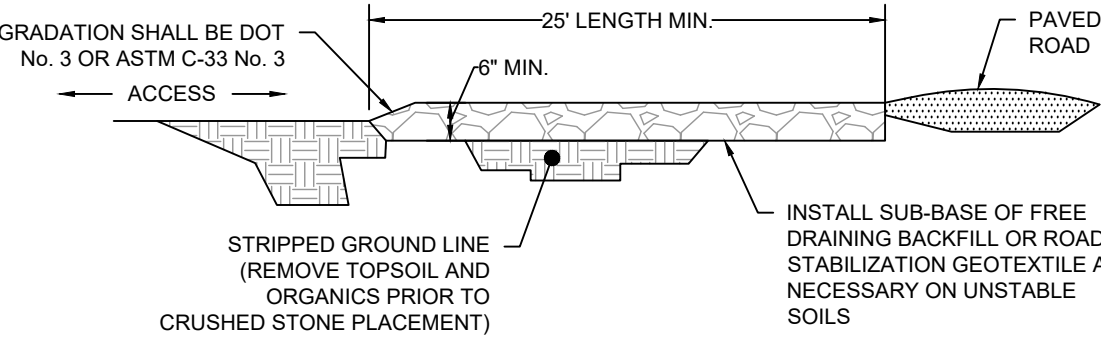
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



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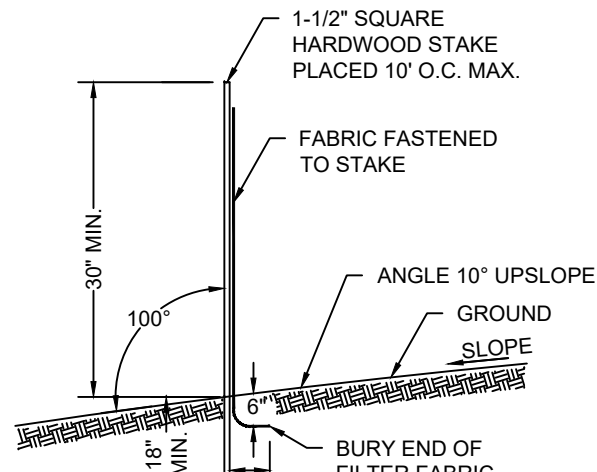
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.

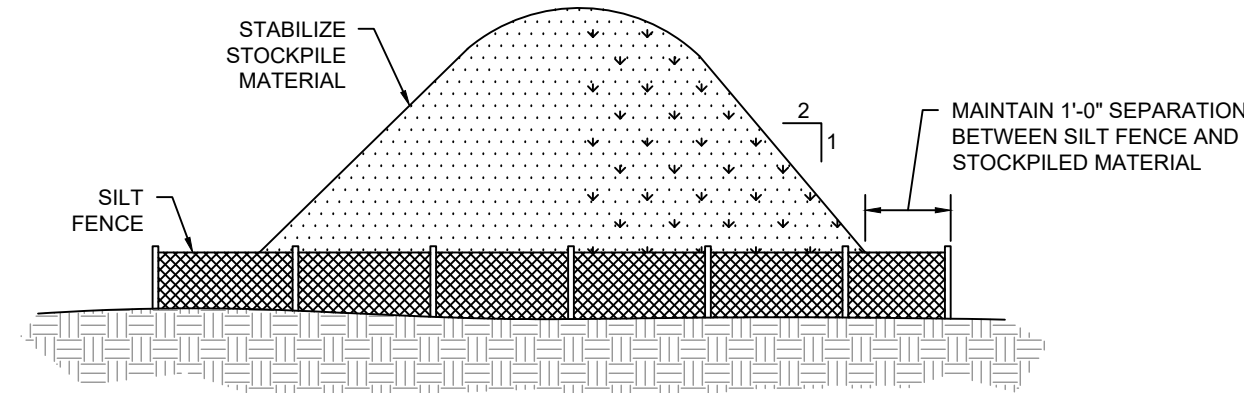


2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)

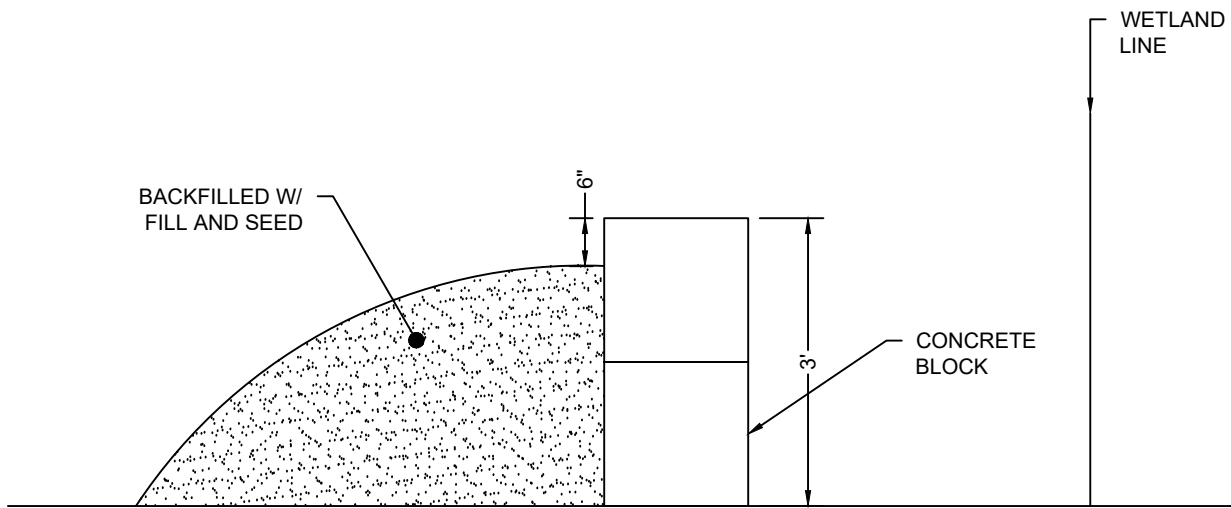
- GENERAL NOTES
- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 - GRATE - STEEL OR CAST IRON.
 - 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 - APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.



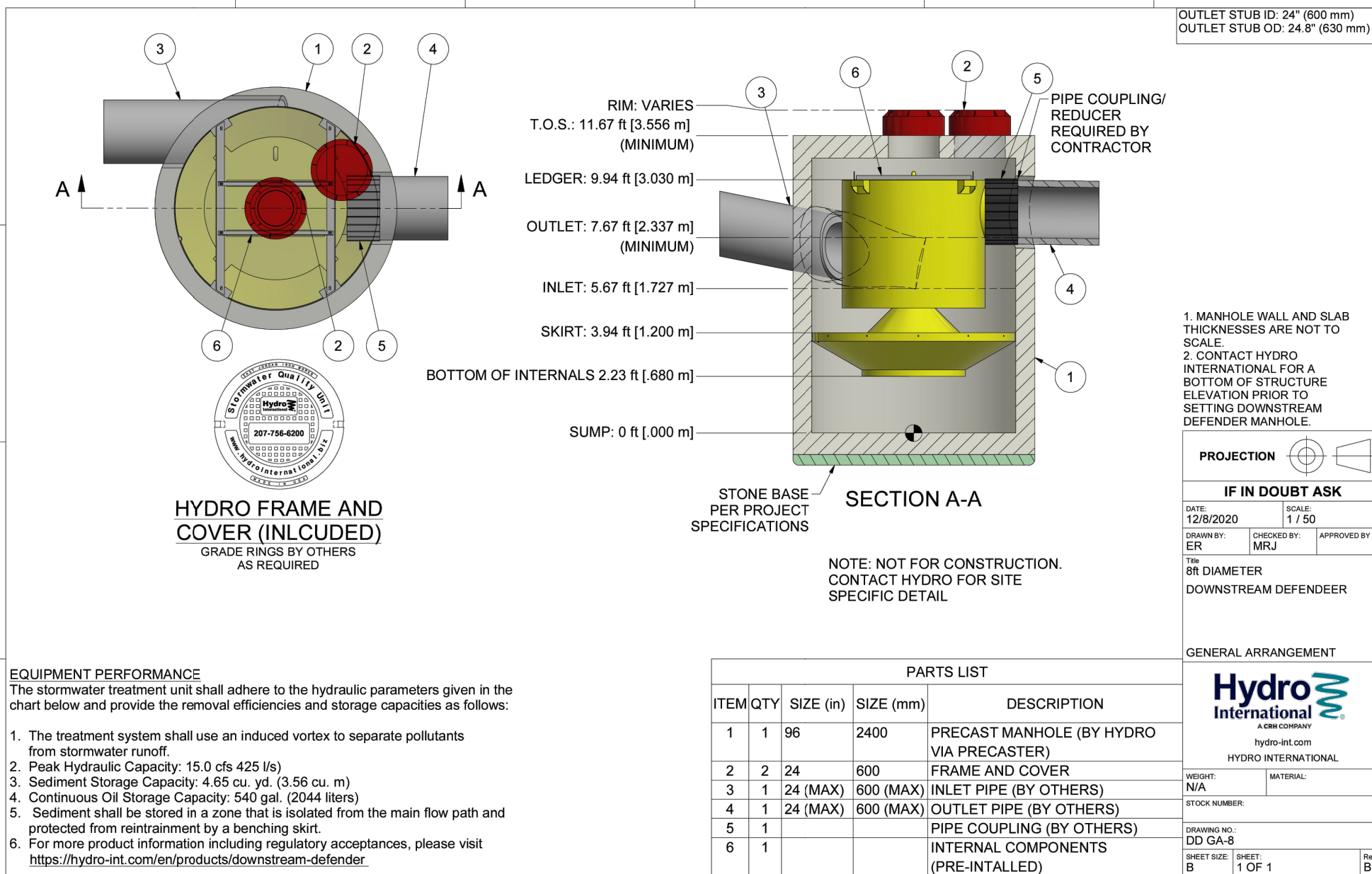
GEOTEXTILE SILT FENCE (NTS)



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. (3.56 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
0-12"	Gray	Sandy Gravel	Processed gravel
12-48"	Brown	Sandy Loam	
48-58"	Dark Gray	Sandy loam	with roots
58-60"	Brown	Sandy Loam	
60-72"	Brown and Gray	Silt loam	mottled

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

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

Groundwater discharge at 6.8'

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

Groundwater discharge at 6.5'

PERCOLATION TEST DATA

Percolation Hole		Date:	
Depth:	1	30 in.	1/21/2025
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

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 (EUTROCHIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
RUBROCKIA 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, WILDOFLOWERS, 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.

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

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
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PROJECT TITLE:

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NOTES AND DETAILS

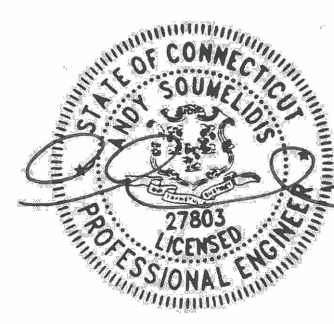
PROJECT No. 23015-02

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 (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.

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

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

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.

Operations and Maintenance Plan

284 New Canaan Avenue, Norwalk, CT

8.15.2025

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.

5. Dust Control (Sprinkler System)

- All outdoor material storage bins are equipped with sprinklers for dust suppression.
- Sprinklers shall be inspected monthly during the active season (April–October) to confirm functionality.
- During extended dry periods, sprinklers shall be operated daily as needed to minimize airborne dust.
- Any deficiencies (broken heads, clogged nozzles, or low pressure) shall be repaired immediately.
- Records of sprinkler inspections, repairs, and operational logs shall be maintained with the site's O&M files.

6. Spill Prevention and Response (Spill Kit)

- A spill kit containing absorbent materials (Speedy Dry or equivalent), pads, booms, and disposal bags shall be maintained on site at all times.
- In the event of hydraulic fluid, oil, or fuel drips on unpaved or non-hardscaped areas:
 1. Absorbent material will be applied immediately to contain and soak up the spill.
 2. Contaminated absorbent and any petroleum-stained soils will be excavated and placed in a covered waste receptacle.
 3. Waste materials will be disposed of through a licensed disposal facility in accordance with CTDEEP regulations.
- The site manager will document all spill events, cleanup actions, and disposal manifests in the O&M inspection logs.

- Preventive measures include: designated fueling/servicing areas, drip pans under stationary equipment, and routine inspection of equipment for leaks.

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:

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.

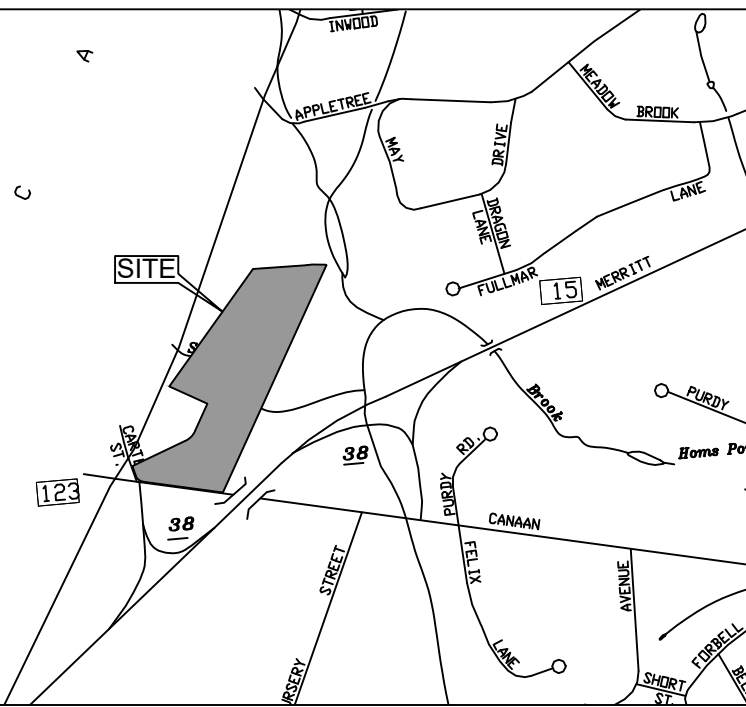
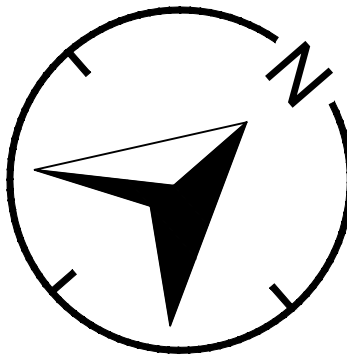
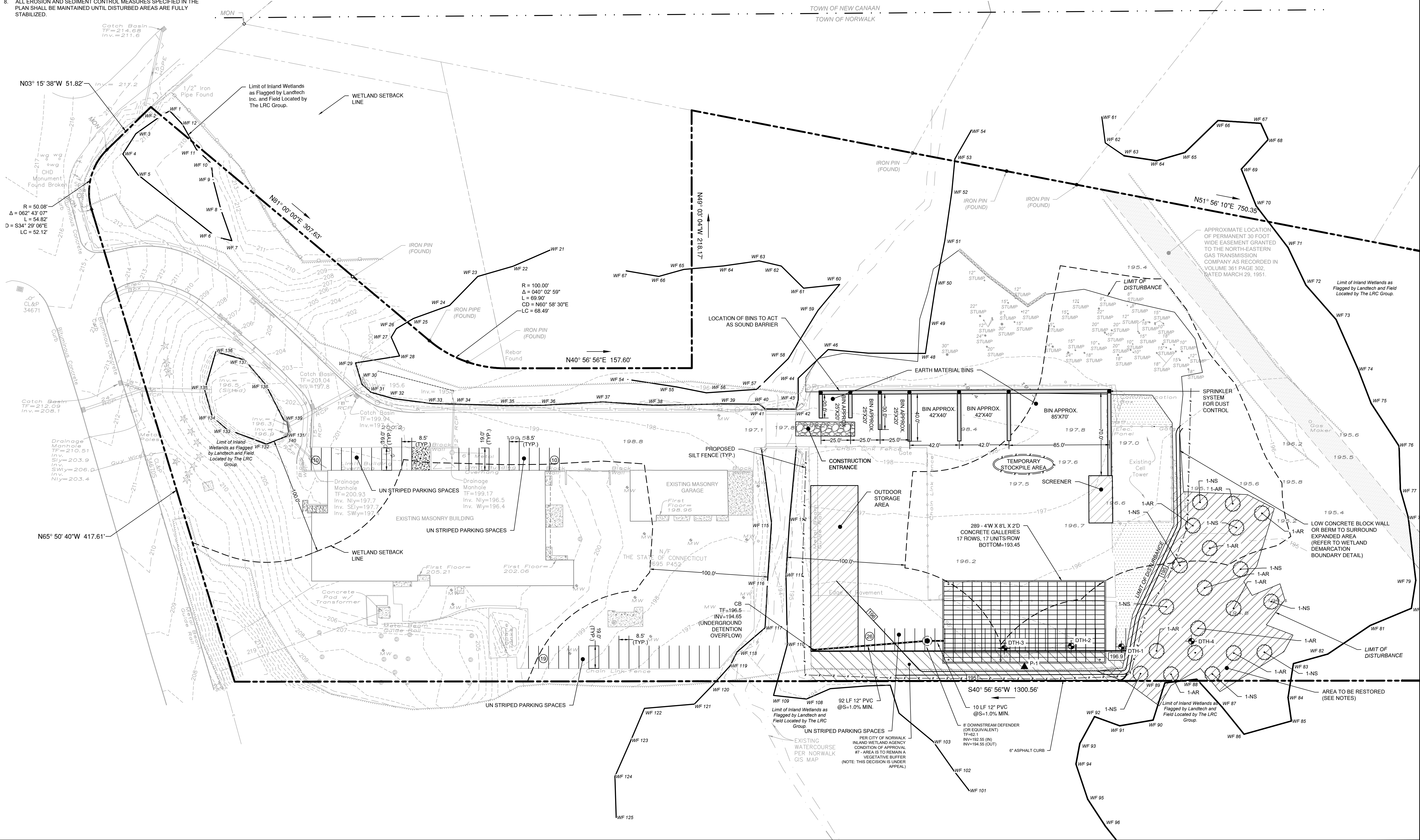
To ensure a complete and thorough record, the Applicant is also willing to grant an extension of time if required by the Commission in order to review agency referrals and address any remaining items necessary for the approval of the pending application.

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.	

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
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
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
INDIAN HILL RE, LLC

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

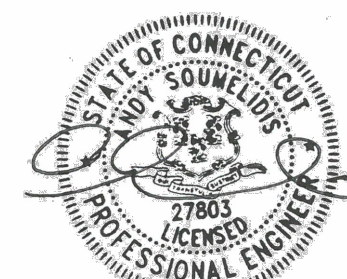
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

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

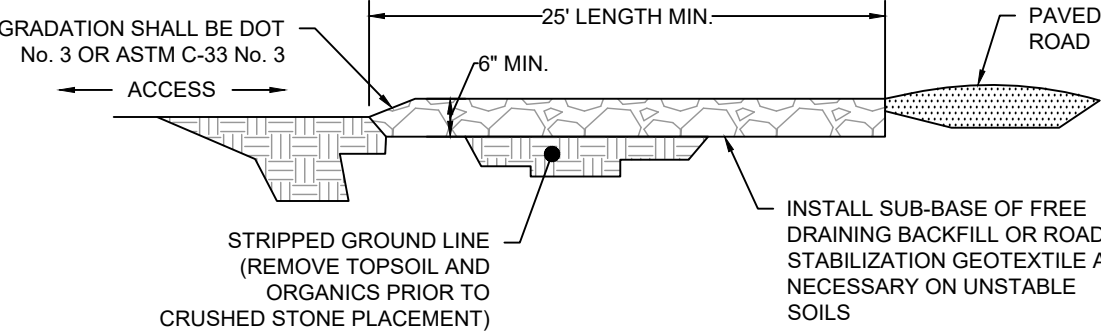
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



C-1.0

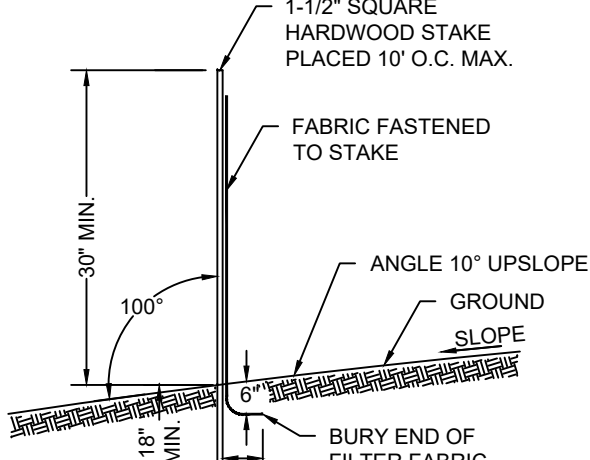
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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.

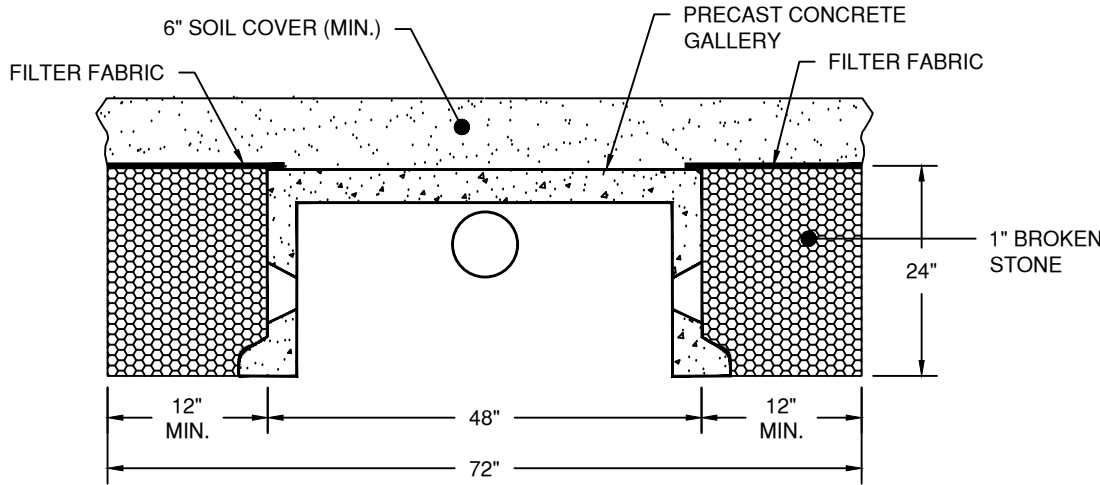


- GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 2. GRATE - STEEL OR CAST IRON.
 3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 4. APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.

