



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

MARCH 5, 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**
- III. **REVIEW AND ACTION ON APPLICATIONS**
 - A. **#2025-16 8-24 Referral and Special Appropriation - City of Norwalk - 8-24 Referral and Special Capital Appropriation relating to school HVAC grant projects - Report & recommended action**
 - B. **#2025-09 CAM - Kosta Daffla - 12 Main Street (District 1, Block 66, Lot 25) - Change the use on the second floor of a commercial building to two (2) residential units, maintaining the retail use on the first floor - Report & recommended action**
 - C. **#2024-66 CAM - Nicola Vona, High Street, LLC - 80 Main Street (District 1, Block 66, Lot 4) - [Coastal site plan review for the construction of a Small Multifamily Dwelling](#)**

with a total of five (5) dwelling units within the structure and a total of 18 dwelling units on the lot - Report & recommended action

D. #2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Proposed Rest Home use - Report & recommended action

E. #2025-13 POCD - Planning & Zoning Commission - Amendment to the Plan of Conservation and Development to adopt the Affordable Housing Action Plan - Report & referral to Economic & Community Development Committee

IV. PUBLIC HEARINGS

A. #2024-67 SP - Temple Shalom of Norwalk, Inc. - 259 Richards Avenue (District 5, Block 63, Lot 130) - Proposed child daycare center within existing religious facility - Public hearing, report & recommended action

B. #2025-05 R - Planning & Zoning Commission - Zoning Regulation Text Amendments to Articles 4 and 9 regarding Tobacco/Vape Shop uses - Public hearing, report & recommended action

V. DISCUSSION

A. Zoning Regulation Amendments relating to the Special Flood Hazard Area and Coastal Area Management Zone

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: February 19, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.gov P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : MAYOR HARRY RILLING
JARED SCHMITT, CHIEF FINANCIAL OFFICER
TOM ELLIS, BUDGET DIRECTOR

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : SPECIAL CAPITAL APPROPRIATION RELATING TO
SCHOOL HVAC GRANT PROJECTS

DATE: FEBRUARY 14, 2025

During the fall of 2023, the City approved Special Appropriation for the City's share of 6 school HVAC improvement projects per State grant application requirements. The 6 schools are Brookside, Marvin, Silvermine, Rowayton, Naramake and Brien McMahon. It is important to note that replacement of existing equipment is not typically eligible for State reimbursement. However, under this program, the City would be eligible for 60% reimbursement consistent with the City's current reimbursement rate. Attached is my original Special Appropriation request letter dated November 9, 2023.

School Name	Project Cost	City Share 40%	State Share 60%
Brien McMahon High School	\$ 8,302,296	\$ 3,320,918	\$ 4,981,378
Brookside Elementary School	\$ 3,327,252	\$ 1,330,900	\$ 1,996,352
Marvin Elementary School	\$ 4,125,212	\$ 1,650,085	\$ 2,475,127
Silvermine Elementary School	\$ 3,025,516	\$ 1,210,206	\$ 1,815,319
Rowayton Elementary School	\$10,658,618	\$ 4,263,447	\$ 6,395,171
Naramake Elementary School	\$ 6,461,876	\$ 2,584,750	\$ 3,877,126

In May 2024, the City was awarded all six projects. Thereafter, we went through a RFP process to retain design engineers, completed the designs, retained a construction manager for 5 of the projects and advertised for and award contract to

a mechanical contractor for equipment replacements at Brookside School (as the sixth project). Our goal is to complete Brookside School improvement project in 2025 since the scope of the work includes replacement of rooftop units and little (if any) hazardous material remediation is required.

At this time, I would like to request the City, through Special Capital Appropriation process, to allocate interim funding for the State's share in order to implement these projects. In order to minimize cash flow concerns, we are developing procedure to request progress reimbursements from the State as we proceed with the projects.

ACTION REQUESTED:

- 1. Approve the allocation of \$4,981,378.00 in Special Capital Appropriation funds for interim funding of the State's 60% share of the project costs in compliance with State HVAC grant requirements for Brien McMahon High School HVAC Improvement project.**
- 2. Approve the allocation of \$1,996,352.00 in Special Capital Appropriation funds for interim funding of the State's 60% share of the project costs in compliance with State HVAC grant requirements for Brookside Elementary School HVAC Improvement project.**
- 3. Approve the allocation of \$2,475,127.00 in Special Capital Appropriation funds for interim funding of the State's 60% share of the project costs in compliance with State HVAC grant requirements for Marvin Elementary School HVAC Improvement project.**
- 4. Approve the allocation of \$1,815,319.00 in Special Capital Appropriation funds for interim funding of the State's 60% share of the project costs in compliance with State HVAC grant requirements for Silvermine Elementary School HVAC Improvement project.**
- 5. Approve the allocation of \$6,395,171.00 in Special Capital Appropriation funds for interim funding of the State's 60% share of the project costs in compliance with State HVAC grant requirements for Rowayton Elementary School HVAC Improvement project.**
- 6. Approve the allocation of \$3,877,126.00 in Special Capital Appropriation funds for interim funding of the State's 60% share of the project costs in**

compliance with State HVAC grant requirements for Naramake Elementary School HVAC Improvement project.

Cc: Councilwoman Barbara Smyth, Chair,
Land Use and Building Management Committee
Greg Burnett, Chair, Finance Committee
Tom Livingston, Chief-of-Staff
Dr. Alex Estrella, Superintendent of School
Sandra Faioes, Assistant Superintendent, NPS
Lunda Asmani, CFO, NPS



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.gov P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : MAYOR HARRY RILLING
HENRY DACHOWITZ, CHIEF FINANCIAL OFFICER
TOM ELLIS, BUDGET DIRECTOR

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : **SPECIAL CAPITAL APPROPRIATION RELATING TO
STATE HVAC SCHOOL GRANT APPLICATION**

DATE: OCTOBER 17, 2023 (*Amended November 9, 2023 in Italic*)

In 2022, the State put in place a school HVAC (Heating, Ventilation and Air Conditioning) grant program. Generally, facility repairs and replacement are not reimbursable by the State. This program offers an opportunity for communities to receive State reimbursement at their normal reimbursement rate. With the recent State Special Legislative action, the City's current reimbursement rate is 60%.

This HVAC grant application has four basic submission requirements. The local school district/the City is required to approve Education Specifications for the specific improvements, complete a conceptual design, prepare professional cost estimates and authorize local share of the costs for each project. The grant application process provides four months between availability of the grant application to submission deadline. However, the required tasks typically would take 4 to 6 months to complete. For last year's grant process, the State was able to approve limited projects. In early September 2023, they issued grant application for a second round of this grant program.

In anticipation of the current grant funding cycle, the City, in collaboration with Norwalk Public Schools, has identified 6 priority projects. These HVAC projects include Brien McMahon, Brookside, Marvin, Silvermine, Naramake and Rowayton Schools. The City issued a RFP for mechanical consultants in May 2023 and the mechanical consultant has since completed the conceptual design and the estimator has completed estimates for each project. The estimated total cost is approximately \$36 million. A detailed scope of work is herein attached.

On October 4, 2023, Land Use and Building Management Committee considered and was supportive of the City's intent to submit grant applications for these projects. Based on the Committee's recommendation, I, on behalf of the Committee, am hereby submitting a Special Capital Appropriation request for the City's shares of these projects. It is important to note that:

- under this special HVAC grant program, subject to State approvals, said projects will be reimbursed at 60%.
- we are confirming with the State whether Rowayton and Naramake schools installation of new central air conditioning projects would be eligible as indoor air quality improvement projects under normal grant process. If so, we may consider the deletion of these two projects from this HVAC grant application process.
- from the City's capital budget allocation perspective, it is anticipated that these projects would be on the Board of Education's priority list for Capital Budget funds for the next 3 to 5 years and these projects would probably not be reimbursable by the State at such time.

The estimated costs for these projects are as follows with the City eligible for 60% reimbursement:

School Name	Project Cost	City Share at 40%
Brien McMahon High School	\$ 8,302,296	\$ 3,320,918
Brookside Elementary School	\$ 3,327,252	\$ 1,330,900
Marvin Elementary School	\$ 4,125,212	\$ 1,650,085
Silvermine Elementary School	\$ 3,025,516	\$ 1,210,206
Rowayton Elementary School	\$10,658,618	\$ 4,263,447
Naramake Elementary School	\$ 6,461,876	\$ 2,584,750

The above projects as listed is our general order of priorities, however, it is our understanding that the State will evaluate each grant application independently from other projects. This request includes funding for the City's share with the understanding that actual expenditure of these Special Appropriation funds will be subject to the City receiving grant for said specific project. The grant submission deadline is December 31, 2023. A detailed schedule has been developed with the anticipation of the needs for special meetings in order for the Common Council to approve the Special Appropriation (under Finance Committee portion of the agenda) and application for the grant (under Land Use and Building Management Committee portion of the agenda) on December 12, 2023.

Thank you for your consideration of this matter. If additional information is required, please advise. Thanks

SUGGESTED ACTIONS:

1. ***Approve the allocation of \$3,320,918.00 in Special Capital Appropriation funds for the City's 40% share of the project costs in compliance with State HVAC grant application requirements for Brien McMahon High School HVAC Improvement project.***
2. ***Approve the allocation of \$1,330,900.00 in Special Capital Appropriation funds for the City's 40% share of the project costs in compliance with State HVAC grant application requirements for Brookside Elementary School HVAC Improvement project.***
3. ***Approve the allocation of \$1,650,085.00 in Special Capital Appropriation funds for the City's 40% share of the project costs in compliance with State HVAC grant application requirements for Marvin Elementary School HVAC Improvement project.***
4. ***Approve the allocation of \$1,210,206.00 in Special Capital Appropriation funds the City's 40% share of the project costs in compliance with State HVAC grant application requirements for Silvermine Elementary School HVAC Improvement project.***
5. ***Approve the allocation of \$4,263,447.00 in Special Capital Appropriation funds for the City's 40% share of the project costs in compliance with State HVAC grant application requirements for Rowayton Elementary School HVAC Improvement project.***
6. ***Approve the allocation of \$2,584,750.00 in Special Capital Appropriation funds for the City's 40% share of the project costs in compliance with State HVAC grant application requirements for Naramake Elementary School HVAC Improvement project.***

Cc: Tom Livingston, Chief-of-Staff
JoAnn Acquarulo, Assistant Building and Facilities Manager
Dr. Alexsandra Estrella, School Superintendent
Sandra Faioes, Assistant School Superintendent
Lunda Asmani, CFO, NPS
Bill Hodel, Facility Director, NPS



MEMORANDUM

February 20th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 - 09 CAM – Kosta Daffla – 12 Main Street – Change the use on the second floor of a commercial building to two (2) residential units, maintaining the retail use on the first floor.

District: 1 **Block:** 66 **Lot:** 25 **Zone:** CD-4

ZONING HISTORY:

The existing two story commercial building contains retail on the first floor, consisting of a nail salon and surgical supply store, and two office suites on the second floor. The property is not in a flood zone, and there are no parking requirements due to the date the application was submitted.

PROPOSED USE/STRUCTURE:

The second floor is proposed to be converted from office use to residential use. The proposal includes two dwelling units, a one-bedroom unit and a three-bedroom unit. As there are fewer than three units proposed, workforce housing regulations do not apply.

STAFF COMMENTS:

This proposal requires a Coastal Site Plan application as a change in use is not exempt (unless it is a minor change). Office use to residential use is not a minor change in use. This standard did not change with the zoning regulation update effective 2/19/24.
Proof of mailings for the neighbor notification of application submittal have yet to be received.

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

SIGN-OFFS: Department approvals/comments have been received from the Conservation Office. Fire Marshal comments have yet to be received.

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 - 09 CAM – Kosta Daffla – 12 Main Street – Change the use on the second floor of a commercial building to two (2) residential units, maintaining the retail use on the first floor be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per floor plans received by the Planning and Zoning Department on 2/13/2025 entitled, “12 Main Street”
2. That all department sign-offs, including Fire Marshal, are obtained prior to issuance of any Zoning Permit; and
3. That any changes to the plans be reviewed by Staff prior to implementation; and
4. Any utilities comply with setbacks; 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 coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be March 14th, 2025.

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

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025 - 09 CAM – Kosta Daffla – 12 Main Street – Change the use on the second floor of a commercial building to two (2) residential units, maintaining the retail use on the first floor be **DENIED** subject to the following reasons:

- 1.

BE IT FURTHER RESOLVED that the effective date of this approval shall be March 14th, 2025.

LIMITED WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that **Douglas Ian Fraser** of 50 Douglas Drive, Norwalk, Connecticut 06850 and **Todd Zubrinsky** of 1112 Hills Plantation Drive, Charleston, South Carolina 29412, hereinafter collectively referred to as the "GRANTOR", for the consideration of **ONE MILLION FOUR HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$1,450,000.00)** received to its full satisfaction **VICTORIA & ADRIANA IV, LLC**, a Connecticut limited liability company having its principal offices at 12 Fitch Street, Norwalk, Connecticut 06855, acting herein by **Kostandin Dafilja** hereinafter referred to as the "GRANTEE", does give, grant, bargain, sell and confirm unto Grantee, its successors and assigns forever, all the right, title, interest, in or to:

All that certain tract or parcel of land, with the buildings thereon, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, and bounded and described as follows:

NORTHERLY: 105 feet, more or less, and then EASTERLY, 60.32 feet, both by land of The Norwalk Parking Authority; and

SOUTHERLY: 105 feet, more or less, in part by land of The Norwalk Parking Authority and in part by land of G. and T. Corporation; and

WESTERLY: 62 feet, more or less, by Main Street.

Together with a right of access from the above-described property to High Street, as set forth in that certain agreement between The Shulman Realty Company and the Redevelopment, Agency of the City of Norwalk dated July 6, 1962, and recorded in the Norwalk Land Records in Volume 582 at Page 314-, and together with all other rights set forth in said Agreement.

Said premises are conveyed subject to the following:

1. Taxes and sewer use fees on the List of 2023 and for subsequent years, which the grantee herein assumes and agrees to pay as part consideration for this deed.
2. Any and all provisions of any municipal ordinance or regulation, and any federal, state or local public or private laws.
3. Any state of facts which a physical inspection or accurate survey of the premises might disclose.
4. Rights of tenants in possession.
5. Water charges next becoming due and payable.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto Grantee, its successors and assigns forever, and to their own proper use and behoof.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to **SPECIALLY WARRANT AND DEFEND** the above granted and bargained premises to said Grantee, its successors and assigns, against all lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other and not otherwise.

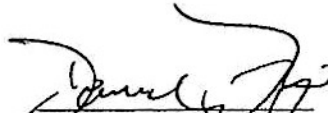


INSTR # 2024009927
VOL 9815 PG 202
RECORDED 12/18/2024 12:06:21 PM
RICHARD A. MCQUAID
TOWN CLERK NORWALK CT
TOWN CONVEYANCE TAX \$7,250.00
NO CONVEYANCE TAX

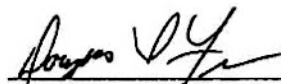
IN WITNESS WHEREOF, Releasor has hereunto caused to be set its hand and seal this 15th day of December 2024.

Signed, Sealed and Delivered
in the Presence of:

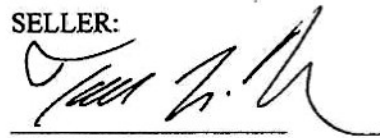

Witness:


Witness:
Daniel Fry

SELLER:


Douglas Ian Fraser

SELLER:


Todd Zubrinsky

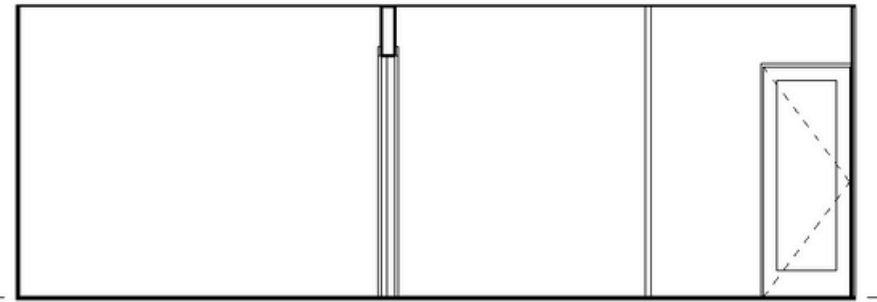
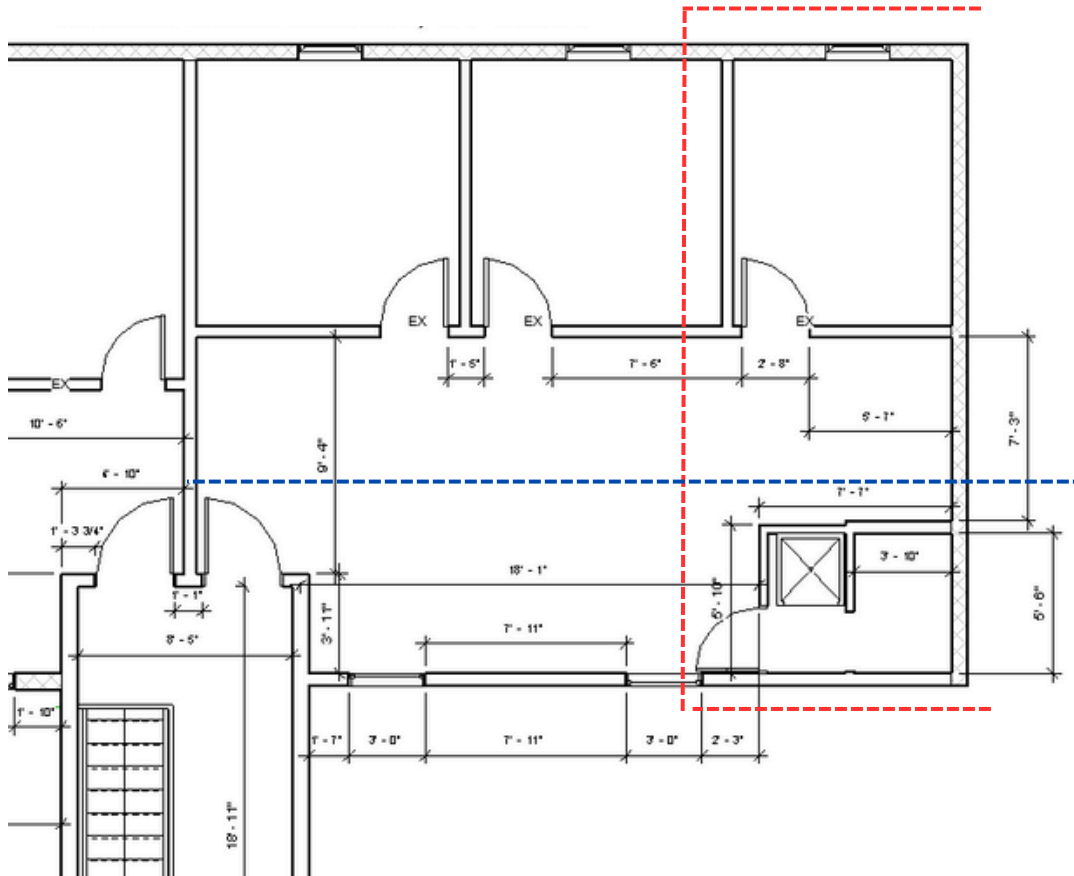
STATE OF CONNECTICUT)
) ss: Westport
COUNTY OF FAIRFIELD)

On this the 15th day of December 2024, before me, the undersigned personally appeared, Douglas Ian Fraser and Todd Zubrinsky, known to me, or proven to be the Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed in said capacity before me.

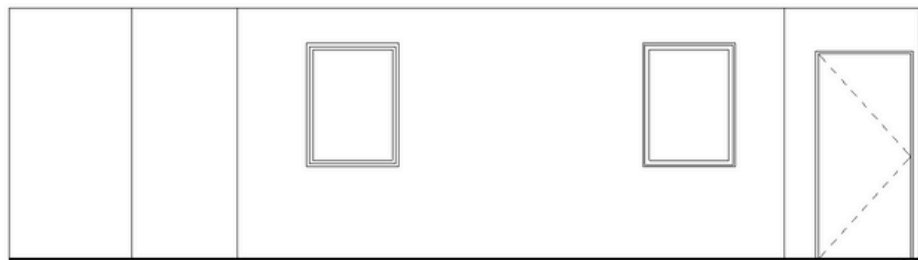

Albert T. Strazza, Commissioner of the Superior Court

12 Main Street

Right 3 Bedroom Apartment



Kitchen/ Bathroom Elevation

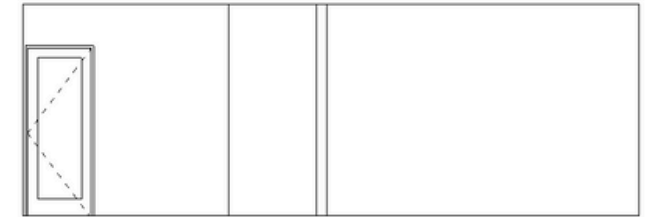
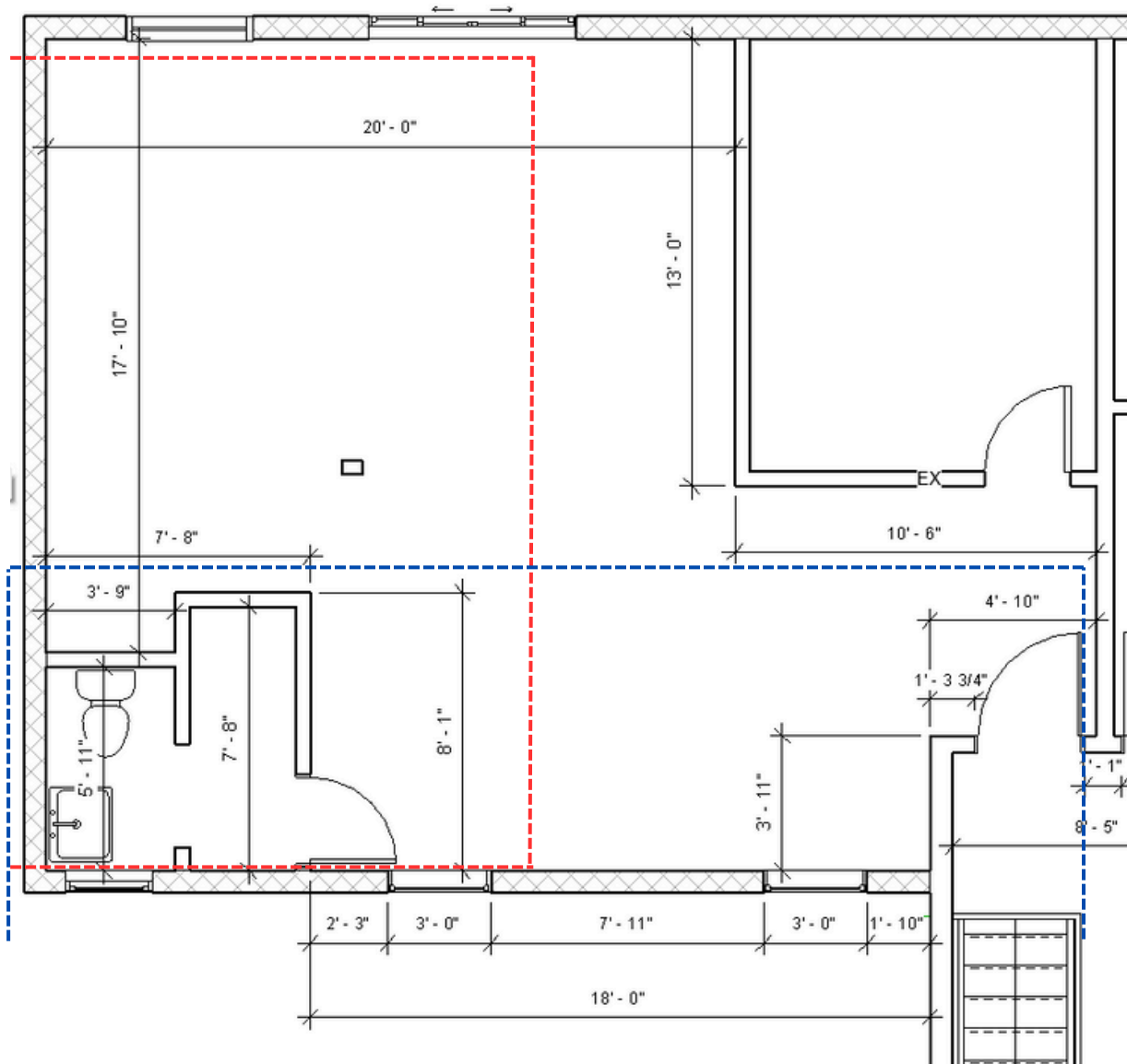


Bedroom/Living Elevation

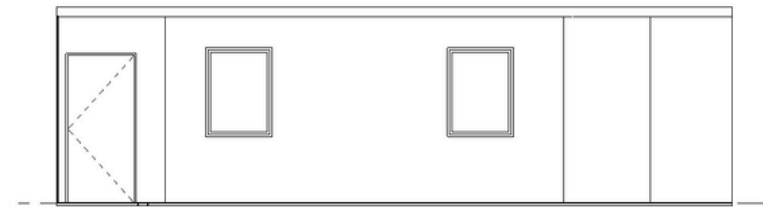


12 Main Street

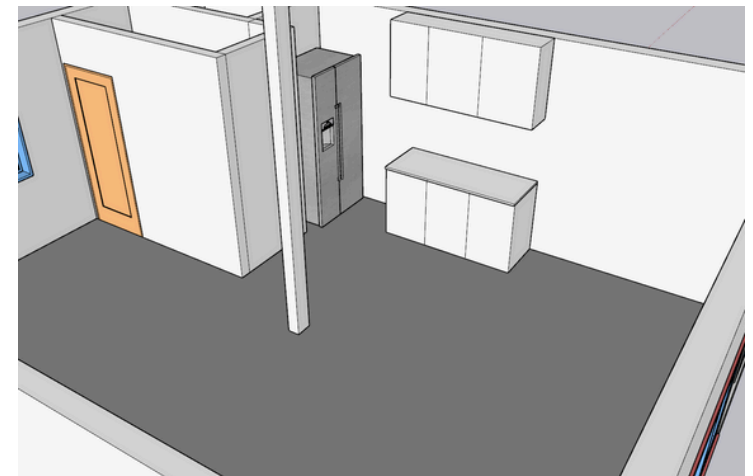
Left 1 Bedroom Apartment



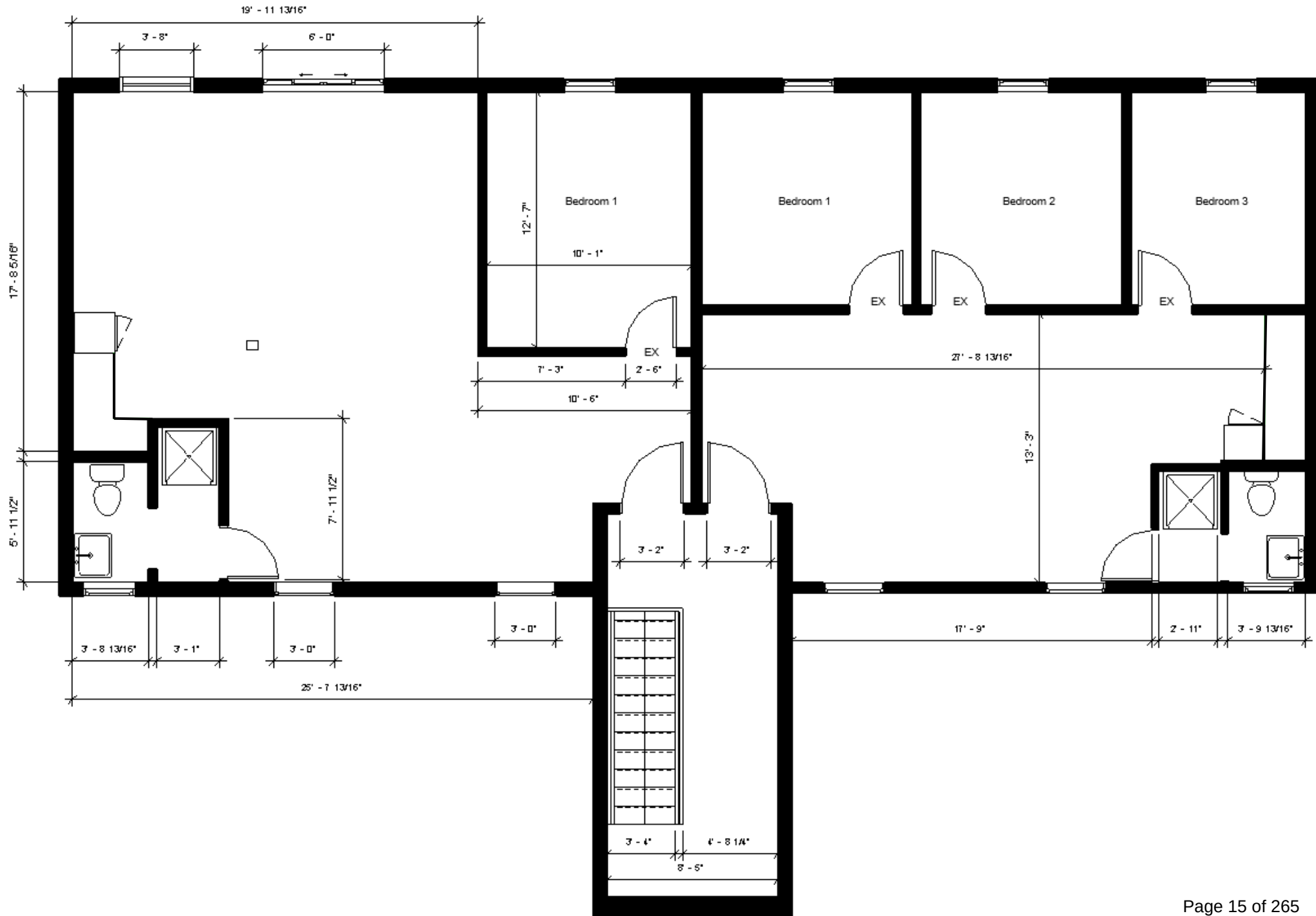
Living Bathroom elevation

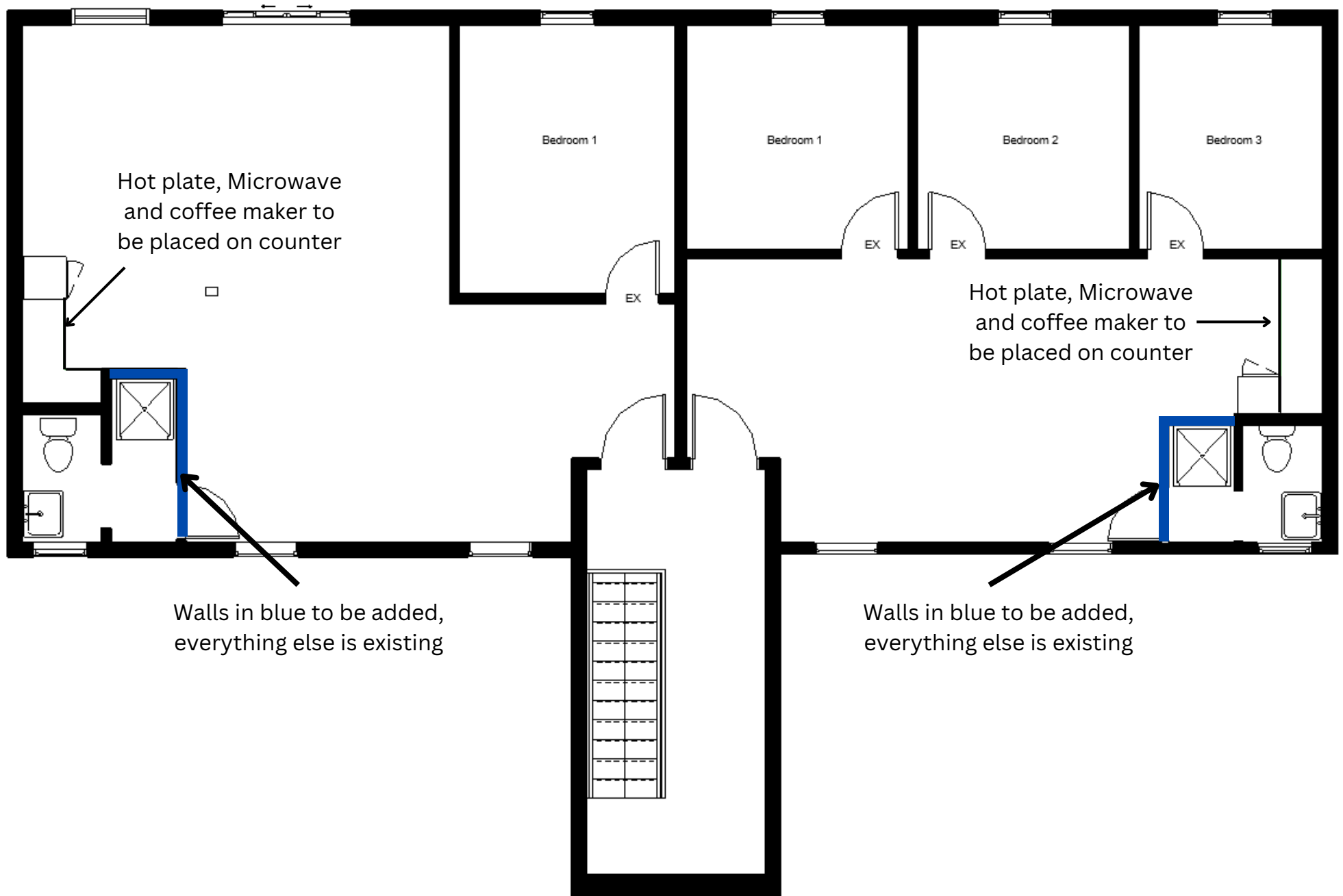


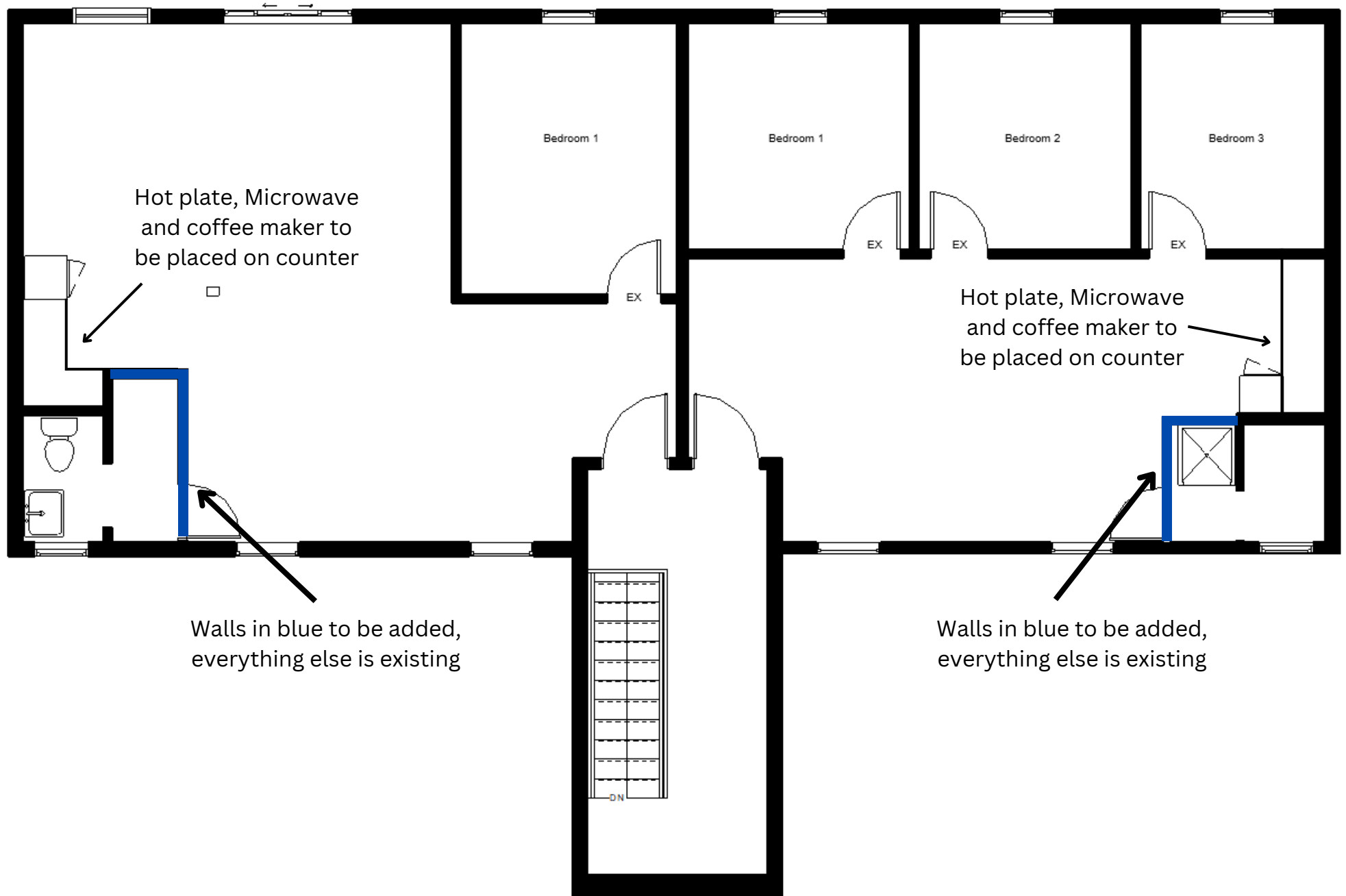
Elevation



12 Main Street





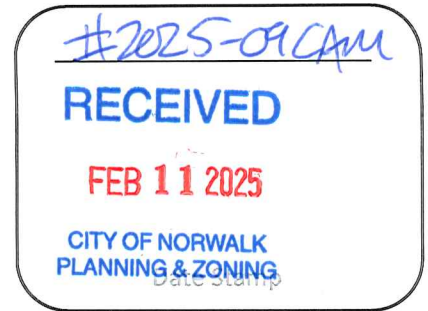




Planning & Zoning Commission

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.