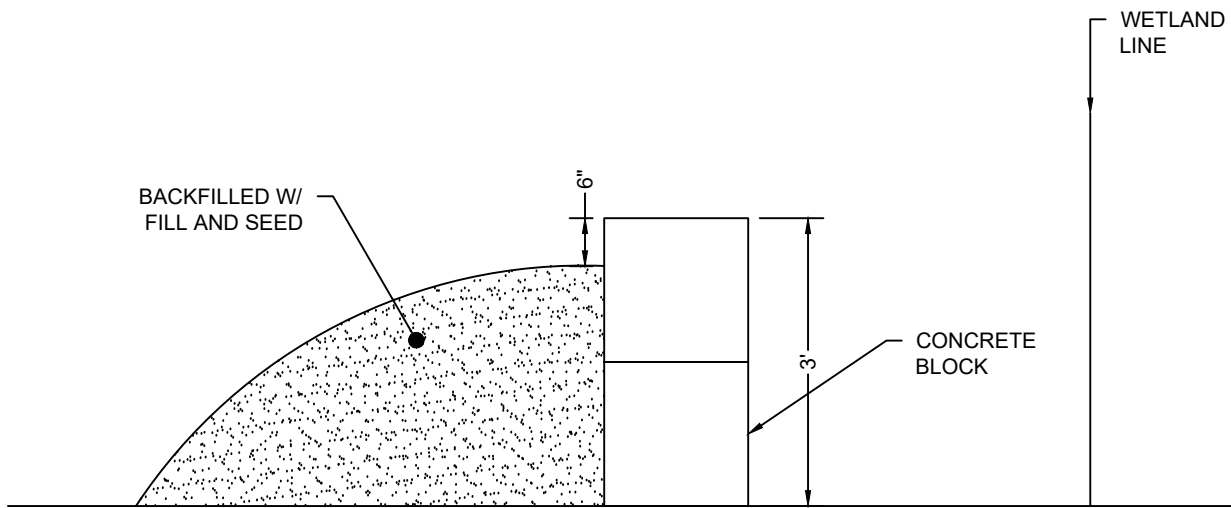
2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)



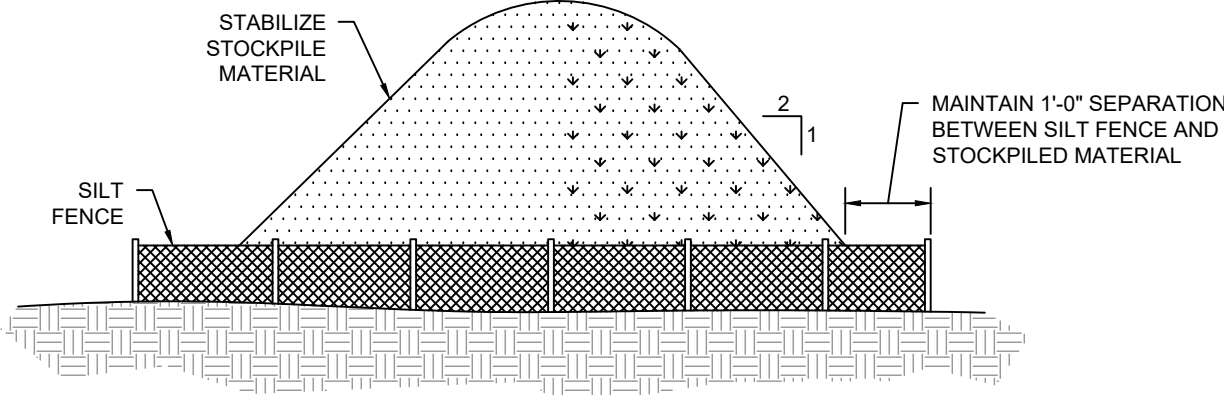
GEOTEXTILE SILT FENCE (NTS)



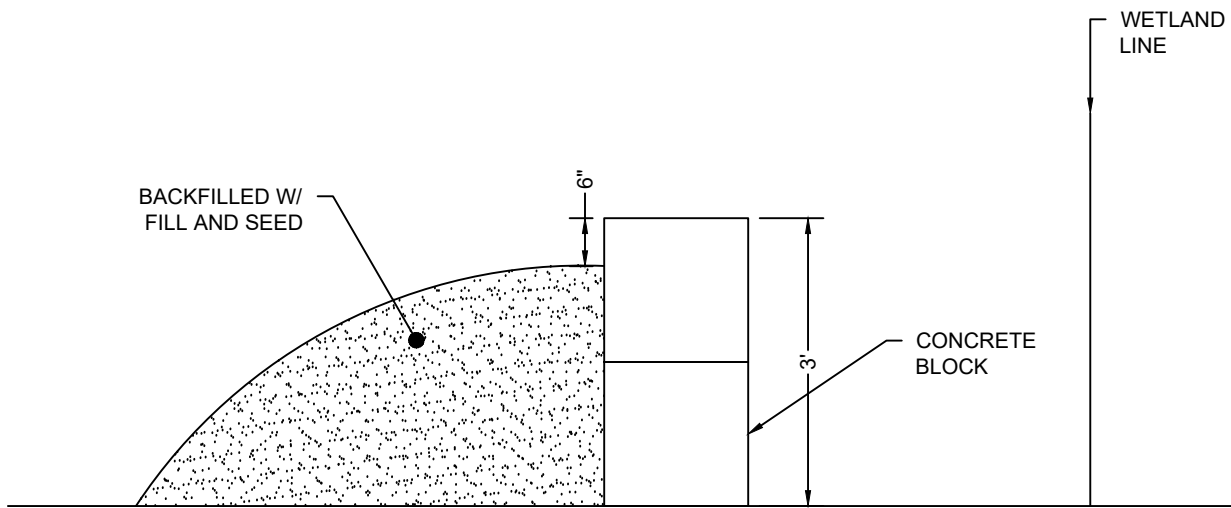
24"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION (NTS)



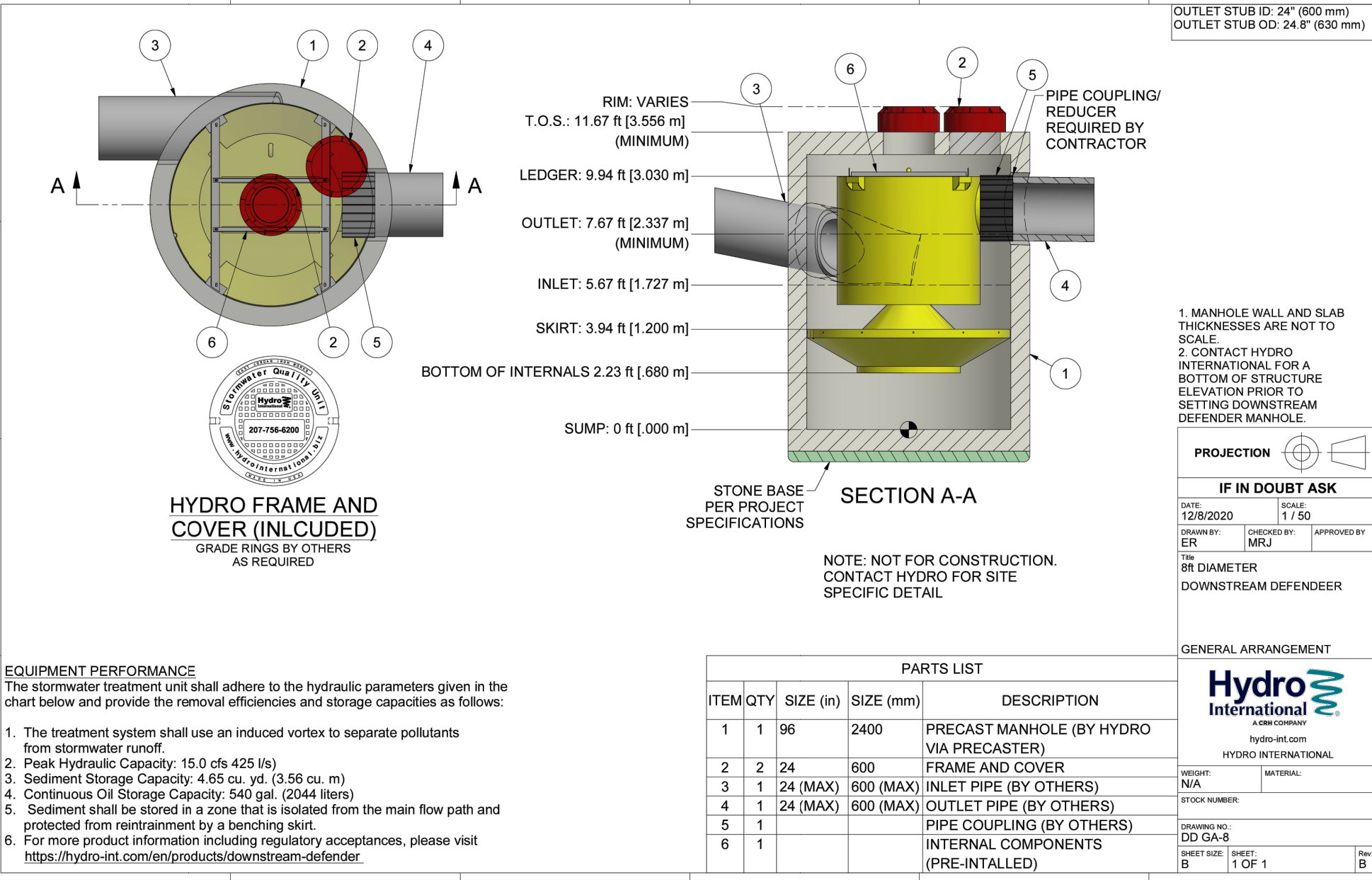
WETLAND DEMARCATION DETAIL (NTS)



STOCKPILE DETAIL (NTS)



CONSTRUCTION ENTRANCE (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:
1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 2. Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 3. Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
 4. Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 6. 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.)	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

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 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:

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
LAND SURVEYING
PROFESSIONAL ENGINEER
27803 LICENSE

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 (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 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.

09/09/2025	REVISED PER ZONING COMMENTS
09/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/29/2025	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

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:



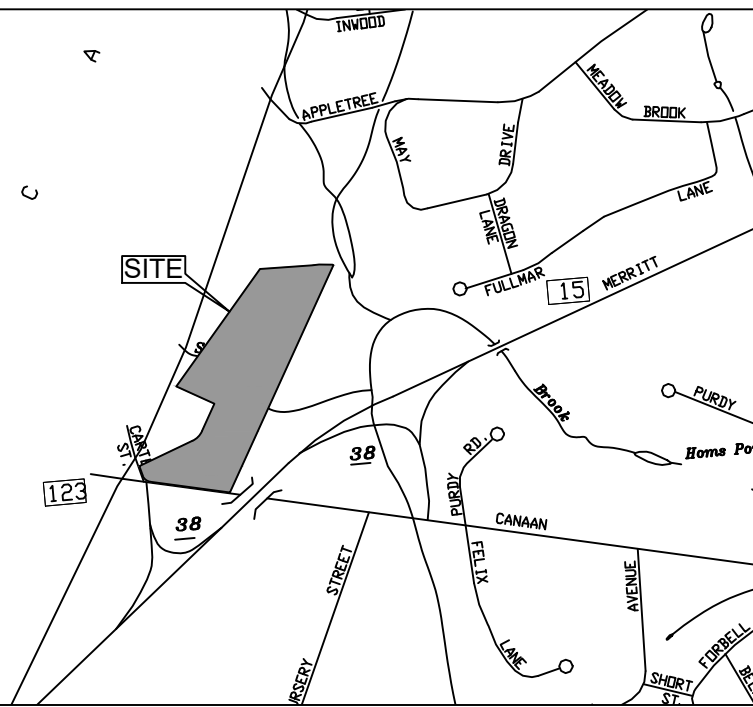
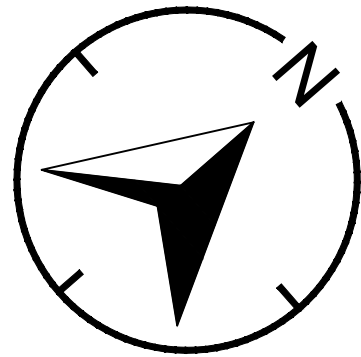
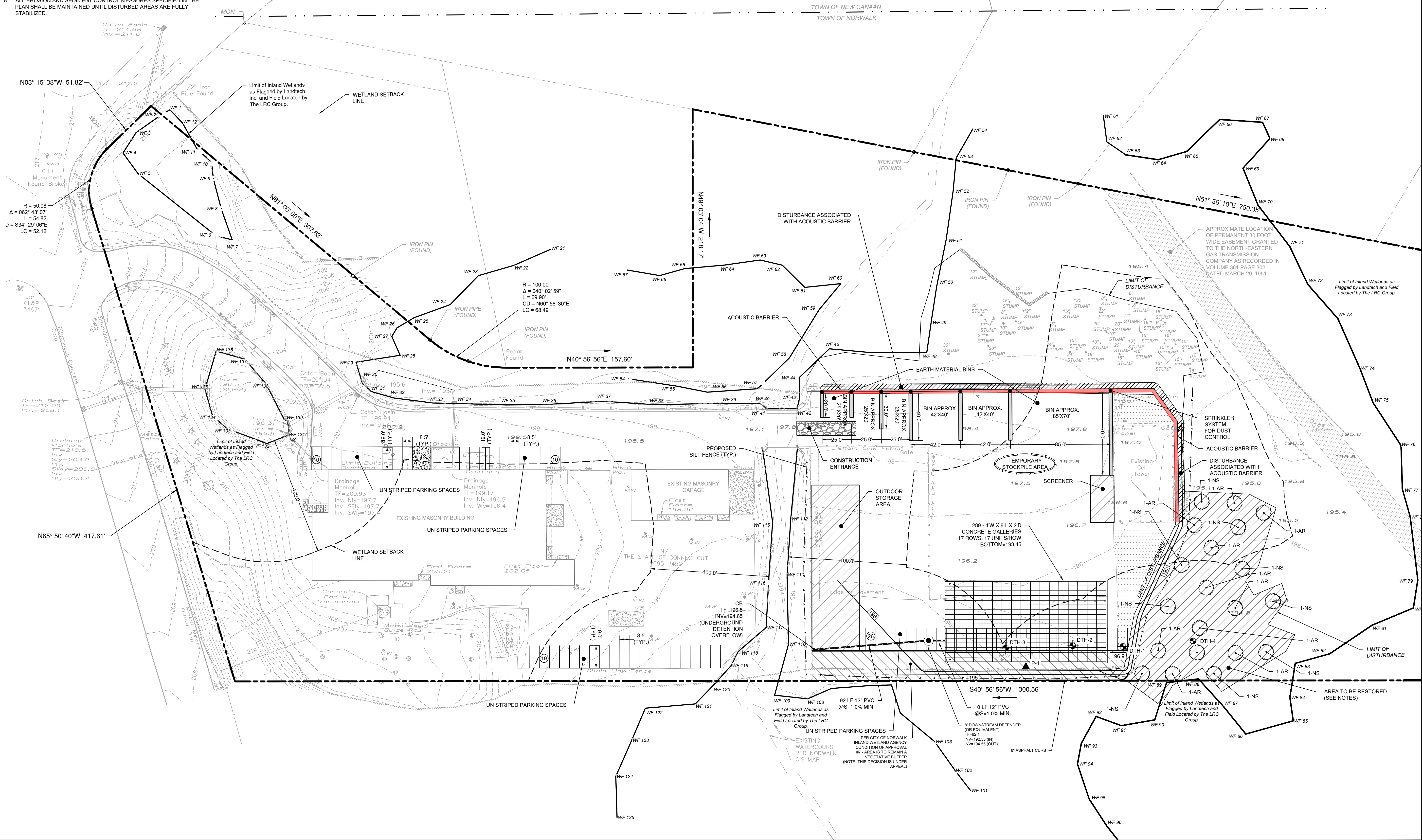
Brian Carey, PWS

Director of Environmental Services

LANDTECH

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)

10/02/2025	REVISED PER ZONING COMMENTS
09/09/2025	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
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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**

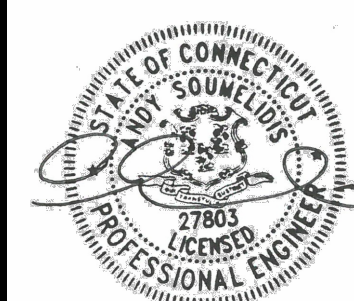
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

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

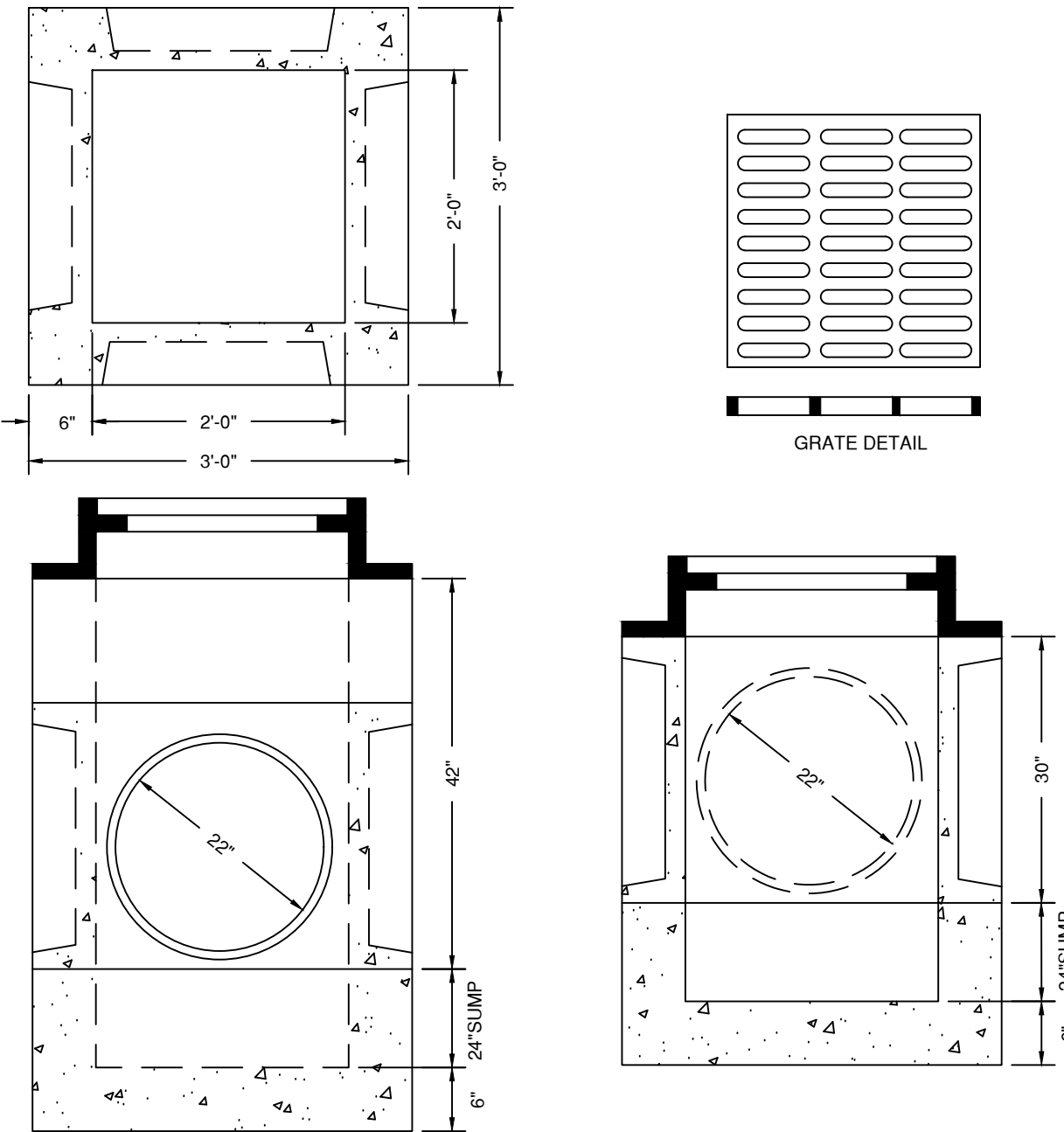
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



C-1.0

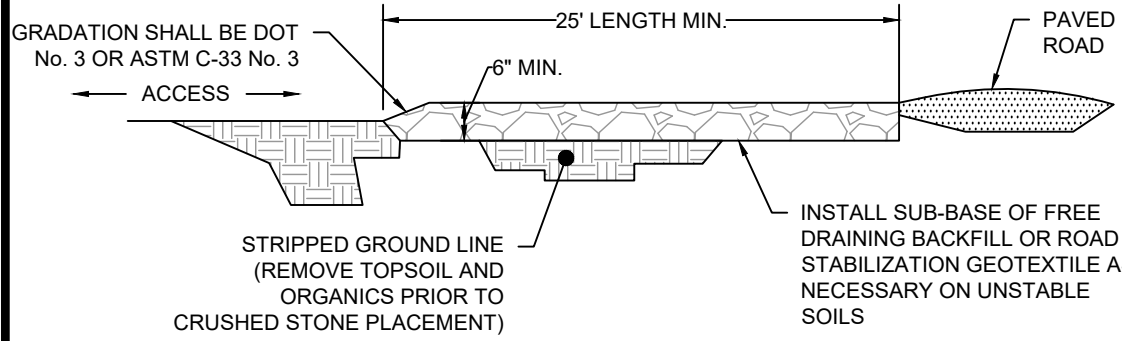
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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' 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.
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.

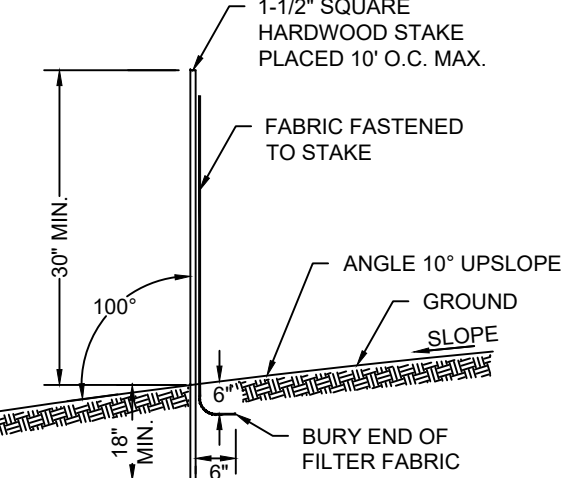
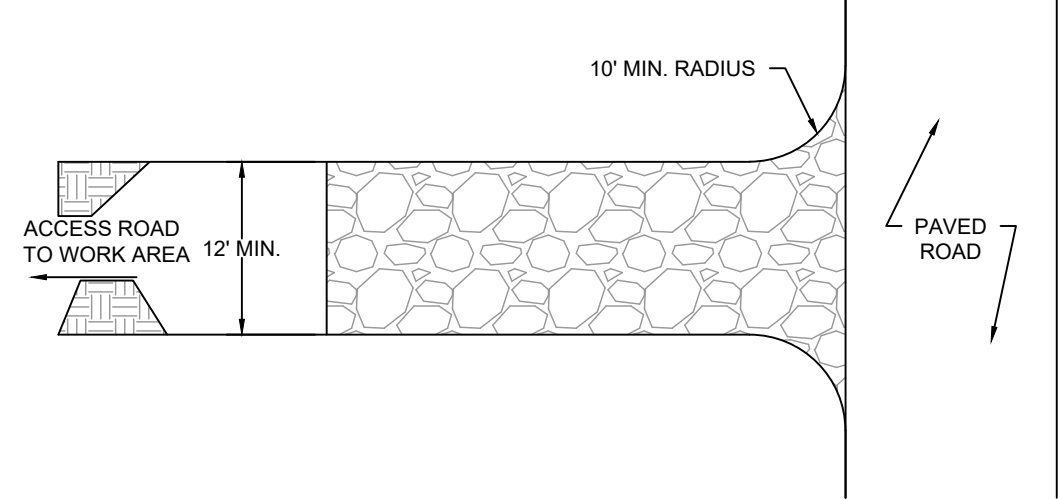


- GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 2. GRATE - STEEL OR CAST IRON.
 3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 4. APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.

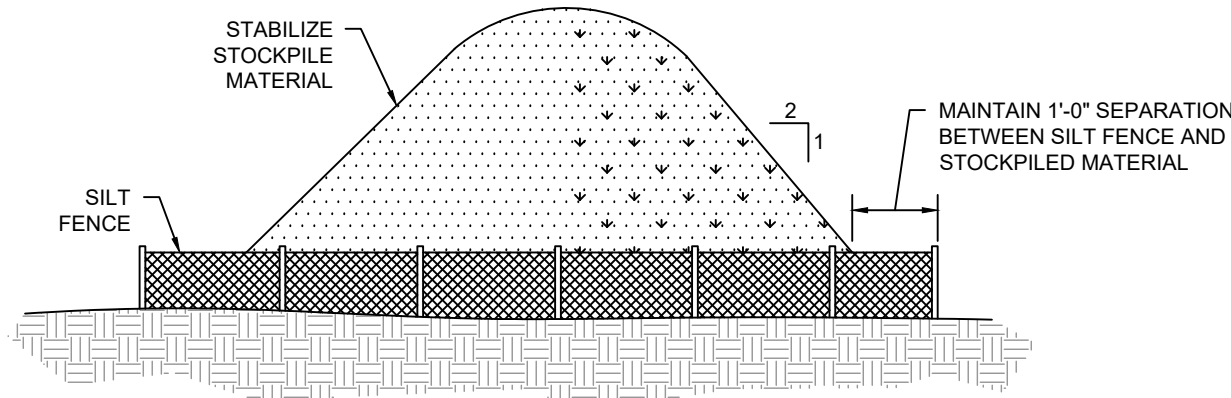
2' X 2' PRECAST CONCRETE CATCH BASIN (NTS)



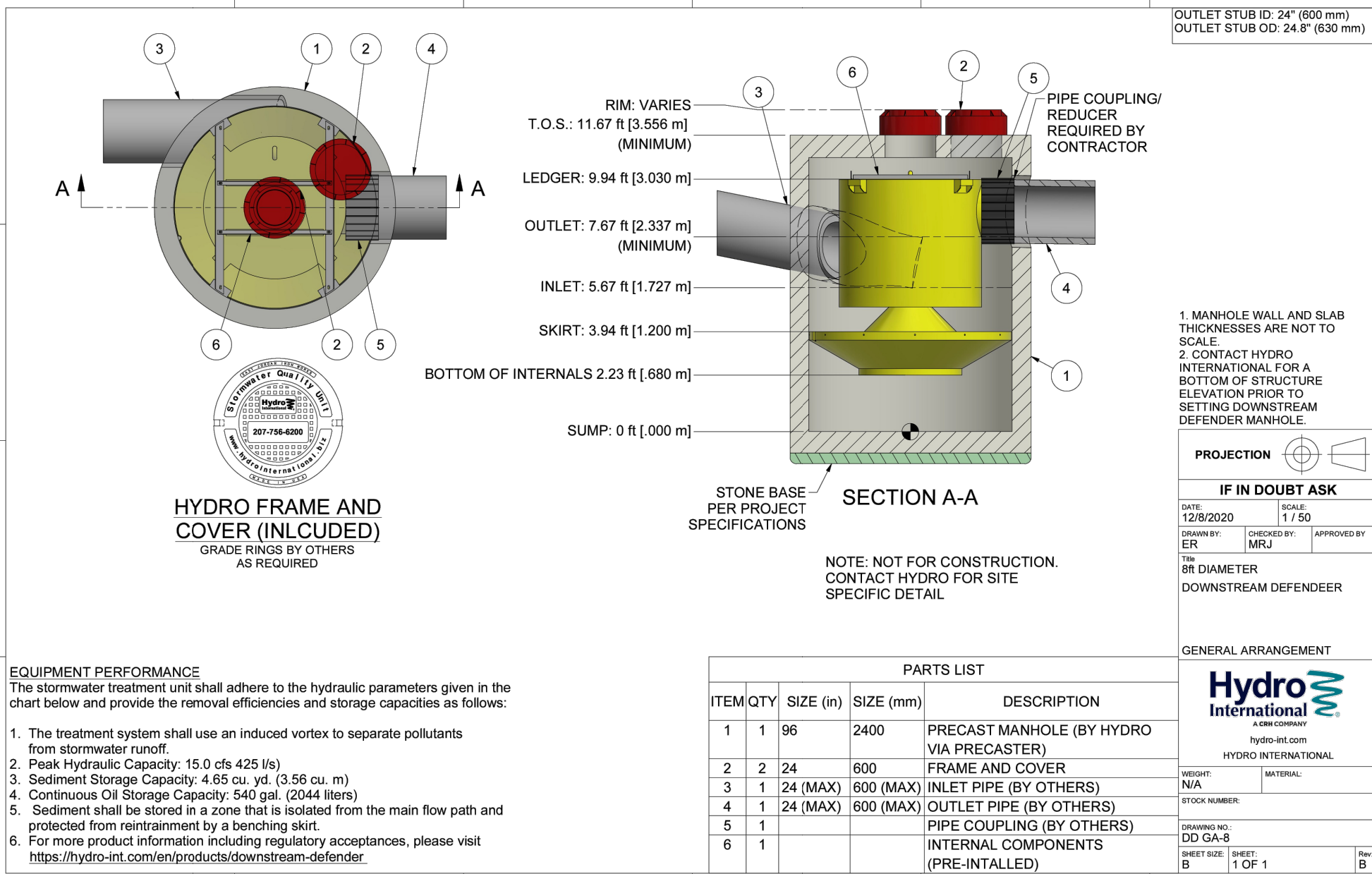
CONSTRUCTION ENTRANCE (NTS)



GEOTEXTILE SILT FENCE (NTS)



STOCKPILE 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:
1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 2. Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 3. Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
 4. Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 6. For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>.

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

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

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

Groundwater discharge at 6.8'

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

Groundwater discharge at 6.5'

PERCOLATION TEST DATA

Perco Hole	1	30 in.	Date:	1/21/2025
Depth:			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	

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 (EUTROCHIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
RUBROECIA 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.

10/02/2025 REVISED PER ZONING COMMENTS

09/09/2025 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:

NOTES AND DETAILS

PROJECT No. 23015-02

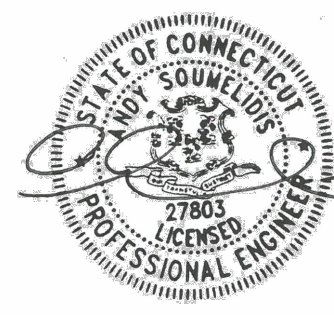
DATE: 12/18/2024 DESIGNED BY: SM CHECKED BY: BC

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-2.0



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.

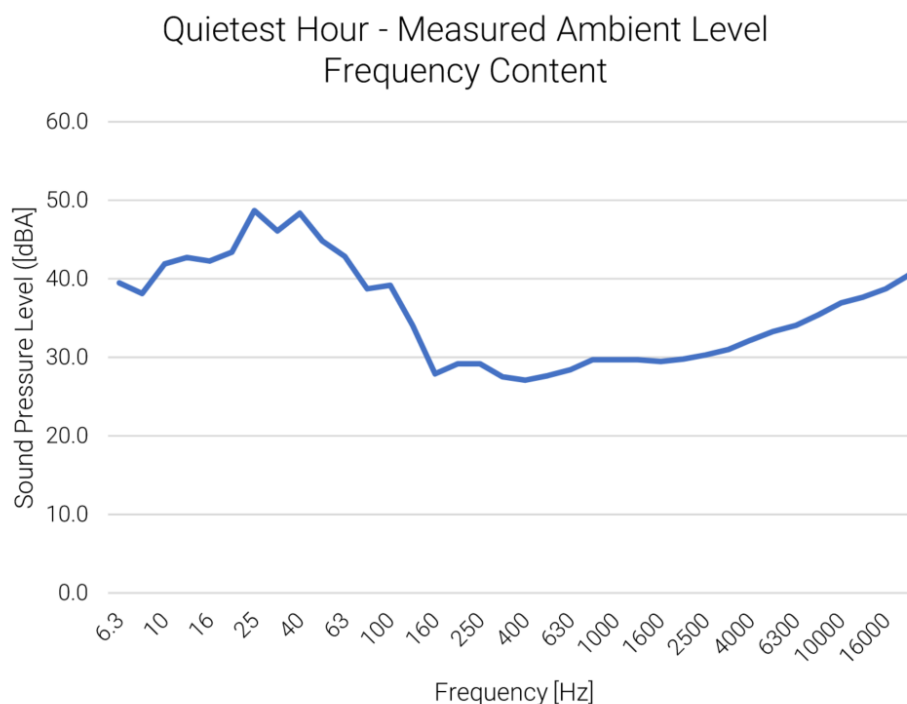


Figure 3: Tuesday, July 11th, 3:00-4:00AM Ambient Sound Level Spectrum

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.

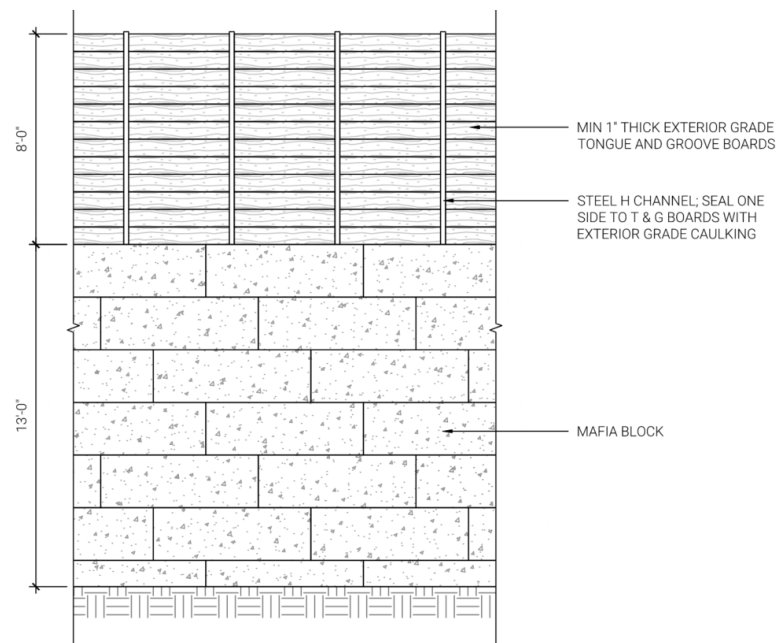


Figure 6: Acoustic Barrier Section View

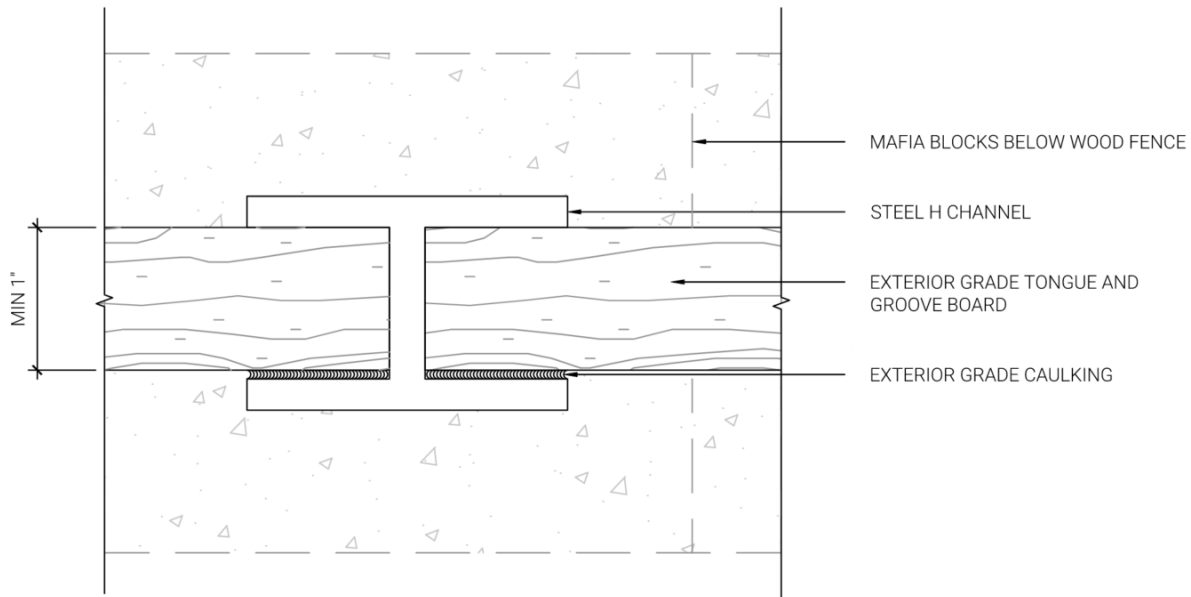


Figure 7: Acoustic Barrier Plan View

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.

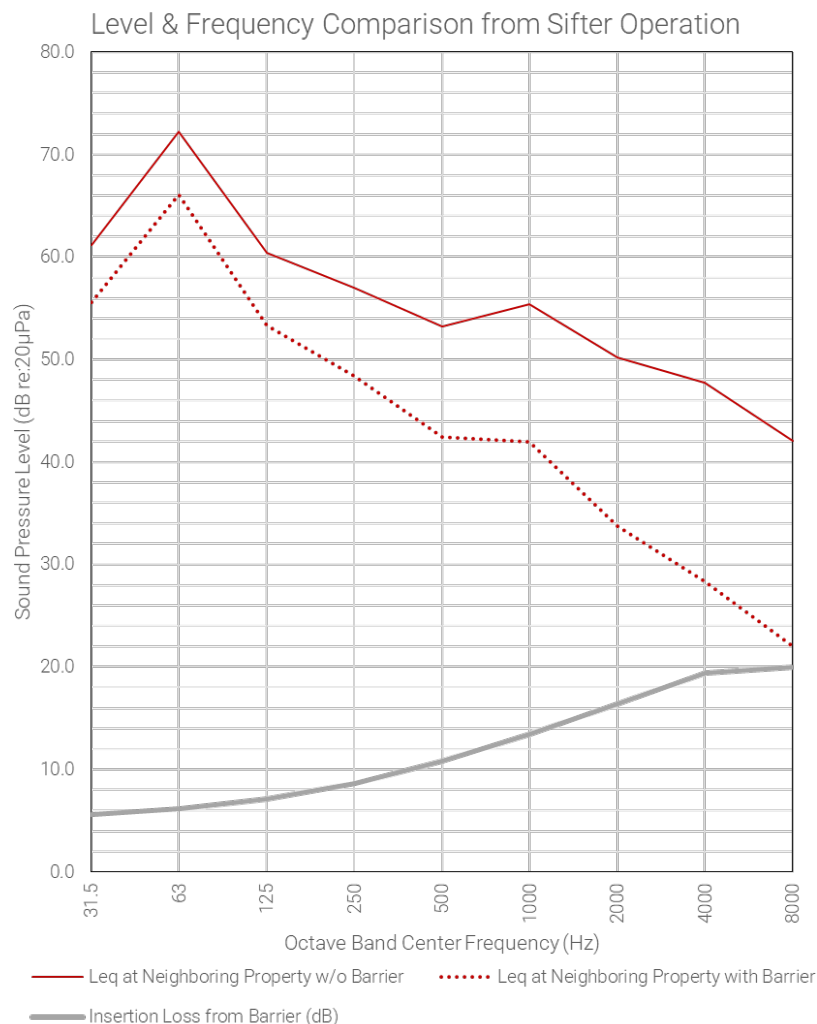


Figure 8: Graph Depicting Estimated Levels Produced by Sifter with Barrier

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

VERIFIED NOTICE OF INTERVENTION PURSUANT TO C.G.S. § 22a-18

RECEIVED

TO: The Planning and Zoning Commission of the City of Norwalk.

OCT 06 2025

RE: 284 New Canaan Avenue - 2025-49 SP- Request to modify Special Permit #12-1640 to expand the area of the previously approved contractor's yard and change the stormwater management. (the "Application").

**CITY OF NORWALK
PLANNING & ZONING**

PROPERTY: 284 New Canaan Avenue Street, Norwalk, Connecticut (the "Subject Property").

OWNERS: Indian Hill RE, LLC (the "Owners").

APPLICANT: Penna Construction by way of their attorney FLB Law, PLLC (the "Applicant").

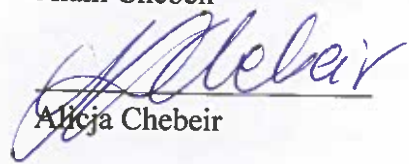
Alain Chebeir and Alicja Chebeir (the "Intervenors"), owners of the adjoining Property at 166 Pocconock Trail, New Canaan, Connecticut, hereby intervene in the proceeding with respect to the above-referenced Application pursuant to Sections 22a-19 of the Connecticut General Statutes and represent as follows:

1. Section 22a-19(a)(1) of the Connecticut General Statutes states, in part, that in any administrative proceeding, any person or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding involves conduct which has, or which is reasonably likely to have the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water or other natural resources of the state.
2. These proceedings are the result of the Owner and Applicant being subject to the Norwalk Inland Wetland Agency's PERMIT VIOLATION ORDER - #V24-1067 dated 9/25/24 and the Norwalk Planning & Zoning Enforcement Officer's NOTICE OF ZONING VIOLATION dated 10/24/24.
3. The conduct of the Owner and/or Applicant, and the subject of the Application, involves the illegal clear cutting of over 10,000 square feet, the operation/expansion of an unpermitted contractor's yard, the disturbance and stockpiling of potentially contaminated materials, the encroachment upon wetland areas and setbacks, and the creation of noise, dust, vibrations, runoff and emissions. The Property contains a watercourse, inland wetlands, and various wildlife species, and the abutting residential properties, including the Intervenor's property, share these resources and are serviced by well water. The Application does not include a required Environmental Report and instead requests a waiver of one being filed.
4. The conduct and activities that are ongoing and/or proposed by the Owner and Applicant upon the Subject Property are reasonably likely to have the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water or other natural resources of the state.

WHEREFORE, the Intervenor hereby intervene in this proceeding pursuant to this Verified Notice of Intervention.

THE INTERVENORS.

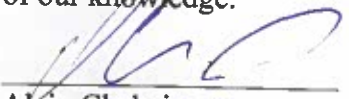

Alain Chebeir

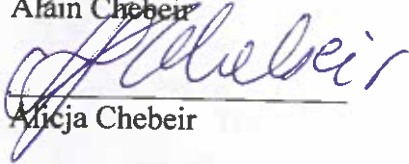

Alicja Chebeir

The Intervenor, pursuant to Section 1-227 of the Connecticut General Statutes, requests copies of all filings and written notice by mail of all meetings and/or hearings to be held, conducted, or issued in connection with the Applications. Such filings and notices should be sent to the Intervenor at: 166 Poconock Trail, New Canaan, Connecticut 06850; alain.chebeir@gmail.com.

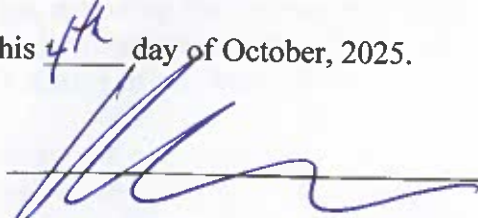
STATE OF CONNECTICUT :
:
: ss:
COUNTY OF FAIRFIELD :

We, Alain Chebeir and Alicja Chebeir, being duly sworn, depose and say that we have read the foregoing Notice of Intervention and that all the allegations contained therein are true to the best of our knowledge.