Application Completion Date:

Official Receipt Date:

Fee Paid:

2/11/25

2/19/25

2/11/25

1. Property Address: 12 Main Street

2. D/B/L/U:

1-66-25

3. Proposed Work: Bathroom Renovation and create two (2)

4. Zone: CD-4

5. Applicant Identification:

Residential units in existing office space

Applicant Name: Kosta Daffla

Address: 12 Fitch Street Norwalk, CT 06855

Phone Number: (203)984-3821

Email: Kostasupholstery@yahoo.com

Interest in Property: ☐ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify):

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

Name:

Address:

Business Phone: Email:

6. Property Owner, if different than applicant:

Owner Name:

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:

12 Main Street

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:

Norwalk River

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:

The building is currently being used as a commercial building with an empty second floor. I would want to make the building into a mixed use, and have the second floor to be

apartments. The structure of the building will remain the same. We will only be adding a wall to make the bathroom bigger.

e) Indicate the area of the project site: _____ acres or 7695 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*):

We want to add a wall to make the bathroom bigger in both spaces in each room on the second floor. The space was used for a commercial use but we would want to make it residential. This would make the building a mixed use.

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*):

We will not be making any changes to the storm water management practices.

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 location and condition of the of the coastal resources is that it is near coastal waters.

The Proposed project will not change the structure of the building. We only want to add a wall to expand the bathroom.

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):

Through our project we will be preserving the existing coastal resources. We will not be adding or disturbing the existing land. Our plan is to add two walls inside the building, which does not disrupt the natural environment.

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.) *:

Our building is not a waterfront site thus it does not need any amenities for access like a boardwalk or bench or interpretative signage,

*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*):

None of the following apply for us, since we are not depending on coastal water resources.

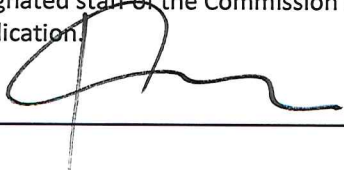
17. Remaining Adverse Impacts:

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*):

This does not apply.

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

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

Applicant's Signature:  DATE: 02/10/25

Agent's Signature: _____ DATE: _____

VONA CONSTRUCTION

AFFORDABILITY PLAN

__Nicola Vona__ (“__Nick__”) submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for development of a 5 unit residential addition__ project in Norwalk, Connecticut, in accordance with the Zoning Regulations of the City of Norwalk.

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

Definitions.

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

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

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

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

1. Project Description.

__Nicola Vona “Nick”__ proposes to create a total of __5 residential units associated site improvements, at __80 Main Street__ in Norwalk, Connecticut. __The owner__ proposes to designate a total of ten percent (10 %) of the rental units as Workforce Housing Units which meet the criteria under the Zoning Regulations for households whose annual income does not exceed eighty (80%) percent of the SMI in accordance with Article 6 Section 6.12 "Workforce Housing" of the City of Norwalk Zoning Regulations. In total, __1__ will be designated as Workforce Housing Units. All units will be located on site.

____Fishell Architecture (see attachedAppendix A)_____ has designated the specific units that will be Workforce Housing Units on Appendix A. Designation of particular units may change over time, and updated schedules will be provided to the Commission, or its designee, should that occur. Those units so designated shall be subject to the terms set out in this Plan and in Section 6.12 of the Norwalk Zoning Regulations.

2. Unit Standards.

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

3. Duration of Restrictions.

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

4. Pro Rata Construction.

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

5. Affirmative Fair Marketing.

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

6. Affordability Calculation.

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

will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

7. Administration and Compliance.

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

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

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

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

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

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

- Analyzing census and other data to identify racial and ethnic groups least represented in the population;

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

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

9. Tenant Eligibility.

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

10. Application Process.

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

a) Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed in Appendix B, attached hereto.¹

¹ See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

b) Applicant Interview.

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

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

C. Verification of Applicant's Income.

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

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

11. Prioritization of Applicants for Rental.

If, after publication of the Notice of Initial Rental, the number of qualified Applicants exceeds the number of Workforce Housing Units, the Administrator shall establish priority categories of applicants, subject to the applicant's income pre-certification eligibility and the preferences as established below.

A separate priority list shall be maintained for the rental units. Each priority list shall be divided based upon the following priority categories: (1) Existing tenants

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

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

12. Maximum Monthly Rental Payment.

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

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

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

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

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

3. Calculate eighty percent (80%) of Step 2.

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

13. Principal Residence.

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

14. Requirement To Maintain Condition.

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

15. Standard Lease Provision.

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

"This apartment is being rented as a "workforce housing unit" as defined in the Norwalk Zoning Regulations. This development has been approved by the Planning and Zoning Commission of the City of Norwalk based in part on the condition that a defined percentage of units will be rented as workforce housing units. The Property Manager is required by law to strictly enforce the Norwalk Zoning Regulations set out in Article 6 Section 6.12 concerning Workforce Housing.

16. Change in Income or Qualifying Status.

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

17. Enforcement.

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

18. Binding Effect.

This Plan shall be binding on Nicola Vona's _____ successors, heirs and assigns.

APPENDIX A
(Unit to be provided prior to commencement of marketing)
(TO BE PROVIDED REFER TO ARCHITECTURAL PLAN SET FOR UNIT
LOCATIONS)

APPENDIX B

DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Net family assets do not include the following:

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

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

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

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

APPENDIX C REQUIRED DOCUMENTATION OF INCOME

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

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

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

(3) Schedule F (Farm Income)

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

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

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

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

7. Recurring Gifts.

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

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

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

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

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

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

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

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

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

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

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

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

f. Appraisals of personal property held as an investment.

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

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

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

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

- (1) A list of all assets disposed of for less than FMV;
- (2) The date Applicant disposed of the assets;
- (3) The amount the Applicant received; and
- (4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

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

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

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

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

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

13. Full-Time Student Status.

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

DEED RESTRICTION

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 2024 by _____,
a Connecticut _____ with an office located at _____ in
_____, Connecticut 068____, (the “**Declarant**”).

RECITALS:

A. Declarant is the owner of a certain property known as _____,
Norwalk, Connecticut (District ___, Block ___, Lot ___) and more particularly described in
Schedule A attached hereto (the “**Property**”).

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

C. Pursuant to the Approvals and to the Norwalk Zoning Regulations Article 6
Section 6.12, _____ units of the _____ units are to be designated as “workforce housing
units” as said term is defined in the Norwalk Zoning Regulations in effect on _____
2024. All _____ units will be located on-site. There will be _____ () one-bedroom,
_____ () two-bedroom and _____ three-bedroom units within the structure.

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

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

1. This development contains “workforce housing units” as that term is defined in City of
Norwalk Code Article 6 Section 6.12 in effect on _____ 20____ and is therefore
subject to limitations on the maximum annual income of the household that may rent the
designated workforce housing units, and on the maximum rental that may be charged for such
workforce housing units. These limitations shall be strictly enforced, and may be enforced by
the zoning enforcement authority of the City of Norwalk against the record owner of the
development or the person identified in the affordability plan as responsible for the
administration of these limitations.

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

or equal to eighty (80%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

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

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

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

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

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

company name

By: _____
Name:
Title: Manager

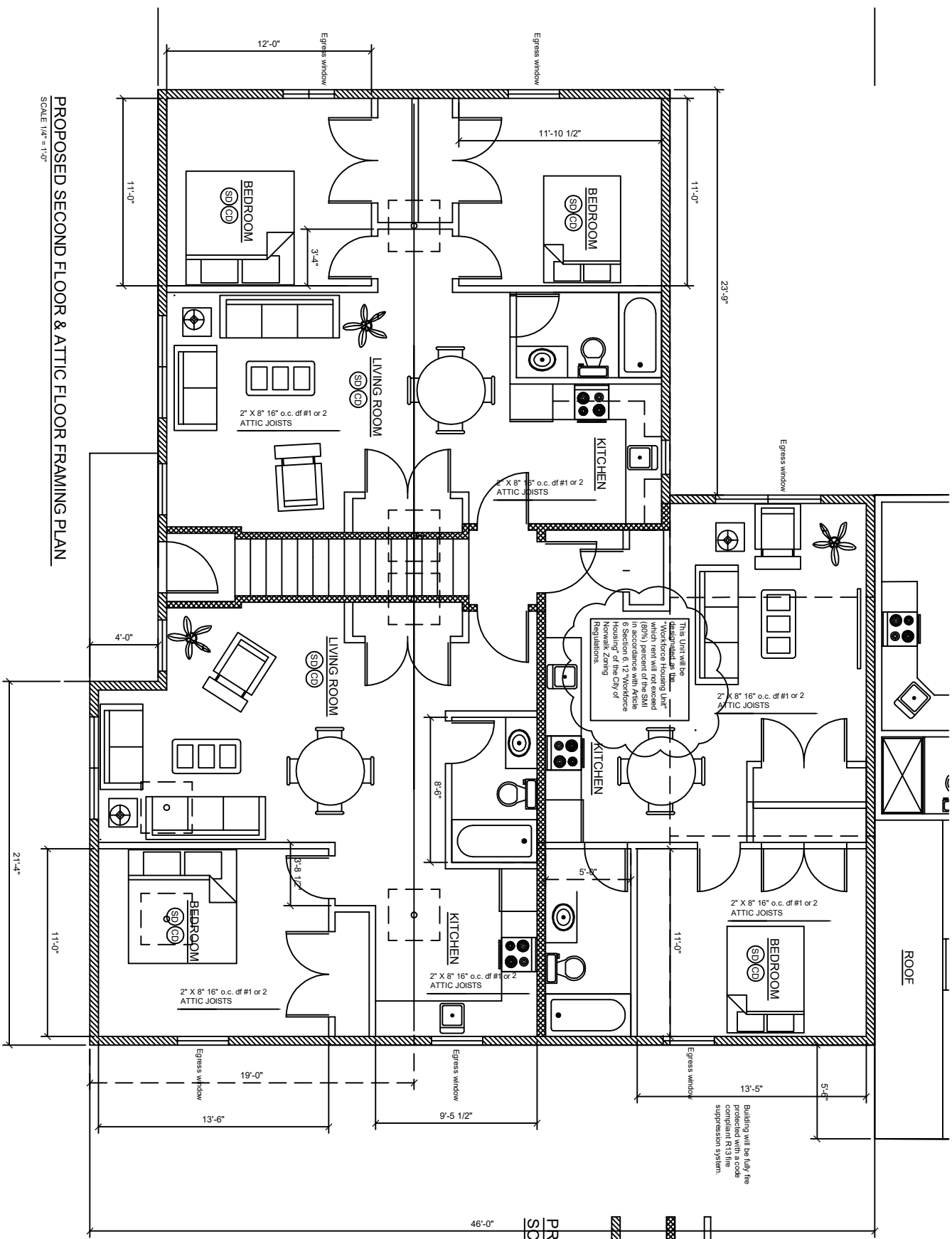
STATE OF CONNECTICUT: _____, 20
COUNTY OF FAIRFIELD : ss: Norwalk

COUNTY OF FAIRFIELD :

Personally appeared _____, a Connecticut limited liability company, acting herein by _____, its _____, duly authorized, signer and sealer of the foregoing instrument, who acknowledged the same to be his and its free act and deed, before me.

Commissioner of the Superior Court
Notary Public

PROPOSED SECOND FLOOR & ATTIC FLOOR FRAMING PLAN
 SCALE 1/4" = 1'-0"



PROPOSED WALL SCHEDULE

- Proposed interior wall, 2" x 8" stud, 16" o.c., 7/8" gypsum wallboard each side.
- Proposed 1 in. rated unit.
- Proposed exterior wall, 2" x 8" stud, 16" o.c., 7/8" gypsum wallboard each side, insulate for sound.
- Proposed exterior wall, 2" x 8" stud, 16" o.c., 7/8" gypsum wallboard each side, insulate for sound, R-50 insulation, vinyl siding with vapor barrier.



MEMORANDUM

March 3rd, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2024 - 65 CAM – High Street, LLC – 80 Main Street – Construct a five unit addition to an existing four unit building for a total of nine residential units (eighteen on the property), including a workforce housing unit.

District: 1 **Block:** 66 **Lot:** 4

Zone: CD-4

ZONING HISTORY:

Currently, there is a non-flood compliant single family residence on this .35 acre lot. The structure and parking area are both existing non-conforming and can remain in the same location. No non-conformities can be expanded (horizontally).

PROPOSED USE/STRUCTURE:

The existing single family residence is proposed to be raised to comply with flood regulations. This structure cannot be demolished and rebuilt as it would lose its non-conformity. The existing driveway configuration does not comply with the zoning regulations but may remain in the same location without expansion. Also proposed is the construction of an addition on the second floor. The second floor is allowed to be expanded over the existing non-conforming first floor but cannot be expanded beyond that.

Some landscaping is proposed, and the seawall as it exists is proposed to remain. Both a new stormwater retention and septic system are proposed. The applicant is also proposing to raise the driveway and has revised the plans to comply with slope and grading requirements within 5' of the side property line.

ZONING BOARD OF APPEALS: Variance #24-0919-01 was granted for the number of stories.

STAFF COMMENTS:

- The increase to living area is something to consider when determining if approving the project will result in a significant exposure of life and property to flood hazards. It is not recommended to allow significant expansion of living space in flood prone areas to be consistent with CCMA flood hazard policy to minimize threats to life and property.
- DEEP recommendations included planting a minimum fifteen (15) foot buffer along the entire length of the property to protect, preserve, and enhance tidal wetlands consistent with CCMA policy, and not to significantly expand living space in flood zones.

- There are some concerns about whether the proposed grades blend with existing grades at the property line as required by section 6.2.2.F.7 of the regulations.

SIGN-OFFS: Department approvals/comments have been received from the Harbor Management Commission, DEEP, Conservation, and TMP. Health Department, DPW, and WPCA comments have yet to be received.

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

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2024 - 63 CAM – Carlo Vona Jr – 19 Dock Road – Raise an existing single family residence to be flood compliant, construct a second story addition, and raise the driveway be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per architectural plans dated 1/16/2024 and revised 10/8/2024 prepared by j.a. Jamieson architects, Weston, CT, with proposed grades revised according to the approved site plan
 - b. Per site plans dated 4/2/2024 and revised 1/9/2025 prepared by Fairfield County Engineering, LLC, Norwalk, CT
 - c. Per the landscape plan dated 2/19/2024 and revised 5/9/2024 prepared by Environmental Land Solutions, LLC
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That any changes to the plans be reviewed by Staff prior to implementation; and
7. That the finished grade shall 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

8. No grading activity shall 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
9. All utilities must be located to comply with setbacks and not expand a non-conformity; and
10. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the main dwelling structure, utilities, and any accessory structures; and
11. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
12. That the driveway and parking area be made entirely pervious and there be no changes or expansions to the existing non-conforming configuration; and
13. That the stormwater runoff be treated in accordance with the DPW drainage manual and Section 6.2.2.G of the Norwalk Zoning Regulations; and
14. That all plantings be implemented prior to COZC; and
15. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
16. That no changes to the seawall are permitted without City review and DEEP approval; and
17. That a CT licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
18. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 31st, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this Coastal Site Plan approval automatically becomes null and void.

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2024 - 63 CAM – Carlo Vona Jr – 19 Dock Road – Raise an existing single family residence to be flood compliant, construct a second story addition, and raise the driveway as shown on the architectural plans dated 1/16/2024 and revised 10/8/2024 prepared by j.a. Jamieson architects, Weston, CT, site plans dated 4/2/2024 and revised 1/9/2025 prepared by Fairfield County Engineering, LLC, Norwalk, CT and the landscape plan dated 2/19/2024 and revised 5/9/2024 prepared by Environmental Land Solutions, LLC be **DENIED** subject to the following reasons:

1. The application does not demonstrate consistency with CCMA flood hazard policy to minimize threats to life and property.
- 2.

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 31st, 2025.



DRAINAGE ANALYSIS

**LOCATED AT
80 MAIN STREET
NORWALK, CONNECTICUT**

**PREPARED FOR
NICK VONA**

May 01, 2024
Revised: May 29, 2024
Revised: October 16, 2024
Last Revised: December 05, 2024

Jim Kousidis, P.E.
CT License No. 26830

1. EXISTING CONDITIONS

This 33,781-sq. ft. mixed use property is currently developed with a retail building and multi-family residence, with an associated driveway. Test pits at the site indicate highly pervious soils that are adequate to accept a subsurface storm drain system. The topography of the property slopes to the south and west. According to the Web Soil Survey website (map and soil table attached) the soils in the subject area consist of Urban land, a well-drained soil with a Hydrologic Soil Group "D".

2. PROPOSED CONDITIONS

A new development is being proposed for the subject property. The owner is proposing to demolish an existing building and construct a new 4-unit residential building and a new 9-unit residential building with a new driveway, including additional parking, with associated site improvements. The total proposed impervious surface is 13,250-sq.ft. A stormwater retention system will be installed to satisfy the City of Norwalk's requirement of zero increase in runoff for a 24-hour, type III rainfall, 2, 10, 25, 50 and 100-year storm events. The new roof area and the driveway drains must be directed to the proposed retention system.

3. DRAINAGE

The City's requirement for zero inch in runoff for the 2, 10, 25, 50 and 100-year storms is satisfied by collecting the majority of the proposed driveways and the entirety of the new buildings. Link "Overall Runoff" (see sub-catchment "OR") demonstrates that the peak discharge from the property with the drainage systems installed and a fully stabilized lot is less than existing conditions as reflected in the table below:

EXISTING vs PROPOSED CONDITIONS DRAINAGE SUMMARY TABLE
Peak Flows (cfs) & Runoff Volumes (cf)

Description	POC	Flow/Volume	Existing	Proposed	Δ	$\Delta\%$
2 yr	1	$Q(ft^3/sec)$	1.59	0.93	-0.66	-42%
		$V(ft^3)$	5,444	3,428	-2,016	-37%
10 yr	1	$Q(ft^3/sec)$	2.66	1.57	-1.09	-41%
		$V(ft^3)$	9,195	5,790	-3,405	-37%
25 yr	1	$Q(ft^3/sec)$	3.69	2.32	-1.37	-37%
		$V(ft^3)$	12,855	8,183	-4,672	-36%
50 yr	1	$Q(ft^3/sec)$	4.34	3.03	-1.31	-30%
		$V(ft^3)$	15,255	9,764	-5,491	-36%
100 yr	1	$Q(ft^3/sec)$	5.58	3.71	-1.87	-34%
		$V(ft^3)$	19,849	12,798	-7,051	-36%

The water quality volume calculations can be seen below. Subsurface drainage system #1 consists of 64 LF of 48" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Subsurface drainage system #2 consists of 128 LF of 24" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Subsurface drainage system #3 consists of 32 LF of 24" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Using the State of Connecticut 2024 Stormwater Quality Manual, the required Water Quality Volume for the new impervious surfaces directed to the drainage systems is 1,474.86 cf. The provided storage in the detention systems is 2,290 cf. The calculations are shown below:

Water Quality Volume :

$$WQV=(I'')*(R)*(A)/12$$

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

R=volumetric runoff coefficient

I= Percent Impervious Cover (39.22%)

A= Site Area/Area of Concern (33,781 sq.ft.)

$$R=0.05+(0.009*39.22)=0.3964$$

$$WQV=(1.3''*0.4030*33,781)/12=1,474.86\text{ C.F.}$$

Volume provided: 2,760 C.F. > 1,474.86 C.F. Required

4. CONCLUSION

The proposed development will decrease the amount of impervious area to this site, resulting in lower peak runoff rates and volumes. With the installation of the proposed stormwater retention system, the original flow patterns will be maintained, there will be no increase in peak runoff for the 25-year storm event. In addition to controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control pollution and provide groundwater recharge capacity. The implementation of these techniques and the overall site design layout will result in a finished project that will minimize sediment and erosion impacts during construction and will have no adverse impacts to adjoining properties upon completion.

DEEP TEST PIT DATA

Conducted: April 15, 2024
by Kousidis Engineering, LLC

TEST PIT #1

00-06" ORANGE BROWN SANDY LOAM

06-92" TAN COARSE SAND & COBBLES

*NO MOTTLES

*NO GROUND WATER

*NO LEDGE

*NO ROOTS

TEST PIT #2

00-08" DRIVEWAY PROCESS

08-24" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES

24-90" TAN COARSE SAND & COBBLES

*NO MOTTLES

*NO GROUND WATER

*NO LEDGE

*NO ROOTS

TEST PIT #3

00-22" TOPSOIL

22-60" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES

06-92" TAN COARSE SAND & COBBLES

*NO MOTTLES

*NO GROUND WATER

*NO LEDGE

*NO ROOTS

EXISTING DRAINAGE CONDITIONS

EXHIBIT "A"

80 MAIN STREET, NORWALK, CT

PREPARED FOR

NICK VONA

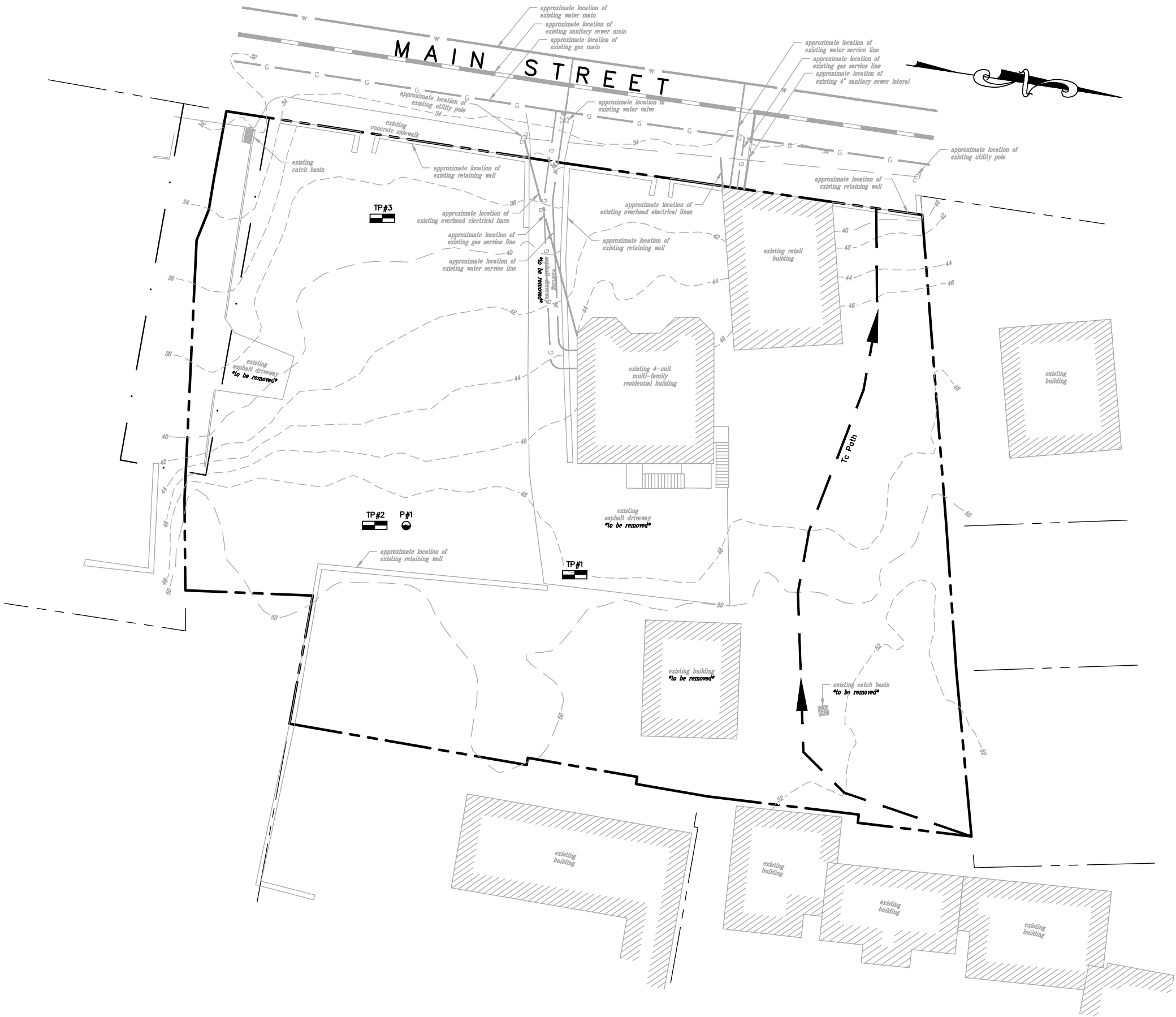


KOUSIDIS ENGINEERING, LLC

Land Development Consultants and Site Design

1525 Black Rock Turnpike, Fairfield, CT 06825 P: 203-557-8943

E: jim@kousidisengineering.com Web: www.kousidisengineering.com



Flow Path: 207'
Sheet Flow: 100'
 $S=3.0/100=0.03$
 $T_c=8.2$ min.
Shallow Conc. Flow: 107'
 $S=11.0/107=0.1028$
 $T_c=0.4$ min.
Total $T_c=8.6$ min.

SCALE:

1" = 30'

PROPOSED DRAINAGE CONDITIONS

EXHIBIT "B"

80 MAIN STREET, NORWALK, CT

PREPARED FOR

NICK VONA

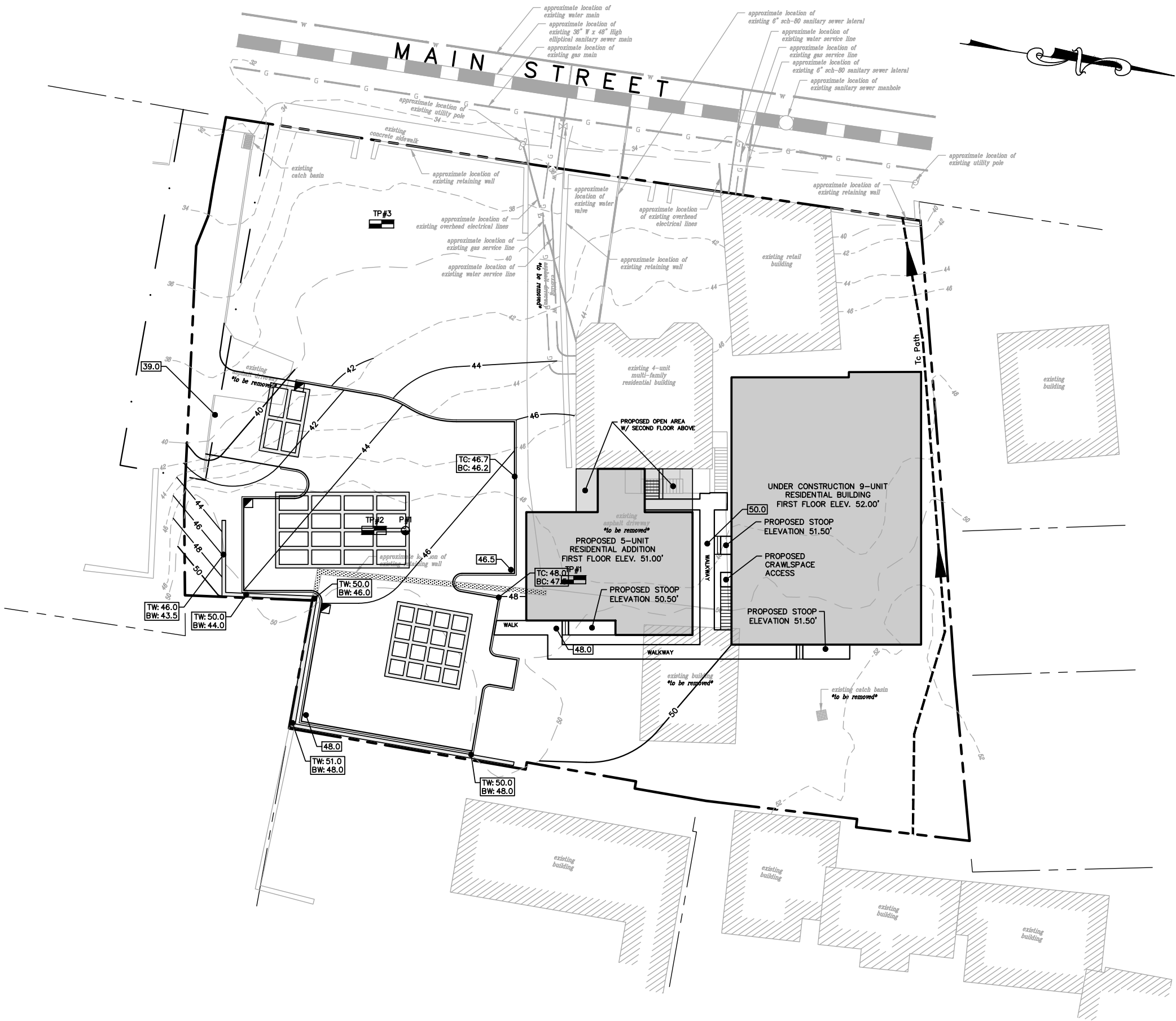


KOUSIDIS ENGINEERING, LLC

Land Development Consultants and Site Design

1525 Black Rock Turnpike, Fairfield, CT 06825 P: 203-557-8943

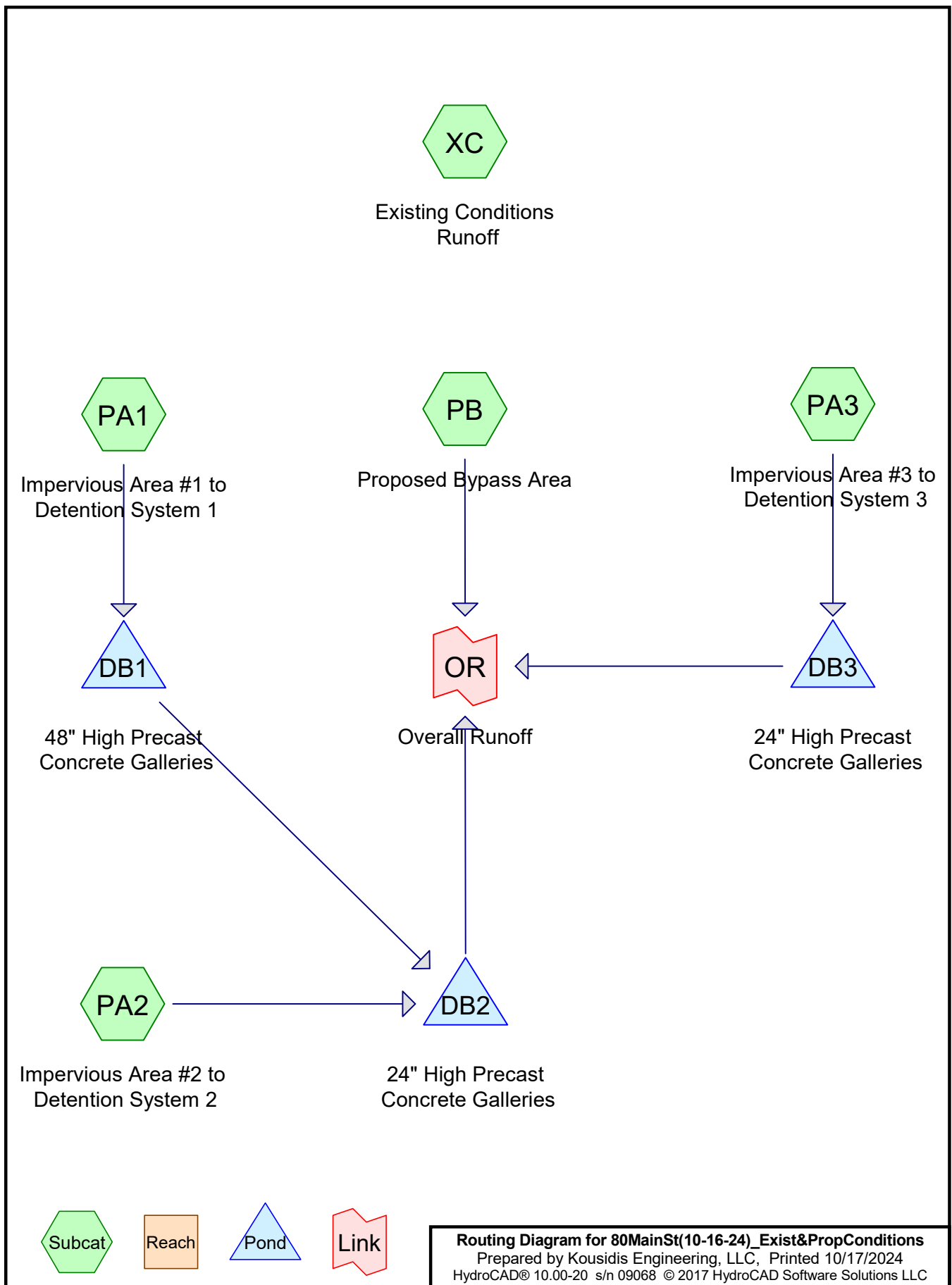
E: jim@kousidisengineering.com Web: www.kousidisengineering.com



Flow Path: 172'
Sheet Flow: 100'
 $S=1.5/100=0.155$
 $T_c=10.8$ min.
Shallow Conc. Flow: 72'
 $S=12.5/72=0.1736$
 $T_c=0.2$ min.
Total $T_c=11.0$ min.