Alain Chebeir


Alicja Chebeir

Subscribed and sworn to before me this 4th day of October, 2025.


Notary Public/Commissioner of the Superior Court
Robert T. Rosati
Commissioner of the
Superior Court of the
State of Connecticut

OCT 06 2025

CITY OF NORWALK
PLANNING & ZONING**VERIFIED NOTICE OF INTERVENTION****TO:** The Planning and Zoning Commission of the City of Norwalk.**RE:** 284 New Canaan Avenue - 2025-49 SP- Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management. (the "Application").**PROPERTY:** 284 New Canaan Avenue Street, Norwalk, Connecticut (the "Subject Property").**OWNERS:** Indian Hill RE, LLC (the "Owners").**APPLICANT:** Penna Construction by way of their attorney FLB Law, PLLC (the "Applicant").

Peter B. Wilson, Jr and Karen P. Wilson (the "Intervenors"), owners of the adjoining Property at 178 Pocconock Trail, New Canaan, Connecticut, hereby intervene in the proceeding with respect to the above-referenced Application pursuant to Sections 22a-19 of the Connecticut General Statutes and represent as follows:

1. Section 22a-19(a)(1) of the Connecticut General Statutes states, in part, that in any administrative proceeding, any person or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding involves conduct which has, or which is reasonably likely to have the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water or other natural resources of the state.
2. These proceedings are the result of the Owner and Applicant being subject to the Norwalk Inland Wetland Agency's PERMIT VIOLATION ORDER -#V24-1067 dated 9/25/24 and the Norwalk Planning & Zoning Enforcement Officer's NOTICE OF ZONING VIOLATION dated 10/24/24.
3. The conduct of the Owner and/or Applicant, and the subject of the Application, involves the illegal clear cutting of over 10,000 square feet, the operation of an unpermitted contractor's yard, the stockpiling of materials, and the creation of noise, dust, vibrations, runoff and emissions. The Property contains inland wetlands, and the abutting residential properties, including the Intervenor's property, are serviced by well water. The Application does not include a required Environmental Report and instead requests a waiver of one being filed.
4. The activities that are ongoing and/or proposed by the Owner and Applicant upon the Subject Property are reasonably likely to have the effect of unreasonably contaminating, polluting and/or impairing the public trust in the air, water or other natural resources of the state.
5. The activities that are ongoing and/or proposed by the Owner and Applicant upon the Subject Property involve disturbance and stockpiling of potentially contaminated material and the encroachment upon wetland areas located within the immediate vicinity of the intervenor's property.

WHEREFORE, the Intervenor hereby intervene in this proceeding pursuant to this Verified Notice of Intervention.

THE INTERVENORS:

PB Wil

Peter B. Wilson, Jr.

Karen P Wilson

Karen P. Wilson

The Intervenor, pursuant to Section 1-227 of the Connecticut General Statutes, requests copies of all filings and written notice by mail of all meetings and/or hearings to be held, conducted, or issued in connection with the Applications. Such filings and notices should be sent to the Intervenor at: 166 Pocconock Trail, New Canaan, Connecticut 06850; alain.chebeir@gmail.com.

STATE OF CONNECTICUT :

: ss: New Canaan .

COUNTY OF FAIRFIELD :

We, ~~Robert Wilson~~ and ~~Karen P. Wilson~~ ^{KPW}, being duly sworn, depose and say that we have read the foregoing

Notice of Intervention and that all the allegations contained therein are true to the best of our knowledge.

PB Wil

Peter B. Wilson, Jr.

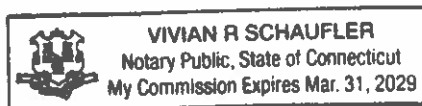
Karen P Wilson

Karen P. Wilson

Subscribed and sworn to before me this 6 day of October, 2025.

Vivian R. Schaufler

Notary Public/Commissioner of the Superior Court



OCT 06 2025

CITY OF NORWALK
PLANNING & ZONING**VERIFIED NOTICE OF INTERVENTION**

TO: The Planning and Zoning Commission of the City of Norwalk.

RE: 284 New Canaan Avenue - 2025-49 SP- Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management. (the "Application").

PROPERTY: 284 New Canaan Avenue Street, Norwalk, Connecticut (the "Subject Property").

OWNERS: Indian Hill RE, LLC (the "Owners").

APPLICANT: Penna Construction by way of their attorney FLB Law, PLLC (the "Applicant").

Robert C. Kolodny, M.D. (the "Intervenor"), owner of the adjoining Property at 48 Carter Street, Norwalk, Connecticut as Trustee of the Robert C. Kolodny Revocable Trust of 1978, hereby intervenes in the proceeding with respect to the above-referenced Application pursuant to Sections 22a-19 of the Connecticut General Statutes and represent as follows:

1. Section 22a-19(a)(1) of the Connecticut General Statutes states, in part, that in any administrative proceeding, any person or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding involves conduct which has, or which is reasonably likely to have the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water or other natural resources of the state.
2. These proceedings are the result of the Owner and Applicant being subject to the Norwalk Inland Wetland Agency's PERMIT VIOLATION ORDER -#V24-1067 dated 9/25/24 and the Norwalk Planning & Zoning Enforcement Officer's NOTICE OF ZONING VIOLATION dated 10/24/24.
3. The conduct of the Owner and/or Applicant, and the subject of the Application, involves the illegal clear cutting of over 10,000 square feet, the operation of an unpermitted contractor's yard, the stockpiling of materials, and the creation of noise, dust, vibrations, runoff and emissions. The Property contains inland wetlands, and some of the abutting residential properties are serviced by well water. The Application does not include a required Environmental Report and instead requests a waiver of one being filed.
4. The activities that are ongoing and/or proposed by the Owner and Applicant upon the Subject Property are reasonably likely to have the effect of unreasonably contaminating, polluting and/or impairing the public trust in the air, water or other natural resources of the state.
5. The activities that are ongoing and/or proposed by the Owner and Applicant upon the Subject Property involve disturbance and stockpiling of potentially contaminated material and the encroachment upon wetland areas located within the immediate vicinity of the intervenor's property.

WHEREFORE, the Intervenor hereby intervenes in this proceeding pursuant to this Verified Notice of Intervention.

THE INTERVENOR:


Robert C. Kolodny, M.D., Trustee of the Robert C. Kolodny Revocable Trust of 1978

The Intervenor, pursuant to Section 1-227 of the Connecticut General Statutes, requests copies of all filings and written notice by mail of all meetings and/or hearings to be held, conducted, or issued in connection with the Applications. Such filings and notices should be sent to the Intervenor at: Robert C. Kolodny, M.D., 48 Carter Street, Norwalk, Connecticut 06850; RCKolodny@aol.com.

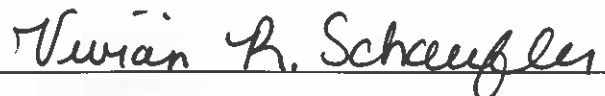
STATE OF CONNECTICUT :
: ss: New Canaan

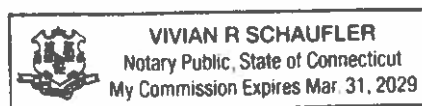
COUNTY OF FAIRFIELD :

I, Robert C. Kolodny, M.D., Trustee of the Robert C. Kolodny Revocable Trust of 1978, being duly sworn, depose and say that I have read the foregoing Notice of Intervention and that all the allegations contained therein are true to the best of my knowledge.


Robert C. Kolodny, M.D.

Subscribed and sworn to before me this 6 day of October, 2025.


Notary Public/Commissioner of the Superior Court





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,

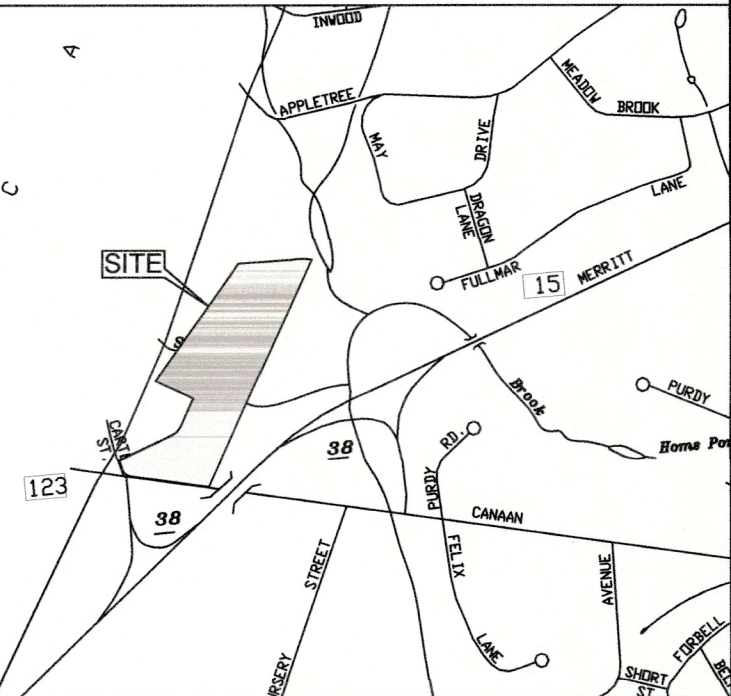
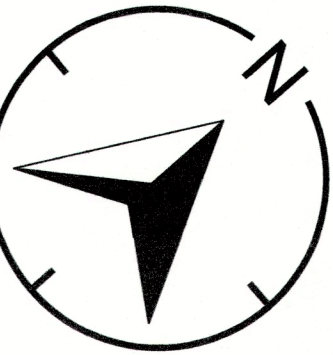


Wilber Giron, P.E.
Permit Engineer

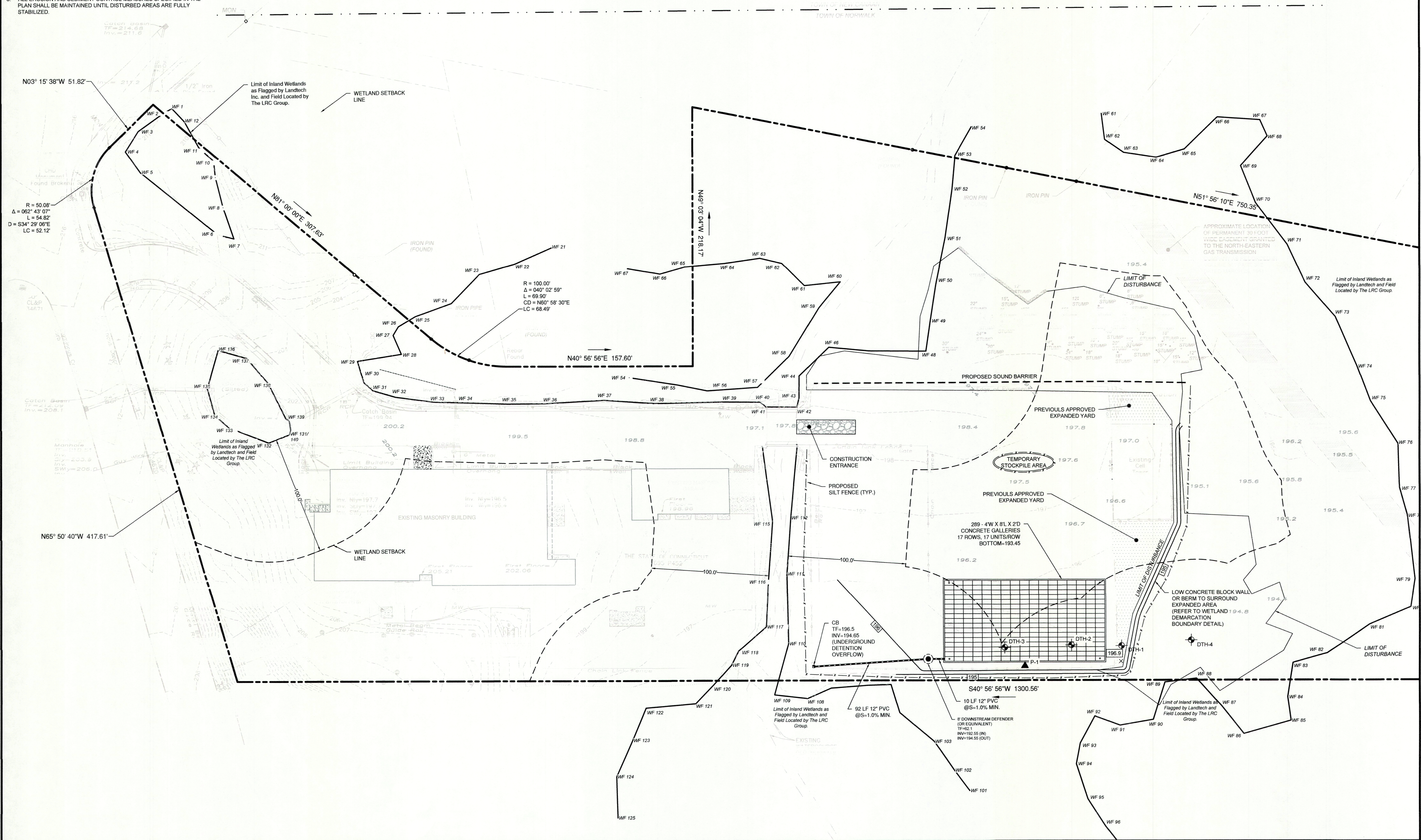
Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Christine Cardascia, P.E., Assistant Civil Engineer – Department of Engineering
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – 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 EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE ELEMENTS BY WHATEVER MEANS NECESSARY AND FOR 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 FLAGGS 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	

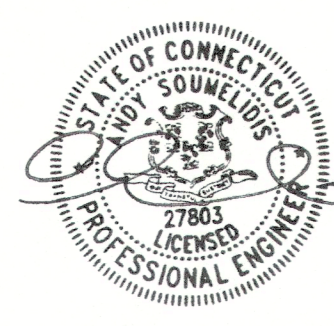
SCALE: 1" = 40'

IN FEET

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PROJECT STATUS:

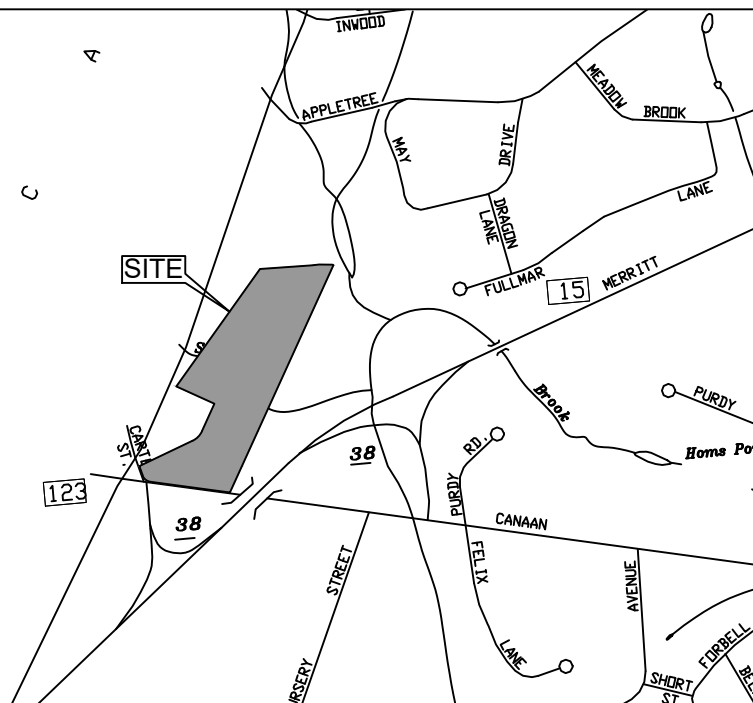
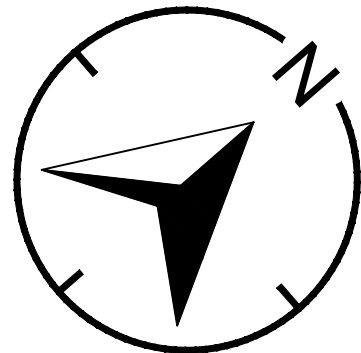
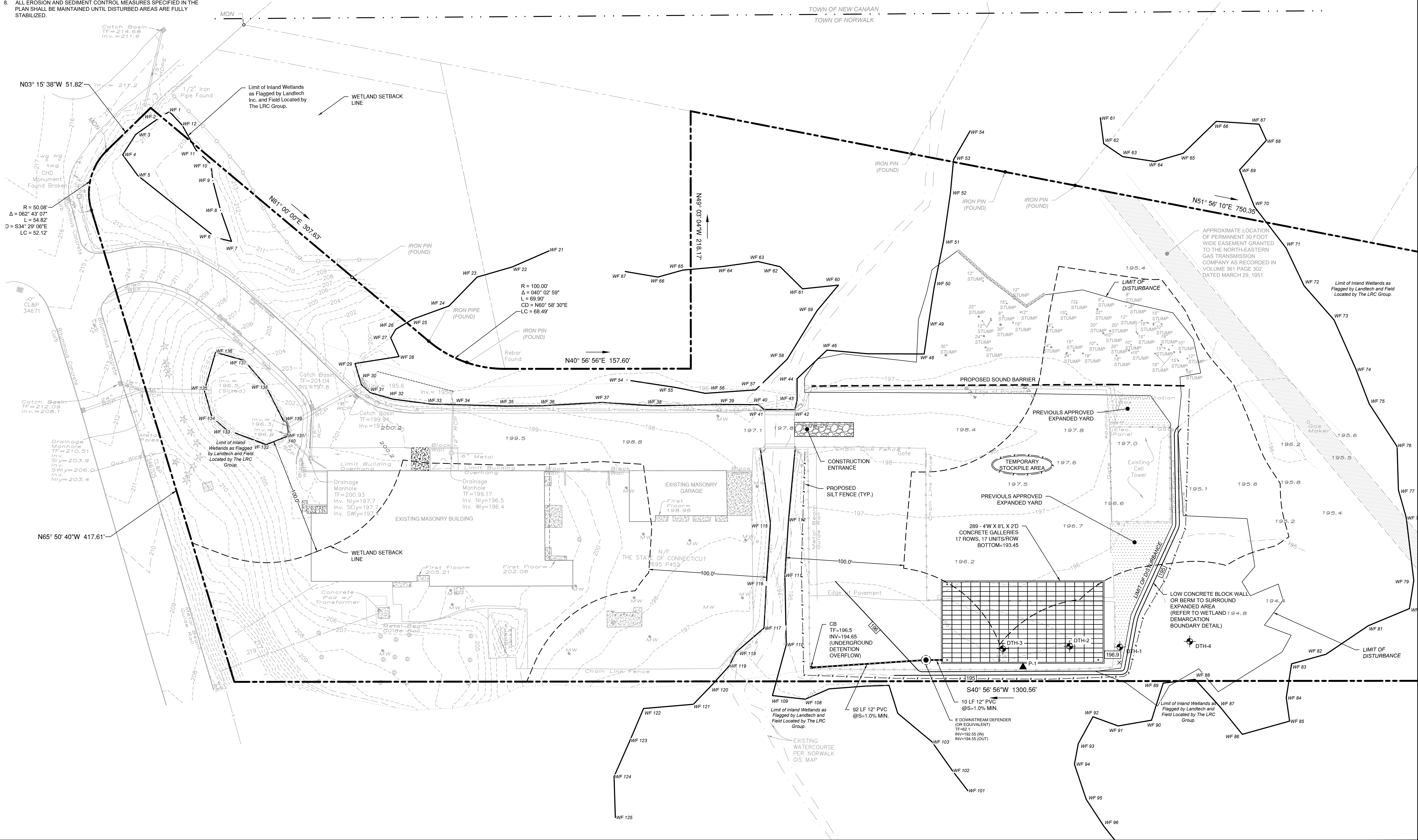
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-1.0

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.
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LOCATION MAP (NTS)

02/29/2025	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**

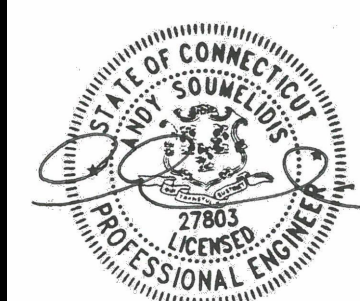
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD**

DRAWING TITLE:
SITE DEVELOPMENT PLAN

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



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



C-1.0

LANDTECH

T:\11 ACTIVE PROJECTS\23015-02 284 NEW CANAAN AVE\INDIAN HILL RE\DESIGN DEVELOPMENT\23015-02 284 NEW CANAAN AVE SITE PLAN.DWG

LANDTECH

-
- Diagram illustrating the construction of a stabilized shoulder cross-section. The diagram shows a cross-section of a road with a paved road surface on the right and a stabilized shoulder on the left. The shoulder is constructed from crushed stone, with a sub-base of free draining backfill and stabilization geotextile installed on unstable soils. The shoulder width is indicated as 25' LENGTH MIN. The shoulder is graded to a 6" MIN. slope. The diagram also shows the location of the gradation (No. 3 or ASTM C-33 No. 3) and the access to the shoulder. The shoulder is labeled as STRIPPED GROUND LINE (REMOVE TOPSOIL AND ORGANICS PRIOR TO CRUSHED STONE PLACEMENT).

Diagram illustrating a road layout with a 12' MIN. wide access road to a work area, a 10' MIN. radius curve, and a paved road.

A cross-sectional diagram of a stockpile stabilization method. A silt fence, represented by a series of rectangular blocks, is positioned at the base of a stockpile. Behind the fence, a layer of stabilization material (indicated by a stippled pattern) is applied to the slope. The stockpile itself is shown with a 2:1 slope ratio. A dimension line indicates a 1'-0" separation between the silt fence and the stockpiled material. Labels include 'STABILIZE STOCKPILE MATERIAL', 'SILT FENCE', and 'MAINTAIN 1'-0" SEPARATION BETWEEN SILT FENCE AND STOCKPILED MATERIAL'.

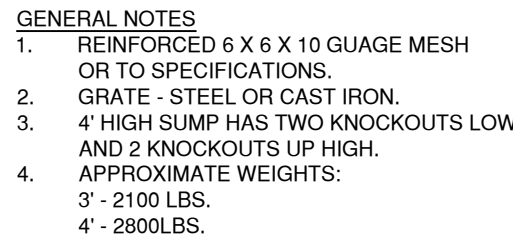


Diagram illustrating a 100% slope protection system. The system consists of a vertical fabric strip fastened to a stake. The stake is labeled "1-1/2\" SQUARE HARDWOOD STAKE PLACED 10' O.C. MAX.". The fabric is labeled "FABRIC FASTENED TO STAKE". The angle between the stake and the fabric is labeled "100°". The angle between the fabric and the ground slope is labeled "6°". The ground slope is labeled "GROUND SLOPE". The vertical distance from the ground to the top of the fabric is labeled "30\" MIN.". The horizontal distance from the stake to the fabric is labeled "18\" MIN.". The distance from the fabric to the stake is labeled "6\"". The distance from the fabric to the stake is labeled "BURY END OF FILTER FABRIC".

Diagram illustrating a concrete block structure. The structure is composed of concrete blocks. The area behind the blocks is labeled "BACKFILLED W/ FILL AND SEED". The height of the structure is indicated by h_0 . The structure is situated on a "WETLAND LINE".

A cross-sectional diagram of a precast concrete gallery. The diagram shows a central rectangular opening. The top and bottom edges of the opening are defined by a thick, stippled layer representing precast concrete. The vertical side walls of the opening are also stippled. The interior of the gallery is filled with a layer of broken stone, indicated by a cross-hatched pattern. A circular pipe or duct is shown passing through the center of the gallery. Labels with leader lines point to various components: '6" SOIL COVER (MIN.)' points to the top concrete layer; 'FILTER FABRIC' points to the fabric separating the stone from the concrete on both the top and bottom; 'PRECAST CONCRETE GALLERY' points to the right vertical wall; '1" BROKEN STONE' points to the stone fill on the right side. Dimension lines at the bottom indicate a total width of 72" and a central opening width of 48". The side walls are each 12" MIN. wide. A vertical dimension line on the right indicates a height of 48" for the stone fill.

6" SOIL COVER (MIN.)

FILTER FABRIC

FILTER FABRIC

PRECAST CONCRETE GALLERY

1" BROKEN STONE

48"

12" MIN.

48"

12" MIN.

72"

A cross-sectional diagram of a borrow pile. The pile is composed of six rectangular concrete blocks stacked vertically. A vertical dimension line to the right of the blocks indicates a total height of 12 feet. On top of the stack is a vertical post labeled "4' CHAIN LINK FENCE W/BLACK SLATS". The entire structure sits on a base of "CRUSHED STONE FOOTINGS". To the left of the pile, a dashed line indicates the ground surface, and the area is labeled "BORROW PILE FOR PROCESSING MATERIAL STORAGE".

Final Rate: 1" in 10.00 minutes

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INDIAN HILL RE, LLC

284 NEW CANAAN AVENUE
NORWALK, CT

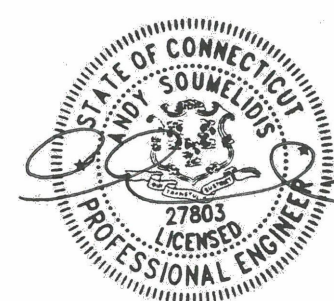
#S19-499B
SITE IMPROVEMENTS FOR AN
EXPANDED CONTRACTORS YARD

NOTES AND DETAILS

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

N.T.S.

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



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

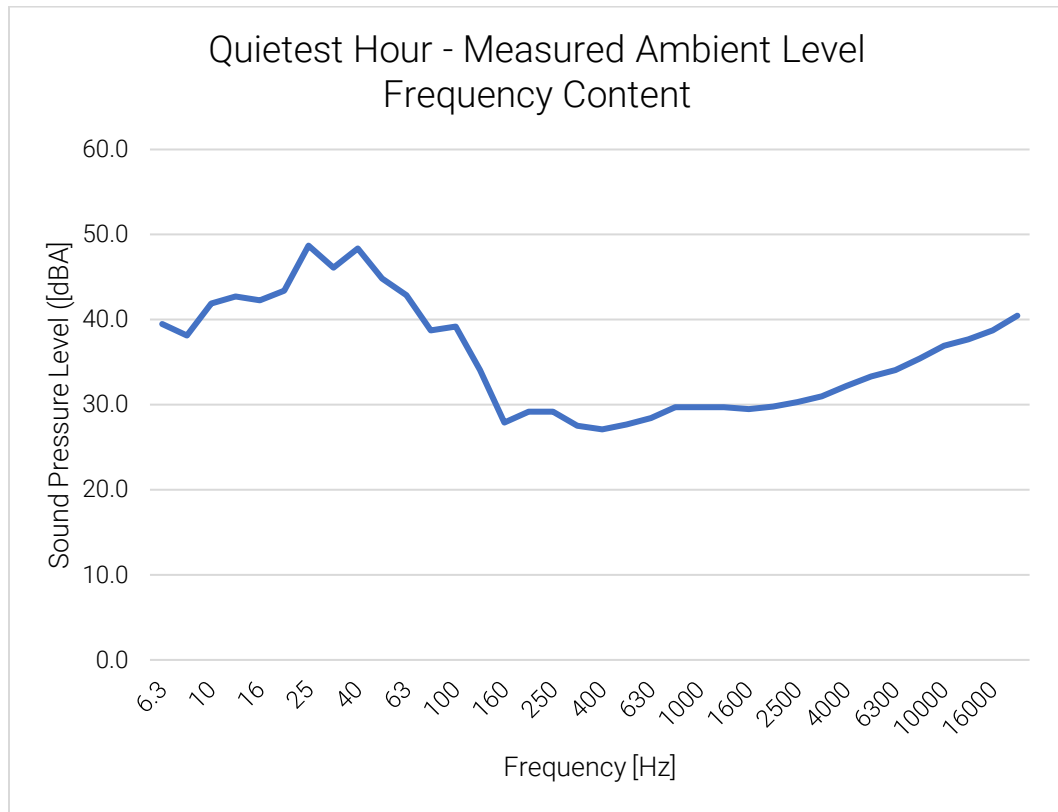
In addition to average levels, the code also defines the maximum allowable peak levels. Section 22a-69-3.2 “Impulse Noise” states:

- (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)

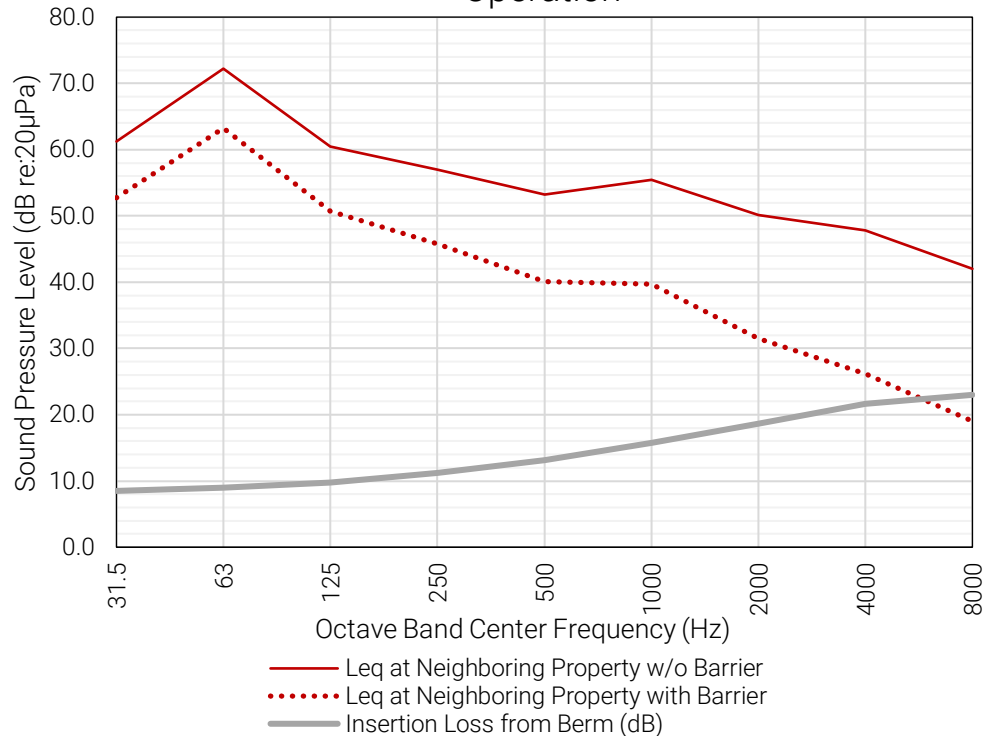
With the 20' berm in place, the sound levels are all significantly reduced and are all compliant with the CT State Noise Regulations even for nighttime hours. Depending on the background noise, some activities may not even be audible. To further reduce audibility for the residential neighbors, follow 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.

Level & Frequency Comparison from Sifter Operation



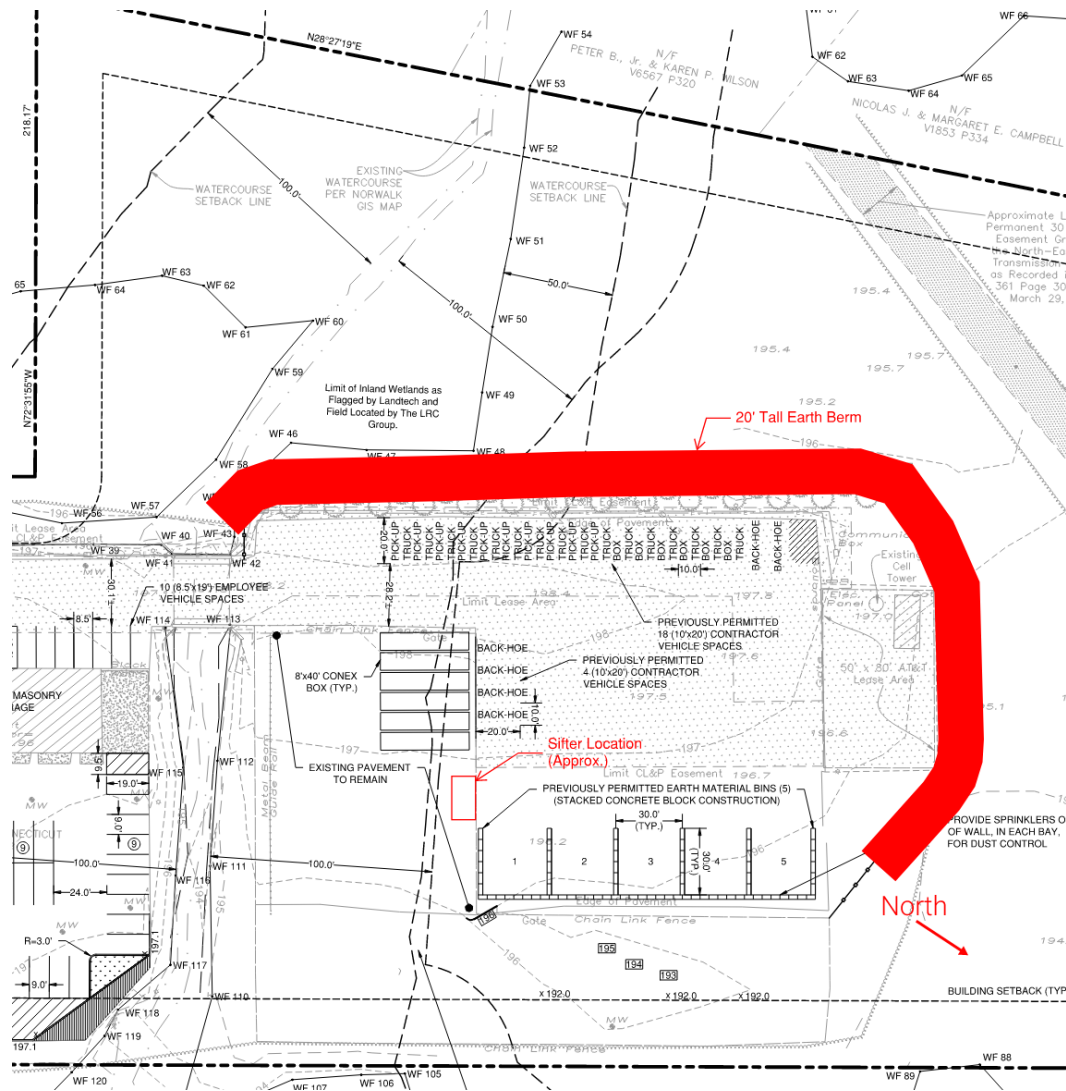
We trust that you will find the information in this report to be useful. Should you have any questions or comments, please feel free to reach out to discuss with us.

Kind regards,

Kevin Peterson
Senior Acoustic and Audio Consultant
SH Acoustics

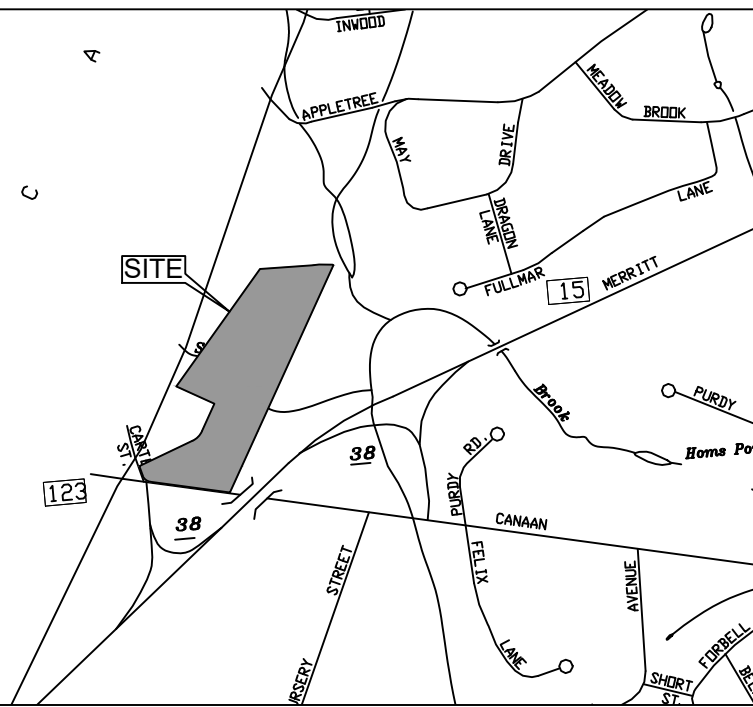
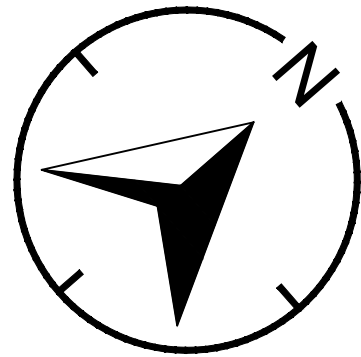
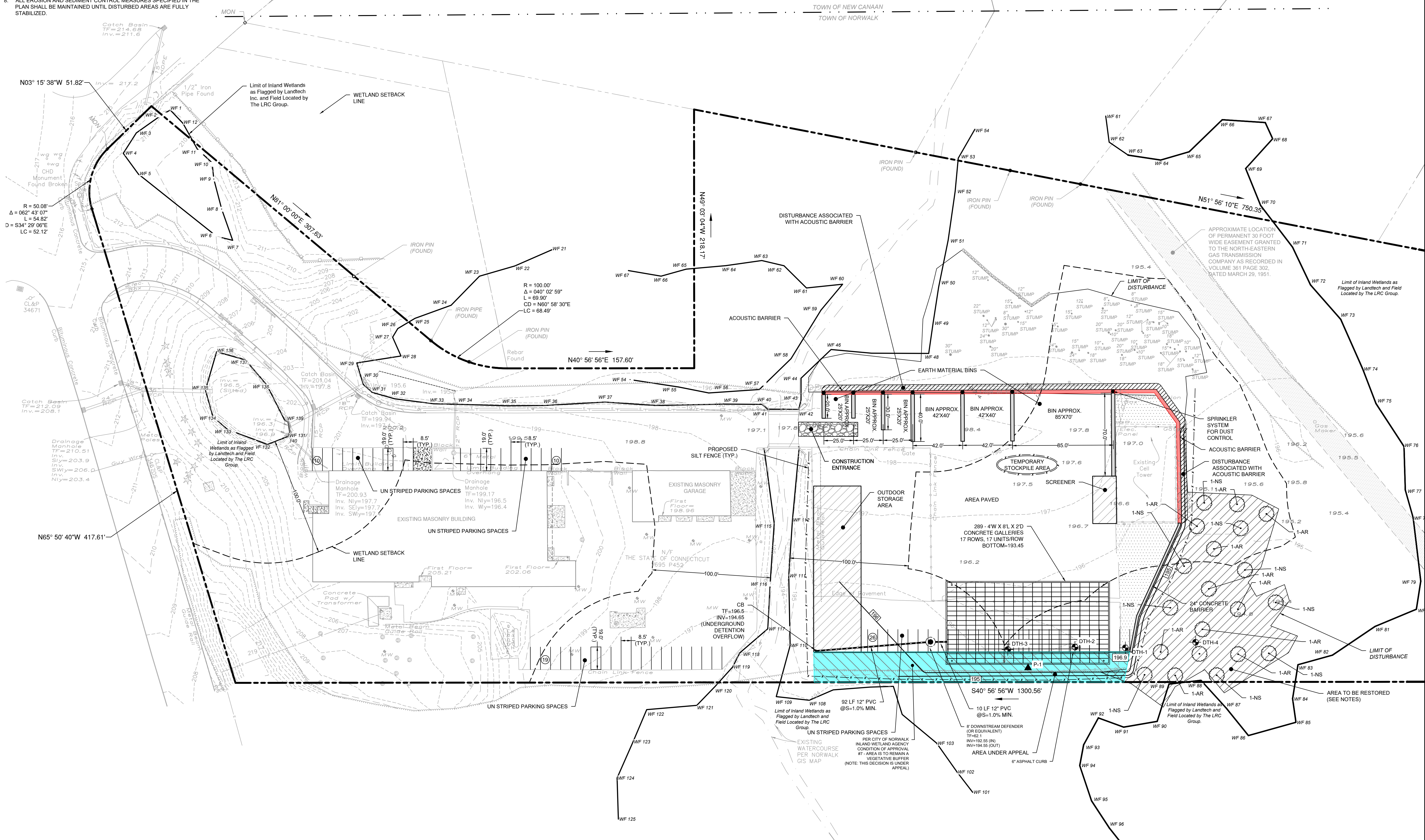


Appendix: Berm Diagram



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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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

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

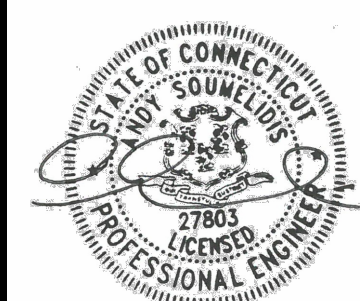
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

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

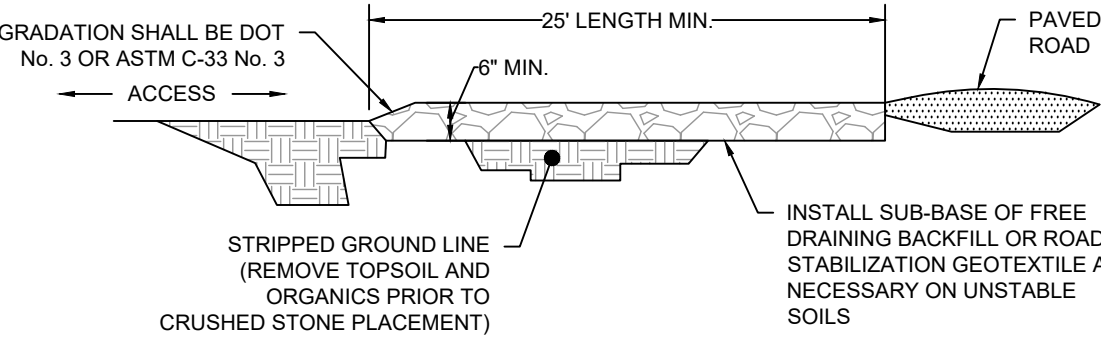
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