SCALE:

1" = 30'



80MainSt(10-16-24)_Exist&PropConditions*Type III 24-hr 2 yr Rainfall=3.50"*

Prepared by Kousidis Engineering, LLC

Printed 10/17/2024

HydroCAD® 10.00-20 s/n 09068 © 2017 HydroCAD Software Solutions LLC

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.37 cfs 1,333 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,300 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.33 cfs 1,170 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.18 cfs 626 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=21,281 sf 24.74% Impervious Runoff Depth>1.93"
Flow Length=172' Tc=11.0 min CN=84 Runoff=0.93 cfs 3,428 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>1.93"
Flow Length=207' Tc=8.6 min CN=84 Runoff=1.59 cfs 5,444 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=44.08' Storage=296 cf Inflow=0.37 cfs 1,333 cf
Discarded=0.11 cfs 1,332 cf Primary=0.00 cfs 0 cf Outflow=0.11 cfs 1,332 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=40.34' Storage=181 cf Inflow=0.33 cfs 1,170 cf
Discarded=0.13 cfs 1,168 cf Primary=0.00 cfs 0 cf Outflow=0.13 cfs 1,168 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=38.07' Storage=144 cf Inflow=0.18 cfs 626 cf
Discarded=0.05 cfs 625 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 625 cf

Link OR: Overall Runoff

Inflow=0.93 cfs 3,428 cf
Primary=0.93 cfs 3,428 cf

80MainSt(10-16-24)_Exist&PropConditions

Prepared by Kousidis Engineering, LLC

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Type III 24-hr 2 yr Rainfall=3.50"

Printed 10/17/2024

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Summary for Subcatchment PA1: Impervious Area #1 to Detention System 1

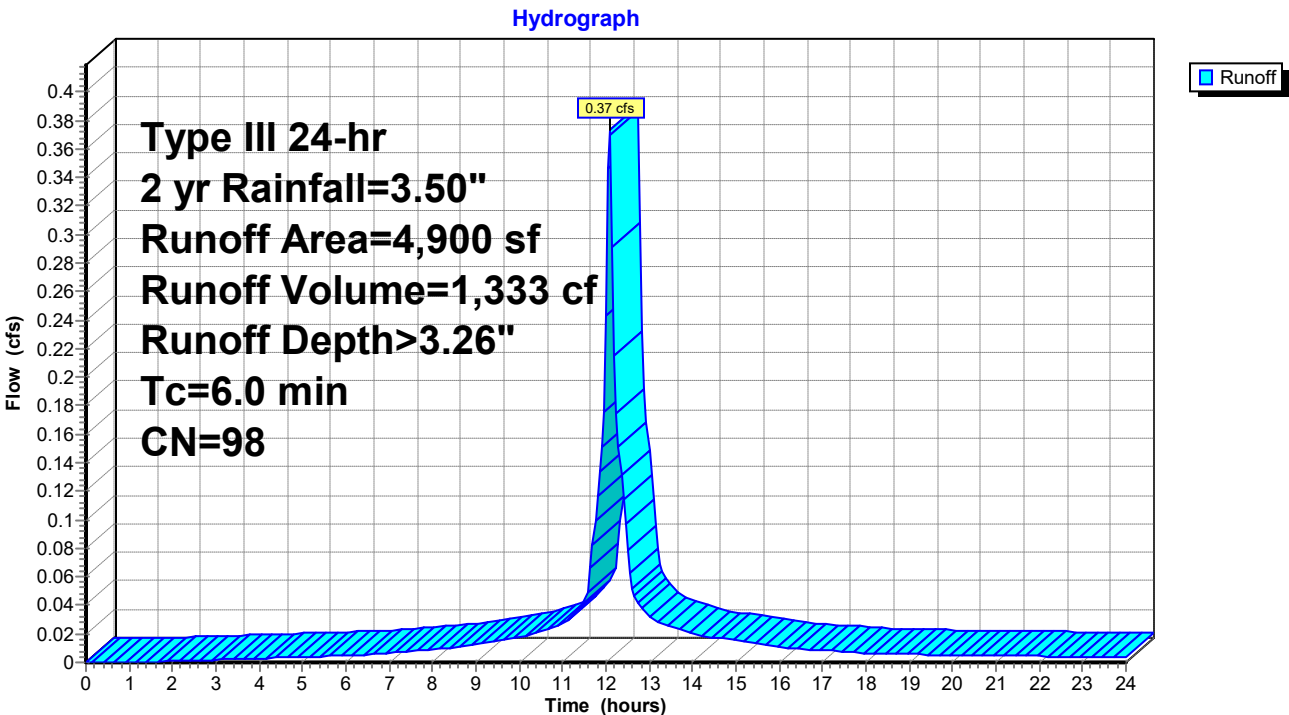
Runoff = 0.37 cfs @ 12.09 hrs, Volume= 1,333 cf, Depth> 3.26"

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 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	4,900	98	Building
	4,900		100.00% Impervious Area

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

Subcatchment PA1: Impervious Area #1 to Detention System 1



80MainSt(10-16-24)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Subcatchment PA2: Impervious Area #2 to Detention System 2

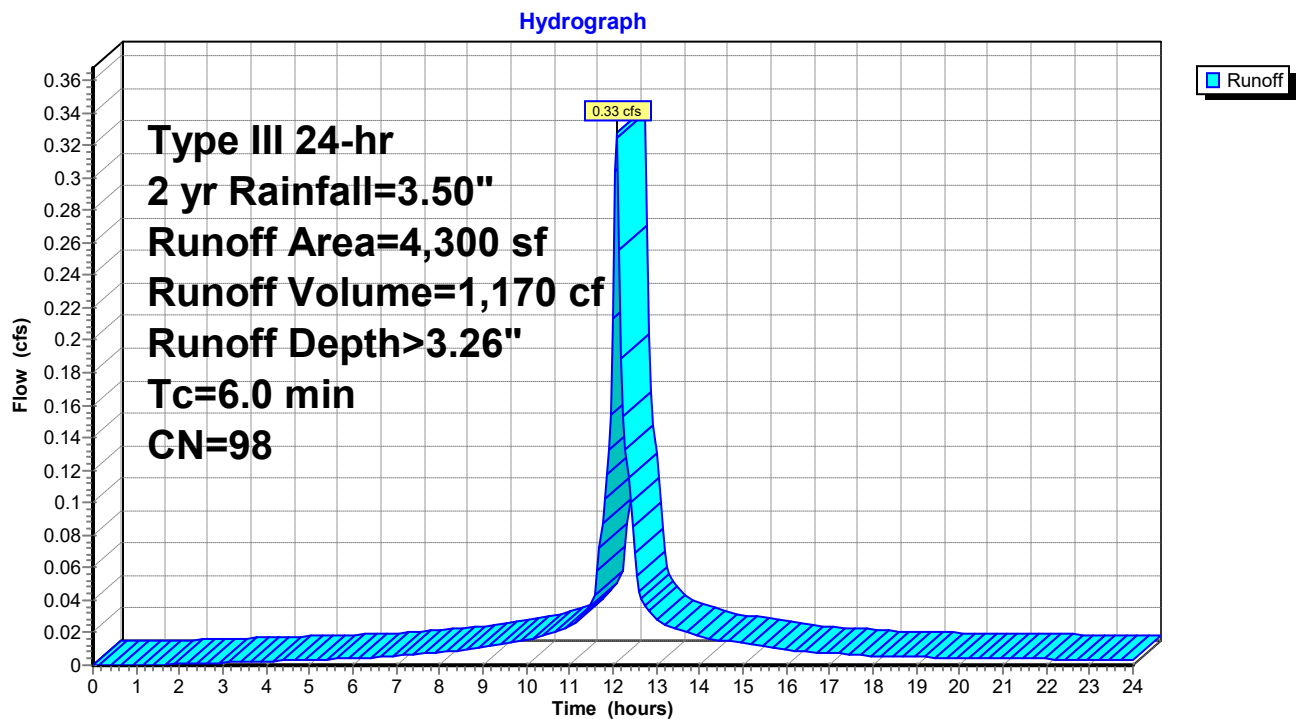
Runoff = 0.33 cfs @ 12.09 hrs, Volume= 1,170 cf, Depth> 3.26"

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 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	1,100	98	Building
*	3,200	98	Driveway
	4,300	98	Weighted Average
	4,300		100.00% Impervious Area

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

Subcatchment PA2: Impervious Area #2 to Detention System 2



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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Subcatchment PA3: Impervious Area #3 to Detention System 3

Runoff = 0.18 cfs @ 12.09 hrs, Volume= 626 cf, Depth> 3.26"

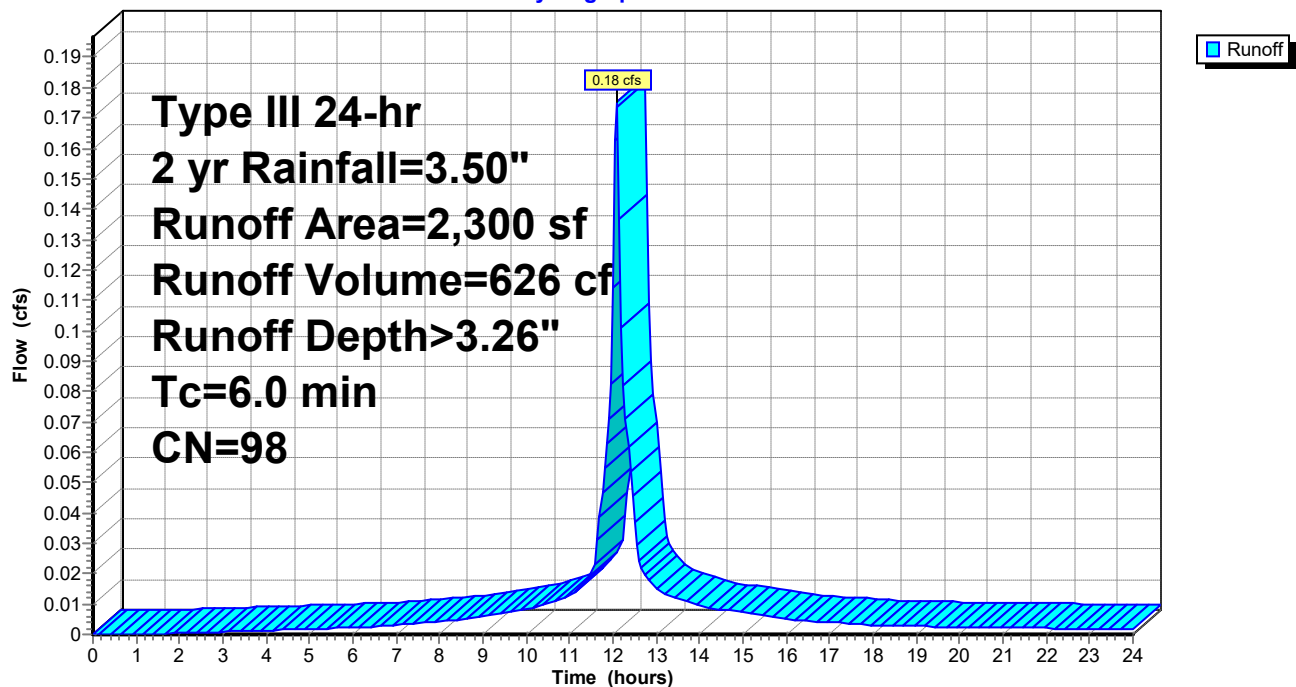
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	2,300	98	Driveway
	2,300		100.00% Impervious Area

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

Subcatchment PA3: Impervious Area #3 to Detention System 3

Hydrograph



80MainSt(10-16-24)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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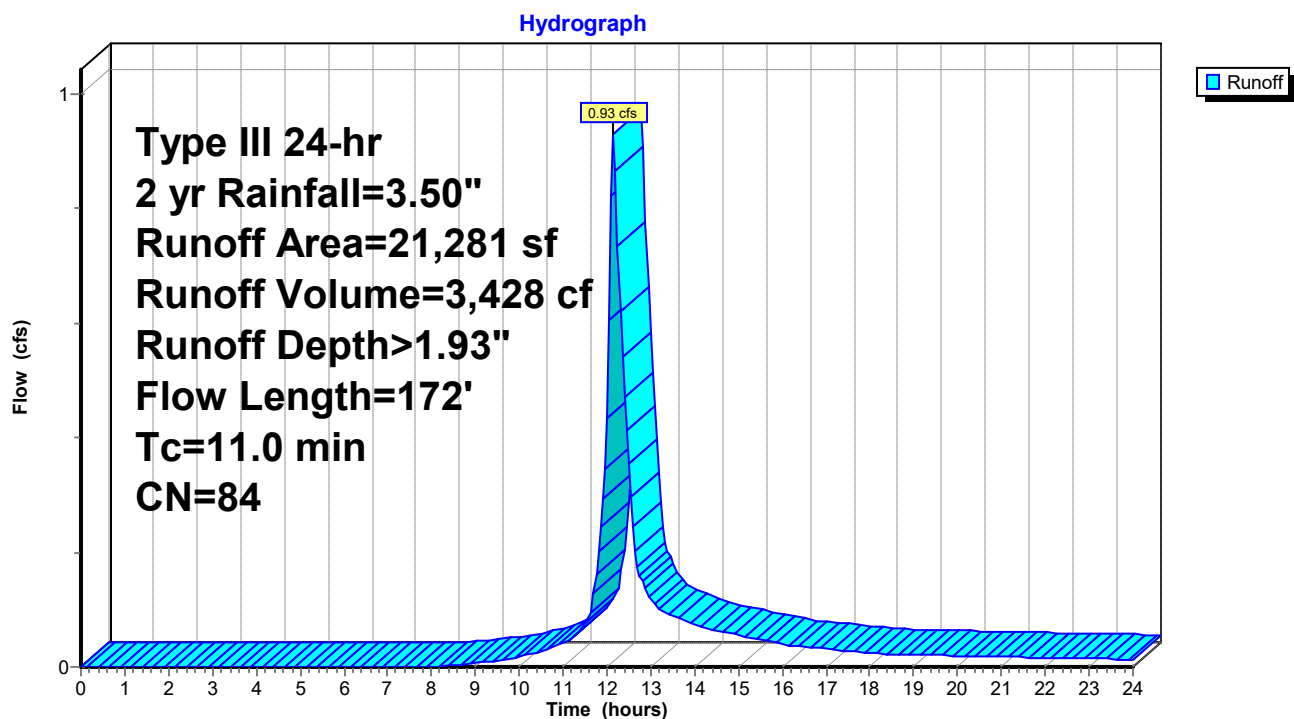
Summary for Subcatchment PB: Proposed Bypass Area

Runoff = 0.93 cfs @ 12.16 hrs, Volume= 3,428 cf, Depth> 1.93"

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 2 yr Rainfall=3.50"

Area (sf)	CN	Description
* 3,710	98	Existing Building
* 804	98	Common Driveway
* 750	98	Driveway
16,017	80	>75% Grass cover, Good, HSG D
21,281	84	Weighted Average
16,017		75.26% Pervious Area
5,264		24.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	100	0.0150	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.30"
0.2	72	0.1736	6.25		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
11.0	172	Total			

Subcatchment PB: Proposed Bypass Area

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Type III 24-hr 2 yr Rainfall=3.50"

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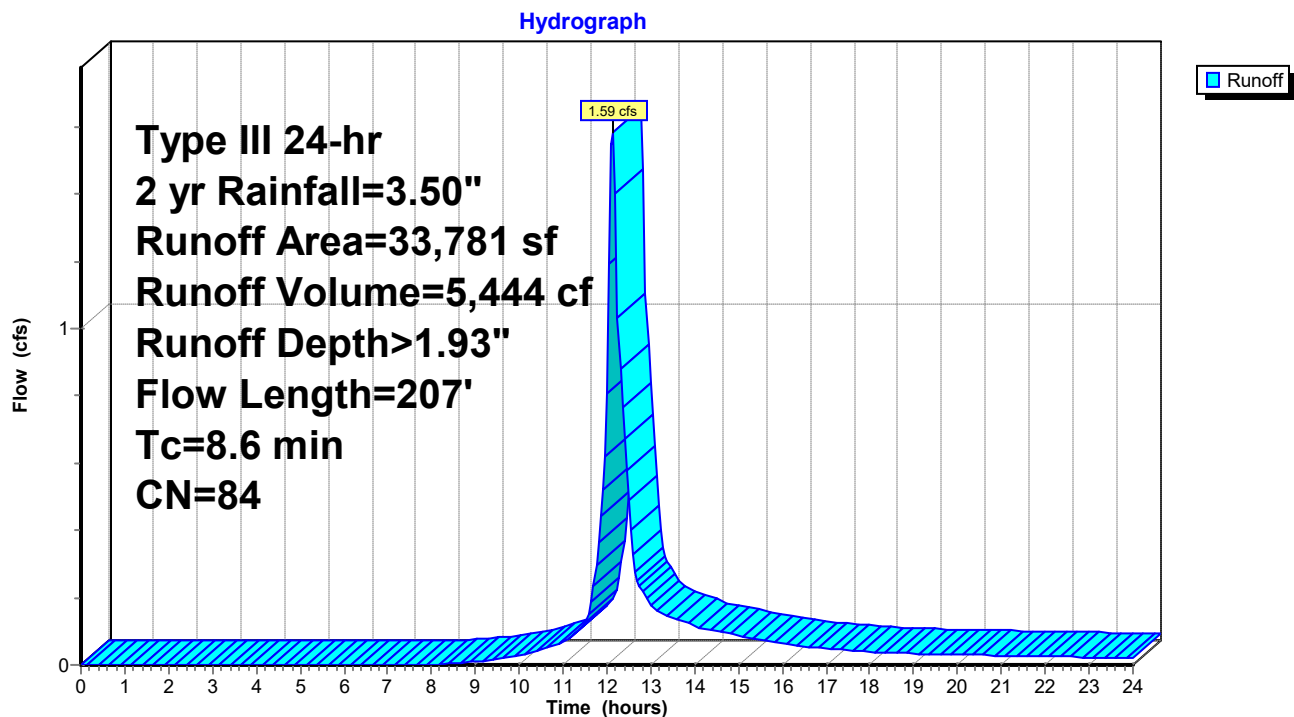
Summary for Subcatchment XC: Existing Conditions Runoff

Runoff = 1.59 cfs @ 12.12 hrs, Volume= 5,444 cf, Depth> 1.93"

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 2 yr Rainfall=3.50"

Area (sf)	CN	Description
* 3,710	98	Building
* 2,826	98	Driveway
* 804	98	Comon Driveway
26,441	80	>75% Grass cover, Good, HSG D
33,781	84	Weighted Average
26,441		78.27% Pervious Area
7,340		21.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0300	0.20		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.30"
0.4	107	0.1028	4.81		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
8.6	207	Total			

Subcatchment XC: Existing Conditions Runoff

80MainSt(10-16-24)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB1: 48" High Precast Concrete Galleries

Inflow Area = 4,900 sf, 100.00% Impervious, Inflow Depth > 3.26" for 2 yr event
 Inflow = 0.37 cfs @ 12.09 hrs, Volume= 1,333 cf
 Outflow = 0.11 cfs @ 12.42 hrs, Volume= 1,332 cf, Atten= 72%, Lag= 20.2 min
 Discarded = 0.11 cfs @ 12.42 hrs, Volume= 1,332 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

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

Peak Elev= 44.08' @ 12.42 hrs Surf.Area= 400 sf Storage= 296 cf

Plug-Flow detention time= 18.3 min calculated for 1,332 cf (100% of inflow)

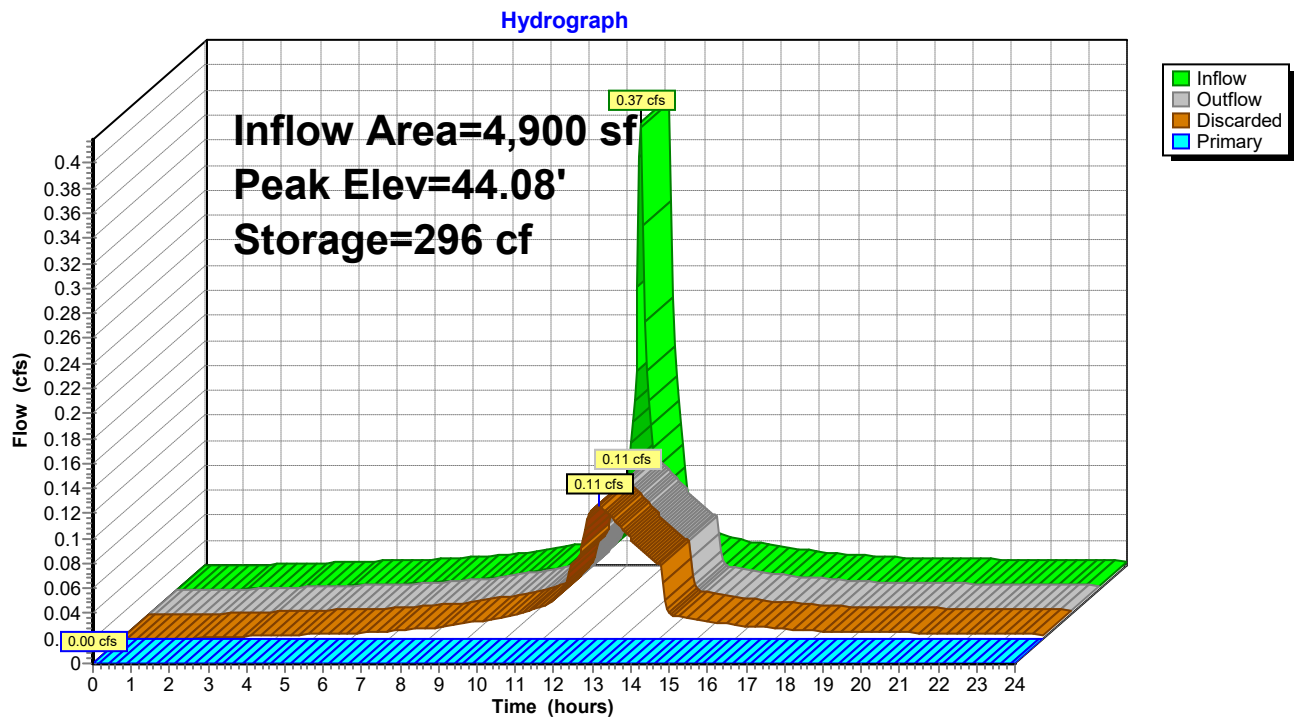
Center-of-Mass det. time= 17.9 min (772.0 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	43.00'	238 cf	6.00'W x 4.00'L x 4.00'H Stone Bed x 16 1,536 cf Overall - 942 cf Embedded = 594 cf x 40.0% Voids
#2	43.00'	710 cf	Concrete Galley 4x4x4 x 16 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf
#3	43.00'	80 cf	4.00'W x 4.00'L x 5.00'H Catch Basin
		1,027 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	43.00'	6.000 in/hr Exfiltration over Wetted area
#2	Primary	47.00'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Discarded OutFlow Max=0.11 cfs @ 12.42 hrs HW=44.08' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.11 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=43.00' (Free Discharge)↑**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB1: 48" High Precast Concrete Galleries



80MainSt(10-16-24)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB1: 48" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
43.00	400	0	45.60	1,274	712
43.05	417	13	45.65	1,290	726
43.10	434	27	45.70	1,307	739
43.15	450	40	45.75	1,324	753
43.20	467	54	45.80	1,341	767
43.25	484	67	45.85	1,358	780
43.30	501	81	45.90	1,374	794
43.35	518	95	45.95	1,391	807
43.40	534	109	46.00	1,408	821
43.45	551	122	46.05	1,425	835
43.50	568	136	46.10	1,442	848
43.55	585	150	46.15	1,458	862
43.60	602	164	46.20	1,475	875
43.65	618	178	46.25	1,492	889
43.70	635	191	46.30	1,509	902
43.75	652	205	46.35	1,526	916
43.80	669	219	46.40	1,542	930
43.85	686	233	46.45	1,559	943
43.90	702	246	46.50	1,576	957
43.95	719	260	46.55	1,593	970
44.00	736	274	46.60	1,610	980
44.05	753	288	46.65	1,626	984
44.10	770	302	46.70	1,643	988
44.15	786	315	46.75	1,660	992
44.20	803	329	46.80	1,677	995
44.25	820	343	46.85	1,694	999
44.30	837	357	46.90	1,710	1,003
44.35	854	370	46.95	1,727	1,007
44.40	870	384	47.00	1,744	1,011
44.45	887	398	47.05	1,745	1,012
44.50	904	411	47.10	1,746	1,013
44.55	921	425	47.15	1,746	1,014
44.60	938	439	47.20	1,747	1,014
44.65	954	453	47.25	1,748	1,015
44.70	971	466	47.30	1,749	1,016
44.75	988	480	47.35	1,750	1,017
44.80	1,005	494	47.40	1,750	1,018
44.85	1,022	507	47.45	1,751	1,018
44.90	1,038	521	47.50	1,752	1,019
44.95	1,055	535	47.55	1,753	1,020
45.00	1,072	548	47.60	1,754	1,021
45.05	1,089	562	47.65	1,754	1,022
45.10	1,106	576	47.70	1,755	1,022
45.15	1,122	589	47.75	1,756	1,023
45.20	1,139	603	47.80	1,757	1,024
45.25	1,156	617	47.85	1,758	1,025
45.30	1,173	630	47.90	1,758	1,026
45.35	1,190	644	47.95	1,759	1,026
45.40	1,206	658	48.00	1,760	1,027
45.45	1,223	671			
45.50	1,240	685			
45.55	1,257	699			

80MainSt(10-16-24)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB2: 24" High Precast Concrete Galleries

Inflow Area = 9,200 sf, 100.00% Impervious, Inflow Depth > 1.53" for 2 yr event
 Inflow = 0.33 cfs @ 12.09 hrs, Volume= 1,170 cf
 Outflow = 0.13 cfs @ 12.31 hrs, Volume= 1,168 cf, Atten= 61%, Lag= 13.7 min
 Discarded = 0.13 cfs @ 12.31 hrs, Volume= 1,168 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

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

Peak Elev= 40.34' @ 12.31 hrs Surf.Area= 768 sf Storage= 181 cf

Plug-Flow detention time= 10.8 min calculated for 1,166 cf (100% of inflow)

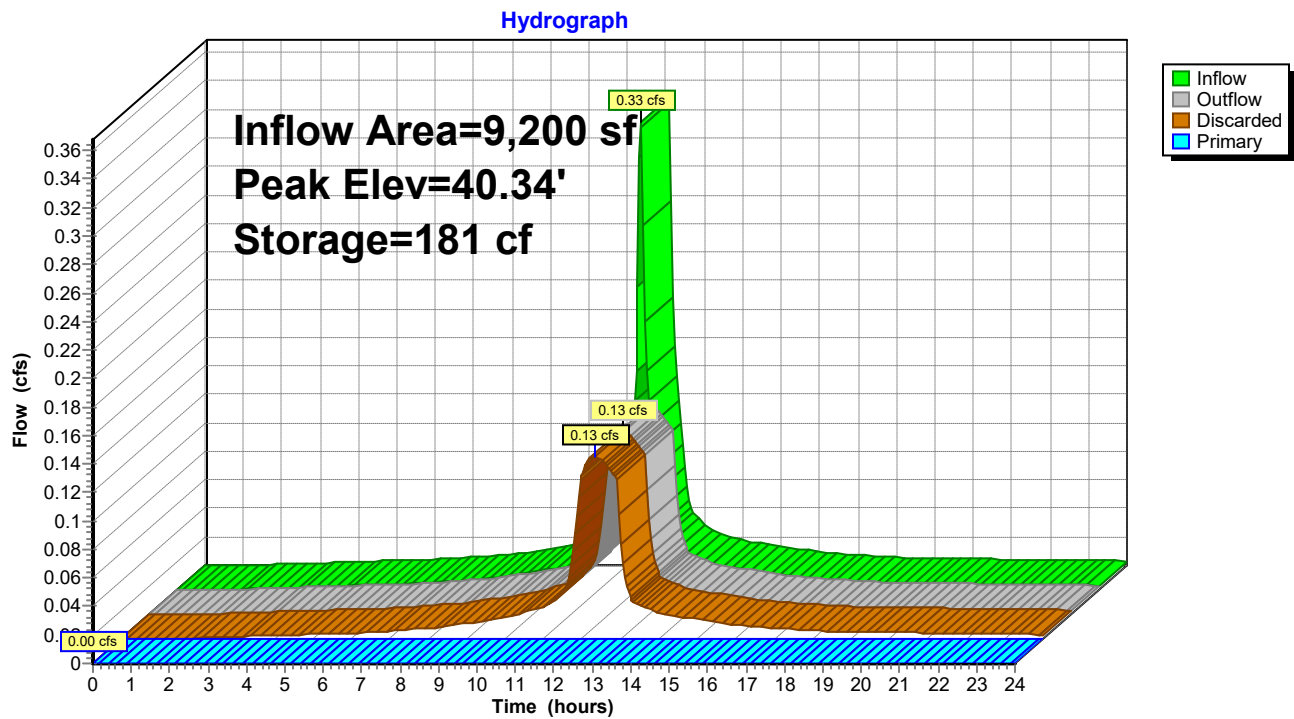
Center-of-Mass det. time= 10.0 min (764.2 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	209 cf	6.00'W x 8.00'L x 2.00'H Stone Bed x 16 1,536 cf Overall - 1,014 cf Embedded = 522 cf x 40.0% Voids
#2	40.00'	725 cf	Concrete Galley 4x8x2 x 16 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
#3	44.00'	80 cf	4.00'W x 4.00'L x 5.00'H Catch Basin
		1,014 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	6.000 in/hr Exfiltration over Wetted area
#2	Primary	46.00'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Discarded OutFlow Max=0.13 cfs @ 12.31 hrs HW=40.34' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.13 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)↑ **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB2: 24" High Precast Concrete Galleries



80MainSt(10-16-24)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB2: 24" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
40.00	768	0	45.20	1,699	953
40.10	813	52	45.30	1,701	954
40.20	858	105	45.40	1,702	956
40.30	902	157	45.50	1,704	958
40.40	947	210	45.60	1,706	959
40.50	992	262	45.70	1,707	961
40.60	1,037	315	45.80	1,709	962
40.70	1,082	367	45.90	1,710	964
40.80	1,126	420	46.00	1,712	966
40.90	1,171	472	46.10	1,714	967
41.00	1,216	524	46.20	1,715	969
41.10	1,261	577	46.30	1,717	970
41.20	1,306	629	46.40	1,718	972
41.30	1,350	682	46.50	1,720	974
41.40	1,395	734	46.60	1,722	975
41.50	1,440	787	46.70	1,723	977
41.60	1,485	838	46.80	1,725	978
41.70	1,530	885	46.90	1,726	980
41.80	1,574	913	47.00	1,728	982
41.90	1,619	923	47.10	1,730	983
42.00	1,664	934	47.20	1,731	985
42.10	1,664	934	47.30	1,733	986
42.20	1,664	934	47.40	1,734	988
42.30	1,664	934	47.50	1,736	990
42.40	1,664	934	47.60	1,738	991
42.50	1,664	934	47.70	1,739	993
42.60	1,664	934	47.80	1,741	994
42.70	1,664	934	47.90	1,742	996
42.80	1,664	934	48.00	1,744	998
42.90	1,664	934	48.10	1,746	999
43.00	1,664	934	48.20	1,747	1,001
43.10	1,664	934	48.30	1,749	1,002
43.20	1,664	934	48.40	1,750	1,004
43.30	1,664	934	48.50	1,752	1,006
43.40	1,664	934	48.60	1,754	1,007
43.50	1,664	934	48.70	1,755	1,009
43.60	1,664	934	48.80	1,757	1,010
43.70	1,664	934	48.90	1,758	1,012
43.80	1,664	934	49.00	1,760	1,014
43.90	1,664	934			
44.00	1,680	934			
44.10	1,682	935			
44.20	1,683	937			
44.30	1,685	938			
44.40	1,686	940			
44.50	1,688	942			
44.60	1,690	943			
44.70	1,691	945			
44.80	1,693	946			
44.90	1,694	948			
45.00	1,696	950			
45.10	1,698	951			

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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB3: 24" High Precast Concrete Galleries

Inflow Area = 2,300 sf, 100.00% Impervious, Inflow Depth > 3.26" for 2 yr event
 Inflow = 0.18 cfs @ 12.09 hrs, Volume= 626 cf
 Outflow = 0.05 cfs @ 12.45 hrs, Volume= 625 cf, Atten= 74%, Lag= 21.9 min
 Discarded = 0.05 cfs @ 12.45 hrs, Volume= 625 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

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

Peak Elev= 38.07' @ 12.45 hrs Surf.Area= 196 sf Storage= 144 cf

Plug-Flow detention time= 20.0 min calculated for 624 cf (100% of inflow)

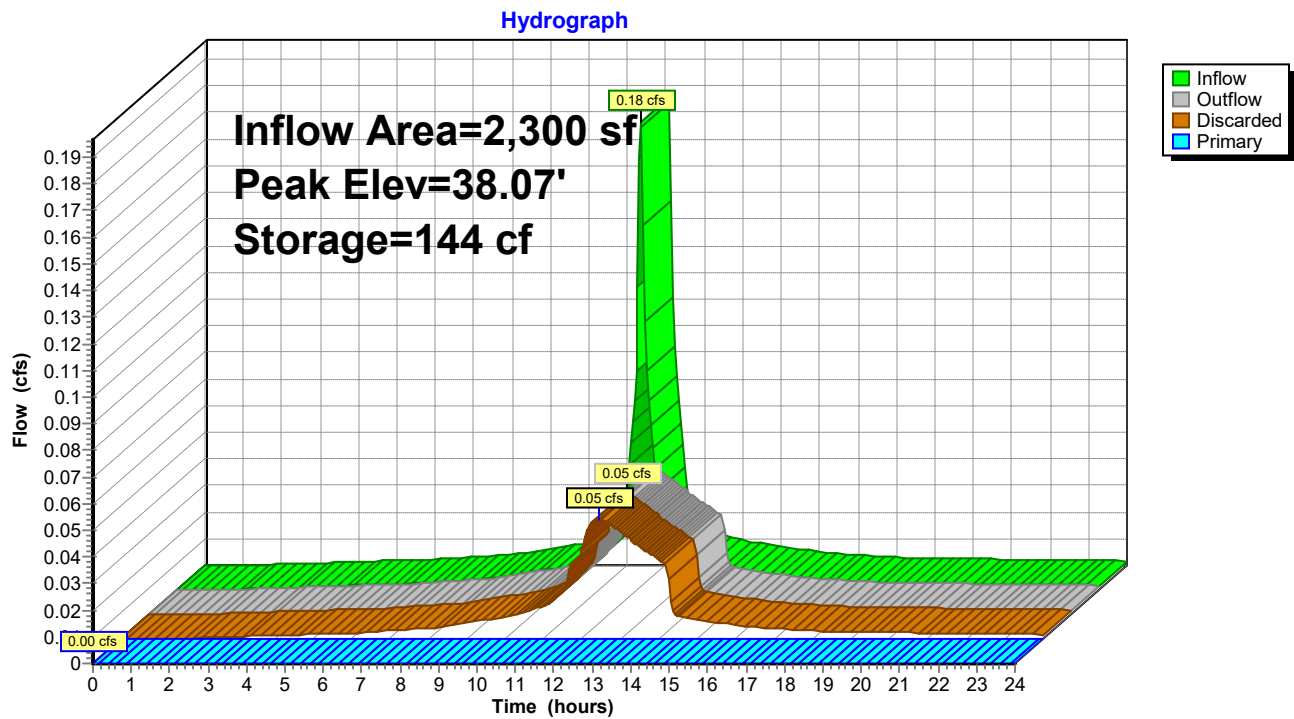
Center-of-Mass det. time= 19.6 min (773.8 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	52 cf	6.00'W x 8.00'L x 2.00'H Stone Bed x 4 384 cf Overall - 253 cf Embedded = 131 cf x 40.0% Voids
#2	37.00'	181 cf	Concrete Galley 4x8x2 x 4 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
#3	37.00'	16 cf	2.00'W x 2.00'L x 4.00'H Catch Basin
		249 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	37.00'	6.000 in/hr Exfiltration over Wetted area
#2	Primary	40.50'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Discarded OutFlow Max=0.05 cfs @ 12.45 hrs HW=38.07' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.05 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=37.00' (Free Discharge)↑ **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB3: 24" High Precast Concrete Galleries



80MainSt(10-16-24)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB3: 24" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
37.00	196	0	39.60	441	244
37.05	202	7	39.65	441	244
37.10	208	14	39.70	442	244
37.15	214	20	39.75	442	244
37.20	220	27	39.80	442	245
37.25	226	34	39.85	443	245
37.30	232	41	39.90	443	245
37.35	238	47	39.95	444	245
37.40	244	54	40.00	444	245
37.45	250	61	40.05	444	246
37.50	256	68	40.10	445	246
37.55	262	74	40.15	445	246
37.60	268	81	40.20	446	246
37.65	274	88	40.25	446	246
37.70	280	95	40.30	446	247
37.75	286	101	40.35	447	247
37.80	292	108	40.40	447	247
37.85	298	115	40.45	448	247
37.90	304	122	40.50	448	247
37.95	310	128	40.55	448	248
38.00	316	135	40.60	449	248
38.05	322	142	40.65	449	248
38.10	328	149	40.70	450	248
38.15	334	155	40.75	450	248
38.20	340	162	40.80	450	249
38.25	346	169	40.85	451	249
38.30	352	176	40.90	451	249
38.35	358	182	40.95	452	249
38.40	364	189	41.00	452	249
38.45	370	196			
38.50	376	203			
38.55	382	209			
38.60	388	216			
38.65	394	222			
38.70	400	228			
38.75	406	234			
38.80	412	235			
38.85	418	237			
38.90	424	238			
38.95	430	240			
39.00	436	241			
39.05	436	242			
39.10	437	242			
39.15	437	242			
39.20	438	242			
39.25	438	242			
39.30	438	243			
39.35	439	243			
39.40	439	243			
39.45	440	243			
39.50	440	243			
39.55	440	244			

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Type III 24-hr 2 yr Rainfall=3.50"

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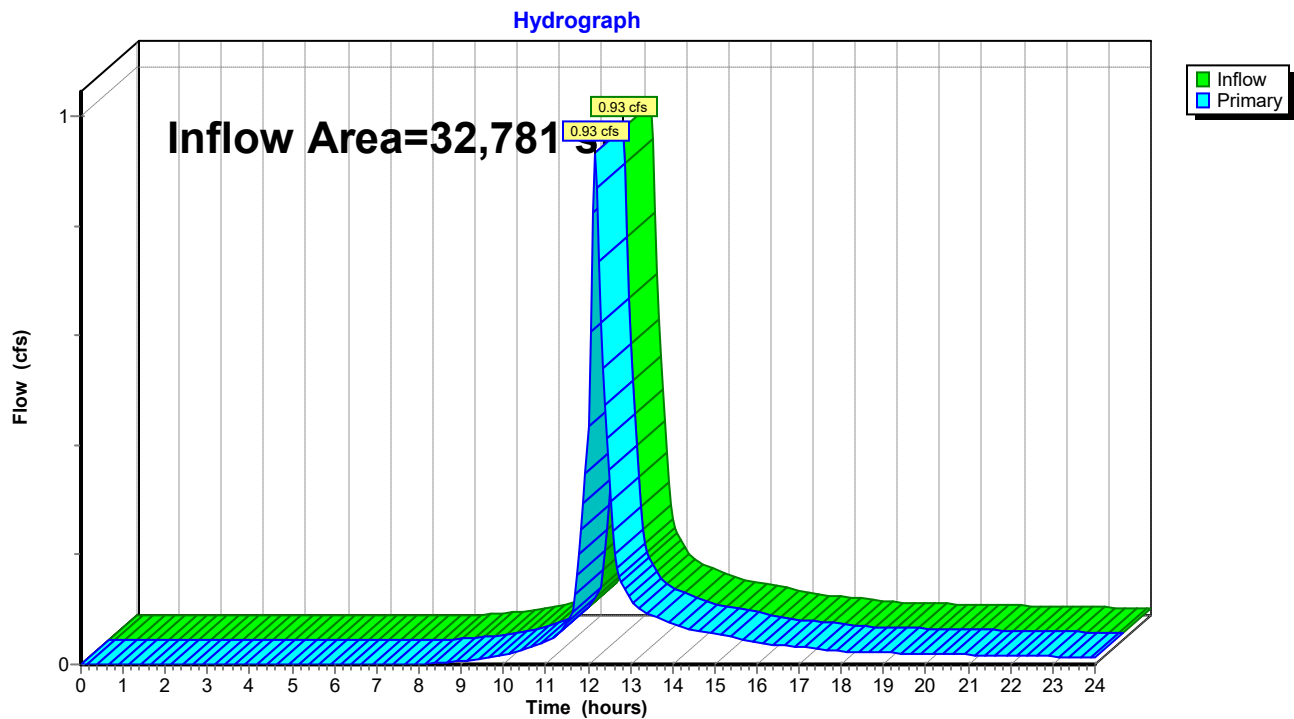
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Summary for Link OR: Overall Runoff

Inflow Area = 32,781 sf, 51.14% Impervious, Inflow Depth > 1.25" for 2 yr event
Inflow = 0.93 cfs @ 12.16 hrs, Volume= 3,428 cf
Primary = 0.93 cfs @ 12.16 hrs, Volume= 3,428 cf, Atten= 0%, Lag= 0.0 min

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

Link OR: Overall Runoff



80MainSt(10-16-24)_Exist&PropConditions*Type III 24-hr 10 yr Rainfall=5.00"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.54 cfs 1,944 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,300 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.47 cfs 1,706 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.25 cfs 912 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=21,281 sf 24.74% Impervious Runoff Depth>3.26"
Flow Length=172' Tc=11.0 min CN=84 Runoff=1.57 cfs 5,790 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>3.27"
Flow Length=207' Tc=8.6 min CN=84 Runoff=2.66 cfs 9,195 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=44.76' Storage=483 cf Inflow=0.54 cfs 1,944 cf
Discarded=0.14 cfs 1,943 cf Primary=0.00 cfs 0 cf Outflow=0.14 cfs 1,943 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=40.63' Storage=331 cf Inflow=0.47 cfs 1,706 cf
Discarded=0.15 cfs 1,704 cf Primary=0.00 cfs 0 cf Outflow=0.15 cfs 1,704 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=38.86' Storage=237 cf Inflow=0.25 cfs 912 cf
Discarded=0.06 cfs 912 cf Primary=0.00 cfs 0 cf Outflow=0.06 cfs 912 cf

Link OR: Overall Runoff

Inflow=1.57 cfs 5,790 cf
Primary=1.57 cfs 5,790 cf

80MainSt(10-16-24)_Exist&PropConditions*Type III 24-hr 25 yr Rainfall=6.40"*

Prepared by Kousidis Engineering, LLC

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.69 cfs 2,514 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,300 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.60 cfs 2,207 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.32 cfs 1,180 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=21,281 sf 24.74% Impervious Runoff Depth>4.56"
Flow Length=172' Tc=11.0 min CN=84 Runoff=2.17 cfs 8,095 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>4.57"
Flow Length=207' Tc=8.6 min CN=84 Runoff=3.69 cfs 12,855 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=45.42' Storage=664 cf Inflow=0.69 cfs 2,514 cf
Discarded=0.17 cfs 2,513 cf Primary=0.00 cfs 0 cf Outflow=0.17 cfs 2,513 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=40.93' Storage=485 cf Inflow=0.60 cfs 2,207 cf
Discarded=0.16 cfs 2,204 cf Primary=0.00 cfs 0 cf Outflow=0.16 cfs 2,204 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=40.55' Storage=248 cf Inflow=0.32 cfs 1,180 cf
Discarded=0.06 cfs 1,092 cf Primary=0.28 cfs 88 cf Outflow=0.35 cfs 1,180 cf

Link OR: Overall Runoff Inflow=2.32 cfs 8,183 cf
Primary=2.32 cfs 8,183 cf

80MainSt(10-16-24)_Exist&PropConditions

Type III 24-hr 50 yr Rainfall=7.30"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.79 cfs 2,881 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,300 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.69 cfs 2,529 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.37 cfs 1,352 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=21,281 sf 24.74% Impervious Runoff Depth>5.42"
Flow Length=172' Tc=11.0 min CN=84 Runoff=2.55 cfs 9,606 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>5.42"
Flow Length=207' Tc=8.6 min CN=84 Runoff=4.34 cfs 15,255 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=45.86' Storage=784 cf Inflow=0.79 cfs 2,881 cf
Discarded=0.19 cfs 2,880 cf Primary=0.00 cfs 0 cf Outflow=0.19 cfs 2,880 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=41.12' Storage=588 cf Inflow=0.69 cfs 2,529 cf
Discarded=0.18 cfs 2,526 cf Primary=0.00 cfs 0 cf Outflow=0.18 cfs 2,526 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=40.57' Storage=248 cf Inflow=0.37 cfs 1,352 cf
Discarded=0.06 cfs 1,194 cf Primary=0.48 cfs 157 cf Outflow=0.54 cfs 1,352 cf

Link OR: Overall Runoff

Inflow=3.03 cfs 9,764 cf
Primary=3.03 cfs 9,764 cf

80MainSt(10-16-24)_Exist&PropConditions*Type III 24-hr 100 yr Rainfall=9.00"*

Prepared by Kousidis Engineering, LLC

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.97 cfs 3,575 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,300 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.85 cfs 3,137 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.46 cfs 1,678 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=21,281 sf 24.74% Impervious Runoff Depth>7.05"
Flow Length=172' Tc=11.0 min CN=84 Runoff=3.28 cfs 12,499 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>7.05"
Flow Length=207' Tc=8.6 min CN=84 Runoff=5.58 cfs 19,849 cf

Pond DB1: 48" High Precast Concrete Peak Elev=47.00' Storage=1,011 cf Inflow=0.97 cfs 3,575 cf
Discarded=0.24 cfs 3,572 cf Primary=0.01 cfs 1 cf Outflow=0.25 cfs 3,573 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=41.50' Storage=786 cf Inflow=0.85 cfs 3,138 cf
Discarded=0.20 cfs 3,135 cf Primary=0.00 cfs 0 cf Outflow=0.20 cfs 3,135 cf

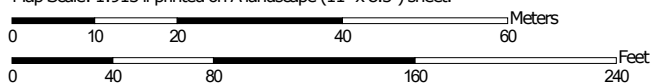
Pond DB3: 24" High Precast Concrete Galleries Peak Elev=40.59' Storage=248 cf Inflow=0.46 cfs 1,678 cf
Discarded=0.06 cfs 1,379 cf Primary=0.66 cfs 299 cf Outflow=0.73 cfs 1,677 cf

Link OR: Overall Runoff Inflow=3.71 cfs 12,798 cf
Primary=3.71 cfs 12,798 cf

Hydrologic Soil Group—State of Connecticut, Western Part (80 Main Street - WSS)



Map Scale: 1:915 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	3.1	100.0%
Totals for Area of Interest			3.1	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



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.

RECEIVED

DEC 10 2024

CITY OF NORWALK
PLANNING & ZONING

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. Property Address: 80 Main Street 2. D/B/L/U: 1/66/4/0

3. Proposed Work: Construction of a multi-family residence 4. Zone: CD-4

5. Applicant Identification:

Applicant Name: <u>Nicola Vona, High Street, LLC</u>	
Address: <u>232 Dudley Road, Wilton, CT 06897</u>	
Phone Number: <u>(203) 858-6563</u>	Email: _____
Interest in Property: ☐ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify): _____	
List primary contact for correspondence <i>if other than applicant</i> (Agent or Attorney):	
Name: _____	
Address: _____	
Business Phone: _____	Email: _____

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:

80 Main Street, Norwalk, CT

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

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

Ferry Point Reach

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:

The subject property currently consists of a multi-family residential building and street level retail building. The surrounding properties primarily consist of mixed-use developments with retail at street level and residential above.

e) Indicate the area of the project site: 0.7755 acres or 33,781 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*):

The owner is proposing to construct a new multi-family residential building with associated parking area and driveway. The proposed grading has been limited to utilize the excavated materials on the property, with all excess materials being taken off-site; no additional fill will need to be imported. All activity will take place outside the FEMA flood zone and will have no impact to down gradient properties, or any coastal resources, should the sediment and erosion controls be implemented and maintained through the duration of the project

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*):

Stormwater detention systems have been proposed which have been designed to meet the City's requirement of stormwater mitigation for the 2, 10, 25, 50, & 100-year storm events as well as provide groundwater recharge. The driveway inlets and roof leaders must be directed to the stormwater detention system, as depicted on the "Grading, Drainage & Utilities Plan" provided by Kousidis Engineering, LLC, dated May 01, 2024, last revised October 16, 2024.

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*):

Coastal Hazard Area: The entire property is located outside the Coastal Hazard Area, as defined by Federal

Emergency Management Agency (FEMA). 1,000 ft from the subject property lies Ferry Point Reach, an area within the Coastal Flood Hazard Area.

Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters: The tidal basin of Ferry Point Reach is approximately 1,000 ft to the south of the subject property, offsite, along Main Street. This portion of the Ferry Point Reach is in the tidally influenced region of Long Island Sound which is an Estuarine Embayment and contains Nearshore and Offshore Waters.

Developed Shorefront: There are several developed shorefronts near the subject property along Main Street that abut the tidal basin of Ferry Point Reach.

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):

In accordance with this policy and standard, the project is proposed in a manner that is

consistent with the capability of the land and water resources to support development,

preservation, and use without significantly disrupting the natural environment or sound

economic growth.

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 subject property does not have any direct access to waterfront. Thus no water dependent uses exist.

*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*):

No adverse impacts to the coastal resources are anticipated within the scope of the proposed development. Temporary sediment and erosion control measures are proposed which include a silt fence along all down-gradient portions of the site to minimize sedimentation impacts to the stormwater infrastructure located in Main Street or the coastal resources in proximity to the subject property. In addition, a stormwater detention system has been proposed to mitigate the increase in stormwater runoff for the 2 through 50-year storm events. The stormwater detention system has the capacity to detain the water quality volume from the new impervious surfaces proposed on site. In addition to controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control pollution and provide groundwater recharge capacity.

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*):

All proposed activity is outside the FEMA 100-year flood zone and have no anticipated impact to coastal resources. In addition, a silt fence is proposed to be installed prior to any construction activity. The silt fence will run along the entire down-gradient portion of the property to mitigate any adverse impacts from sedimentation during construction. No adverse impacts to the coastal resources are anticipated within the scope of the proposed development.

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

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

Applicant's Signature: _____



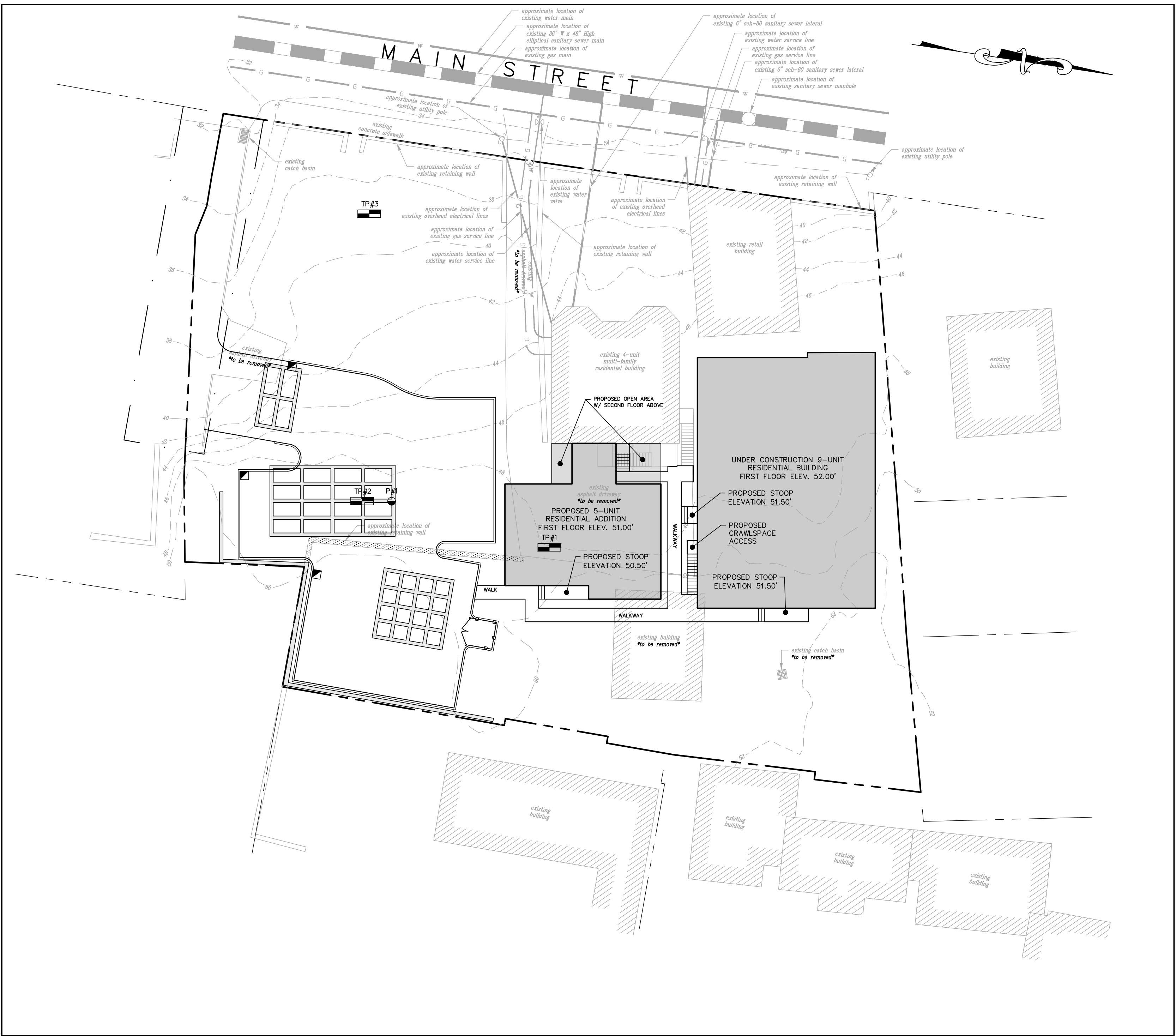
DATE: 12/10/24

Agent's Signature: _____

DATE: 12/10/24

PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR:

80 MAIN STREET, NORWALK, CT



SCALE: 1" = 20'

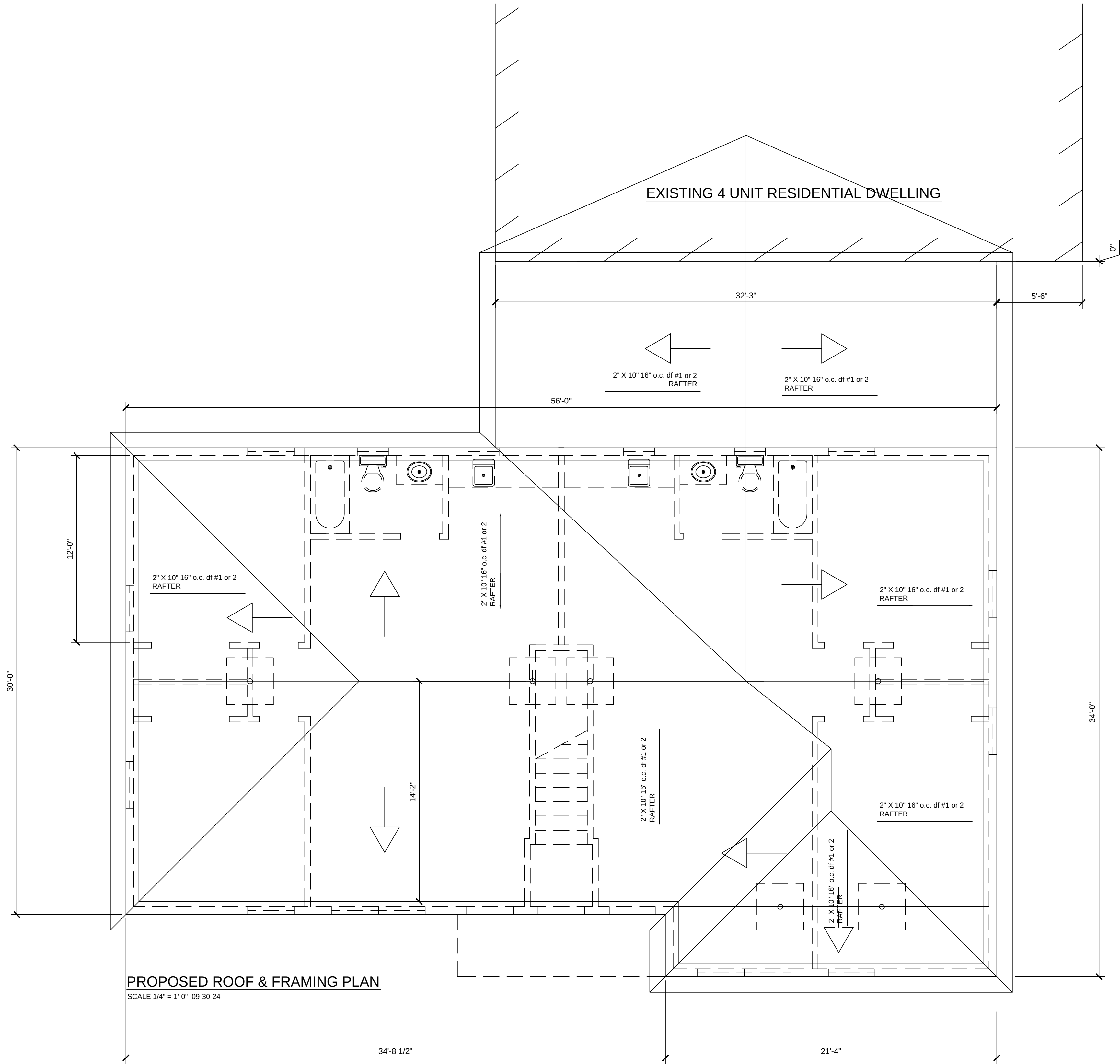
REFERENCE DRAWINGS:

- IMPROVEMENT LOCATION SURVEY
- CE 1 - PARKING LAYOUT PLAN
- CE 2 - GRADING, DRAINAGE & UTILITIES PLAN
- CE 3 - SEDIMENT & EROSION CONTROL PLAN
- FULL SET OF ARCHITECTURAL PLANS

LEGEND			
LIMIT OF PAVEMENT		ELECTRIC SERVICE	
CURBING		STORM GRAVITY SEWER	
RETAINING WALL		GAS SERVICE	
BLDG FOOTPRINT		CATCH BASIN (CB)	
WATER SERVICE		STORM DETENTION SYSTEM	
SANITARY GRAVITY SEWER			

Page 89 of 265





PROPOSED ROOF & FRAMING PLAN

SCALE 1/4" = 1'-0" 09-30-24

Proposed Roof Plan
78 Main Street
Prepared for
Vona Properties

Engineer:

Engineer:



Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.
com

Owner:

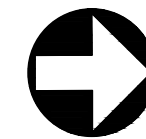
78 Main Street
Norwalk, CT

Drawing Title:

Proposed Roof Plan

Signature:

North Arrow:



No.	Revision/Issue	Date

Scale:

1/4" = 1'-0"

Date:

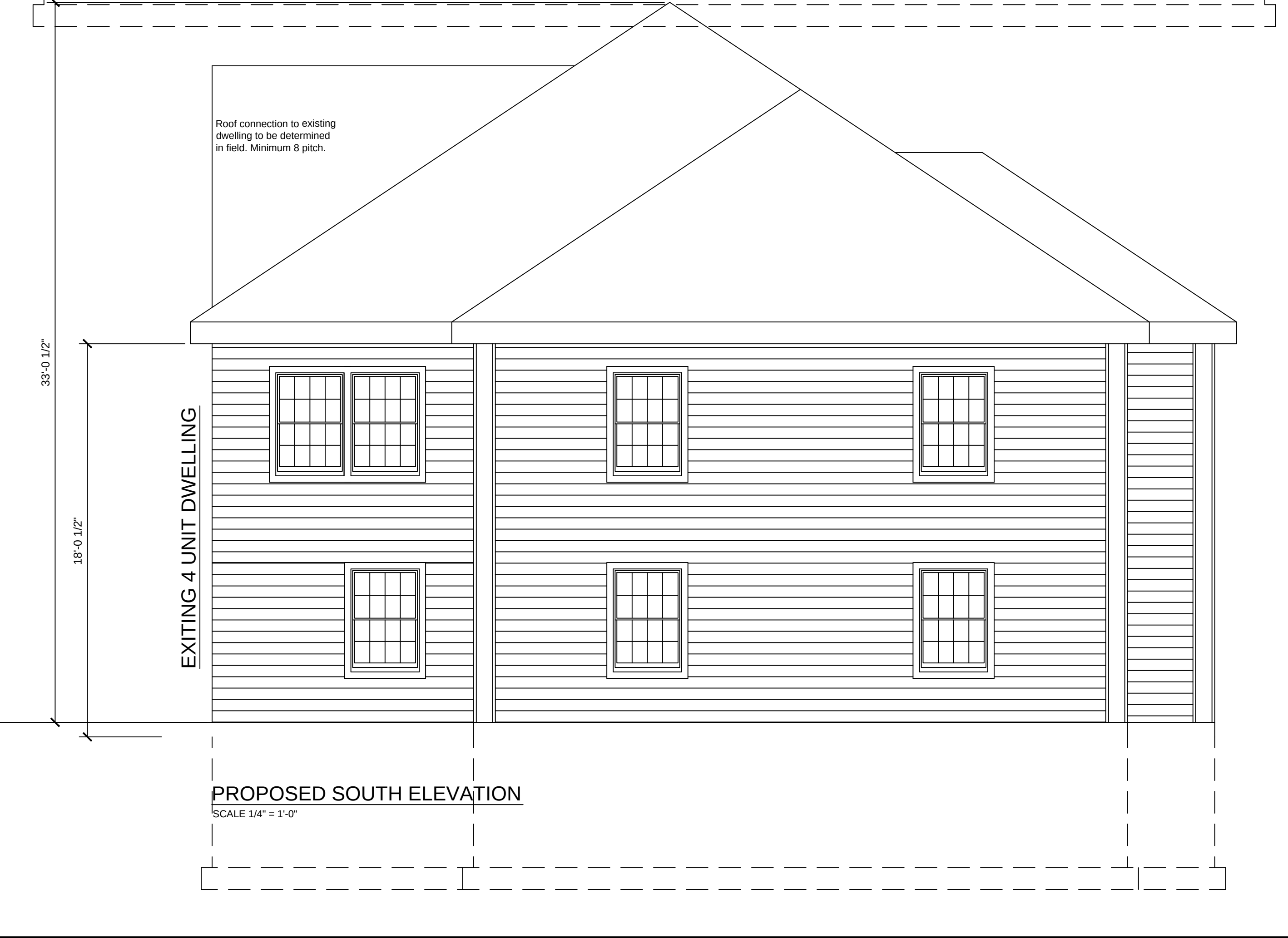
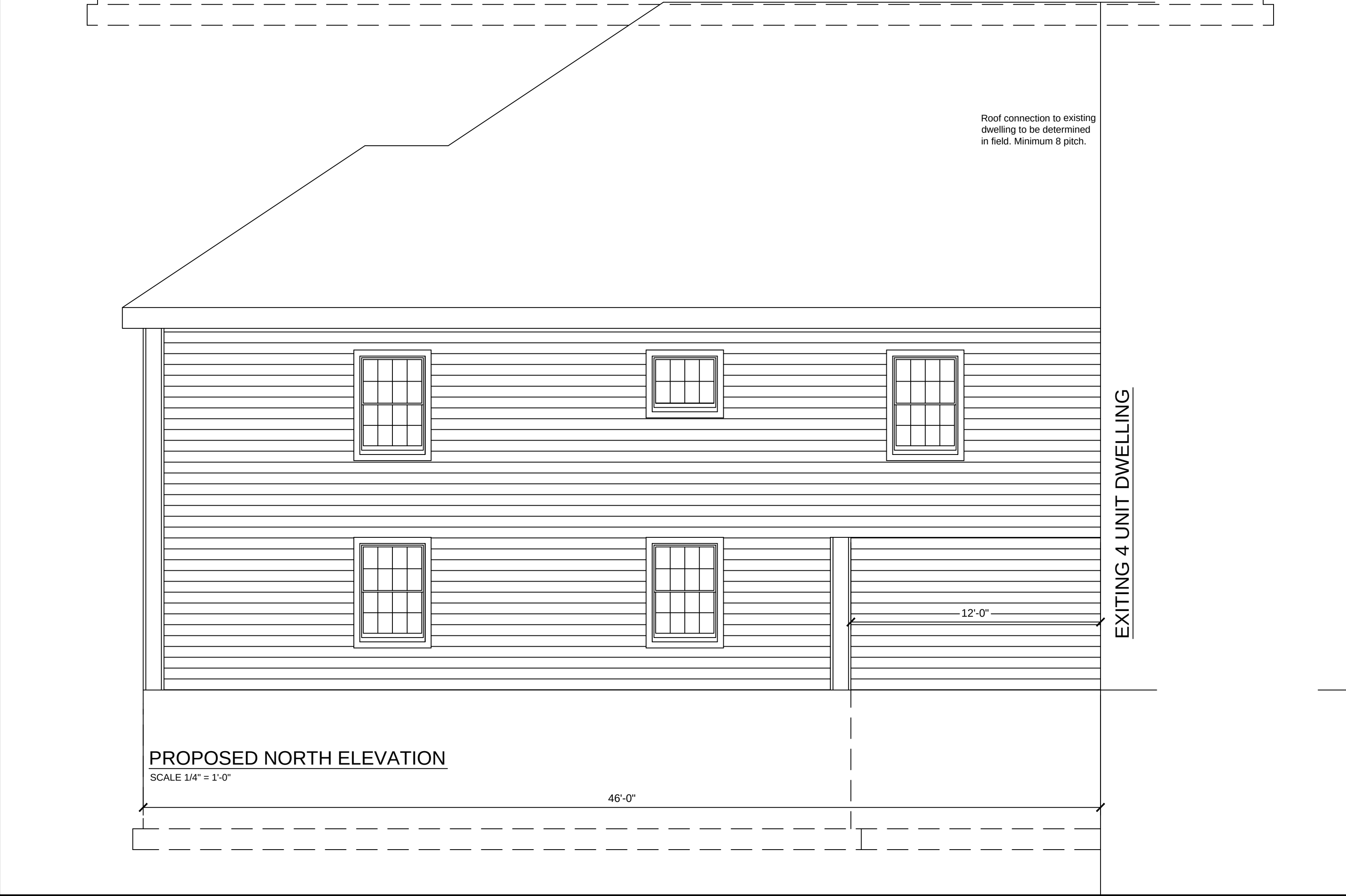
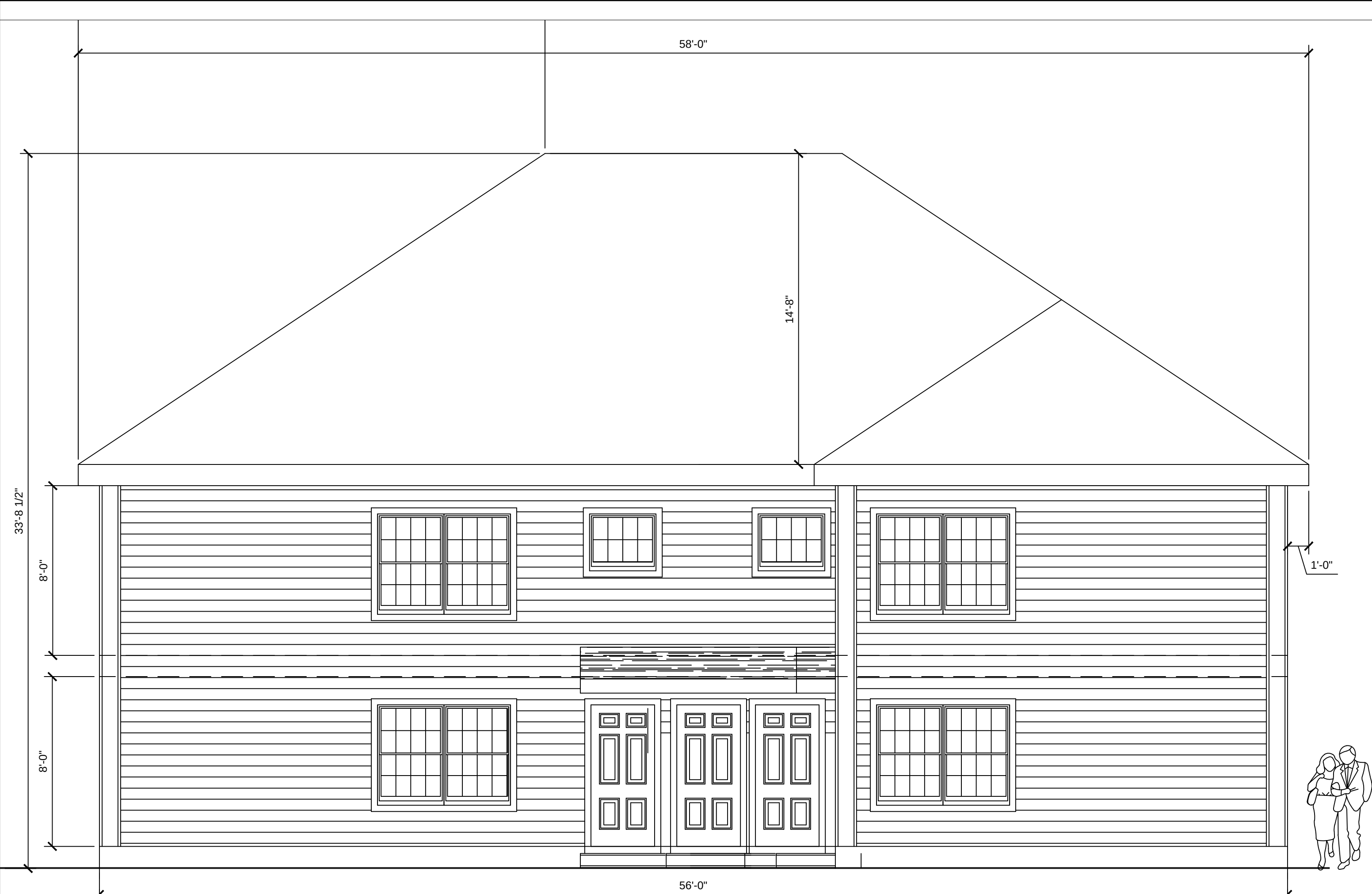
10.01.2024