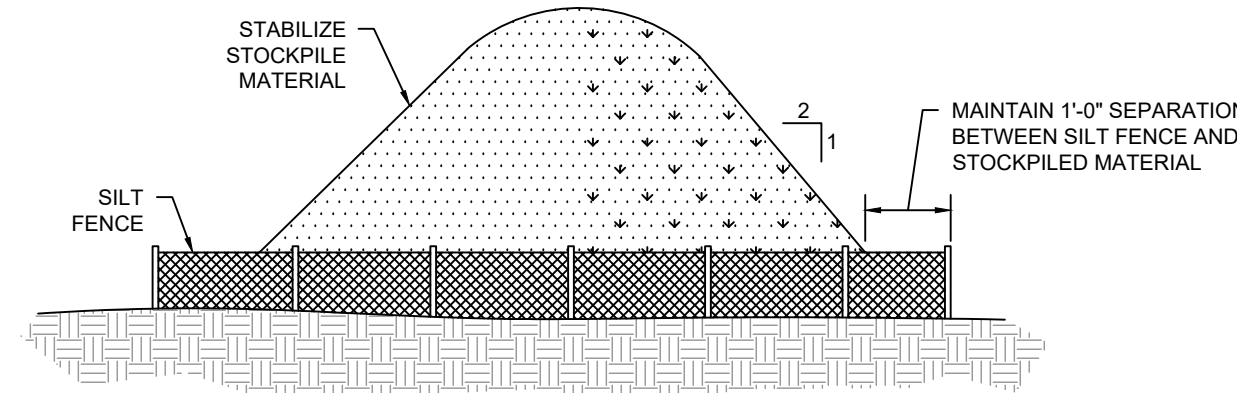
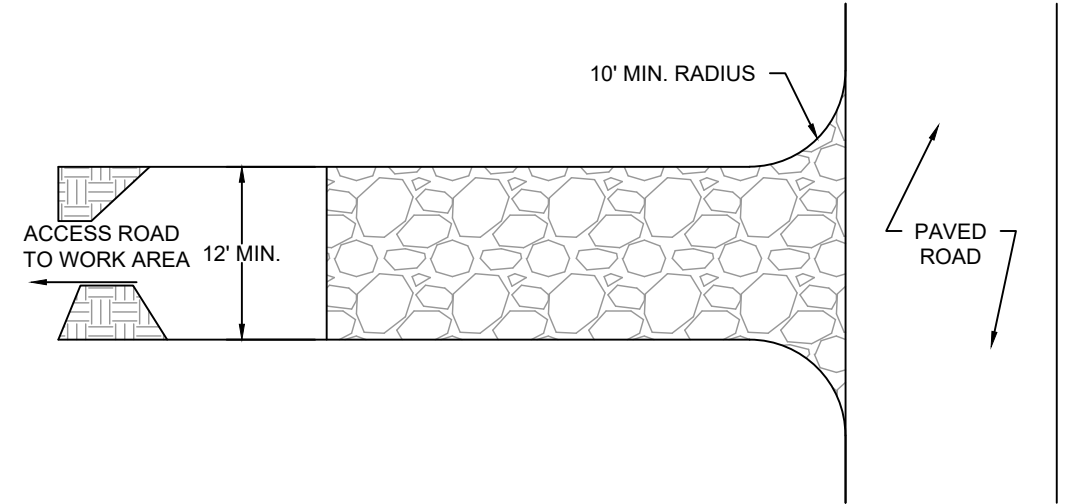
C-1.0

GENERAL EROSION AND SEDIMENT CONTROL NOTES

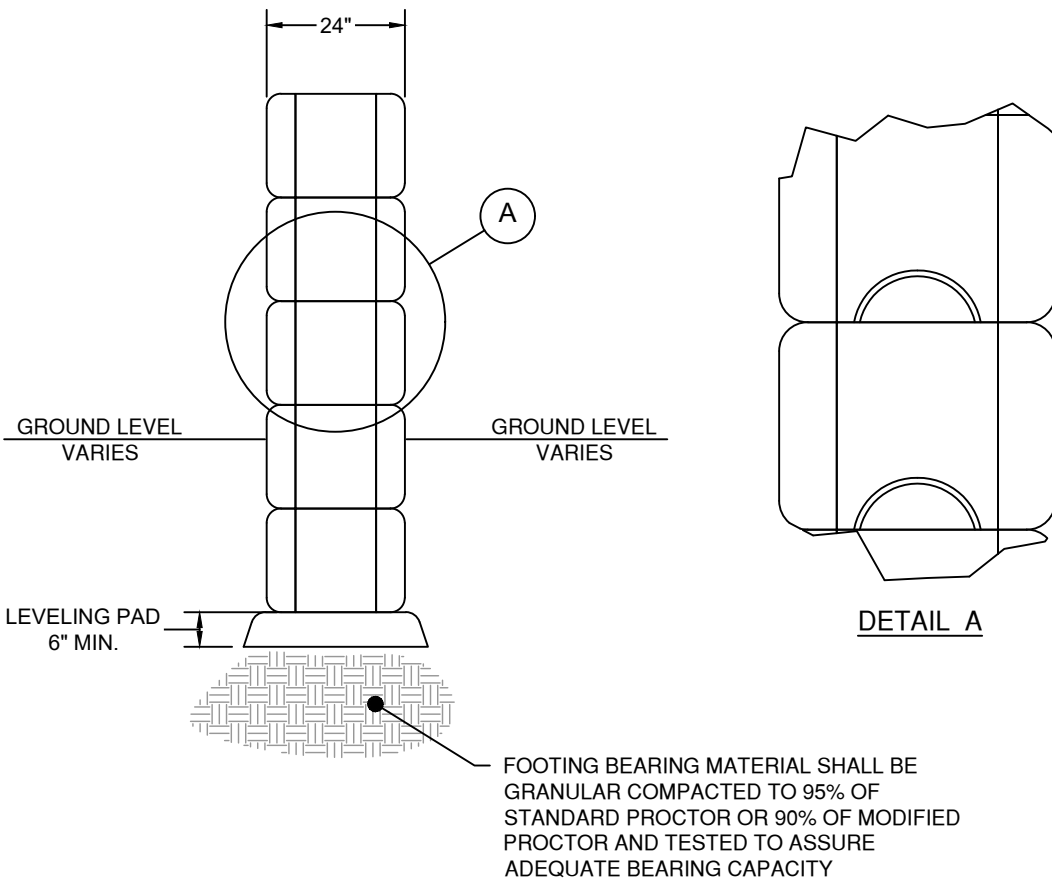
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED 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.



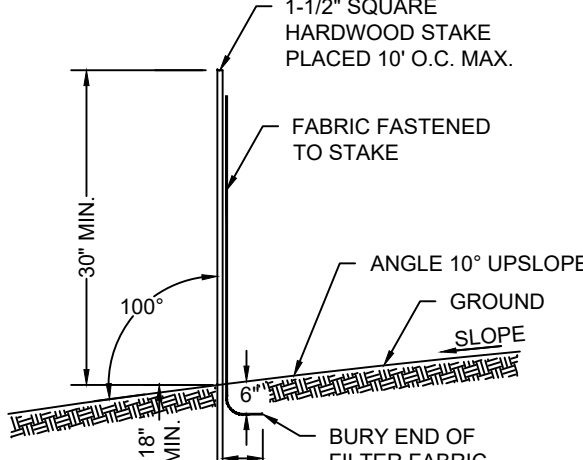
CONSTRUCTION ENTRANCE
(NTS)



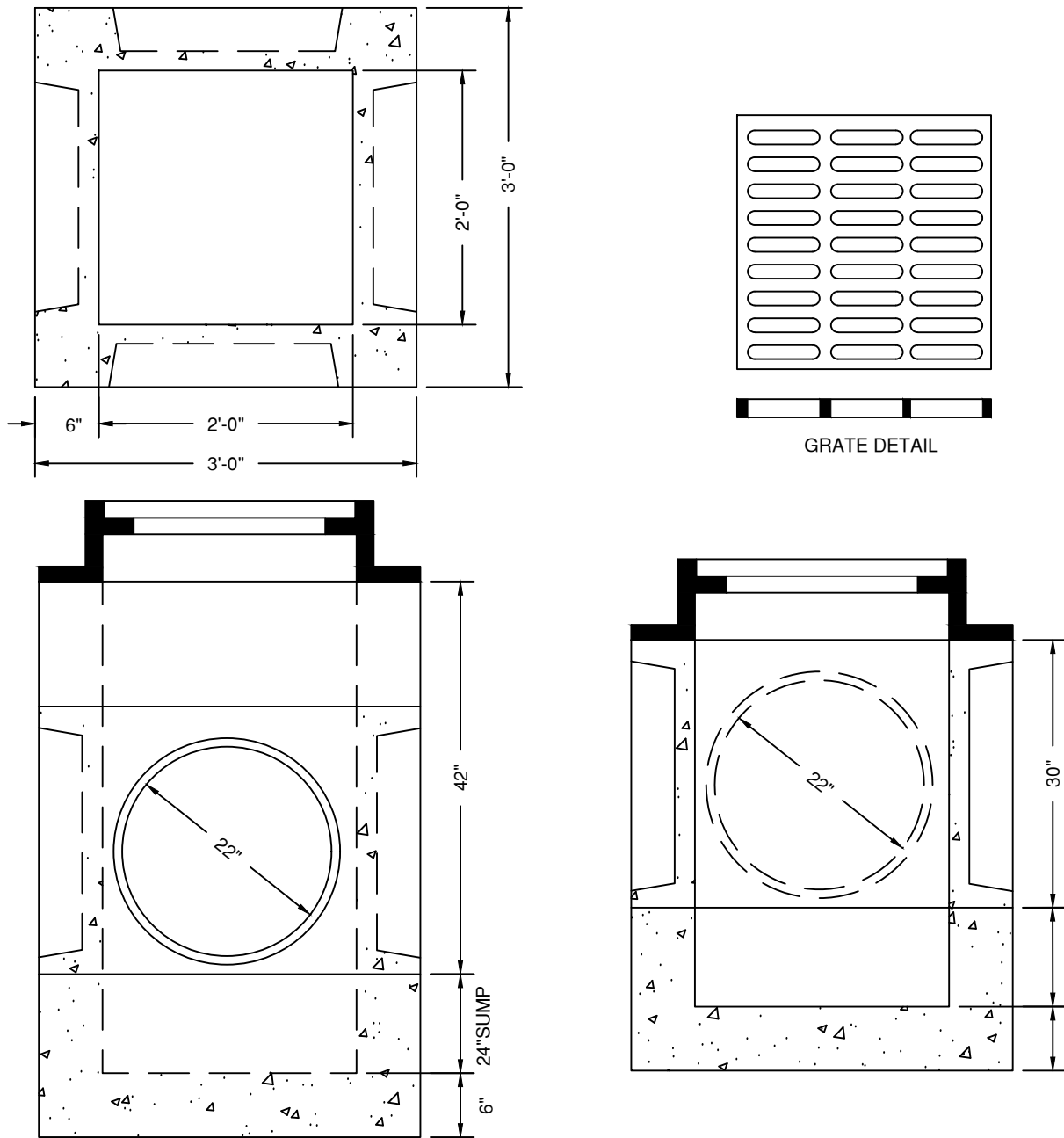
STOCKPILE DETAIL
(NTS)



CONCRETE BLOCK WALL DETAIL
(NTS)

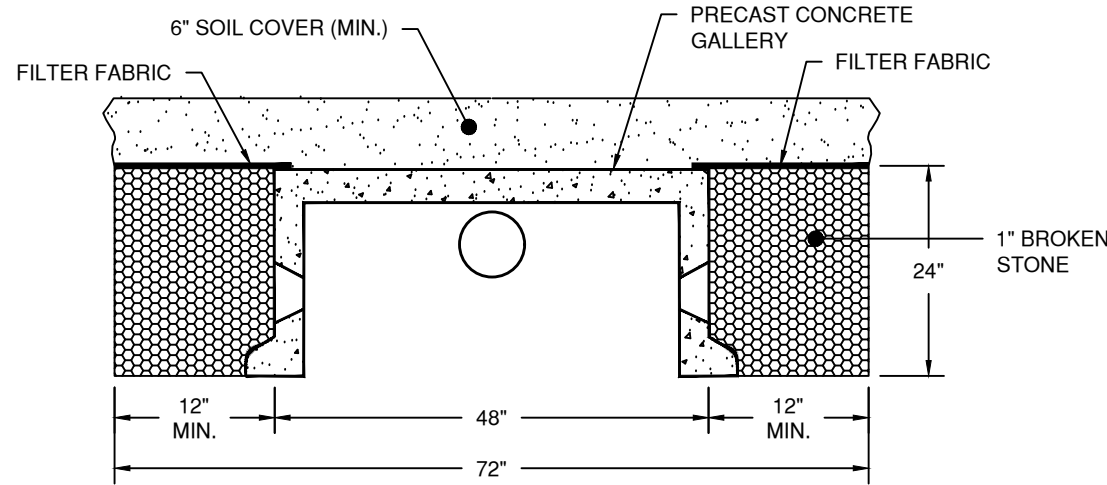


GEOTEXTILE SILT FENCE
(NTS)

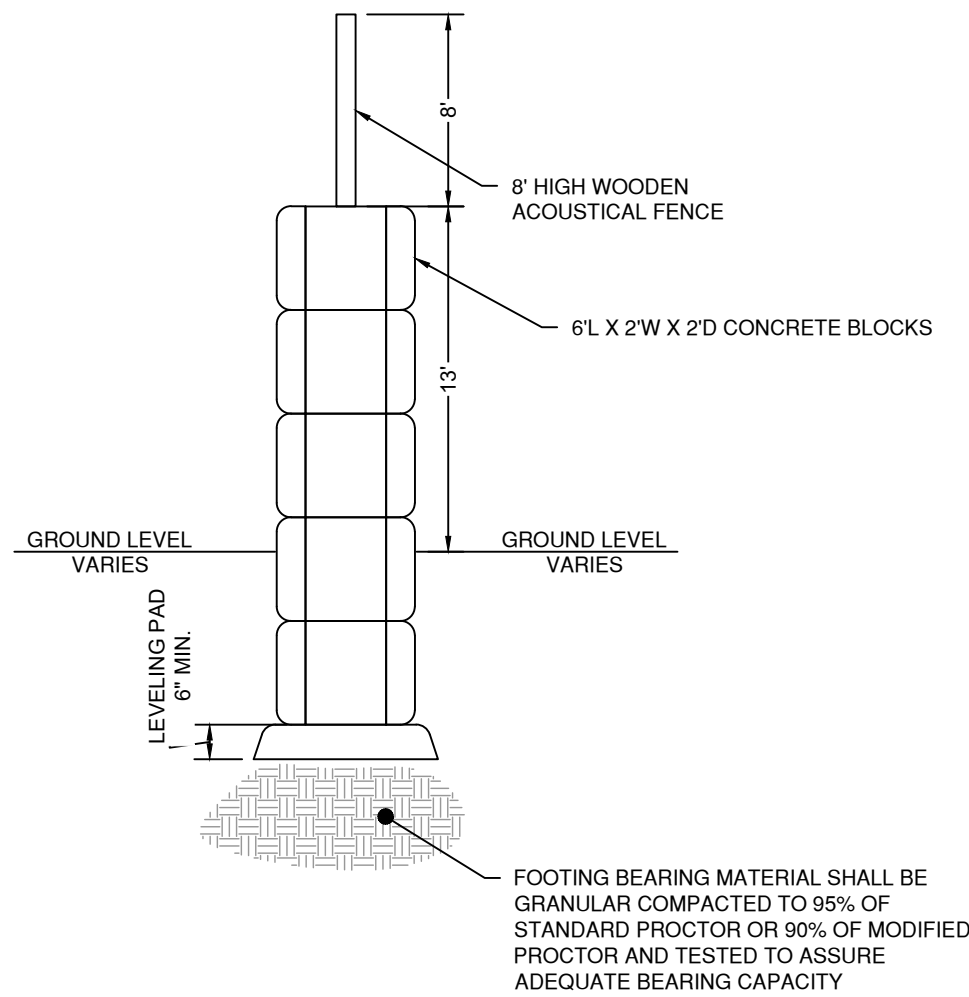


- GENERAL NOTES
- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 - GRATE - STEEL OR CAST IRON.
 - 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 - APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.

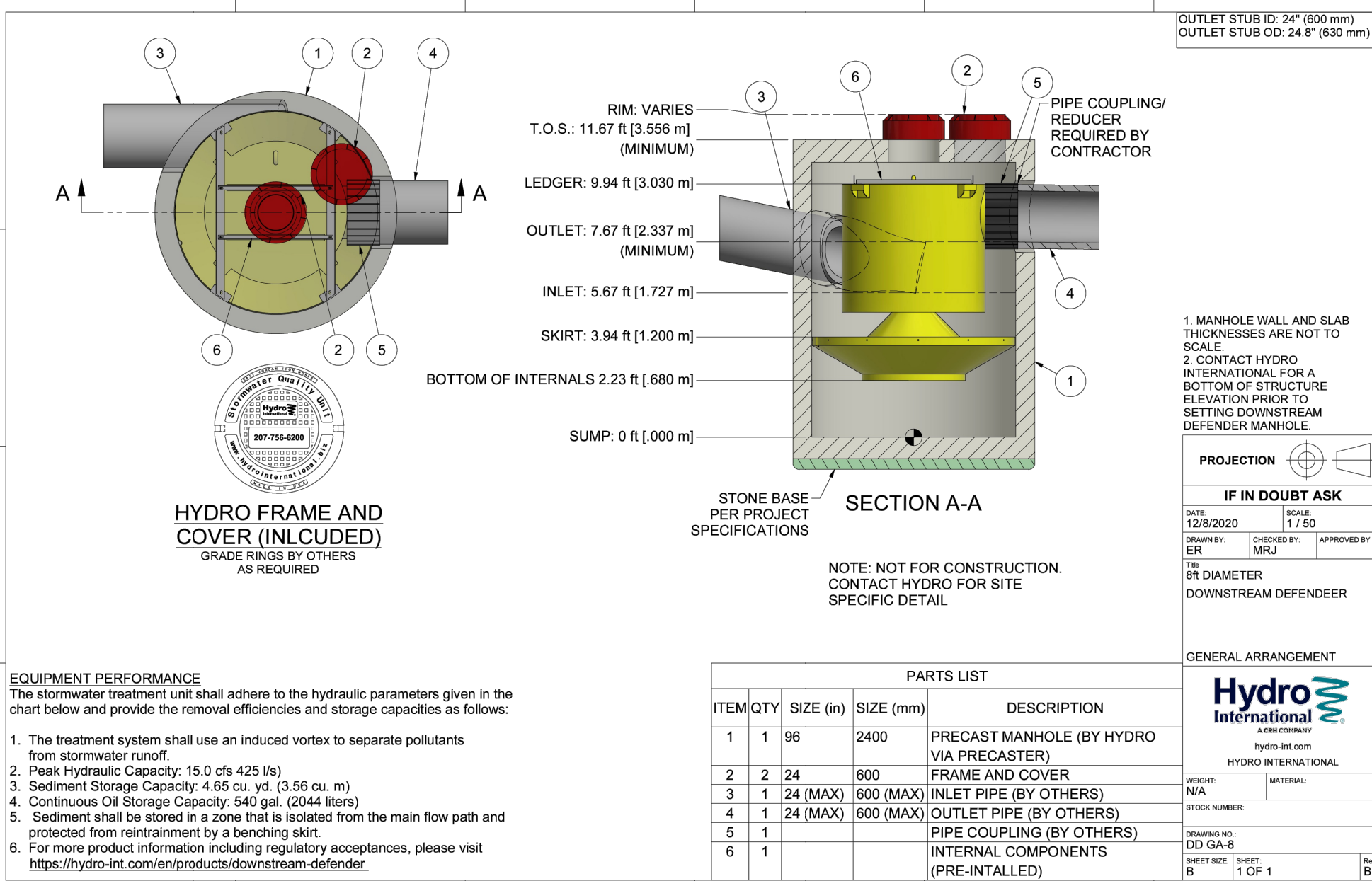
2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)



24'x48' PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
(NTS)



ACOUSTIC BARRIER
(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.	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

- 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 (EUTROCHIIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
RUBROCKIA 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.

10/8/2025 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:

NOTES AND DETAILS

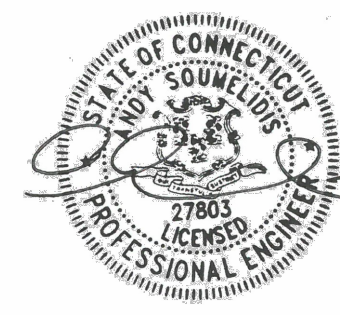
PROJECT No. 23015-02

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

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



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 (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
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REVISION DATE	ISSUE

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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:

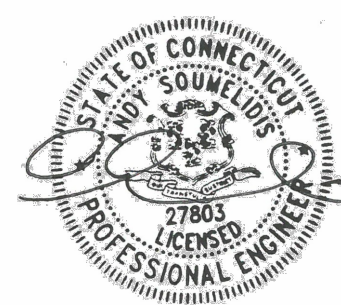
PLANTING NOTES

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

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

Memorandum

To: Steven Kleppin,
 c/o City of Norwalk Planning Board

From: AKRF, Inc.

Date: October 21, 2025

Re: AJ Penna and Sons Acoustical Peer Review

This technical memorandum summarizes AKRF's review of the *Acoustic Evaluation Report for AJ Penna and Son* report, dated October 2, 2025 and prepared by SH Acoustics, LLC, on behalf of the City of Norwalk in connection with the Request to modify Special Permit #12-16 application. In addition to reviewing the October 2, 2025 report, AKRF also reviewed the *AJ Penna and Son Acoustic Evaluation Report*, dated September 12, 2023 as well as visited the AJ Penna and Son site located at 284 New Canaan Avenue, Norwalk, Connecticut to observe site operations on October 17, 2025.

Our review comments are as follows:

SUMMARY

Overall, the administrative controls recommended by SH Acoustics to limit backup alarms, tailgate slamming, and early morning use of the sifter are expected to provide significant relief to nearby residences. Implementation and/or continued enforcement of these administrative controls is strongly encouraged. Since these administrative controls are effective only if enforced, AKRF requests information on the procedures implemented by the Applicant to ensure these administrative controls are followed.

The proposed noise control barrier along the property line represents good acoustical planning. The proposed location along the site property line has potential to block line of sight to all nearby receptors if the barrier is sufficiently tall. The wooden section of the noise barrier, however, has potential to be a weak link if it is not sufficiently massive. As such, additional information on the noise control barrier as well as the noise modeling approach is requested for further evaluation.

In addition to the property line barrier, there may be opportunities for a targeted noise control approach. Potential opportunities identified by AKRF include a dedicated noise control barrier for the sifter and reconfiguration of bins to be larger with longer, taller side walls, which will force noise sources to be in closer proximity to barriers, thereby reducing noise emissions further. Sufficient bin depth will be needed to ensure that fill does not encroach in a way that negates the effect of the side walls and sufficient bin width will be needed for equipment to safely back up and turn around within bins. AKRF recommends SH Acoustics explore such options for additional noise control.

GENERAL

1. Please provide information on the frequency of emergency operations during nighttime hours.
2. Please provide information on the anticipated surface weights of each section of the proposed noise control barrier.
3. Please document administrative controls implemented or intended to be implemented by the applicant to minimize the potential for tailgate slamming. Since tailgate slamming generates the highest sound pressure levels on site, and due to the nature of this activity as impulse sound, it is not well represented by the average sound level metric. This activity has the greatest potential to result in complaints.