Drawn By:

LFF

Drawing No.

A.4

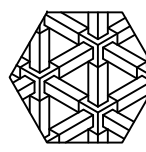


Proposed Elevations

78 Main Street
Prepared for
Vona Properties

Engineer:

Engineer:



Fishell
Architecture

Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.
com

Owner:

78 Main Street
Norwalk, CT

Drawing Title:

Proposed Elevations

Signature:

North Arrow:

No.	Revision/Issue	Date

Scale:

1/4" = 1'-0"

Date:

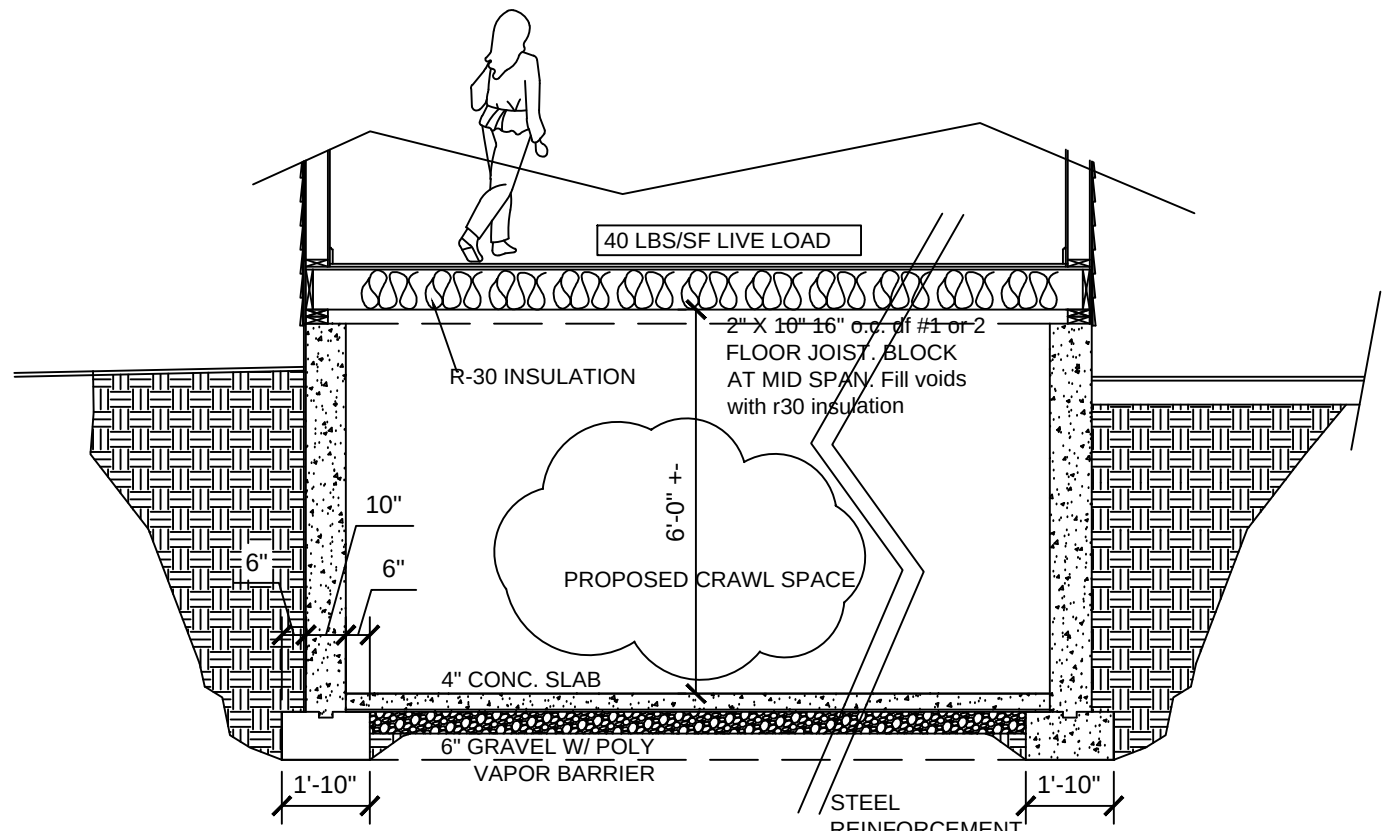
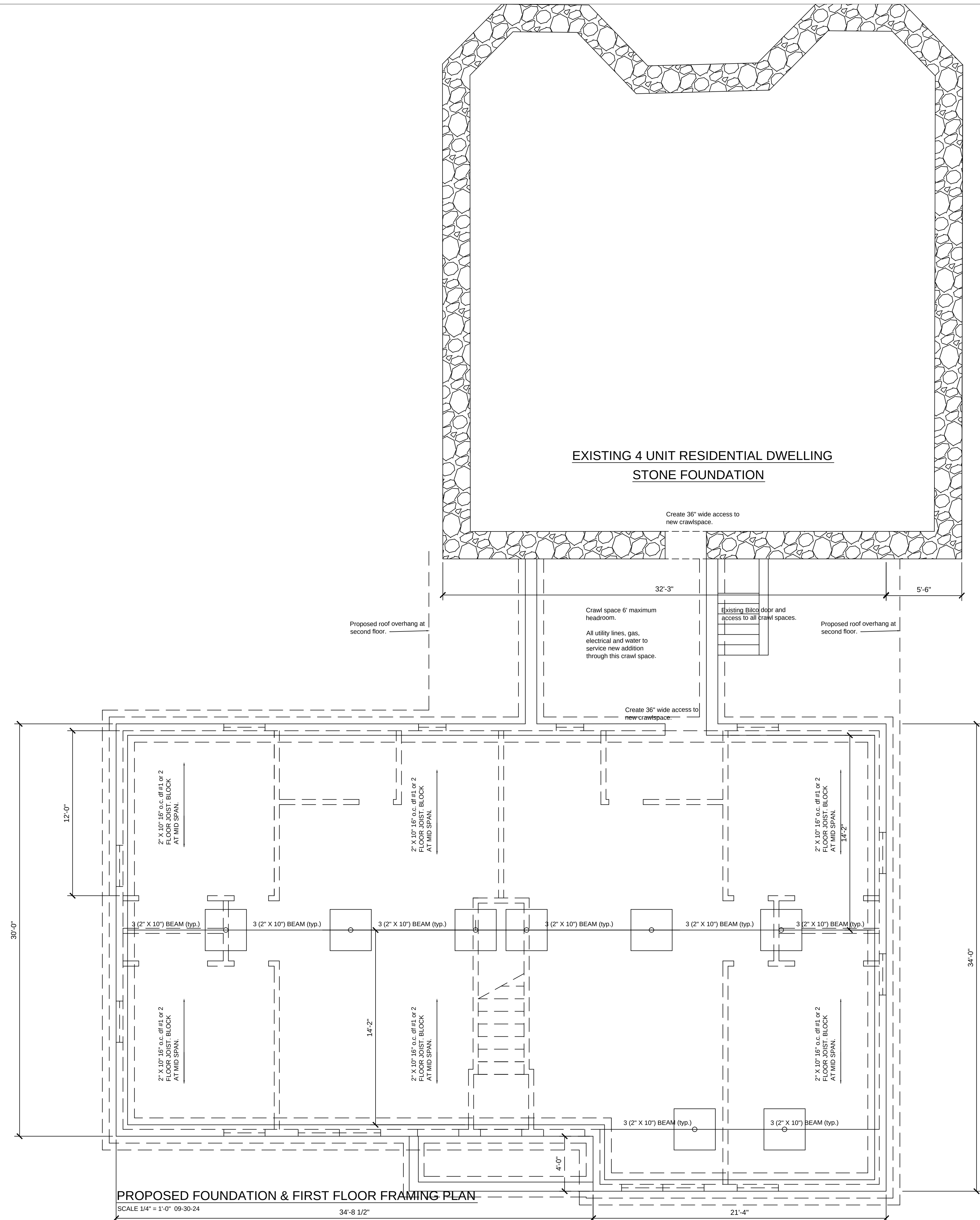
10.01.2024

Drawn By:

LFF

Drawing No.

A.5



PROPOSED TYPICAL
FOUNDATION
SECTION

SCALE 1/4" = 1'-0"

GENERAL NOTES & CODE
ABSTRACT:

- USE GROUP - R2.
CONSTRUCTION CLASSIFICATION - TYPE 5B.
1. CODES: ALL WORK PERFORMED BY CONTRACTORS SHALL CONFORM TO THE 2022 CONNECTICUT STATE BUILDING CODE (WHICH INCLUDES), THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), 2017 ICC A117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, AND ALL PERTINENT LOCAL CODES AND REGULATIONS (LATEST EDITIONS).
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EXISTING FIELD CONDITIONS, AND NOTIFY THE ARCHITECT OF VARIATIONS FROM PLANS. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH ROOF, FLOORS AND WALLS. FAILURE TO NOTIFY THE ARCHITECT OF UNREPRESENTED CONDITIONS SHALL BE CONSTRUED AS ACCEPTANCE OF THE CONDITIONS TO PROPERLY PERFORM THE REQUIRED WORK.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK OF DIFFERING TRADES INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, ETC. NO CUTTING OF EXISTING STRUCTURAL MEMBERS SHALL BE PERMITTED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.
4. THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION NOT DONE UNDER HIS DIRECT SUPERVISION.
6. HEADER SCHEDULE ROUGH OPENINGS UP TO 48" (2) 2" X 10" DOUG. FIR 49" TO 72" (2) 2" X 12" DOUG. FIR 73" TO 96" (3) 2" X 12" 97" TO 114" (2) 11 7/8" MICROLAM 115" TO 120" (3) 11 7/8" MICROLAM 121" TO 144" (3) 14" MICROLAM
7. ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.
8. THE OWNER SHALL MAKE APPLICATION AND PAY FOR THE BUILDING PERMIT.
9. ALL NEW OPERABLE WINDOWS SHALL INCLUDE SCREENS.
10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, FITTING OF WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF ALL TRADES AS SHOWN ON THE DRAWING OR AS SPECIFIED.
11. THE CONTRACTOR AND ALL OTHER TRADES SHALL NOT SCALE THE DRAWINGS. LOCATIONS OF ALL PARTITIONS, WALLS, CEILINGS, ETC. SHALL BE DETERMINED BY THE DRAWINGS AND FIELD VERIFIED. ANY MISSING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED AND IN STRICT ACCORDANCE WITH O.S.H.A. RULES AND REGULATIONS. ALL MATERIALS SHALL BE STORED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
13. THE CONTRACTOR SHALL MAINTAIN A REASONABLY CLEAN AND DUST FREE ENVIRONMENT FOR THE WORKERS AND USERS OF THE BUILDING. BROOM CLEAN AT THE END OF EACH DAY.
14. FROST PROTECTION FOR FOOTING - 42" MINIMUM BELOW FINISHED GRADE. 8" MINIMUM EXPOSED CONCRETE FOUNDATION FINISHED GRADE TO WOOD CONSTRUCTION.
15. GARAGE: DOOR TO DWELLING- 20 min. RATED OR 1 3/4" SOLID CORE TYPE DOOR NOT TO ENTER INTO A SLEEPING ROOM. DOOR SHALL HAVE CLOSER OR SPRING HINGE.
16. WINDOWS: IN BATH TUB LOCATION - TO BE TEMPERED SAFETY GLASS
EGRESS: ONE EACH IN A SLEEPING ROOM (5.7 SQ FT OR 820.8 SQ INCHES)
44" MAX WINDOW SILL HEIGHT ABOVE FLOOR
20" MIN CLEAR OPENING WIDTH
24" MIN CLEAR OPENING HEIGHT
17. INSULATION: MINIMUM REQUIRED: R-19 WALL WITH R-38 CEILING
CATHEDRAL CEILING- SHALL BE FRAMED TO ALLOW FOR THE THICKNESS OF INSULATION REQUIRED BY CEILING INSULATION USED. PLUS MINIMUM OF 1" AIR SPACE ABOVE INSULATION BETWEEN EACH RAFTER FOR AIR FLOW.
18. GUARDRAILS- RESIDENTIAL SINGLE FAMILY: ALL GUARDRAILS TO BE 36" MIN HEIGHT
LESS THAN 4" MAX GUARDRAIL MEMBER SPACING
A HANDRAIL WHICH PROVIDES PART OF A GUARDRAIL (OPEN STAIR) MUST BE 34" MIN ABOVE
NOSING OF TREAD (PLUMB OR VERTICAL)
A HANDRAIL ALONG A SOLID WALL MUST BE 30" MIN ABOVE NOSING OF TREAD (PLUMB OR VERTICAL).
19. SMOKE DETECTORS: (SD) (CD)
NEW CONSTRUCTION: A/C/D/C TYPE SMOKE DETECTORS (MULTI-STATIONED) ARE REQUIRED ON EACH LEVEL AND IN ALL BEDROOMS. THESE SMOKE DETECTORS MUST ALL BE INTERCONNECTED. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL IN THE VICINITY OF THE SLEEPING AREAS. INTERCONNECT ALL CARBON MONOXIDE DETECTORS.
20. LUMBER
ALL NOMINAL LUMBER TO BE DOUGLAS FIR #1 OR #2 GRADE.
21. WATER AND ICE SHEILD SHALL BE INSTALL ON ALL ROOF SURFACES.
22. ALL ROOF COVERINGS AND FLASHINGS SHALL BE BUILT TO THE STANDARDS AND SPECIFICATIONS AS DETAILED IN THE "2003 I R C PORTION OF THE 2005 STATE BUILDING CODE, STATE OF CONNECTICUT" SECTION R90 -R905.2.8.5.
23. ELECTRICAL RECEPTACLES & SWITCH PLACEMENT WILL BE DETERMINED AFTER THE WALLS ARE ERECTED AND ALL WORK PERTAINING TOO, DONE BY A LICENSED (CT) ELECTRICIAN.
24. HEATING SYSTEM SHALL BE DETERMINED, SIZED AND INSTALLED BY A LICENSED (CT) PROFESSIONAL.

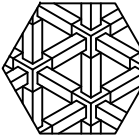
ENGINEERED LUMBER
NOTES:

1. ALL ENGINEERED LUMBER SHALL BE CONFIRMED FOR STRENGTH BY THE SUPPLIER. THE ARCHITECT SHALL SHARE DRAWINGS TO THE SUPPLIER FOR LOADS TO BE DETERMINED.
- ALL CONNECTORS (SIMPSON STRONG TIE, OR EQUAL) SHALL BE APPLIED PER MANUFACTURERS SPECIFICATIONS.

Proposed Foundation Plan
78 Main Street
Prepared for
Vona Properties

Engineer:

Engineer:



Fishell
Architecture

Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.
com

Owner:

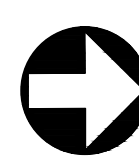
78 Main Street
Norwalk, CT

Drawing Title:

Proposed Foundation Plan

Signature:

North Arrow:



No.	Revision/Issue	Date

Scale:

1/4" = 1'-0"

Date:

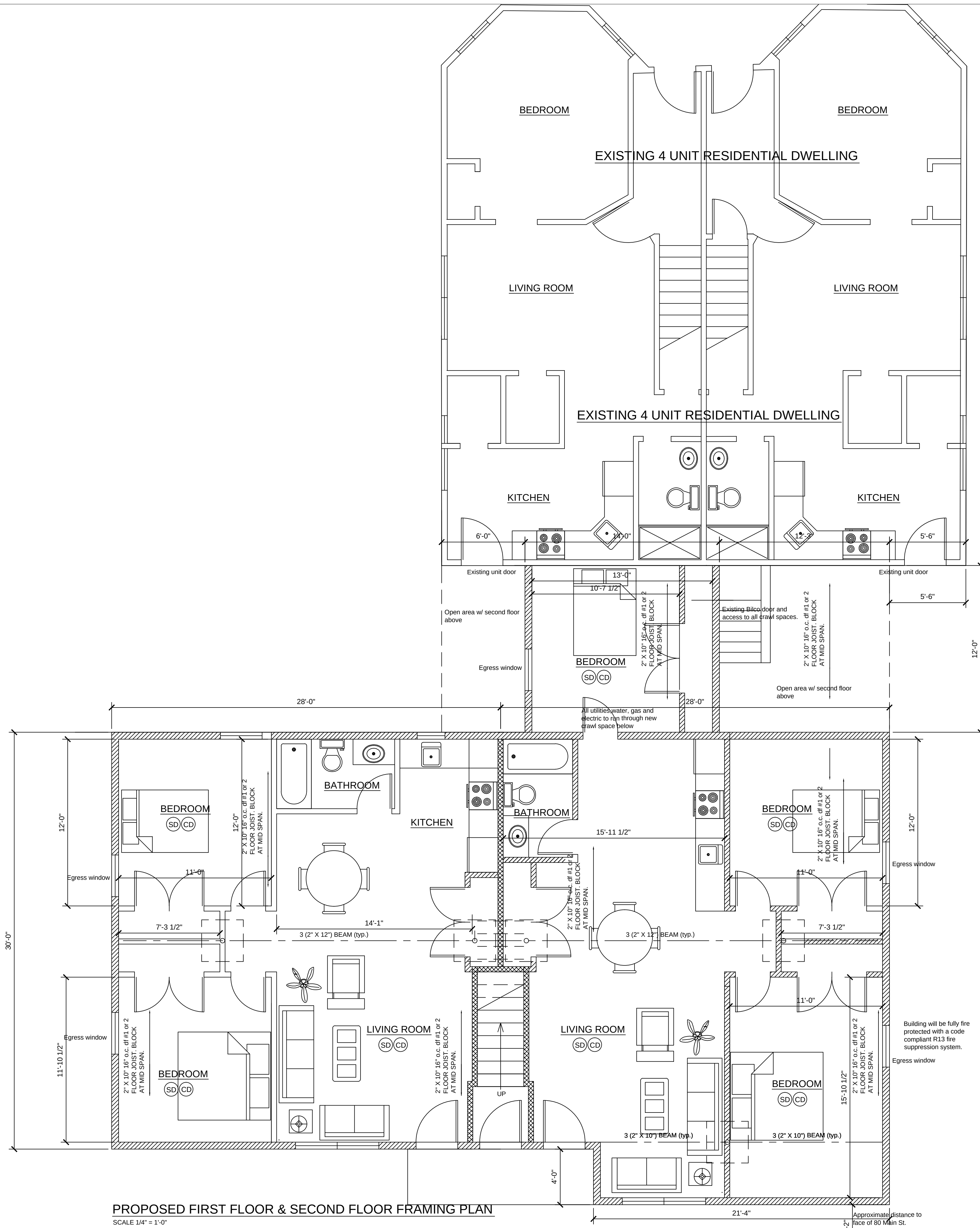
10.01.2024

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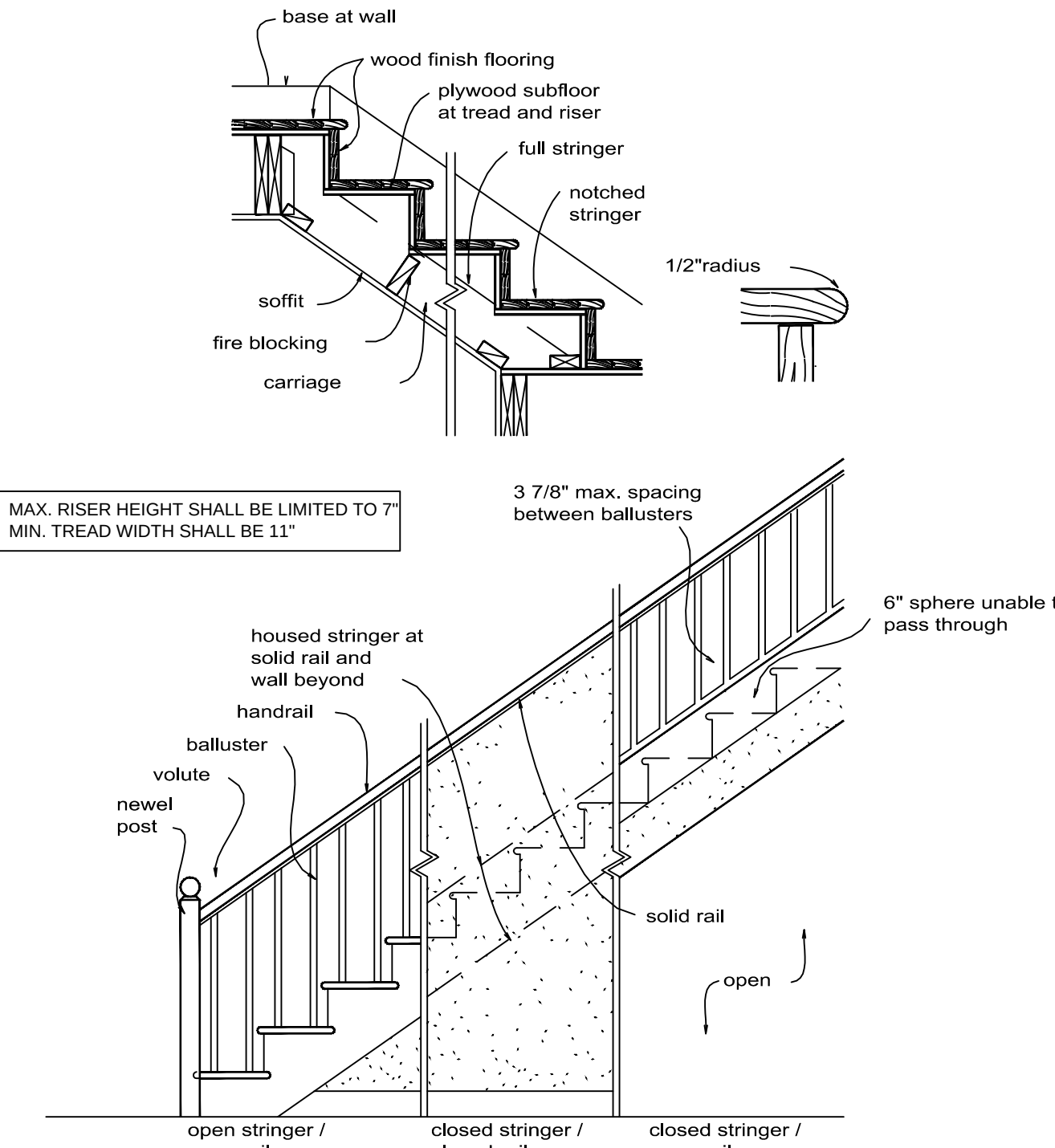
LFF

Drawing No.

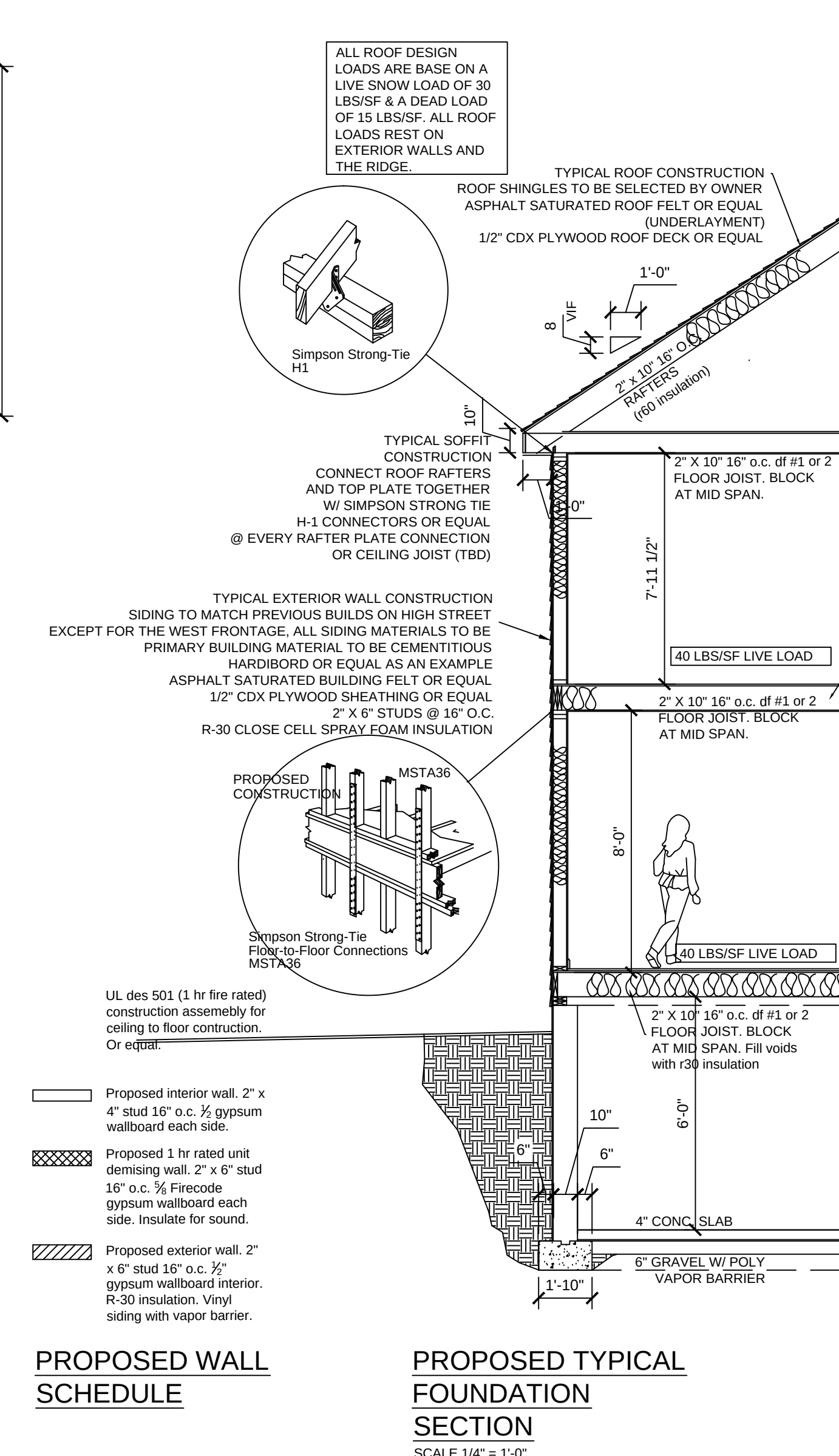
A.1



PROPOSED FIRST FLOOR & SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"
November 15, 2015



STAIR DETAILS



PROPOSED WALL SCHEDULE

PROPOSED TYPICAL FOUNDATION SECTION
SCALE 1/4" = 1'-0"

Proposed First Floor Plan
78 Main Street
Prepared for
Vona Properties

Engineer:

Engineer:



Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner:

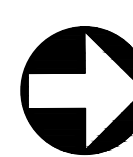
78 Main Street
Norwalk, CT

Drawing Title:

Proposed First Floor Plan

Signature:

North Arrow:



No.

Revision/Issue

Date

Scale:

1/4" = 1'-0"

Date:

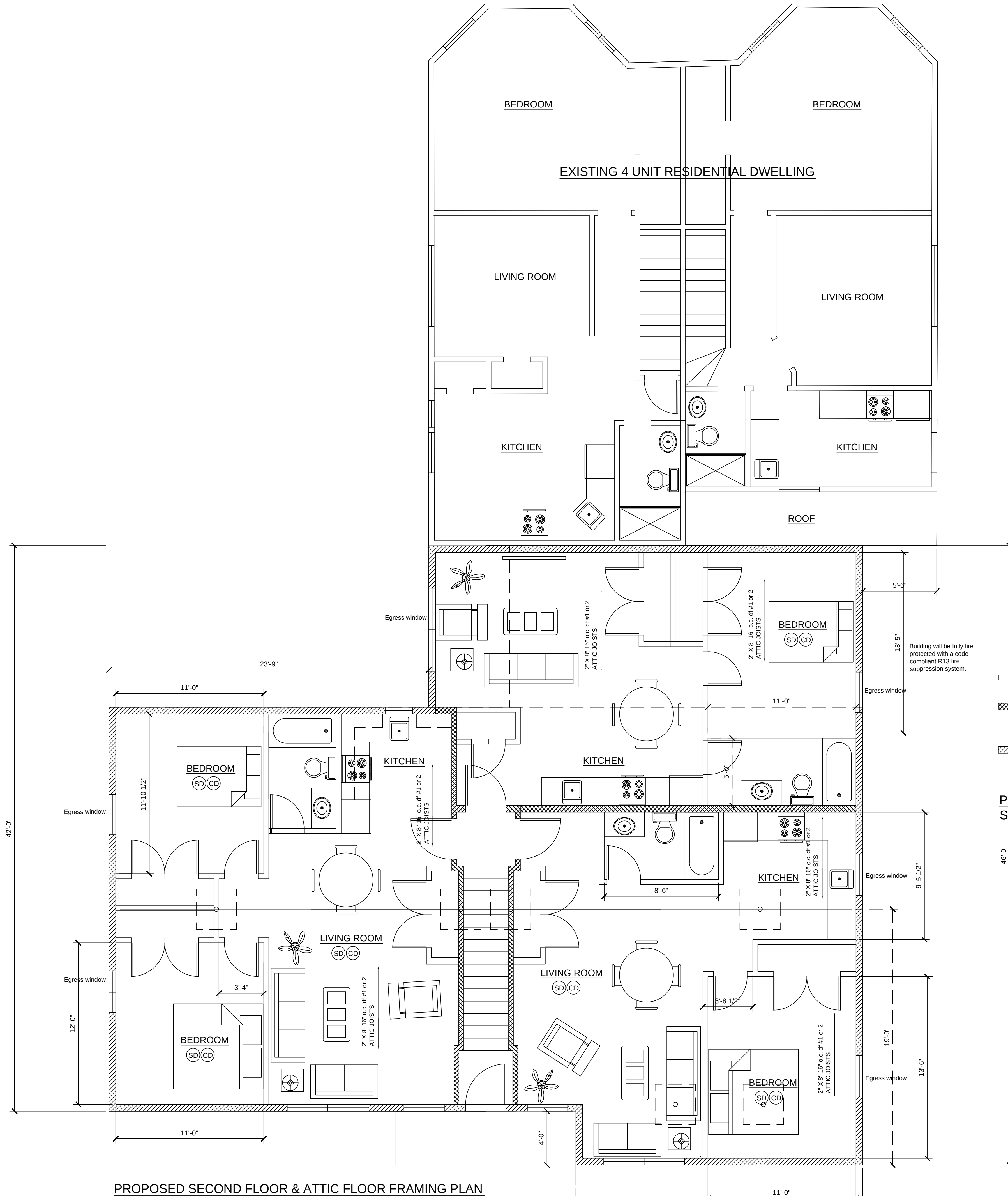
10.01.2024

Drawn By:

LFF

Drawing No.

A.2



- PROPOSED WALL SCHEDULE
- Proposed interior wall. 2" x 4" stud 16" o.c. 1/2" gypsum wallboard each side.
 - Proposed 1 hr rated unit demising wall. 2" x 6" stud 16" o.c. 1/2" Firecode gypsum wallboard each side. Insulate for sound.
 - Proposed exterior wall. 2" x 6" stud 16" o.c. 1/2" gypsum wallboard interior. R-30 insulation. Vinyl siding with vapor barrier.

Proposed Second Floor
78 Main Street
Prepared for
Vona Properties

Engineer:

Engineer:



Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.
com

Owner:

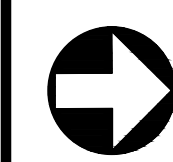
78 Main Street
Norwalk, CT

Drawing Title

Proposed Second Floor

Signature:

North Arrow:

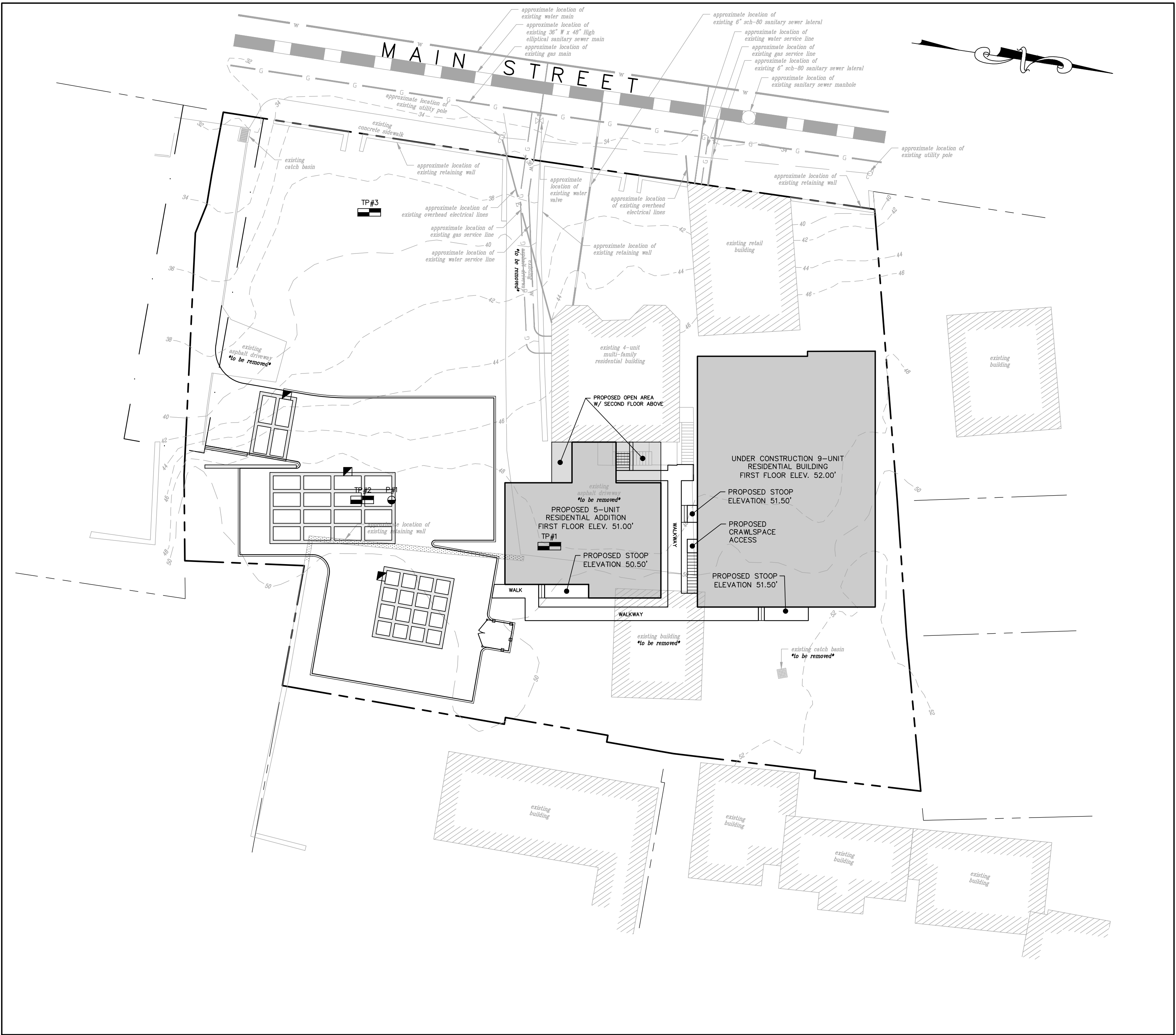


No.	Revision/Issue	Date

Scale 1/4" = 1'-0"	Drawing No.
Date 10.01.2024	A.3
Drawn By LFF	

PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR:

80 MAIN STREET, NORWALK, CT

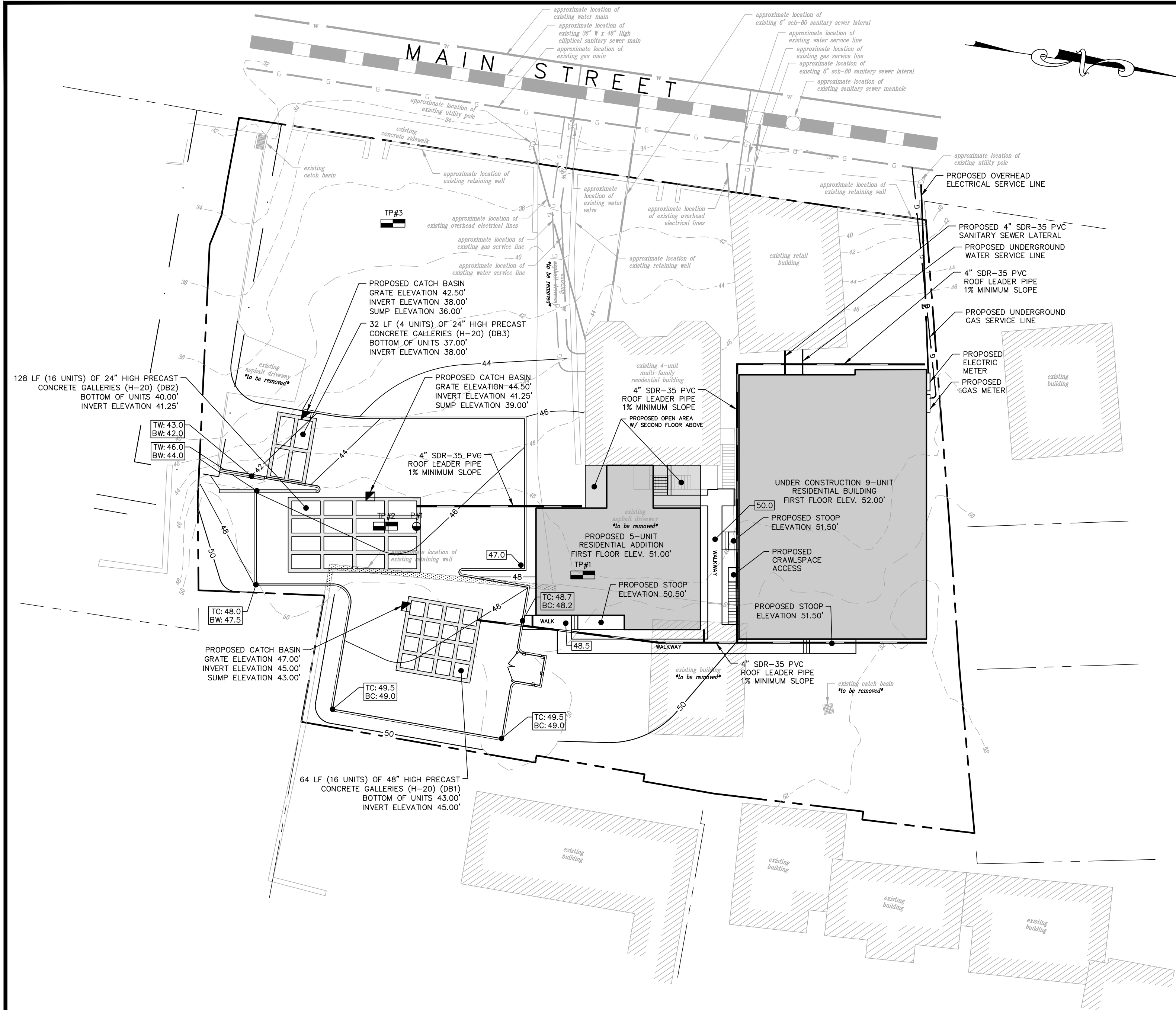


SCALE: 1" = 20'

REFERENCE DRAWINGS:

- IMPROVEMENT LOCATION SURVEY
- CE 1 - PARKING LAYOUT PLAN
- CE 2 - GRADING, DRAINAGE & UTILITIES PLAN
- CE 3 - SEDIMENT & EROSION CONTROL PLAN
- CE 4 - EMERGENCY VEHICLE ACCESS PLAN
- FULL SET OF ARCHITECTURAL PLANS

LEGEND			
LIMIT OF PAVEMENT		ELECTRIC SERVICE	
CURBING		STORM GRAVITY SEWER	
RETAINING WALL		GAS SERVICE	
BLDG FOOTPRINT		CATCH BASIN (CB)	
WATER SERVICE		STORM DETENTION SYSTEM	
SANITARY GRAVITY SEWER			



PERCOLATION TEST DATA:

P#1
PERFORMED BY: KOUSIDIS ENGINEERING, LLC
DATE: APRIL 15, 2024

DIAMETER: 8" SANITARIAN: N/A
DEPTH: 28" PRE SOAK TIME: 12:00

TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	PERC. RATE (MIN./INCH.)
1:00	-	13.00"	-	-
1:10	10.0 MIN.	18.00"	5.00"	2.00
1:20	10.0 MIN.	21.75"	3.75"	2.67
1:30	10.0 MIN.	24.00"	2.25"	4.44
REFILL	-	-	-	-
1:30	10.0 MIN.	14.50"	-	-
1:40	10.0 MIN.	19.00"	4.50"	2.22
1:50	10.0 MIN.	21.00"	2.00"	5.00
2:00	10.0 MIN.	23.00"	2.00"	5.00

DEEP TEST PIT LOG

CONDUCTED BY: KOUSIDIS ENGINEERING, LLC
DATE CONDUCTED: APRIL 15, 2024

TEST PIT #1

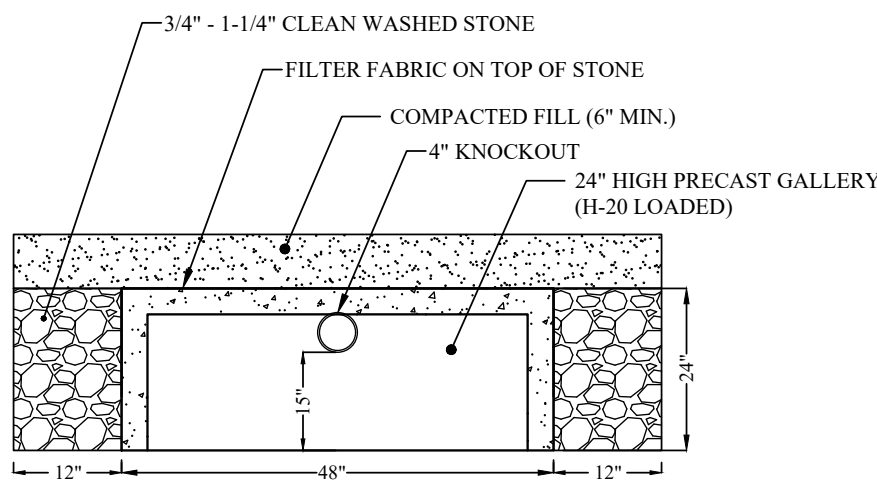
00-06" ORANGE BROWN SANDY LOAM
06-92" TAN COARSE SAND & COBBLES
*NO MOTTLING
*NO GROUND WATER
*NO LEDGE
*NO ROOTS

TEST PIT #2

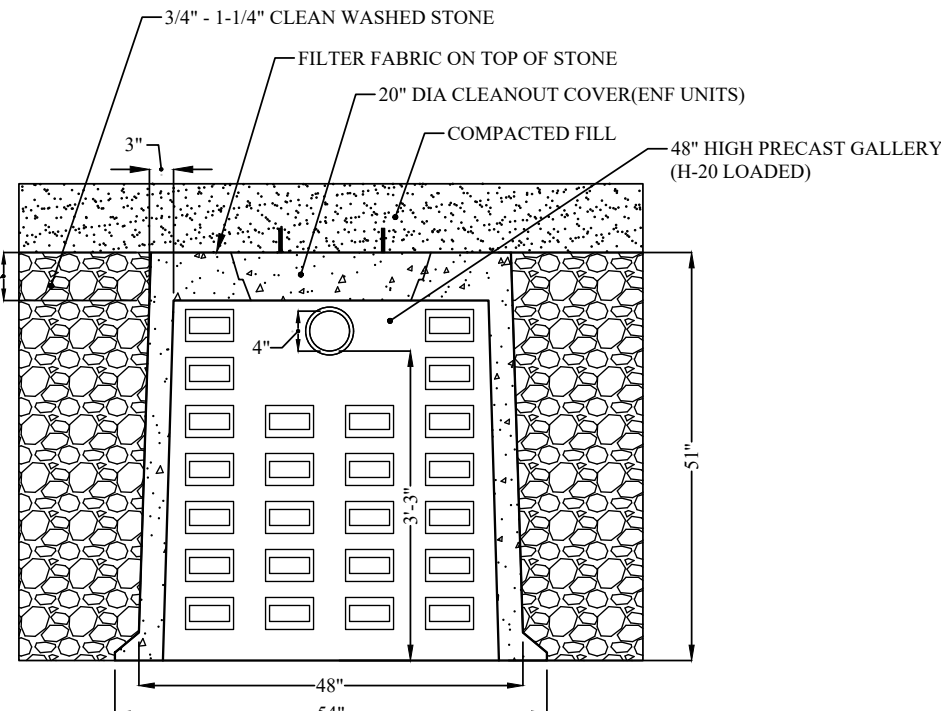
00-08" DRIVEWAY PROCESS
08-24" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES
24-90" TAN COARSE SAND & COBBLES
*NO MOTTLING
*NO GROUND WATER
*NO LEDGE
*NO ROOTS

TEST PIT #3

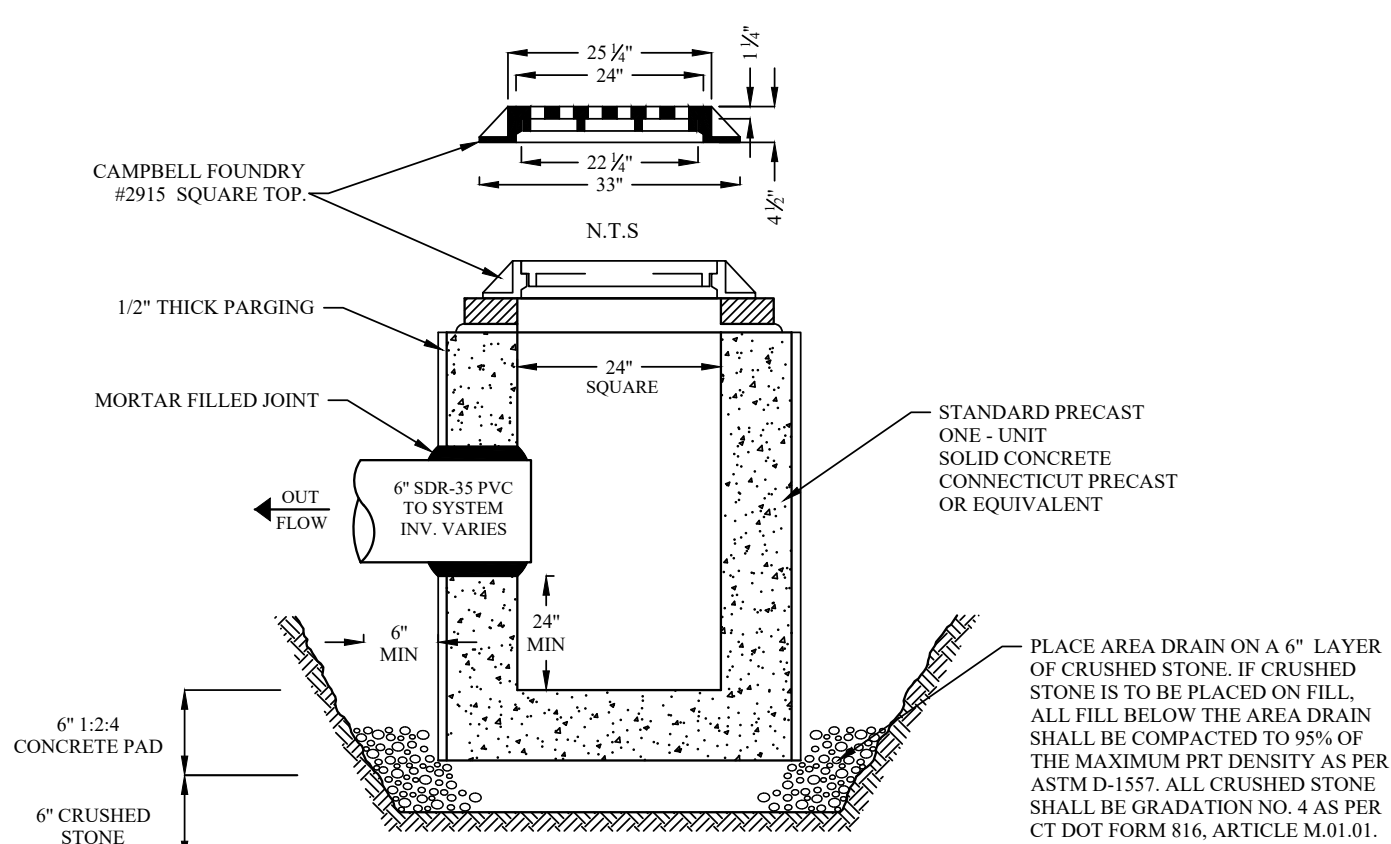
00-22" TOPSOIL
22-60" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES
06-92" TAN COARSE SAND & COBBLES
*NO MOTTLING
*NO GROUND WATER
*NO LEDGE
*NO ROOTS



24" HIGH PRECAST GALLERY
(H-20 LOADED - DRAINAGE)
N.T.S.



48" HIGH PRECAST GALLERY
(H-20 LOADED - DRAINAGE)
N.T.S.



NOTES:
1. ALL AREA DRAIN COMPONENTS TO BE PRECAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD. ALL JOINTS TO BE MORTARED. AREA DRAINS SHALL CONFORM TO ASTM C478.

CATCH BASIN

N.T.S.

GENERAL NOTES:

- ALL SURVEY DATA AND BOUNDARY LINES ARE FROM A "COMPILATION PLAN" PREPARED FOR HIGH STREET LLC AT 80 MAIN STREET, NORWALK, CT, PREPARED BY BRAUTIGAM LAND SURVEYORS, P.C., DATED JANUARY 10, 2024. ALL TOPOGRAPHY IS FROM THE CITY OF NORWALK GIS MAPPING SYSTEM, ACCESSED APRIL 29, 2024.
- ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF NORWALK REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE AND THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.
- INFORMATION OF EXISTING UTILITIES HAS BEEN COMPILED FROM VARIOUS SOURCES INCLUDING UTILITY COMPANY RECORDS, MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES.
- THE PROPERTY WILL BE SERVICED BY PUBLIC WATER AND MUNICIPAL SEWER SYSTEM.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY EXCAVATION SAFEGUARDS, NECESSARY BARRICADES, FLAGMEN, ETC., FOR TRAFFIC CONTROL AND SITE SAFETY. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS.
- REMOVE STUMPS AND BRUSH FROM SITE, OR CHIP AND USE DURING LANDSCAPING. DO NOT BURY STUMPS ON SITE.
- THE WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS UNLESS CHANGES HAVE BEEN APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO THE WORK BEING DONE.
- ALL DISTURBED AREAS SHALL BE MULCHED AND SEEDED AS SOON AS POSSIBLE.
- AREAS OF ASPHALT PAVEMENT THAT ARE DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED IN ACCORDANCE WITH THE ASPHALT TRENCH REPAIR DETAIL. THE FINISHED GRADE OF ASPHALT PAVING SHALL BLEND TO EXISTING GRADE AND THE EDGE OF THE CONCRETE PAVEMENT SMOOTHLY WITH NO SLOPES EXCEEDING 4%.
- A MINIMUM OF 6" OF CRUSHED STONE MUST BE INSTALLED UNDER ALL EXTERIOR PORCHES AND STAIRS.
- EARTHWORK & GRADING:**
GRADE AWAY FROM BUILDING WALLS AT 2% MINIMUM (TYPICAL).
- PROPOSED EARTH SLOPES SHALL BE NO STEEPER THAN 5:1 (HORZ.:VERT.), UNLESS OTHERWISE DEPICTED ON SITE PLAN.
- GENERAL FILL BEYOND PAVED AREAS SHALL BE FREE OF BRUSH RUBBISH, STUMPS. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" IN THICKNESS. THE DRY DENSITY AFTER COMPACTION SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR TEST AND DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D698. AFTER COMPACTION, THE FILL SHALL BE 4" BELOW THE REQUIRED GRADE AS SHOWN ON THE PLAN.
- AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, THE SUBGRADE SHALL BE LOOSENEED BY SCARIFYING TO A DEPTH OF AT LEAST 2" TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.
- FILL OR TOPSOIL SHALL NOT BE PLACED NOR COMPACTED WHILE IN A FROZEN OR MUDDY CONDITION OR WHILE SUBGRADE IS FROZEN.
- ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- STORM SEWER SYSTEMS:**
ALL PIPE SHALL BE INSTALLED STRAIGHT AND AT THE VERTICAL AND HORIZONTAL ALIGNMENT SHOWN. NO 90° BENDS IN ALL PIPES.
- MINIMUM COVER ON ALL PIPES SHALL BE TWO FEET (2') UNLESS OTHERWISE NOTED.
- ALL POLY VINYL CHLORIDE PIPE (PVC) SHALL BE SDR 35 WITH RUBBER JOINTS AND MEET THE REQUIREMENTS ASTM D3 AND D3212.
- ALL AREA DRAINS SHALL HAVE A 2' SUMP.
- CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATING FOR THE INFILTRATION SYSTEM. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE SYSTEM IF FIELD CONDITIONS DICTATE.
- THE ENGINEER OF RECORD IS REQUIRED TO WITNESS THE INSTALLATION OF THE DRAINAGE SYSTEM PRIOR TO BACKFILLING.
- DIRECT THE ENTIRE NEW ROOF AREA AND THE DRIVEWAY INLET STRUCTURES TO THE PROPOSED DRAINAGE SYSTEMS AS DEPICTED.
- SEDIMENT & EROSION CONTROLS:**
THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND SHALL HAVE THEM INSPECTED AND APPROVED BY THE SITE ENGINEER PRIOR TO ANY LAND DISTURBANCE. MINOR SEDIMENT CONTROL DEVICE LOCATION ADJUSTMENT MAY BE MADE IN THE FIELD WITH THE APPROVAL OF THE SITE ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURES WITHOUT PRIOR PERMISSION FROM THE SITE ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC OR PRIVATE ROADS. ALL MATERIALS DEPOSITED ONTO SUCH ROADS SHALL BE REMOVED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY REMOVED WITH PRIOR PERMISSION FROM THE SITE ENGINEER.
- ALL DISTURBED AREAS WITH A SLOPE STEEPER THAN 3:1 SHALL BE STABILIZED WITH SOD OR SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURE, AS SOON AS POSSIBLE BUT NO LATER THAN 5 CALENDAR DAYS.
- SEDIMENT TRAPS AND BASINS SHALL NOT BE CONSTRUCTED WITHIN 25' OF AN EXISTING FOUNDATION OR ONE THAT IS UNDER CONSTRUCTION.
- SEDIMENT REMOVED FROM TRAPS, SILTATION FENCES OR BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS BUT NOT WITHIN A FLOODPLAIN, WETLANDS OR TREE-SAVE AREAS.
- ALL WATER REMOVED FROM EXCAVATED AREAS SHALL BE PASSED THROUGH APPROVED DEWATERING PRACTICES OR PUMPED TO A SEDIMENT BASIN PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM OR TO STABLE GROUND SURFACE.
- PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES THE CONTRACTOR SHALL STABILIZE AND HAVE ESTABLISHED PERMANENT STABILIZATION FOR ALL DISTURBED AREAS USING SOD OR AN APPROVED SIX MIXTURE. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON MUST BE STABILIZED WITH PERMANENT GROWTH AS SOON AS POSSIBLE. WHEN PROPERTY IS BROUGHT TO FINISHED GRADES DURING THE WINTER MONTHS WHEN PERMANENT STABILIZATION IS IMPRACTICAL THEN AN APPROVED TEMPORARY STABILIZATION SHALL BE DONE UNTIL THE SPRING MONTHS WHERE PERMANENT STABILIZATION IS POSSIBLE.

REVISED: 01/08/2025 - Per comments from the City of Norwalk Planning & Zoning Department dated December 20, 2024.
REVISED: 12/05/2024 - Per comments from the City of Norwalk WPCA & Planning & Zoning Departments.
REVISED: 11/01/2024 - Added Zoning Data Chart per feedback from the City of Norwalk Planning & Zoning Department.
REVISED: 10/16/2024 - Added second building and amended driveway layout with associated site adjustments, per client request.
REVISED: 08/01/2024 - Per comments from the City of Norwalk Engineering Department on July 31, 2024.
REVISED: 06/28/2024 - Per comments from the City of Norwalk Planning & Zoning Department on June 21, 2024.
REVISED: 05/28/2024 - Amended 12-unit residential building and driveway layout with associated site adjustments, per client request.

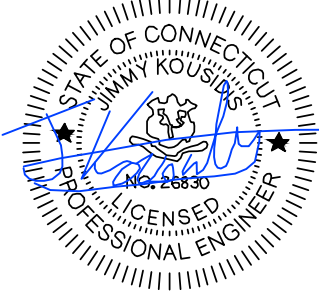
GRADING, DRAINAGE & UTILITIES PLAN

80 MAIN STREET

NORWALK, CT

Prepared for

NICK VONA



SCALE: 0 20 40
1" = 20'

DATED: 05/01/2024

JOB NO: NV24-1

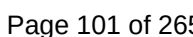
SHEET NO: CE-2

KOUSIDIS ENGINEERING, LLC

Land Development Consultants and Site Design

1525 Black Rock Turnpike, Fairfield, CT 06425 P: 203-557-8943

E: jim@kousidisengineering.com Web: www.kousidisengineering.com





COASTAL AREA MANAGEMENT REPORT

**LOCATED AT
80 MAIN STREET
(MAP 01, BLOCK 66, LOT 04)
NORWALK, CONNECTICUT**

**PREPARED FOR
NICOLA VONA**

October 16, 2024

1. INTRODUCTION

This report has been prepared to provide an assessment of the coastal resources under existing and proposed conditions at 80 Main Street, Norwalk, CT. The subject property is a 33,781 sq.ft. mixed use property that is currently developed with a multi-family residence, street-level retail building, and under construction multi-family residence. The property is currently being serviced by public water and municipal sewer system.

A portion of the property lies within the Coastal Area Management Boundary associated with Ferry Point Reach, a tidal basin of Long Island Sound. There currently exists multiple parcels and city-owned roadways between the subject property and the tidal basin, which is approximately 1,000 ft from the subject property.

The existing residence and retail building are surrounded by lawn area and mature landscaping. The topography of the property slopes to the south and west, towards Main Street. No steep slopes exist on the property and there is no evidence of scouring or erosion.

2. PROPOSED ACTIVITIES

The owner is proposing to construct a new multi-family residential building with associated parking area and driveway. The proposed grading has been limited to utilize the excavated materials on the property, with all excess materials being taken off-site; no additional fill will need to be imported. All activity will take place outside the FEMA flood zone and will have no impact to down gradient properties, or any coastal resources, should the sediment and erosion controls be implemented and maintained through the duration of the project.

Stormwater detention systems have been proposed which have been designed to meet the City's requirement of stormwater mitigation for the 2, 10, 25, 50, & 100-year storm events as well as provide groundwater recharge. The driveway inlets and roof leaders must be directed to the stormwater detention system, as depicted on the "Grading, Drainage & Utilities Plan" provided by Kousidis Engineering, LLC, dated May 01, 2024, last revised October 16, 2024.

In addition, sediment and erosion controls have been proposed to be installed prior to any construction activity. The sediment and erosion controls consist of a mud-tracking pad, protected stockpile areas, and a silt fence which is proposed along the entire down-gradient portion of the property.

In summary, we believe that the proposed improvements are consistent with all applicable resource and use policies of the Connecticut Coastal Management Act [Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive (CAM)].

3. IDENTIFICATION OF APPLICABLE COASTAL RESOURCES

The following table provides a list of CAM resources and policies. An 'X' is placed adjacent to the resources and policies that are applicable to the project.

<u>Coastal Resources</u>	<u>On-Site</u>	<u>Adjacent</u>	<u>Off-Site but Within Influence of Project</u>	<u>Not Applicable</u>
General Coastal Resources - Definition: CGS § 22a-93(7); Policy: CGS Section 22a-92(a)(2)			X	
Beaches & Dunes - Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS §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)			X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2) and 22a-92(c)(2)(A)			X	
Developed Shorefront - Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G)			X	
Freshwater Wetlands and Watercourses - Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS § 22a-93(7)(E); Policies: CGS §§ 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				X

Coastal Resources Location & Condition:

Coastal Hazard Area: The entire property is located outside the Coastal Hazard Area, as defined by Federal Emergency Management Agency (FEMA). 1,000 ft from the subject property lies Ferry Point Reach, an area within the Coastal Flood Hazard Area.

Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters: The tidal basin of Ferry Point Reach is approximately 1,000 ft to the south of the subject property, offsite, along Main Street. This portion of the Ferry Point Reach is in the tidally influenced region of Long Island Sound which is an Estuarine Embayment and contains Nearshore and Offshore Waters.

Developed Shorefront: There are several developed shorefronts near the subject property along Main Street that abut the tidal basin of Ferry Point Reach.

4. IDENTIFICATION OF APPLICABLE COASTAL USE POLICIES & STANDARDS

The following table identifies all the coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

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

Consistency with Applicable Coastal Use Policies and Standards:

General Development: In accordance with this policy and standard, the project is proposed in a manner that is consistent with the capability of the land and water resources to support development, preservation, and use without significantly disrupting the natural environment or sound economic growth.

5. IDENTIFICATION OF POTENTIAL ADVERSE IMPACTS TO COASTAL RESOURCES

The following table provides a list of potential adverse impacts on coastal resources as defined in CGS § 22a-93(15). An 'X' is placed adjacent to the potential impacts that are applicable to the project:

<u>Potential Adverse Impacts on Coastal Resources</u>	<u>Applicable</u>	<u>Not Applicable</u>
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)		X
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)		X
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)		X
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)		X
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)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
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)		X
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)		X

No adverse impacts to the coastal resources are anticipated within the scope of the proposed development. Temporary sediment and erosion control measures are proposed which include a silt fence along all down-gradient portions of the site to minimize sedimentation impacts to the stormwater infrastructure located in Main Street or the coastal resources in proximity to the subject property.

In addition, a stormwater detention system has been proposed to mitigate the increase in stormwater runoff for the 2 through 50-year storm events. The stormwater detention system has the capacity to detain the water quality volume from the new impervious surfaces proposed on site. In addition to controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control pollution and provide groundwater recharge capacity.

6. IDENTIFICATION OF POTENTIAL ADVERSE IMPACTS TO WATER-DEPENDENT USES

The following table provides a list of potential adverse impacts on coastal resources as defined in CGS § 22a-93(17). An 'X' is placed adjacent to the potential impacts that are applicable to the project.