4. Please confirm whether the applicant has agreed to implement other administrative controls recommended by SH Acoustics.
5. Please comment on the methods used to remove excess material from truck beds without tailgate slamming, if any.
6. Please clarify whether the location of the sifter is expected to be permanent or change depending on site needs. Regardless of location, a dedicated noise control barrier should be implemented for this piece of equipment. Barrier construction may utilize a concrete jersey barrier as the base with noise control elements above, should a mobile barrier be needed.
7. Please clarify if the wooden noise control barrier will be implemented on the bin sidewalls, in addition to the property line barrier. A smaller number of larger bins, with longer side walls and a noise barrier atop, may be helpful to provide additional noise reduction since noise sources will be forced to be in closer proximity to walls.

NOISE EMISSIONS EVALUATION CRITERIA

8. The State of Connecticut defines impulse noise as “noise of short duration (generally less than one second), especially of high intensity, abrupt onset and rapid decay, and often rapidly changing spectral composition”, and limits such noise to 80 dBA at Class A Noise Zones. Please clarify which site noise sources fit this criteria.
9. The State of Connecticut noise code cautions against using compliance with said noise regulations to dismiss claims of nuisance. AKRF understands that there are or were complaints directed at site operations from nearby residential properties and efforts must be made to resolve complaints to the extent feasible. If complaints currently persist, additional criteria should be developed to minimize the potential for complaints, and site noise emissions should be evaluated against this criteria.

AMBIENT NOISE SURVEY

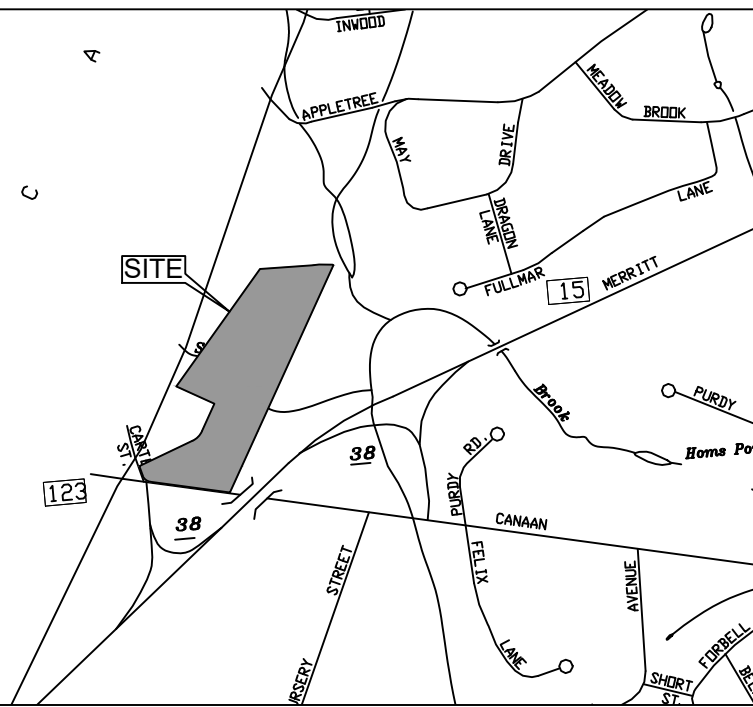
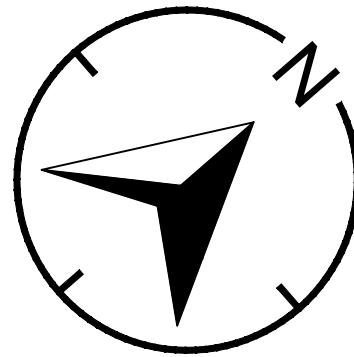
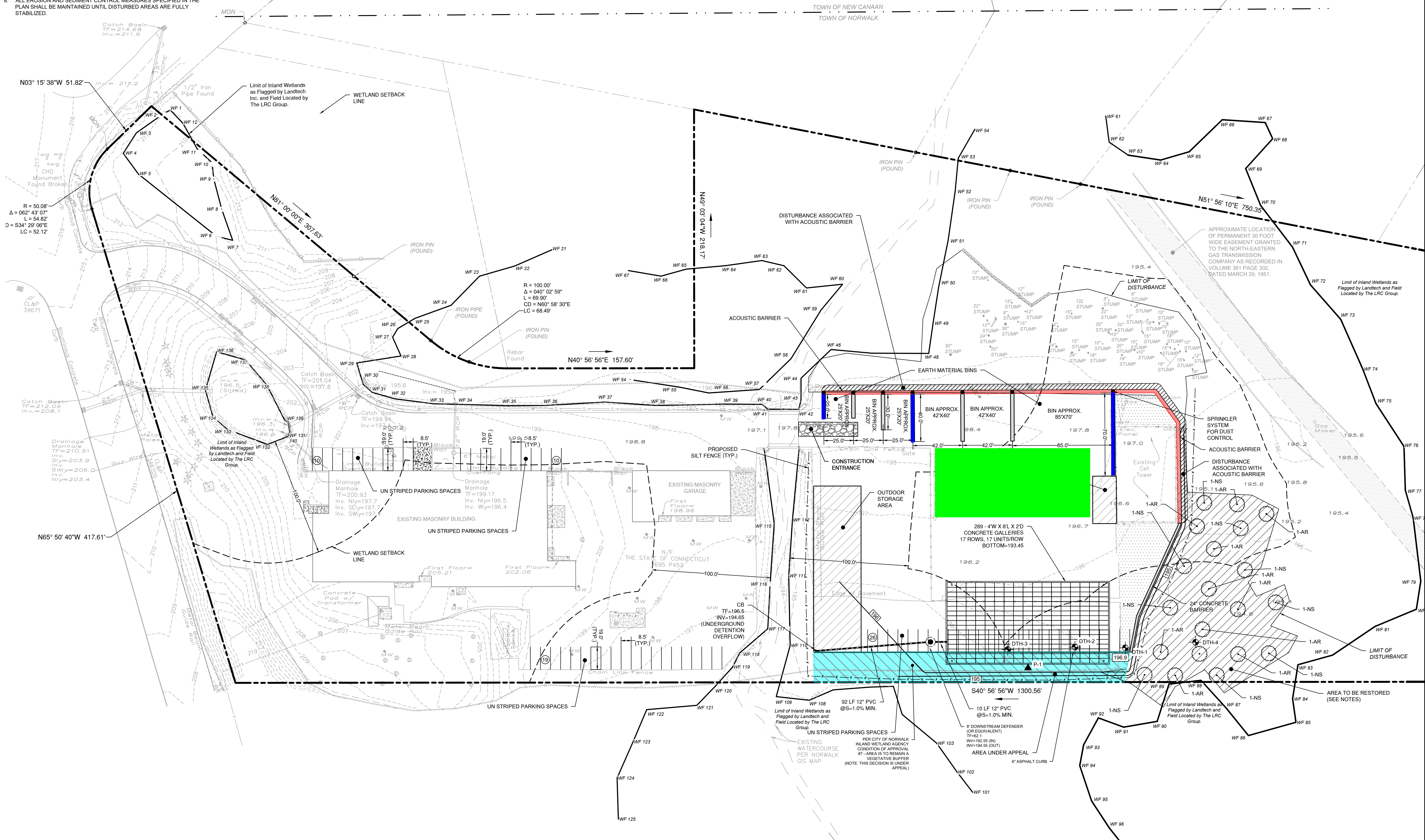
10. Please provide a figure/markup showing where ambient sound levels were measured.
11. Please provide a table showing hourly ambient noise level survey results with the relevant statistical noise level metrics (L_{min} , L_{90} , L_{eq} , L_{10} , and L_{max}) with the site in operation and not in operation.

NOISE EMISSIONS MODELING

12. The “Average SPL” values shown in the table titled “Measured Loudest Sound Levels @ Residential Property per Activity” suggest that results relied on time averaging over significant durations, given the “Maximum SPL” values. Please provide clarification on the duration of each noise source and whether noise sources were operating continuously or intermittently during the measurement period.
13. Please provide information on modeling approach used to evaluate noise emissions and the insertion loss performance of proposed noise barrier (heights of sources, location of sources on site, computer modeling vs calculations, etc.).
14. Please provide markup showing modeled locations of noise sources used for property line noise barrier evaluation and potential areas of operation on site, especially those sources that are mobile.
15. While State and Local noise measurement guidelines discuss that indicate that sound emissions, should be measured near property boundaries, the City of Norwalk noise code states that it “shall be unlawful for any person to emit or cause to be emitted any noise beyond the boundaries of his/her premises in excess of the noise levels established”. Therefore, additional analyses should be carried out to evaluate sound emissions at the point of reception of an affected individual. For nighttime sound emissions, this would be at residential facades, including upper story windows. For daytime sound emissions, this would be at an outdoor patio for example.

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

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**

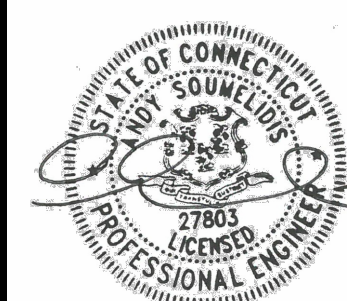
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

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

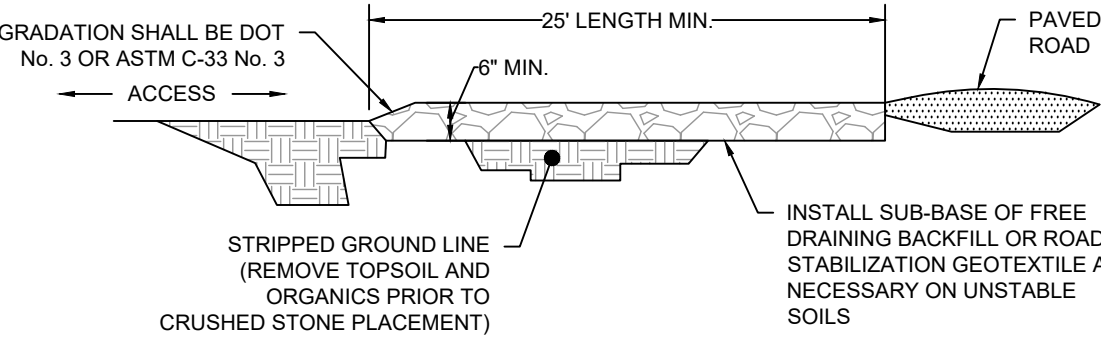
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



C-1.0

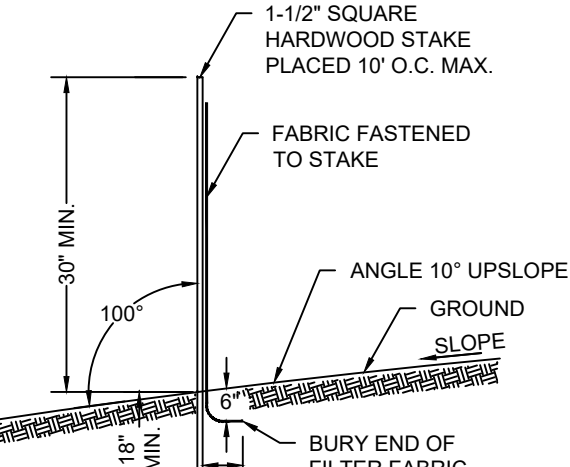
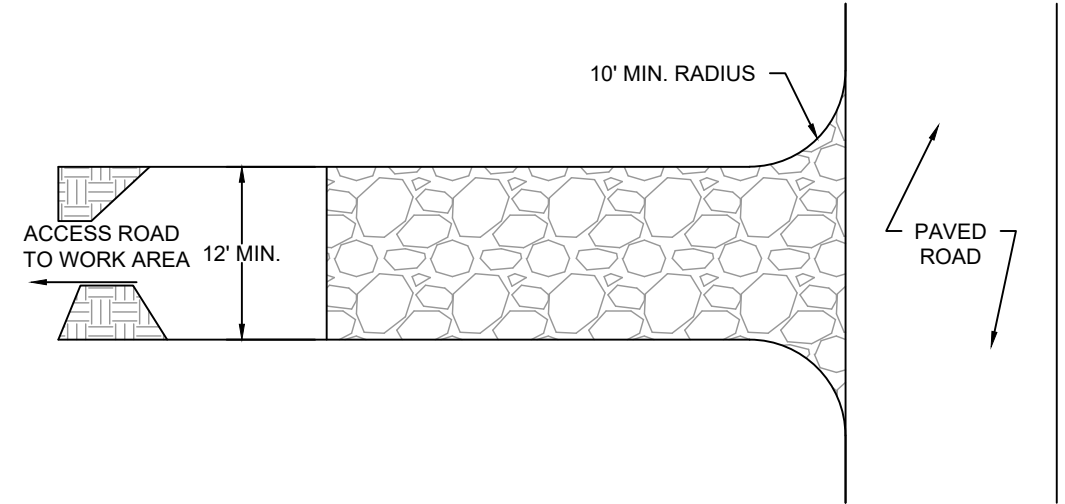
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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.



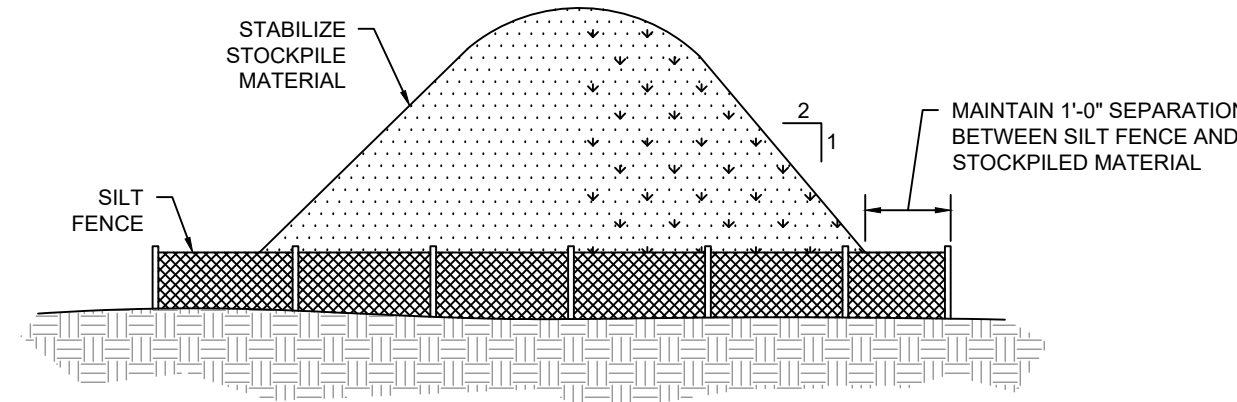
CONSTRUCTION ENTRANCE

(NTS)



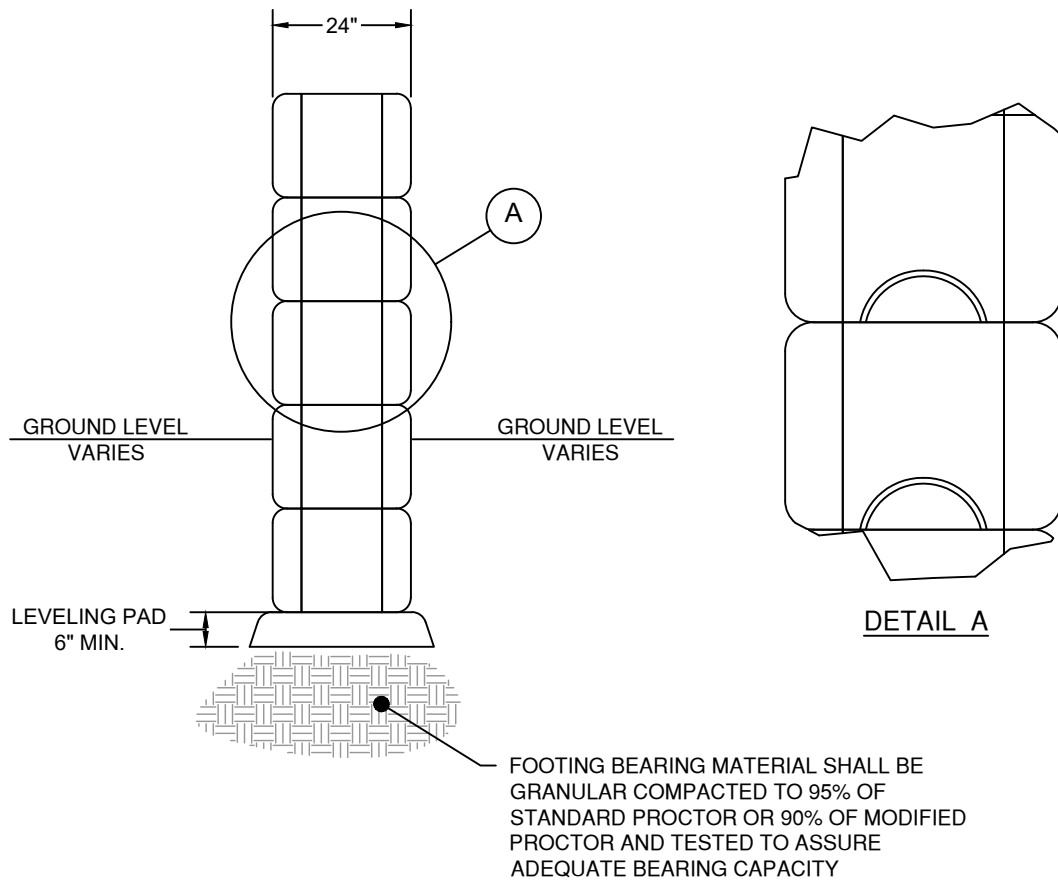
GEOTEXTILE SILT FENCE

(NTS)



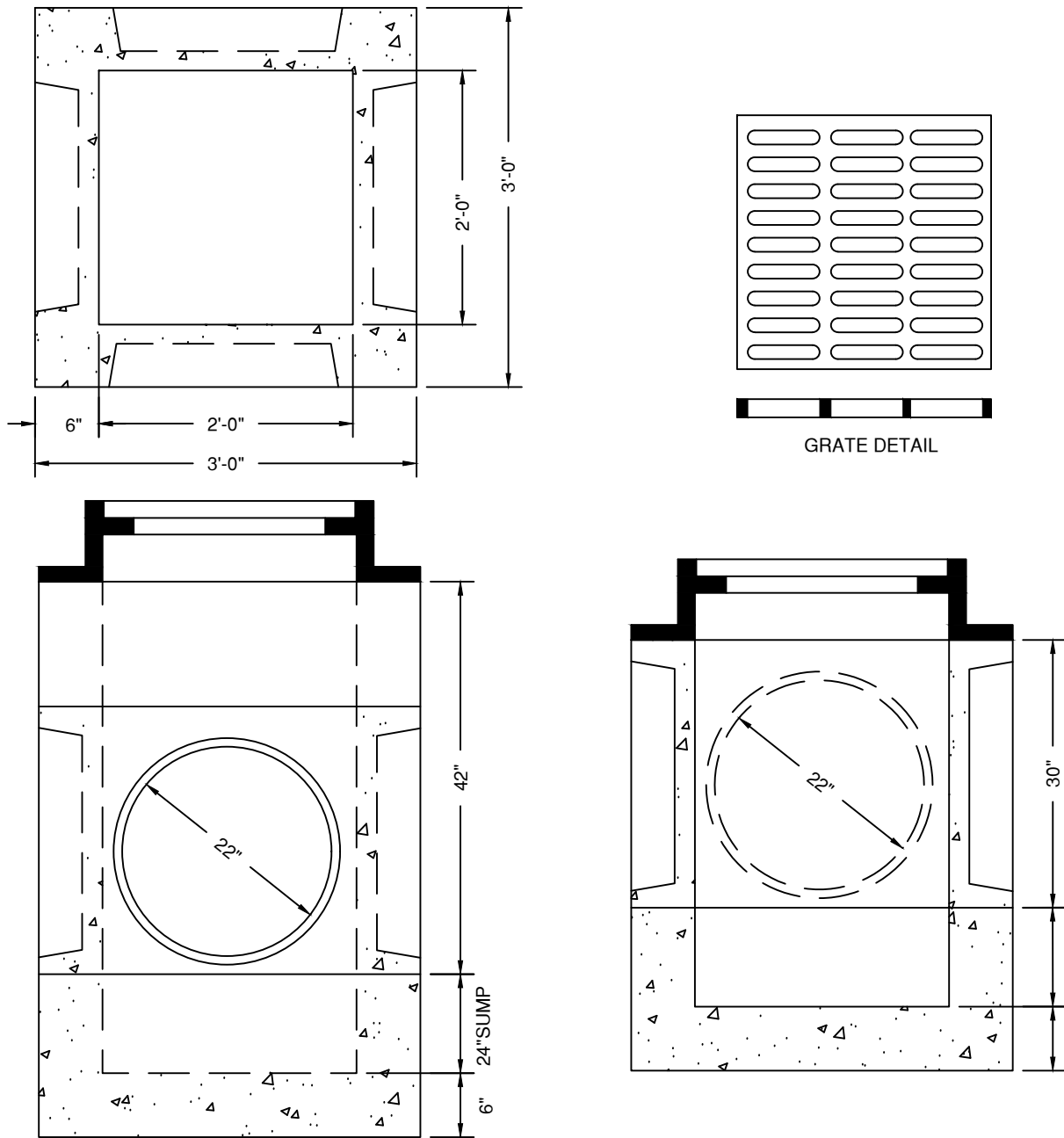
STOCKPILE DETAIL

(NTS)



CONCRETE BLOCK WALL DETAIL

(NTS)

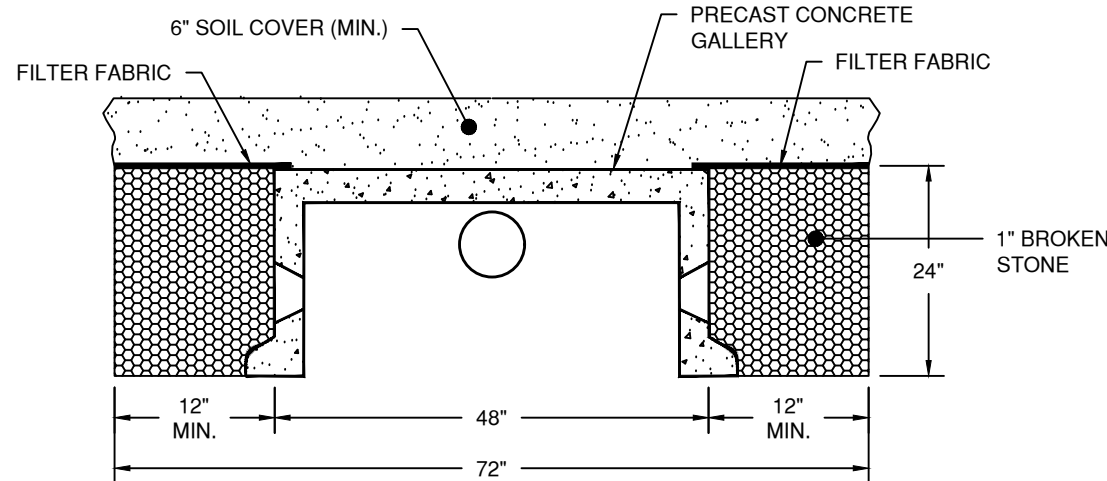


GENERAL NOTES

- 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.