<u>Potential Adverse Impacts on Future Water-Dependent Opportunities and Activities</u>	<u>Applicable</u>	<u>Not Applicable</u>
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)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
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)		X

In accordance with CGS § 22a-93(16), the project will have no adverse impact to water-based recreational uses. There is no direct access to the waterfront on the property.

7. PROPOSED MITIGATION MEASURES & REMAINING ADVERSE IMPACTS

A stormwater detention system has been proposed to mitigate the increase in stormwater runoff for the 2 through 50-year storm events. The stormwater detention system has the capacity to detain the water quality volume from the new impervious surfaces proposed on site and provide groundwater recharge capacity.

All proposed activity is outside the FEMA 100-year flood zone and have no anticipated impact to coastal resources. In addition, a silt fence is proposed to be installed prior to any construction activity. The silt fence will run along the entire down-gradient portion of the property to mitigate any adverse impacts from sedimentation during construction. No adverse impacts to the coastal resources are anticipated within the scope of the proposed development.

8. CONCLUSION

In my professional opinion, the Coastal Area Management techniques proposed are satisfactory to mitigate any potential adverse impacts to the Coastal Area of the Five Mile River. The development at 112 Five Mile River Road is consistent with Coastal Area Management policies and standards and poses no threat to the natural landscape or Coastal Areas.

Please feel free to contact me directly with any questions or comments.

Sincerely,



Jim Kousidis, P.E.,
CT Lic. #26830

January 29, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair
From: Bryan Baker, AICP, Principal Planner
Re: #2024-32 SP – Angela Valenton – 5 Blackberry Lane (District 5, Block 45, Lot 134) – Proposed Rest Home use

Commissioners,

Since the hearing on this application was opened at the January 8, 2025, meeting, the applicant has submitted floor plans for the structure at 5 Blackberry Lane.

Per the floor plans, the entirety of the structure will be used as a “residential care home,” per Section 19a-490 of the Connecticut General Statutes or as a “rest home,” per the Norwalk Zoning Regulations (definitions provided below). The applicant is further proposing to separate the structure into two separate areas with the eastern portion of the building being utilized as the area for the unrelated residents and the western portion of the building being utilized as the caregivers’ quarters.

Section 19a-490 of the Connecticut General Statutes:

(c) “Residential care home” or “rest home” means a community residence that furnishes, in single or multiple facilities, food and shelter to two or more persons unrelated to the proprietor and, in addition, provides services that meet a need beyond the basic provisions of food, shelter and laundry and may qualify as a setting that allows residents to receive home and community-based services funded by state and federal programs;

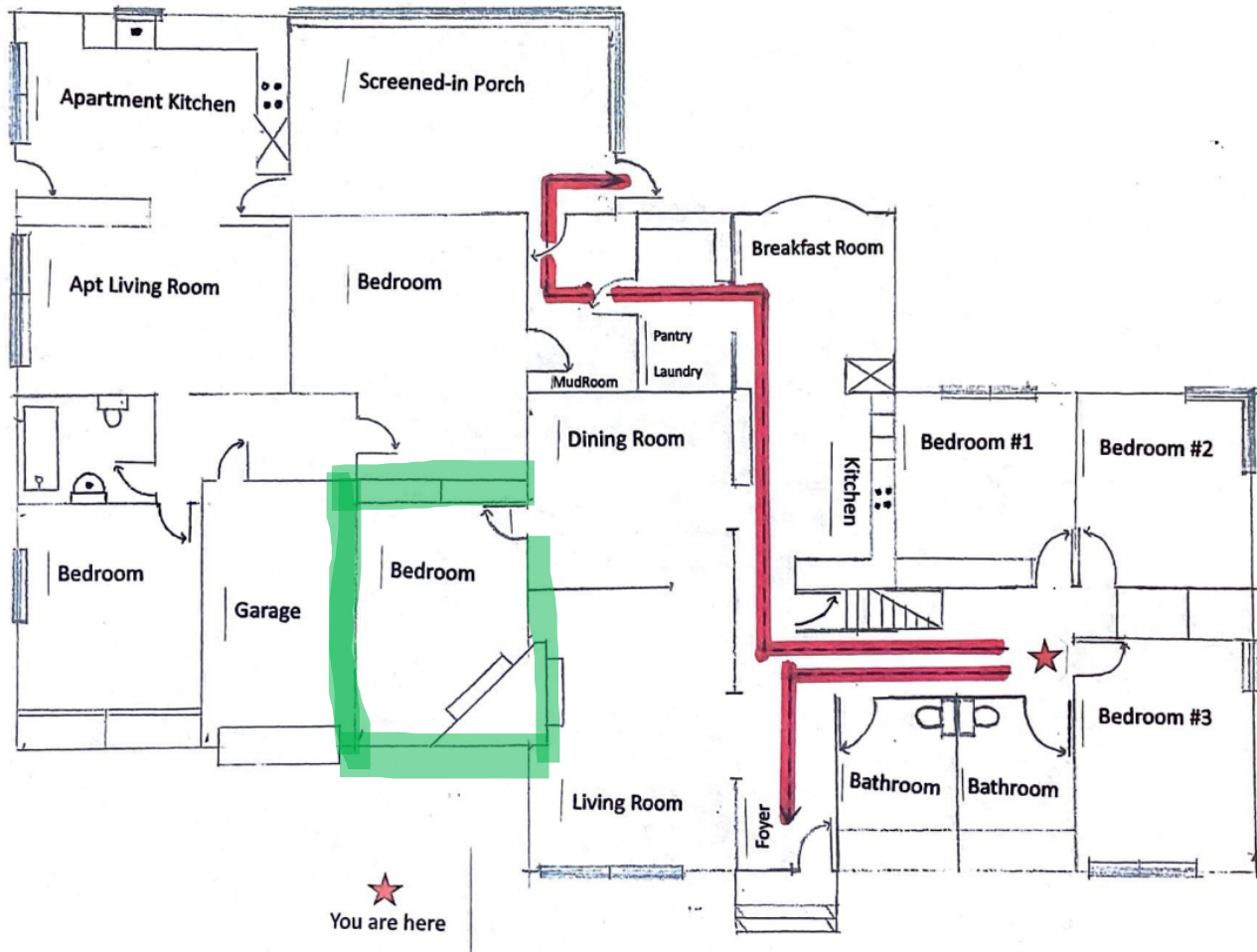
Norwalk Zoning Regulations:

Convalescent / Nursing / Rest Home: An establishment for the care of the aged or terminally ill which furnishes, in single or multiple facilities, food, shelter and nursing supervision and which is licensed by the State of Connecticut. The facility may provide services which meet a need beyond the basic provisions of food, shelter and nursing supervision but shall not include surgical services or similar activities as is customarily provided in hospitals

Staff has noted that the following revisions are necessary to clarify the use of the property:

1. Revise the floor plans to label the “apartment” as “caregivers’ quarters.”
 - a. An accessory dwelling unit was approved for 5 Blackberry Lane in 1999, however, an accessory dwelling unit may only be permitted as an accessory use to a single-family residence. Because the use of the property is proposed to be changed from a single-family residence to a rest home, an accessory dwelling unit, or apartment, would not be permitted. A caregivers’ quarters would be a more appropriate label and may be customarily accessory to a rest home use.
2. Explanation for use of the fourth bedroom within the rest home portion of the structure.

- a. Per the special permit application, a total of three (3) residential care home beds are being proposed, however, a fourth bedroom within the rest home is shown on the floor plans. The applicant must provide information on what the use of the room will be.



Staff offers the following draft resolutions for consideration:

Draft resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2024-32 SP – Angela Valenton – 5 Blackberry Lane (District 5, Block 45, Lot 134) – Proposed Rest Home use be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans, and as further revised per these conditions of approval:
2. That the number of beds shall be limited to three for the Rest Home tenants; and
3. That the site plans shall be modified to remove access to the bedroom that is adjacent to and accessible from the dining room and living room from the Rest Home portion of the structure and that said bedroom shall only be accessible from the caretaker's quarters of the structure; and

4. That any Commercial Vehicles stored on the property shall be in accordance with the same Commercial Vehicle regulations that apply to single-family residences within the CD-1M Zoning District; and
5. That any changes to the approved plans, including any increase in the number of beds on site, shall be submitted to the Planning & Zoning Commission for review and approval prior to implementation; 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 the Norwalk Fire Marshal are applicable to this approval; 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 February 28, 2025.

Draft resolution to deny:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2024-32 SP – Angela Valenton – 5 Blackberry Lane (District 5, Block 45, Lot 134) – Proposed Rest Home use be **DENIED** for the following reasons:

1. That per Section 8.4.8 of the Norwalk Zoning Regulations, documentation has not been provided to the satisfaction of the Commission that the on-site septic system for the proposed use is compatible; and
2. That per Section 8.4.8 of the Norwalk Zoning Regulations, based on the size of the lot, that the yard, screening and buffering is not adequate for the use; and
 - a. Further, that the size and width of the road is not adequate for emergency vehicles; and
3. That per Section 8.4.8 of the Norwalk Zoning Regulations, the site is not in proximity to community facilities such as public transportation; and

BE IT FURTHER RESOLVED that the effective date of this action shall be _____.

Sincerely,

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

end



Memorandum

March 5th, 2025

To: Galen Wells, Chairperson – Planning & Zoning Commission

From: Planning & Zoning Staff

Re: Amendment to the Citywide Plan – Affordable Housing Action Plan

Dear Commissioners,

At the joint meeting of Common Council and Planning and Zoning Commission held January 30th, the consultant presented Norwalk's Affordable Housing Action Plan (Plan) draft. The action before you is the formal referral of the amendment to Common Council. The consultant has made some edits to the plan based off of feedback from the Commission and Council. The next step is the inclusion of Affordable Housing Action Plan within the Citywide Plan (POCD).

Proposed Amendment:

Page 75, Chapter 4, Housing Choice & Healthy Life, Action V.

v. **Implement the recommendations of the Affordable Housing Action Plan (2025, as amended). The City will further evaluate, modify as necessary and implement recommendations within the plan.** ~~Develop a Norwalk Housing Plan that establishes a set of housing data to monitor and analyze, a policy framework, and an implementation plan. Before developing the plan itself and hiring a consultant, the housing planner should prepare a housing policy white paper to structure the process—identifying the elements for the plan in terms of data, policy options, types of housing solutions, administration of housing functions, and so on.~~

When: 2025-2029

Who: Common Council; Mayor's office; Planning & Zoning;

Resources: Staff Time

The draft Plan can be view at:

https://www.norwalkct.gov/DocumentCenter/View/35067/Norwalk-AHAP_2025-01-10-merged

For your convenience, I have attached the full page 250 of the Citywide Plan. The Citywide Plan can be viewed at: <https://tomorrow.norwalkct.org/wp-content/uploads/2020/10/Norwalk-Citywide-Plan.pdf>

Temple Shalom



259 Richards Avenue
Norwalk CT 06850
203-866-0148
www.templeshalomweb.org

Sr. Rabbi Cantor Shirah Sklar
Associate Rabbi Jason Greenberg
Rabbi Mark Lipson

President
Lory Rothstein

December 2, 2024

Vice Presidents
Lisa Hayes
Lisa Mastrotta
Eric Przybisiki
Diane Rosenthal
Cecilia Mesh

To Whom It May Concern:

Attached please find Temple Shalom's Preschool Application for licensing. Please feel free to contact me at 203-866-0148 if you have any questions.

Financial Secretary
Howard Seiler

Regards,

Secretary
John Church

Stacey Cohen
Executive Director

Trustees
Mona Brown
Karen Cummins
Shirin Dorne
Marcus Forman
Dan Guller
Ryan Johnson
Steven Kaplan
Amy Katz
Sarah LeMieux
Jordyn Linsk Machotka
Lisa Pomeranz Nurzia
Stephen Philipson
Jeffrey Pivor

Past President
Martin Gitlin

Coordinating Check List for Initial Child Care Center/Group Home Applications

Program Name Temple Shalom Preschool Town Norwalk App Date 11/27/2024

- ☒ Application Fee ☒ Application ☒ Application Fee Form (Must include Worker's Comp. Ins. info as appropriate)
- ☒ Affidavit (Original only)
- ☒ Property History Form
- ☒ Fire Approval (Attachment # 5a)
- ☐ Building Approval (Attachment #5b) (Not required for school-age only programs that are located in public schools)
- ☐ Zoning Approval (Attachment #5c) Per Public Act 23-142, effective 10/1/23, zoning approval is not required for Group Child Care Homes located in a residence. Please provide written verification from the local zoning official that the municipal zoning ordinances are in compliance with this act.
- ☐ Local Health Approval (Item # 5e) Date application sent to Local Health: 11/27/2024
- ☒ Comprehensive Lead Inspection, completed within the last 12 months, for buildings constructed Pre-78 (Attachment # 5e)
 - ☐ XRF ☐ Dust Wipes ☐ Soil
 - ☐ Abatement/Correction (# 5e-a) ☐ Letter of Compliance from Local Health (# 5e-b) ☐ Management Plan (# 5e-c)
- ☒ Days/Weeks program is scheduled to be CLOSED (Attachment # 7)
- ☒ Staff Work Schedule which includes Head Teacher & Director (Attachment # 8a)
- ☒ Head Teacher Verification
 - ☐ If not approved, date application submitted to Connecticut Charts-a-Course _____
- ☒ Organizational Chart (Attachment # 8d)
- ☒ Certificates for Approved First Aid Training (Attachment # 8d)
- ☒ Certificates for Approved CPR Training (Attachment # 8d) *see below
- ☐ Background Checks- Background checks are required for each staff member 18 years of age or older.. Once your application has been submitted and accepted by the Licensing Division for processing, you will receive an email invite from the Legal Division to start the background check process. Visit the Legal Division website at <https://www.ctoec.org/background-checks/>. If you have questions regarding the background check process, please contact the Background Check Information System (BCIS) at <https://helpdesk.oecit.org/>

Education Health Dental Dietician Social Service

☒ (# 9a)	☒ (# 9b)	☐ (# 9c)	☐ (# 9d)	☒ (# 9e)
☐	☐	☐	☐	☐
☐	☐	☐	☐	☐
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☐	☐	☐	☐	☐

Consultant Data Sheet (Attachment # 9f)

Consultant Agreement Services

- Signed & dated w/in year
- Annual review of written policies, plans, procedures
- Annual review of education programs
- Availability by telecommunication for advice regarding problems
- Availability, in person, of the consultant to the program
- Consult with administration and staff about specific problems
- Act as a resource person to staff and the parents
- Document the activities and observations required in a consultation log that is kept on file at the facility for two years.
- Resume (Social Service Consultant verification of experience)

☒ Health Consultant Agreement/Contract (must include the following in addition to items listed above)

- ☐ Make at a minimum, quarterly site visits to facilities that serve children three years of age and older; or facilities that enroll only school age children, semi-annual site visits. Facilities that are closed during the summer months may omit the summer quarterly visit. Site visits shall be made by the health consultant during customary business hours when the children are present at the facility.
- ☐ Review health and immunization records of children and staff

- ☐ Review the contents, storage, and plan for maintenance of first aid kits
- ☐ Observe the indoor and outdoor environments for health and safety
- ☐ Observe children's general health and development
- ☐ Observe diaper changing and toileting areas and diaper changing, toileting and hand washing procedures
- ☐ Review the policies, procedures and required documentation for the administration of medications, including petitions for special medication authorizations needed for programs that administer medication
- ☐ Assist in the review of individual care plans for children with special health care needs or children with disabilities as needed

Required for Infant/Toddler: ☐ Minimum weekly visits

N/A ☐ **Food Service Certificate (Attachment # 10)** (*Applicable if meals are served*)

- ☒ **Floor Plan – Indoor (Attachment # 11a)** ☐ dimensions of each program area/classroom in FEET ☐ function of each room
 - ☐ entrances/exits ☐ doors/windows ☐ corridors ☐ storage areas ☐ child bathrooms ☐ sinks ☐ kitchen/food prep area ☐ office ☐ staff bathroom ☐ isolation area
- ☒ **Sketch – Outdoor Space (Attachment # 12a)** ☐ dimensions in FEET ☐ location of facility ☐ major play equipment
 - ☐ type of surface(s) ☐ fencing ☐ storage areas
- ☒ **Supplementary Information for Under Three Endorsement** ☐ N/A
- ☒ **Floor Plan – Infant/Toddler** ☐ dimensions + total square footage in FEET of each room/program area
 - ☐ relationship of this space to any other program space ☐ how groups of eight are divided with physical barriers
 - ☐ where sinks and changing tables are located
- ☒ **Water Supply Form (Attachment # 11b)** ☐ **Water Bill (Attachment # 11b)** ☐ **Lead/Chemical Water Test (Attachment # 11b)** ** see below
- ☒ **Radon Test, completed within the last 12 months**, (Cap date November-April) (**Attachment # 11d**) (*Not required for school-age only programs that are located in public schools*)

N/A ☐ **Pool Approval – Local Health (Attachment # 12b)**



STATE OF CONNECTICUT



Initial Application Fee Form

The licensing fee along with this Initial Application Fee Invoice Form is due with your application to obtain a child care license. **THE FEE IS NON-REFUNDABLE.**

Please complete items 1 through 10 of this form. If you have questions, call the licensing office at 1-800-282-6063 or (860)500-4450. Make your payment by check or money order payable to: **TREASURER-STATE OF CONNECTICUT. Mail this form along with your payment and application to the Connecticut Office of Early Childhood, 450 Columbus Boulevard, Suite 302, Hartford, CT 06103.**

1. Name of Applicant: Temple Shalom of Norwalk, INC
(Legal Operator)
 2. Program Name: Temple Shalom Preschool
(Applicable For Group/Center Only)
 3. Program Location Address:
259 Richards Avenue, Norwalk 06850
Street Address City/Town Zip Code
 4. Program Phone Number: (203) 866 - 0148 Program Fax Number: (203) 854 - 5376
 5. Mailing Address (if different):
_____, CT _____
Street Address City/Town Zip Code
 6. E-mail Address: Execdir@templeshalomweb.org
 7. Enclosed Check/Money Order: \$ 500.00 Check #: 7006 Check Date: 11 / 19 / 2024
 8. Social Security #: _____ - _____ - _____ or Federal Employer ID # 23 - 7004019
(3 digits) (2 digits) (4 digits) (2 digits) (7 digits)
- IMPORTANT:** If you did not provide a Social Security # or a Federal Employer ID # above, please give an explanation of why you have not been issued such # _____

9. Proof of Worker's Compensation Insurance: Do you hire employees in your program that require Worker's Compensation? ☒ Yes ☐ No If yes, please complete the following:

Name of Insurer Utica Insurance Policy # 5454669
Effective Dates of Worker's Compensation Coverage 7 / 16 / 2024 to 7 / 16 / 2025

10. Payment is for the following type of license: (check one box below)

Child Care Center (Account #42431)	Group Care Home (Account #42431)	Family Care Home (Account #42431)
☒ 4-year license (new program) \$500.00	☐ 4-year license (new program) \$250.00	☐ 4-year license (new provider) \$40.00

Updated 2-16-2024

Phone: (860) 500-4450 · Fax: (860) 326-0552
450 Columbus Boulevard, Suite 302
Hartford, Connecticut 06103
www.ct.gov/oec

Affirmative Action/Equal Opportunity Employer



CONNECTICUT OFFICE OF EARLY CHILDHOOD
DIVISION OF LICENSING



CHILD CARE CENTER OR GROUP CHILD CARE HOME
AFFIDAVIT ESTABLISHING LEGAL REPRESENTATIVE AND AFFIDAVIT OF COMPLIANCE

Parts B & C of this Affidavit must be notarized and the original notarized copy submitted to the Agency

This Affidavit pertains to License # _____ or ☒ Pending License

Name of Program: Temple Shalom Preschool

Address: 259 Richards Avenue, Norwalk CT 06850 Phone: 203-866-0148

PART A: REASON FOR CHANGE OR ESTABLISHMENT OF LEGAL REPRESENTATIVE

The submission of this Affidavit is the result of the following (check all that apply):

- ☒ New License
☐ Change to Legal Representative only "Legal representative" means a person authorized by the operator to represent and act on behalf of the operator, including but not limited to, the signing of licensure applications and renewals.
☐ Change to Name and/or Address of the Child Care Center/Group Child Care Home
☐ Change to Name of the Operator (including change in legal entity type)
☐ Changes to Members of Operator Board (not the result of any sale of a beneficial interest)
☐ Changes in beneficial ownership, members, corporate officers, and/or partners of Operator

PART B: AFFIDAVIT ESTABLISHING LEGAL REPRESENTATIVE

I, Lory Rothstein, am the President, of Temple Shalom of Norwalk, Inc
(Printed Name) (Official Position or Title)* (Name of Operator – provide full legal name of legal entity/trade name/sole proprietor)**

located at 259 Richards Avenue, Norwalk, CT, 06850
(Operator's Address) (City) (Zip Code)

The above-named Operator is a:

- ☐ Sole Proprietorship ☒ Corporation ☐ Partnership ☐ Limited Liability Company
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other _____

I hereby submit this affidavit to the Office of Early Childhood as evidence of the authority of
Lory Rothstein to act on behalf of the above-named Operator in all matters described in General
(Name of Legal Representative)

Statutes § 19a-77, et seq., and § 19a-77-1a., et seq., of the Regulations of Connecticut State Agencies regarding the operation of the above named Child Care Center or Group Child Care Home.

Loretta Lory Rothstein 11/22/24
Signature of Affiant Date
Loretta Lory Rothstein 11/22/24
Signature of Legal Representative (named above) Date

Printed Name of Legal Representative: Loretta (Lory) Rothstein

Address of Legal Representative: 259 Richards Ave Norwalk CT 06850

Phone Number: 203-866-0148 Email Address: President@TempleShalomweb.org

Subscribed and sworn to before me on 22nd day of November 2024
Day Month Year

[Signature]
 Signature of notary public, commissioner of superior court or other proper official as noted in General Statutes § 1-24

* For example, member, managing member, principle, partner, managing partner, sole proprietor, etc.
 ** For example, Mother Duck Daycare, LLC; Mother Duck Daycare, Inc.; Mother Duck Daycare, LLP
 PLEASE ATTACH VERIFICATION, UNLESS OPERATOR IS A SOLE PROPRIETOR



PART C: AFFIDAVIT OF COMPLIANCE

I, Loretta Rothstein (Lory), as the legal representative authorized to act on behalf of the Operator named in
(Name of Legal Representative)

Part B of this Affidavit in all matters described in General Statutes § 19a-77, et seq., and § 19a-77-1a., et seq., of the Regulations of Connecticut State Agencies regarding the operation of the child care center/group child care home named in Part B of this Affidavit, do hereby attest to the following:

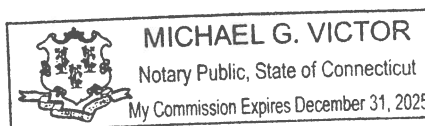
- I have read the Connecticut General Statutes and Regulations of Connecticut State Agencies relating to the licensure and operation of a child care center/group child care home.
- I understand that the child care center/group child care home must be operated in compliance with the Connecticut General Statutes and Regulations of Connecticut State Agencies relating to the licensure and operation of a child care center/group child care home.
- I understand that failure to comply with the Connecticut General Statutes and Regulations of Connecticut State Agencies relating to the licensure and operation of a child care center/group child care home may result in enforcement action against the license, up to and including revocation.
- I understand that the license is subject to renewal every 4 years. I understand that compliance with the regulations is required in order for the license to be renewed. I understand that renewal is necessary for the continued operation of the child care center or group child care home. I understand that it is the Operator's responsibility to timely submit a complete renewal to the Office of Early Childhood.
- I understand that it is the Operator's responsibility to submit a new Affidavit Establishing Legal Representative and Affidavit of Compliance in the event of a change in legal representative and as otherwise required by the Office of Early Childhood.
- I understand that the Office of Early Childhood shall be granted immediate access to the child care center or group child care home during customary business hours in order to conduct any inspection and/or investigation. I understand that the failure to grant immediate access to the child care center or group child care home may result in enforcement action against the license, up to and including revocation.
- I understand that any false statements made herein are punishable under General Statutes § 53a-157b.

Loretta (Lory) Rothstein 11/22/24
(Signature of Legal Representative) Date
Loretta (Lory) Rothstein
(Printed name of Legal Representative)

Subscribed and sworn to before me on 22nd day of November 2024
Day Month Year

[Signature]
Signature of notary public, commissioner of superior court
or other proper official as noted in General Statutes § 1-24

October 2024



November 2018

General Information

Applicant Name

Stacey Cohen

Name of Child Care Center/Group Child Care Home

Temple Shalom Preschool

Child Care Center/Group Child Care Home Address

259 Richards Avenue, Norwalk, CT 06850

Property History Questions

1. Current owner of Child Care Center/Group Child Care Home

property Temple Shalom of Norwalk, Inc.

2. Has the Child Care Center/Home ever gone through a SAFER referral before? ☐ Yes ☒ No ☐ Unknown
If yes, when and under what name _____

3. Child Care Center/Group Child Care Home building was constructed in what year?

1963, 1985, 1997

4. Was the Child Care Center/Home land or buildings ever used in the past for any of the following?

- | | | |
|--|--|--|
| ☐ Dry Cleaner | ☐ Metal Plating | ☐ Retail/Commercial |
| ☐ Gas Station | ☐ Shooting Range | ☐ Undeveloped |
| ☐ Auto Repair/Auto Painting Shop | ☐ Farming/Agriculture | ☒ Child Care |
| ☐ Landfill/Dump | ☐ Hair Salon/Nail Salon | ☐ Unknown |
| ☐ Factory/Manufacturing/Industrial | ☐ Funeral Home | |
| ☐ Other (Please Describe) <u>Religious purposes</u> | | |

5. For any past use boxes you check, provide additional information, to the best of your ability. Attach additional pages if providing information for more than one type of past use.

a. Name of property owner Temple Shalom of Norwalk

b. Owned/operated during what years? Built in 1963 for religious services & Hebrew School.

c. Company/Business name Temple Shalom of Norwalk, Inc

d. If factory/manufacturing past use, describe the type of manufacturing/products manufactured. For any other past uses, provide details about the business, if known:

6. Have any of the following documents or notifications ever been prepared for the child care property?

- | | |
|---|--|
| ☐ Phase I/II Environmental Site Assessment | ☐ Phase III Environmental Site Assessment |
| ☐ Significant Environmental Hazard | ☒ Unknown |

**Connecticut Office of Early Childhood
Division of Licensing**

**APPLICATION FOR INITIAL LICENSE
CHILD CARE CENTER OR
GROUP CHILD CARE HOME**

Complete **original** application, answering all items as they apply to your program.

Please submit: **original** application to the **Connecticut Office of Early Childhood – Division of Licensing**

Please submit: **one** complete copy **to your Local Health Department**

Please keep: **one** complete copy **on file at the licensed premise**

1. **Name of Program:** Temple Shalom Preschool
- Program Location Address** 259 Richards Avenue **Phone:** (203) 866-0148
(Number & Street)
- Town/City/State:** Norwalk, CT **Zip Code:** 06850
- Mailing Address:** (if different, i.e., RFD or P.O. Box, or central office)
- _____
- _____

- Was the building/structure in which you will be providing child care constructed prior to 1978? ☒ Yes ☐ No (if yes, please refer to question #5e)

2. **OPERATOR'S NAME:** Temple Shalom of Norwalk
- Operator's Mailing Address: 259 Richards Avenue
- Business Phone: (203) 866-0148
- Town/City/State: Norwalk, CT Zip Code: 06850
3. **DESIGNATED DIRECTOR'S NAME:** Stacey Cohen
- Home Address: 21 Comstock Hill Avenue
- Home Phone: (203) 247-1051
- Town/City/State: Norwalk, CT Zip Code: 06850
4. **HEAD TEACHER'S NAME:** (designated for site) Stacey Cohen
- Home Address: 21 Comstock Hill Avenue
- Home Phone: (203) 247-1051 Date of Birth: 02/03/1961
- Town/City/State: Norwalk, CT 06850

5. **LOCAL APPROVALS:**

- a. LOCAL FIRE approval (**Attachment #5a**)
- b. LOCAL BUILDING approval (**Attachment #5b**)
- c. ZONING approval (**Attachment #5c**)
IMPORTANT: "Per Public Act 23-142, effective 10/1/23, zoning approval is not required for Group Child Care Homes located in a residence. Please provide written verification from the local zoning official that the municipal zoning ordinances are in compliance with this act."
- d. DATE you sent copy of application to LOCAL HEALTH DEPARTMENT _____
- e. LOCAL HEALTH Approval (Environmental Inspection Report)
A full comprehensive lead inspection, completed within the last 12 months, is required for buildings constructed prior to 1978. If a comprehensive lead inspection is required, the local health department/private licensed lead inspector's Lead Inspection Report must be submitted. If lead-based paint or lead hazards are not identified, no additional documents are required to be submitted. If lead-based paint or lead hazards are identified, any of the following documents that are generated based upon the inspection results must be submitted: **(a) Plan of Abatement/Correction, (b) Letter of Compliance from local health department, (c) Management Plan current within the last 12 months.**

6. **ENROLLMENT:**

Requested licensed capacity: 80
 Ages of children you will accept: 6 weeks - 5 years

SERVICES PROVIDED:

- | | |
|---|---|
| ☒ Infant/Toddler 6 weeks-3 years | ☒ Preschool 3-5 years |
| ☐ School Age 5 years & over
(Attending Elementary School) | ☐ Night Care |

7. **OPERATIONS OF CENTER/HOME:** (Indicate time open each day)

Monday 8:00 AM - 6:00 PM Tuesday 8:00 AM - 6:00 PM Wednesday 8:00 AM - 6:00 PM
 Thursday 8:00 AM - 6:00 PM Friday 8:00 AM - 6:00 PM Saturday _____
 Sunday _____ (i.e., Mon. 9 AM-12 PM; Tues. 10 AM-12 PM; Wed. 2-4 PM)

Months Center/Home Operates: 12 months (i.e., September to June)

Days/Weeks program is scheduled to be CLOSED : (i.e., holidays, in-service, vacations).
(Attachment 7)

8. **STAFF - (paid or volunteer):**

- a. List name, date of birth, position, work schedule, date of employment for each employee, including substitutes (use enclosed staff work schedule form.) (**Attachment #8a**)
- b. To complete your background checks, please visit the website at <https://resources.211childcare.org/backgroundcheck/>. If you have questions regarding the background check process, contact <https://helpdesk.oecit.org/>

- c. Head Teacher: Individuals seeking head teacher approval must submit their application and supporting documentation, on-line, directly to the Office of Early Childhood, through the Early Childhood Professional Registry. To begin the process, go to the www.ctoec.org and click on Early Childhood Professional Registry or call 800-832-7784.
- d. Written organizational chart that establishes the line of authority and responsibility in all matters relating to the management and maintenance of the center or group home and care of children. Attach copy of the organizational chart. **(Attachment #8d)**
- e. Copies of staff certificates from approved first aid courses and approved CPR course. **(Attachment #8e)**

9. **CONSULTANTS:**

Early Childhood/School Age Education Consultant:

Individuals seeking Early Childhood/School Age Education Consultant approval, must submit their application and supporting documentation, on-line, directly to the Office of Early Childhood, through the Early Childhood Professional Registry. To begin the process, go to the www.ctoec.org. Registry or call 800-832-7784.

- a. Health Consultant **(Attachment #9a)**
- b. Dental Consultant **(Attachment #9b)**
- c. Registered Dietitian Consultant (required if meals are served) **(Attachment #9c)**
- d. Social Service Consultant **(Attachment #9d)**
- e. Consultant/Head Teacher Data Sheet **(Attachment 9e)**

10. **FOOD SERVICE:**

- a. Meals and snacks served: (check **All** that apply):

☐ Breakfast meal	☒ A.M. snack
☐ Midday meal	☒ P.M. snack
☐ Evening meal	☐ Snack brought by children
☒ Meals brought by children	

If meals are prepared and served, please submit a copy of your Food Service Certificate (Attachment #10)

- b. Who plans food service? _____ Where is food prepared? _____

- c. Eating, serving and drinking utensils (check **All** that apply):

Disposable ☒ Reusable ☐

Dishwashing facilities:

Machine ☐ Hand ☒

11. **PHYSICAL PLANT - INDOORS:** (attach copies of the following)

- a. **PROGRAM SPACE:** Submit a floor plan for the entire day care center/home. Show the dimensions in **FEET** of each program area/classroom. Indicate the functions of each room. Indicate on the floor plan, entrances and exits, doors, windows, corridors, storage areas, child bathrooms, sinks, kitchens/food prep areas, office, staff bathrooms, isolation area. (**Attachment #11a**)

- b. **WATER SUPPLY:** (check one) (**Attachment #11b**)

☐ City/Municipal

☒ Well

☐ Other

1. **If water source is City/Municipal**, submit copy of most recent bill or other documentation for verification purposes - with program's location address on it. (**Attachment #11b**)
2. Submit copy of Lead Water Test **completed within the last 12 months** for **all** water supplies. (**Attachment #11b**)
3. **If water source is a well**, submit a copy of the Bacterial and Chemical Test every two years. (**Attachment #11b**)
4. **If water source is a well and facility will serve 25 or more adults and children for over 60 days per year**, the facility must be in compliance for required water quality testing and well construction for non community public water systems per CT Public Health Code Sections 19-13-B102 and 19-13-B51, respectively. Information must be verified with DPH Drinking Water Section at (860) 509-7333.

- Water Supply Engineer Contact Person: Professional Water Systems
Print Name

- c. Number of toilets for children: 4 Number of toilets for staff/adults: 2
Number of sinks for children: 4 Number of sinks for staff/adults: 2

- d. **RADON TESTING:** If the program is located in a basement level or ground floor submit copy of radon test. **Radon test must be completed within the last 12 months** and the results must be posted. **Testing must be done between the months of November and April.** (**Attachment #11d**)

12. **OUTDOOR PLAY SPACE:** (attach copies of the following)

- a. Sketch showing dimensions in **FEET**. Include information on location of facility, major play equipment, type of surface(s), fencing and storage areas. (**Attachment #12a**)
- b. Copy of official swimming pool approval to indicate compliance with Public Health Code, if applicable. (**Attachment 12b**)

**Connecticut Office of Early Childhood
Division of Licensing**

**SUPPLEMENTARY INFORMATION OF INFANT/TODDLER DAY CARE
PROGRAM IN DAY CARE CENTERS AND GROUP DAY CARE HOMES**

PUBLIC HEALTH CODE SECTION 19A-79-10 UNDER THREE ENDORSEMENT

“The operator of a program caring for children under three (3) years of age shall comply with sections 19a-79-1a through 19a-79-8a and section 19a-79-10 of the Regulations of Connecticut State Agencies.