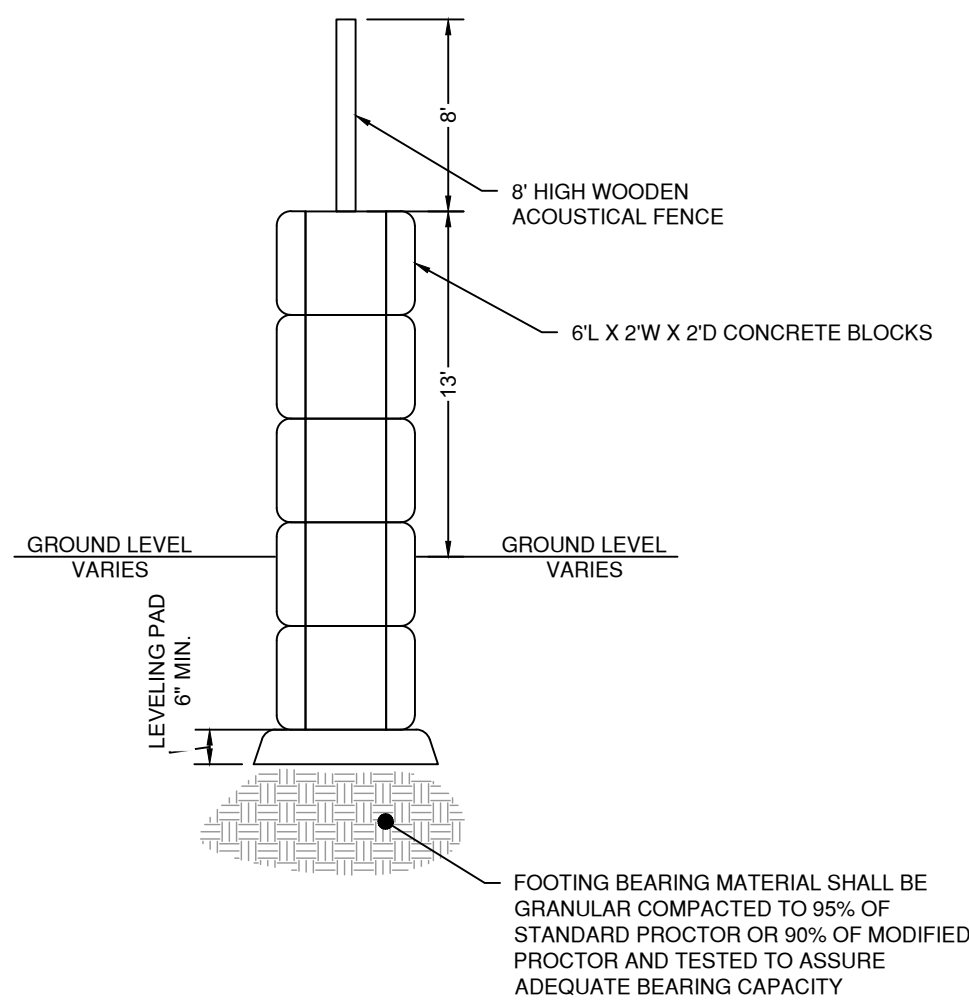
2' X 2' PRECAST CONCRETE CATCH BASIN

(NTS)



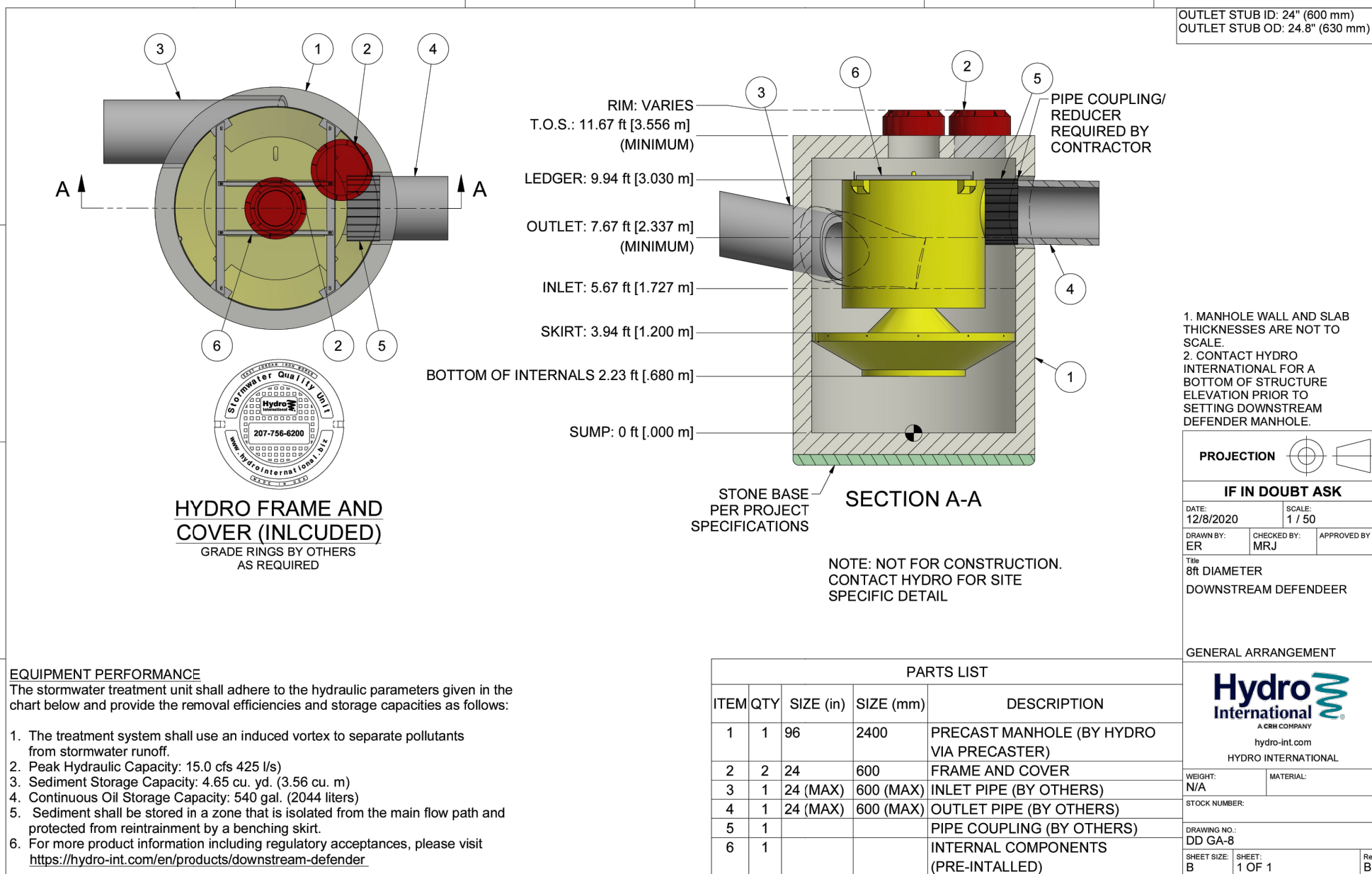
24'x48' PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION

(NTS)



ACOUSTIC BARRIER

(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
2	2	24	600
3	1	24 (MAX)	600 (MAX)
4	1	24 (MAX)	600 (MAX)
5	1		
6	1		

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	4.00	00:10
11:20	12.00	3.50	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

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
RUBROCKIA 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.

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
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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:

NOTES AND DETAILS

PROJECT No. 23015-02

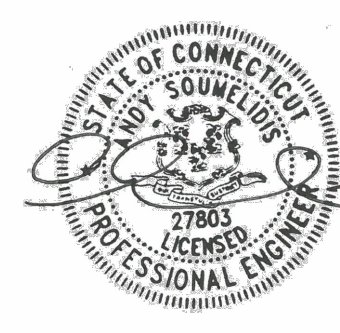
DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC
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SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-2.0

DRAFT

Norwalk Planning & Zoning Commission 2026 Meeting Schedule

Month	First Wednesday	Third Wednesday
January	7	21
February	4	18
March	4	18
April	8*	22*
May	6	20
June	3	17
July	1	15
August	5	19
September	2	16
October	7**	21
November	4	18
December	2	N/A

* Meeting date moved due to holiday

**Planning & Zoning Commission Annual Meeting

Meeting Times and Locations: Planning & Zoning Commission meetings will be held at 6:00pm virtually via Zoom. In-person and/or hybrid meetings will be held in the Council Chambers.

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
November 5, 2025

PRESENT: Chapin Bryce, Chair; Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Richard Roina; Ana Tabachneck; Harvey Jones (after the roll call)

STAFF: Steve Kleppin; Amelia Williams; Michelle Andrzejewski

OTHERS: Atty Liz Suchy

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:04 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

Ms. Andrzejewski called the roll. Mr. Bryce noted that both Ms. Lenkowsky and Ms. Tabachneck were seated to vote on matters at this meeting.

III. PUBLIC HEARINGS

A. #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

Atty Suchy began the presentation by thanking everyone that had attended the public hearing on October 22, 2025. She summarized the project including the reduction in parking requirements for the affordable housing units. She also discussed the total number of parking spaces including some tandem spaces. She discussed the waiver of parking spaces which was permitted. She also noted that no new materials had been submitted and that they would present their rebuttal. She discussed the impacts to the tenants and noted that some of their concerns were outside the scope of the Planning & Zoning Commission. She noted which of the regulations were applicable to this application and that it conforms to these regulations. She addressed the four areas that the tenants had spoken on at the last meeting which were parking, noise and dust, the construction timeline and impact to leaseholds. She also addressed the notification to the tenants, as well as each tenant's comments from the previous meeting.

There was a discussion about the 1420 Distillery business which Atty Suchy said the applicant would help them find another location in Norwalk. They would also work with another property owner to help them find additional parking for tenants during construction.

There was further discussion about the tandem parking spaces which are not included in the parking count. There was also a discussion about access to the parking lot during construction.

Mr. Bryce closed the public hearing.

**** MS. WELLS MOVED: 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 Commission acknowledges that development has the potential to displace existing viable businesses on site, which are important to the City of Norwalk's economy, and requests that any future development assist businesses that are being displaced in re-locating within Norwalk; and,

BE IT FURTHER RESOLVED that the approval shall be subject to the following:

2. 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

3. 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

4. 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

5. 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

Planning & Zoning Commission - Minutes

November 5, 2025

Page 2 of 15

6. 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
7. 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
8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
9. 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
10. 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
11. That the applicant shall design a mural on the large blank façade shown in the North elevation per peer design review. Applicant shall seek Art Commission approval prior to installation; and
12. That all signage, existing and proposed, comply with the zoning regulations; and
13. That any changes to the plans be reviewed by Staff prior to implementation; and
14. That the applicant obtains review and approval from the Redevelopment Agency Committee; and
15. Applicant must maintain adequate parking spaces for residents during construction whether on-site or through an off-site arrangement; and
16. Applicant shall attempt to secure offsite parking solutions for contractors during construction if they cannot be accommodated on-site, in addition to tenant spaces; and
17. That prior to construction of the new residential building the existing distillery building be demolished and the area prepared as suitable parking; and

18. That tree wells in the ROW remain and be maintained per city standards; and

19. That the applicant screen with landscaping the transformers to the greatest extent possible; and

20. That the applicant considers revising the landscape plan in the northwest corner, adjacent to the entrance, and put shade-tolerant grass or perennials; and

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

BE IT FURTHER RESOLVED that the effective date of this approval is November 14th, 2025.

Mr. Jones seconded.

At this point, the commissioners reviewed the resolution which included additional conditions. There were concerns about the displacement of 1420 Distillery and the waiver of parking spaces. There was concern about the waiver being tied to SMI and that there should be a separate discussion on this matter.

There was a discussion about what would happen if the parking waiver wasn't granted. Ms. Andrzejewski explained the commission's choices. There were concerns from the commission about it. There were other suggestions about the tandem parking spaces. At this point, they looked closer at the site plan for the parking spaces. There was also a discussion about a variance but Ms. Andrzejewski said that it would not work for this application since there would not be a hardship. Mr. Kleppin noted that the special permit application would allow the commission to grant the reduced parking. There was a lengthy discussion about the parking requirements which included a review of the parking calculation. There was also a discussion about the housing crisis in Norwalk and Fairfield County in general. If the remaining building is vacant during construction, there would be a further deficit in housing. Ms. Andrzejewski discussed the parking spaces for the current units and proposed units. Ms. Wells and Mr. Jones agreed to the changes in the resolution.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones approved.

Ana Tabachneck and Richard Roina opposed.

Darius Williams abstained.

B. #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

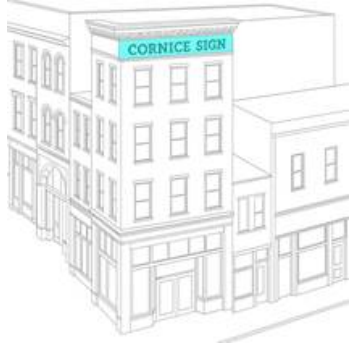
Mr. Bryce opened the public hearing. Atty Suchy began the presentation by introducing the project team. She then gave a background of the filing of the application. She showed them pictures of current corner signs. She then discussed the proposed text changes to the regulations and noted in which zones they would be applicable. She noted that they are no longer allowed in the regulations which made the current signs legally non-conforming. She also discussed staff comments, one of which they did not think was appropriate because it would limit the letter height.

There was a discussion about why the corner signs had been eliminated from the revised regulations. Mr. Kleppin did not know why they had been eliminated and said that he had no issues with this application. There was also a discussion about the timing of the lighting for the signs, as well as where the sign would be illuminated.

At this point, the public was invited to comment on the application. There were no members of the public that spoke for or against the application. Mr. Bryce closed the public hearing.

**** MR. ROINA MOVED: 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; 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)		
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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.”

BE IT FURTHER RESOLVED that the effective date of this action shall be October 31, 2025.

Mr. Schulman seconded.

At this point, the commissioners reviewed the resolutions for the text amendment. There was a discussion about what the letter height should be as well as the lighting for the sign. There was also a discussion about what type of application for the signage should be, as well as what type of illumination. They discussed having the lighting turn off at a certain time. There was also a discussion as to whether there had been any complaints from the signs. The only complaint was from neighbors near the SoNo Collection.

**** MR. SCHULMAN MOVED** to continue the deliberation on this application, #2025-59 R – RMS Real Estate Group, LLC, and further action to be taken at the next meeting of the Planning & Zoning Commission.

Ms. Langalis seconded.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Richard Roina; Darius Williams approved.

No one opposed.

No one abstained.

IV. REVIEW AND ACTION ON APPLICATIONS

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 — Report & recommended action

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Mr. Bryce noted that the public hearing had been closed. Ms. Williams said that she would go over the resolutions once they had made a motion.

**** MR. WILLIAMS MOVED: BE IT RESOLVED** that application #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 be **APPROVED** subject to the following conditions:

That the site be developed in accordance with the following plan:

1. Per the site plan set titled "Site Development Plan" dated 12/18/2024 and revised 10/9/2025 prepared by LANDTECH, Westport, CT
2. That a certificate of special permit and mylar map 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 all departmental sign-offs are submitted prior to the issuance of a Zoning Permit; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction and maintained until the project is completed and stabilized; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That a surety, in an amount to be determined by Staff, be submitted to guarantee installation of the required soil sedimentation and erosion controls; and
7. That any changes to the plans be reviewed by Staff prior to implementation; and
8. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
9. 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; and
10. That the modified bin design be implanted per AKRF's recommendation, including extending the perpendicular bin to further provide sound attenuation to the Carter Street neighbors, including the installation of the 8' acoustic fence; and
11. That SH Acoustics is engaged to ensure the acoustical barrier is built pursuant to specifications and recommendations, to perform a new sound test on a prototypical day after all improvements are completed and report back to the Commission within three

months after the approved site plan is implemented, and to evaluate the trucks themselves to determine whether the metal-to-metal impact points can be acoustically-damped in any safe manner that does not impede vehicle operations. Any practical findings must be implemented by Penna Construction; and

12. That a log be kept of call types noting date, time, location, and duration of emergencies; and

13. That the Operations and Maintenance Plan dated August 15th, 2025, be adhered to; and

14. That cameras be installed to monitor gate slamming in locations approved by Staff; and

15. That a light indicating noise level be installed and implemented on site so that site workers are aware when the noise levels are acceptable (green light), approaching unacceptable levels (yellow light), and exceeding acceptable levels (red light); and

16. That tonal backup alarms will be replaced with broadband, self-adjusting backup alarms on all site-dedicated vehicles including subcontractors who regularly are on site; and

17. That training be implemented for employees and subcontractors to educate on how to operate within the site without tailgate slamming (i.e., avoiding creating an impulse noise, as defined under the Norwalk Noise Ordinance); and

18. That the employee manual be updated with a “No Tailgate Slamming” policy that includes training, warning, suspension, and termination provisions; and

19. That subcontractor agreements be updated with a “No Tailgate Slamming” policy that includes training, warning, suspension, and termination provisions; and

20. That sifter/screening operations be limited to occur between the hours of 8 a.m. through 5 p.m. Monday-Friday; and

21. That the tenant provide quarterly affidavits of operational compliance; and

22. That a phone number be provided for neighbors to call if and when there is a noise complaint, at any hour of the day. The number must be monitored 24 hours a day, 7 days a week. All complaints must be immediately dispatched to the on-call supervisor so that the complaint can be properly addressed; and

23. That the employee manual be updated with a policy that vehicles returning from completed emergency calls outside of standard operating hours shall park and offload equipment and materials during standard operating hours (6:30 a.m. – 5:30 p.m.) only; and

24. That all stockpiles be covered or a sprinkler run to prevent any erosion or sedimentation; and

25. That any activity, horn blowing, idling of trucks, and exhaust discharge be in compliance with Chapter 68 [§68-6 Prohibited Activities] - Noise Ordinance of the City Code of Norwalk; and

26. That no noise amplifying devices shall be utilized on site; and

27. 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; and

28. That all lighting shall be fully shielded and shall not trespass on adjacent properties; and

29. That parking of vehicles shall only occur in the locations designated on the approved Site Plan; and

30. That the total number of vehicles (pickup trucks, dump trucks, box trucks, etc.) on the site (inside and outside) not exceed forty-five (45); and

31. 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; to

32. That deliveries, garbage pickup and recycling pickup be restricted to the hours of 7:00AM 6:00 PM; and

33. That any graffiti on the site, now or in the future, be removed immediately; and

34. That there be only one tenant on the site and that the site not be rented for storage of any kind nor any additional occupants of the buildings; and

35. That no snow plowing services shall be conducted out of the site, except for what is necessary to clear the approved tenant's site; and

36. That a licensed Connecticut engineer certify that all of the required improvements were installed in accordance with City standards prior to the issuance of a Certificate of Zoning Compliance; and

37. That the plans comply with the terms and conditions contained in the Inland Wetland Agency (IWA) Permit # S16-499B, dated May 13, 2025, and that these permits be made part of this approval; and

38. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations; and

39. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 1st, 2025.

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

Ms. Wells seconded.

However, at this point, the commissioners discussed a staff memo outlining their options if they were to approve or deny the application. There was a discussion as to which option the commissioners would prefer to see at this site. Ms. Williams discussed the proposed conditions. There was a discussion about the language for some of them. There was a discussion of the noise ordinance, as well as the sound from the slamming of the tailgates. There was also a discussion about the difference between the employees going to an emergency, but there is not an emergency on the property. There was a further discussion about the noise ordinance and the tail gates. There also seemed to be a differing opinion as to emergencies and how they related to the noise ordinance.

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Mr. Bryce noted that Mr. Jones was not allowed to speak during the discussion for the motion, since he had not been at the public hearing. There was further clarification of language in the conditions. However, at this point, the commissioners discussed postponing the vote on this motion to request language from Corporation Counsel on the emergency exception as well as on the noise ordinance. There was also a discussion about two additional conditions for the expansion of the site. There was a discussion about the location of the bins and screening. There was also a discussion about having this business move to another site if their materials cannot be accommodated on this site. There was further discussion of modifications to the conditions.

**** MR. SCHULMAN MOVED** to continue the deliberation on this application, #2025 - 49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue and further action to be taken at the next meeting of the Planning & Zoning Commission.

Ms. Langalis seconded.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Richard Roina; Darius Williams approved.

No one opposed.

No one abstained.

V. DISCUSSION

There was no discussion at this time.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: October 22, 2025

**** MR. WILLIAMS MOVED** to approve the October 22, 2025 minutes.

Ms. Langalis seconded.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Darius Williams approved.

No one opposed.

Ana Tabachneck abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VIII. COMMENTS OF COMMISSIONERS

Mr. Bryce asked Mr. Schulman if he would like to have a discussion about 60% of SMI but Mr. Schulman said it could wait for another meeting.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Darius Williams; Ana Tabachneck approved.

No one opposed.

No one abstained.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Diana Palmentiero

**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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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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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