Complete **original application**, answering all items as they apply to your Child Care Center/Group Day Care Home:

Please submit: **original** application to the **Connecticut Office of Early Childhood**

Please submit: **one** complete copy **to your Local Health Department**

Please keep: **one** complete copy **on file at the licensed premise**

S1. Name of Center/Home: Temple Shalom Preschool

Location Address: 259 Richards Avenue
(Number & Street/Road)

Town/City/State: Norwalk, CT Zip Code: 06850

Telephone on Premises: 203-866-0148

S2. **LICENSED CAPACITY AND ENROLLMENT:**

Requested licensed capacity for children under three years of age: 44

S3. **GROUPING OF INFANTS/TODDLERS:**

Sketch indoor program space and specify the following: **(Attachment #S3)**

- a. Dimensions + total square footage (in **FEET**) of each room/program area.
- b. Relationship of this space to any other program space.
- c. How groups of eight are divided with physical barriers.
- d. Where sinks and changing tables are located.

S4. **NURSE CONSULTATION:** Attach a copy of the following: **(Attachment #S4)**

S4 Name, resume and copy of current registered nurse's license

S5. HEALTH AND HYGIENE:

You are required to develop and post on site the following written policies and procedures. Do not submit these policies and procedures to the department.

S5a. Diapering and toileting, including a description of the diapering procedure, the disposal of soiled diapers, hand washing procedures and sanitizing procedures.

S5b. If cloth diapers are used, you are required to develop a plan describing the procedures used to handle soiled non-disposable diapers and clothing. This plan should be kept on site and not submitted to the department.

**CONNECTICUT OFFICE OF EARLY CHILDHOOD - Division of Licensing
STATEMENT OF COMPLIANCE**

Program Name: Temple Shalom Preschool

Program Location Address: 259 Richards Ave Norwalk CT 06850
Street Town State Zip Code

I certify that I have read and understand the regulations for the licensure of child day care centers and group day care homes adopted by the Commissioner of the Office of Early childhood pursuant to Connecticut General Statutes Section 19a-79. I am currently in compliance with and will maintain the child day care center or group day care home in compliance with these regulations, and I will allow visits by Agency staff to the child day care center or group day care home.

I certify that all children enrolled in the group day care home/child day care center have received age-appropriate immunizations in accordance with Section 19a-79-6a(e)1 of the regulations for the licensure of child day care centers and group day care homes .

NOTICE OF PENALTY FOR FALSE STATEMENTS

Under the law, all information provided on this application form, or in any statements accompanying this application, must be truthful. Any false statements could cause the denial of this application and may be punished as a Class A Misdemeanor under Section 53a-157b of the Penal Code. This notice is given as required by Section 19a-79-2a(2)(B).

Understanding the penalties for false statements, I attest that my statements in this application are true, to the best of my knowledge and belief.

X Loretta H. Rothstein (Lory)
Signature of Operator or Legal Representative (as indicated on the Affidavit)

11/22/24
Date

Loretta H. Rothstein (Lory)
Printed Name of Operator or Legal Representative

Water Supply Attachment #11b (for new programs, change in location & increase in capacity)

Program Name: Temple Shalom Preschool License #: New
Location Address: 259 Richards Avenue Capacity: 80
City or Town: Norwalk, CT 06850 (If New program, indicate "New" next to the license #.)

PLEASE BE SPECIFIC:

- Months of Operation (i.e. September-June): 12 months
- Days/Hours of Operation: Monday 8 AM - 6 pm Tuesday 8 AM - 6 pm Wednesday 8 AM - 6 pm
Thursday 8 AM - 6 pm Friday 8 AM - 6 pm Are there multiple sessions provided daily? Yes or **(No)**

Name of Property Owner: Temple Shalom of Norwalk, Inc
Address: 259 Richards Avenue
City or Town: Norwalk, CT 06850
Phone #: 203-866-0148

Section 1

Are you or your landlord a Customer of a Water Company? **(Yes)** No

If Yes, complete Section 2 and provide the name of the Water Company: Professional Water Systems
If No, complete section 3

Section 2

Lead Water Test – Required for all programs every two years and when there are changes in water supply

Along with this form you **YOU MUST ATTACH** the following:

*A copy of the program's most recent **water bill or other documentation**, for verification purposes, with the program location address on it;

* A copy of the program's first draw **lead water test**;

*If you answered yes to Section 1 and completed Section 2, **DO NOT continue on to Sections 3 and 4***

Section 3

Facility has an on-site well and serves less than 25 adults and children Yes No

If YES, you are required to submit both a first draw **lead water test** and **bacterial & chemical test**

If NO, complete Section 4

Do other businesses share this on-site well? (coffee shop, restaurant, etc.) Yes **(No)**

Lead Water Test – (Required for all programs every two years and when there are changes in water supply)

Bacterial & Chemical Test (Required every 2 years for all programs with on-site wells serving less than 25 adults and children)

Along with this form, **YOU MUST ATTACH** the following:

*A copy of the program's first draw **lead water test**

*A copy of the program's **bacterial and chemical test**

CONTINUED ON BACK PAGE

Connecticut Office of Early Childhood
Division of Licensing
Consultant/ Head Teacher Data Sheet

(Attachment 9f)

PLEASE PRINT - Please Enter Complete Information for Each Consultant and Head Teacher
Enter N/A (Not Applicable) for Questions That Do Not Apply

Name of Person completing this form: Stacey Cohen
Position: Director Date form completed: 11-18-2024

Program Name: Temple Shalom Preschool License # _____

Street Address: 259 Richards Avenue Town: Norwalk CT Zip: 06850

Telephone #: (203) 866-0148 Fax #: (203) 854-5376 E-mail: execdir@templeshalomweb.org

Health Consultant (Required)

Last name: Trachtman (Croll) First: Nora Middle initial: _____

Resident Street Address: 22 Lake Drive Town: Darien State: CT Zip: 06820

Telephone #: (703) 927-0674 Fax #: () - E-mail: nora.trachtman@gmail.com

Work Address: Norwalk Hospital Town: Norwalk State: CT Zip: 06856

Telephone #: (203) 852-2000 Fax #: () - E-mail: _____

Professional license held: ☐ Physician ☒ Physician Assistant ☐ AP Registered Nurse ☐ Registered Nurse

Professional License #: 3344 License Expiration Date: 4/30/2025

Early Childhood Education Consultant (Required)

Last name: Cohen First: David Middle initial: _____

Resident Street Address: 11 Rebecca Street Town: Trumbull State: CT Zip: 06611

Telephone #: (203) 258-0383 Fax #: () - E-mail: davidcohen@trumbull@gmail.com

Work Address: 300 East Putnam Ave. Town: Greenwich State: CT Zip: 06830

Telephone #: (203) 869-7191 Fax #: (203) 661-4811 E-mail: info@templeshalom.com

OEC approval on file: ☒ Yes ☐ No

Name at time of approval if different: _____

PLEASE BE SURE TO COMPLETE THE REVERSE SIDE OF THIS FORM

Dental Consultant (Required) *N/A*

Last name: _____ First: _____ Middle initial: _____
Resident Street Address: _____ Town: _____ State: _____ Zip: _____
Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-mail: _____
Work Address: _____ Town: _____ State: _____ Zip: _____
Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-mail: _____
Professional license held: ☐ Licensed Dentist ☐ Dental hygienist
Professional License #: _____ Expiration Date: _____

Social Service Consultant (Required)

Last name: *Salzarulo Rattan* First: *Karen* Middle initial: _____
Resident Street Address: *170 Post Rd West #3* Town: *Westport* State: *CT* Zip: *06880*
Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-mail: _____
Work Address: *Neuropsychology Consultants* Town: *Wilton* State: *CT* Zip: *06897*
Telephone #: *(203) 855-9691* Fax #: *(203) 855-7743* E-mail: *neuropsychologyct@gmail.com*
Professional degrees held: ☐ BSW ☐ BA/ BS - Field of study: _____
☐ MSW ☐ MA/MS - Field of study: _____
Professional License # (if applicable): *CT - 002947* Expiration Date: _____

Registered Dietitian Consultant (Required for programs that serve meals) *N/A*

Last name: _____ First: _____ Middle initial: _____
Resident Street Address: _____ Town: _____ State: _____ Zip: _____
Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-mail: _____
Work Address: _____ Town: _____ State: _____ Zip: _____
Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-mail: _____
Professional license held: ☐ RD License/ID #: _____ Expiration Date: _____

Head Teacher(s) (Required)

Please complete this section for each Agency Approved Head Teacher at this program. If your program has more than (1) Head Teacher, please submit this information as an attachment.

Last name: *Cohen* First: *Stacey* Middle initial: _____
Resident Street Address: *21 Comstock Hill Ave.* Town: *Norwalk* State: *CT* Zip: *06850*
Telephone #: *(203) 247-1051* Fax #: (____) _____ - _____ E-mail: *slc23@sbcglobal.net*
Work Address: *259 Richards Ave.* Town: *Norwalk* State: *CT* Zip: *06850*
Telephone #: *(203) 866-0148* Fax #: *(203) 854-5376* E-mail: *Exceedin@templeshalomweb.org*
Department approval on file: ☒ No ☐ Yes (if yes, please check) ☐ Under 3 Years ☐ Preschool ☐ School Age
Name at time of approval if different: _____

**Please return this form to: Connecticut Office of Early Childhood, Division of Licensing,
450 Columbus Boulevard, Suite 302, Hartford, CT 06103 or Fax (860) 326-0552**



Temple Shalom Preschool

259 Richards Avenue

Norwalk, CT 06850

License #: Pending

As the Educational Consultant, I agree to serve as the consultant for Temple Shalom Preschool. I agree to be available to the Director, staff and parents for advice regarding the children enrolled at the center.

I agree to perform all duties required by an Educational Consultant for Temple Shalom Preschool, listed under the Connecticut Licensing Regulations.

Consultative service shall include, but not be limited to:

- Annual review of written policies, plans and procedures that relate to the services provided by the consultant;
- Availability by telecommunication for advice regarding problems;
- Availability, in person, of the consultant to the program;
- Consulting with administration and program staff about specific problems;
- Acting as a resource person to program staff and the parent(s), including, but not limited to, coordinating services and assisting families and program staff in identifying necessary resources;
- Documenting the activities and observations required in this subsection in a consultation log that is kept on file at the facility for two years;
- Seeking and supporting the collaboration of multiple consultants serving the program;



Specific duties of the education consultant shall include, but not be limited to:

- Making, at a minimum, annual site visits to the facility;
- Reviewing daily plans, curriculum documents, and educational policies for the developmental and age appropriate practices;
- Observing program staff interactions, use of materials and equipment, implementation of plans and approaches to classroom management; and
- Providing feedback on documentation review and classroom observations to the director and head teacher.

Signature:  Date: 11/25/24

David Cohen

Expires: 11/25/2025



Services and Workshops

Education Consultant: \$125 annual retainer fee. This includes availability for general consultation, e-mails and phone calls.

Social Service Consultant: \$125 annual retainer fee. This includes availability for general consultation, e-mails and phone calls.

American Red Cross CPR, 1st Aid and AED certification - \$105/person, certs valid for two years

Administrative Consulting after \$125 retainer (\$100/hr or project-based fee):

- Annual visit (required by OEC)
- Increasing enrollment
- Starting a STEM program
- Human resources management
- Licensing preparation
- Education/development plans for staff, including:
 - Teachers earning certificates and degrees
 - Building leadership in staff
- Securing grants (over \$400K in grants have been secured for clients)

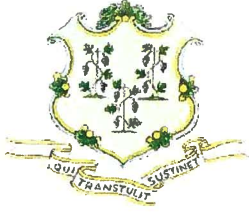
Professional Development (typically \$300/workshop):

- Behavior Management
- Environmental Design
- Math & Science
- Routines as Curriculum
- Team Building
- Curriculum Planning
- Emergent Literacy
- Building Language with Infants & Toddlers
- Challenging Behaviors
- Child-Centered Art
- Classroom Management
- Families as Partners
- Toilet Learning
- Others developed to suit your needs...

Family Presentations - great for parents and staff together (typically \$300/workshop):

- Kindergarten Readiness
- Toilet Learning
- Challenging Behaviors
- Building Language with Infants & Toddlers

David Cohen Consulting – davidcohenrumbull@gmail.com – 203.258.0383



State of Connecticut

Office of Early Childhood Registry



DIVISION OF LICENSING
OEC EDUCATION CONSULTANT APPROVAL - Birth to School-Age

David Cohen

11 Rebecca Street
Trumbull, CT 06611
Registry ID # 100015776

You have met the minimum criteria as stated in the Public Health Code 19a-79-1a (21) as an early childhood education consultant. As an early childhood education consultant your responsibilities shall include, but not necessarily be limited to:

1. annual review of written policies, plans and procedures;
2. annual review of education programs;
3. availability by telecommunication for advice regarding problems;
4. availability, in person, of the consultant to the program;
5. consulting with administration and staff about specific problems;
6. acting as a resource person to staff and the parent(s);
7. documenting the activities and observations required in a consultation log that is kept on file at the facility; and
8. sign annually a written agreement for your consultation services.

A copy of this approval should be given to any program for which you are a consultant. Please note that in order for you to act as an education consultant in a licensed child care center or group child care home that serves school age children, you must have training and experience in child development, recreation, leisure activities, group social work or elementary education. Program staff may not serve as consultants for programs in which they provide direct care or direct program supervision. The Commissioner of the Connecticut Office of Early Childhood, with good cause shown, may deny or revoke a consultant's approval status as a consultant to licensed child care centers and group child care homes.

Date of Approval: 09/11/2014

OEC Education Consultant Number : 500044

A handwritten signature in black ink that reads "Beth Bye".

Beth Bye
Commissioner, Office of Early Childhood Registry

450 Columbus Blvd • Hartford, CT 06103 • 800-832-7784

Social Worker Consultant Service Agreement between Karen Salzarulo Rattan and
The Child Care Center at Temple Shalom

As the Social Service Consultant, Karen Salzarulo Rattan will be available to the Temple Shalom Child Care Center director, its staff and parents for advice and consultation regarding the education content of the program.

The Social Worker shall provide consultative service that shall include, but not necessarily be limited to:

- a. An annual review of written policies, plans and procedures;
- b. An annual review of in-service educational programs;
- c. Availability by telecommunications for advice regarding problems;
- d. Availability in person in the program;
- e. Consulting with Administration and staff about specific problems;
- f. Acting as a resource person to staff and the parent(s);
- g. Documenting the activities and observations required in this subsection in a consultation log that is kept on file at the facility for two (2) years.

Karen Salzarulo Rattan's hourly fee is \$200.

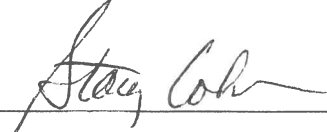
This contract will be in effect for one year beginning 11-6-2024.

License Number: CT 002947



Karen J. Salzarulo Rattan, LCSW
Social Service Consultant

Date: Nov. 5, 2024



Stacey Cohen
Executive Director
Child Care Center at Temple Shalom

Date: 11-6-2024

NORA T CROLL
22 Lake Drive
Darien, CT 06820

Dear Licensed Professional: This is your validated license for the coming year. Should you have any questions about your license, please email opl.dph@ct.gov.

Department of Public Health
P.O. Box 340308
Hartford, CT 06134-0308
ct.gov/dph/license

Sincerely,



Manisha Juthani, MD
Commissioner

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

THE INDIVIDUAL NAMED BELOW IS LICENSED BY THIS DEPARTMENT AS A
Physician Assistant
ACTIVE

LICENSE NO.
3344
CURRENT THROUGH
04/30/2025
VALIDATION NO.
21432751

NORA T CROLL, PA

SIGNATURE



COMMISSIONER

EMPLOYER'S COPY
STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH
NAME

NORA T CROLL, PA

VALIDATION NO. 21432751 LICENSE NO. 3344 CURRENT THROUGH 04/30/2025

PROFESSION
Physician Assistant
ACTIVE

SIGNATURE



COMMISSIONER

INSTRUCTIONS:

1. Detach and sign each of the cards on this form.
2. Display the large card in a prominent place in your office or place of business.
3. The wallet card is for use to carry on your person. If you do not wish to carry the wallet card, place it in a secure place.
4. The employer's copy is for persons who must demonstrate current licensure/certification in order to retain employment or privileges. The employer's card is to be presented to the employer and kept by them as a part of your personnel file. Only one copy of this card can be supplied to you.

WALLET CARD
STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH
NAME

NORA T CROLL, PA

VALIDATION NO. 21432751 LICENSE NO. 3344 CURRENT THROUGH 04/30/2025

PROFESSION
Physician Assistant
ACTIVE

SIGNATURE



COMMISSIONER

Department of Public Safety
Division of Fire, Emergency & Building Services
Office of State Fire Marshal



STATE OF CONNECTICUT
INSPECTION CERTIFICATE

On **10/30/2024**, the Norwalk Fire Department, Office of the Fire Marshal conducted an inspection of **Temple Shalom Preschool** located at **259 Richards Avenue** in the City of **Norwalk** to determine the degree of compliance with the fire safety requirements of Connecticut General Statutes Chapter 541 as authorized by Section 29-305 of the statutes. This facility was evaluated as an **Educational Facility** as classified by the *CONNECTICUT STATE FIRE SAFETY CODE*. As a result of this inspection, the following conditions were found:

I. ☒ At the time of inspection, no code violations were identified. **Certificate of approval recommended.**

Handwritten signature of John R. Kelly in cursive script.

11/12/2024

Fire Marshal
City or Town: Norwalk, CT

Date



RECEIVED

OCT 29 2024

CITY OF NORWALK
PLANNING & ZONING

APPLICATION FOR ZONING PERMIT

Multi-Family, Mixed Use or Commercial Development

This application must be accompanied by a **site plan** showing existing conditions and all proposed construction. As applicable, the site plan must also show all associated stormwater drainage management and grading. **Architectural plans** must be submitted for all proposed construction.

Project Address Temple Shalom of Norwalk, Inc. D/B/L/U: 5-63-130-0
Applicant or Authorized Agent Stacey Cohen Tel. 203-247-1051
Applicant Mailing Address 21 Comstock Hill Avenue, Norwalk 06850 Email execdir@templeshalomweb.org
Property Owner Temple Shalom of Norwalk, Inc. Tel. 203-866-0148 Email admin@templeshalomweb.org
Owner Mailing Address 259 Richards Avenue, Norwalk, CT 06850
1. Current Use of Property: synagogue & school; 2. Proposed Use of Property: synagogue & school
3. Proposed Construction: None

4. Footprint Expansion or New Structure? ☐ Yes* ☒ No 5. Any proposed site work or grading? ☐ Yes* ☒ No

*If YES, application for Zoning Permit: Excavation, Filling &/or Grading also REQUIRED.

6. Is Property within Special Flood Hazard Overlay? ☐ Yes*, Flood Zone(s) _____ ☒ No

*If YES, application for Zoning Permit: Flood Management also REQUIRED.

7. Total Lot Area: _____; Total Impervious Area proposed: _____; Percent Total Impervious Coverage: _____

Application is also being made for Certificate of Zoning Compliance. Upon completion of this project, the undersigned shall notify the Zoning Office so that a final inspection can be made. Any changes to the plans after initial approval must be reviewed and reapproved by Zoning staff. I hereby certify that all statements and documents provided herein are true and correct.

Lory Rothstein 10-18-24
Property Owner Signature Date

Stacey Cohen 10-18-24
Applicant Signature Date

~~~~~ TO BE COMPLETED BY ZONING STAFF ONLY ~~~~~

A. Zone: \_\_\_\_\_; Overlay District: \_\_\_\_\_; Outstanding violations/complaints: Yes No

B. Work Description: \_\_\_\_\_

C. Commission Approvals (SP, SPR, CAM, SUB): No Yes \_\_\_\_\_  
List file #(s) & date(s)

D. Variances or Existing Non-conformities: No Yes \_\_\_\_\_  
List file #(s) & date(s)

#### E. Bulk & Height Standards

1. Type Of Lot: Front \_\_\_\_\_ Corner\* \_\_\_\_\_ Rear \_\_\_\_\_ Through \_\_\_\_\_

2. Lot Area In Square Feet: \_\_\_\_\_

3. Setbacks In Feet (To Proposed Work):

|                                     | Allowed | Existing | Proposed |
|-------------------------------------|---------|----------|----------|
| a. Front                            | _____   | _____    | _____    |
| b. *Second Front (Corner Lots Only) | _____   | _____    | _____    |
| c. Nearest Side                     | _____   | _____    | _____    |
| d. Farthest Side                    | _____   | _____    | _____    |
| e. Rear Yard                        | _____   | _____    | _____    |

# LOCAL HEALTH CHILD CARE FACILITY ENVIRONMENTAL INSPECTION REPORT #5E

pre-☒ INSPECTION ☐ FOLLOW-UP INSPECTION ☐ COMPLAINT

preinspection

Connecticut Office of Early Childhood – Division of Licensing  
450 Columbus Boulevard, Suite 302, Hartford, CT 06103

|                           |                     |                              |
|---------------------------|---------------------|------------------------------|
| Program Name:             | License Number:     | Date of Inspection: 11/15/24 |
| Address: 758 Richards Ave | Expiration Date:    | Licensed Capacity:           |
| Town: Norwalk             | Telephone:          | Under Three Endorsement:     |
| Operator: Temple Shalom   | # of Staff Present: | # of Children Present:       |

Licensed For: ☐ Under Three (6wks-36m) ☐ Preschool (3y-5y) ☐ School Age (5y&up) ☐ Night Care (6wks&up)

Instructions: Check = Compliance Circle = Non-Compliance 3 = Not Observed 4 = Not Applicable

| Physical Plant/Indoor Space 19a-79-7a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Health and Safety 19a-79-6a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> 1 License premises clean/good repair<br><input checked="" type="checkbox"/> 2 Equipment clean, in good repair, safe/non-toxic<br><input checked="" type="checkbox"/> 3 Free from observable hazards<br><hr/> <input type="checkbox"/> 4 Water Supply in compliance with all PHC requirements<br><div style="margin-left: 20px;"> <input type="checkbox"/> 4a Customer of a Water Company<br/> Water Company Name: _____<br/> Lead Water Test Date: _____<br/> <input type="checkbox"/> Within Limits <input type="checkbox"/> Exceeds Limits<br/> <p style="text-align: center;">-or-</p> <input checked="" type="checkbox"/> 4b On-Site Well<br/> <u>Classification of Well – Check One:</u><br/> <input type="checkbox"/> Public Well - Well supplies 25 or more adults and Children, daily at least 60 days per year.<br/> (If not, then private well)<br/> <input type="checkbox"/> Private Well – Serves less than 25 adults &amp; children<br/> <br/> <u>Review of Water Quality Test Results</u><br/> i. Lead Water Test Date: 9/11/24<br/> <input type="checkbox"/> Within Limits <input type="checkbox"/> Exceeds Limits<br/> ii. Bacteriological Analysis Test Date: 9/11/24<br/> <input type="checkbox"/> Within Limits <input type="checkbox"/> Exceeds Limits<br/> iii. Chemical Analysis Test Date: 9/11/24<br/> <input type="checkbox"/> Within Limits <input type="checkbox"/> Exceeds Limits<br/> <br/> <u>Inspection of Well</u><br/> Well meets construction and separation distance requirements of CT Public Health Code Sections 19-13-B51a-m. <input type="checkbox"/> Yes <input type="checkbox"/> No<br/> <br/> <input type="checkbox"/> 4c Other (Please specify) _____ </div> <hr/> <input checked="" type="checkbox"/> 5 Required toilets/sinks/supplies<br><input checked="" type="checkbox"/> 6 Adequate ventilation in toilet room<br><input checked="" type="checkbox"/> 7 Sewage disposal adequate<br><br><u>Outdoor Space 19a-79-7a</u><br><input type="checkbox"/> 8 Swimming pool complies with PHC 19-13-B33b<br><input type="checkbox"/> 9 Playground free from observable hazards<br><input checked="" type="checkbox"/> 10 Drinking water available, adequate, safe | <input checked="" type="checkbox"/> 11 Refrigeration no more than 41°<br><input checked="" type="checkbox"/> 12 Food prep area clean/good repair<br><input checked="" type="checkbox"/> 13 Food safely stored<br><input checked="" type="checkbox"/> 14 Food prep hand washing<br><input checked="" type="checkbox"/> 15 Adequate dishwashing<br><input checked="" type="checkbox"/> 16 Kitchen separated<br><input checked="" type="checkbox"/> 17 Mark as appropriate:<br><input type="checkbox"/> Snacks served <input type="checkbox"/> Cold breakfast<br><input type="checkbox"/> Meals served <input type="checkbox"/> Meals transported<br><input type="checkbox"/> Other _____<br><br><input checked="" type="checkbox"/> Building: Pre 1978 Construction (Lead Inspection Required)<br><input type="checkbox"/> No Lead-Based Paint Identified<br><input type="checkbox"/> Lead Hazards Identified and Corrected<br>(Plan of correction on file with Local Health Dept.(LHD))<br><input type="checkbox"/> Intact Lead-Based Paint Identified<br>(Management Plan on file with LHD)<br><br><input type="checkbox"/> Building: 1978 or newer Construction<br><hr/> <p style="text-align: center;">Please check one of the following:</p> <input type="checkbox"/> Approval recommended. No code violations identified.<br><input checked="" type="checkbox"/> Approval recommended with conditions (see below).<br><input type="checkbox"/> Approval not recommended due to existing serious code violations.<br><br><u>Comments:</u><br>* young toddlers rug presents tripping hazard<br>* older toddlers room fridge @ 45°F (needs 41°)<br>* older 2's room - move paints out of reach<br>* 4's classroom lock down back shelf<br>* thermometers needed in all fridge<br>* hand wash station set up<br><input type="checkbox"/> Check here if additional comments attached |
| Signed (Inspector) <i>[Signature]</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Signed (Person in Charge) <i>[Signature]</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Date Corrections Due <i>[Signature]</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

\* Need Lead Report (paint + dust) soil  
\* well water report

\* playground area - new fence + added on sand play area



|                            |                                                                                                                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT SITE:</b>       | 259 Richards Avenue<br>Norwalk, CT                                                                                                                        |
| <b>CLIENT:</b>             | Brooks Environmental<br>9 Isaac Street<br>Norwalk, CT 06850<br>(203) 853-9792<br><a href="mailto:Mike.z@brooksenviron1.com">Mike.z@brooksenviron1.com</a> |
| <b>INSPECTION DATE:</b>    | November 4, 2024                                                                                                                                          |
| <b>BIG EAST PROJECT #:</b> | 241090                                                                                                                                                    |

## **LEAD BASED PAINT INSPECTION**

### **INTRODUCTION**

Big East Environmental conducted a lead-based paint inspection at the above referenced subject site in accordance with United States Environmental Protection Agency (U.S. EPA) and United States Department of Housing and Urban Development (HUD) Chapter 5 guidelines. The inspection was carried out by US EPA certified and CT licensed Lead Based Paint Inspector Eric Gelhaus utilizing X-Ray Fluorescence (XRF) testing methodology.

The subject site is a Children's Daycare Facility within a religious building. The inspection was carried out in an effort to identify the presence and condition of lead-based paint within areas utilized for daycare purposes.

### **INSPECTION LIMITATIONS**

This survey was limited to XRF testing on accessible surfaces on the day of the site visit. Dust, soil, paint chip, and/ or water samples were not collected as part of this inspection.

### **OCCUPANTS**

The facility is occupied, and children under the age of six are present during business hours.

### **SCOPE OF INSPECTION**

XRF Inspection to determine the presence and condition of lead on painted surfaces.

### **INSPECTION SUMMARY**

- XRF inspection has not identified lead-based paint.
- Lead-paint hazards/defective lead paint was not identified.



**SCHNEIDER LABORATORIES GLOBAL, INC.**

2512 West Cary Street, Richmond, Virginia 23220-5117  
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475  
www.slabinc.com • info@slabinc.com

S 10

**592113**

V:5921592113

tnadiem 11/5/2024 10:09:52 AM  
Federal Express 779717977128

|                  |                                      |                                        |        |                        |                                                                     |
|------------------|--------------------------------------|----------------------------------------|--------|------------------------|---------------------------------------------------------------------|
| Submitting Co.   | Brooks Environmental Consulting, LLC | State of Collection                    | CT     | Cert. Required         | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|                  |                                      | Acct. #                                | 912    | Phone                  | 2038561856                                                          |
|                  |                                      | Email                                  |        |                        |                                                                     |
| Project Name     | Temple Shalom                        | PO #                                   | 241030 |                        |                                                                     |
| Project Location | 259 Richards Ave., Norwalk, CT 06850 | Special Instructions:                  |        | <b>A12830 EXP03/26</b> |                                                                     |
| Project Number   | 241030                               | INVISI WIPE lot:<br>Fedex 779717977128 |        |                        |                                                                     |
| Collected By     | Mike Zubarev                         | Method: ASTM E1728M-20                 |        |                        |                                                                     |

| Turn Around Time                                                                                                                                                                                                                                                                                                                                                                                                   | Matrix                                                                                                                                                                                                                                                                                                                                                                      | Tests/Analytes (Select All that Apply): Blank spaces are for additional analytes                                                                                                                                                          |                                                                                                                                                                                                                   |                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 2 Hour *<br><input type="checkbox"/> Same day *<br><input checked="" type="checkbox"/> 1 business day<br><input type="checkbox"/> 2 business days<br><input type="checkbox"/> 3 business days<br><input type="checkbox"/> 5 business days<br><small>* not available for all tests<br/>** past 3 PM the TAT will begin next business day<br/>Please schedule rush tests in advance</small> | <input type="checkbox"/> Air<br><input type="checkbox"/> Paint<br><input type="checkbox"/> Soil<br><input checked="" type="checkbox"/> Wipe<br><input type="checkbox"/> Bulk<br><input type="checkbox"/> Waste Water<br><input type="checkbox"/> Ground Water<br><input type="checkbox"/> Drinking Water<br><input type="checkbox"/> TSP / PM10<br><input type="checkbox"/> | <b>Asbestos in Bulk</b><br><input type="checkbox"/> PLM<br><input type="checkbox"/> PLM Qualitative<br><input type="checkbox"/> 400 Point Count<br><input type="checkbox"/> 1000 Point Count<br><input type="checkbox"/> Gravimetric Prep | <b>Metals Total</b><br><input checked="" type="checkbox"/> Lead<br><input type="checkbox"/> RCRA 8 Metals<br><input type="checkbox"/> Chromium VI<br><input type="checkbox"/> Mercury<br><input type="checkbox"/> | <b>TCLP</b><br><input type="checkbox"/> Lead<br><input type="checkbox"/> RCRA 8 Metals<br><input type="checkbox"/> Full TCLP (w/ organics 10 Day) | <b>Microbiology</b><br><input type="checkbox"/> BACT (MPN/PA)<br><input type="checkbox"/> Mold Direct Exam<br><input type="checkbox"/> Allergens<br><b>Sub-Contract</b><br><input type="checkbox"/> TEM Chatfield<br><input type="checkbox"/> TEM AHERA<br><input type="checkbox"/> TEM 7402<br><input type="checkbox"/> Silica XRD (7500) |
|                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                             | <b>Asbestos in Air</b><br><input type="checkbox"/> PCM<br><input type="checkbox"/> PCM-B Rules                                                                                                                                            | <b>Gravimetric</b><br><input type="checkbox"/> Total Dust NIOSH 0500<br><input type="checkbox"/> Resp. Dust NIOSH 0600                                                                                            | <b>Miscellaneous</b><br><input type="checkbox"/> Silica FTIR (7602)<br><input type="checkbox"/>                                                   |                                                                                                                                                                                                                                                                                                                                            |

| Sample #  | Date Sampled | Time Sampled | Sample Identification<br>(Employee, Bldg, Material, Type <sup>1</sup> ) | Wipe Area | Time <sup>2</sup><br>Start Stop | Flow Rate<br>Start Stop | Total Air <sup>4</sup> |
|-----------|--------------|--------------|-------------------------------------------------------------------------|-----------|---------------------------------|-------------------------|------------------------|
| 11424-FB1 | 11.4.24      | 830AM        | field blank #1                                                          | NA        |                                 |                         |                        |
| -1        |              |              | Infants left Rm win sill                                                | 2"x19"    | wall D                          |                         |                        |
| -2        |              |              | Infants left rm floor                                                   | 1'x1'     | wall D                          |                         |                        |
| -3        |              |              | Infants right room floor                                                | 1'x1'     | wall D                          |                         |                        |
| -4        |              |              | Gym floor center                                                        | 1'x1'     |                                 |                         |                        |
| -5        |              |              | M bath win sill                                                         | 19"x2"    | wall C                          |                         |                        |
| -6        |              |              | M bath floor                                                            | 1'x1'     | wall C                          |                         |                        |
| -7        |              |              | W bath win sill                                                         | 2"x20"    | wall C                          |                         |                        |
| -8        |              |              | W bath floor                                                            | 1'x1'     | wall C                          |                         |                        |
| -FB2      |              |              | field blank 2                                                           | NA        |                                 |                         |                        |

For Aqueous and Solid samples ensure enough sample is sent for duplicate and spike analysis

<sup>1</sup>Type: A=Area, B=Blank, P=Personal, E=Excursion <sup>2</sup>Beginning/End of Sample Period <sup>3</sup>Liters/Minute <sup>4</sup>Volume in Liters [time in min x flow in L/min]

Relinquished By:

*M. Zubarev*

Signature:

*[Signature]*

Date/Time

*11/4/24***ALL SHADED FIELDS MUST BE FILLED TO AVOID DELAYS!**

Chain-of-Custody documentation continued internally





## Analysis Report

# Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

**Customer** BROOKS Environmental Consulting (912)  
**Address** 9 ISAAC ST  
NORWALK, CT 06850

**Order #:** 592113

**Matrix** Wipe  
**Received** 11/05/24  
**Analyzed** 11/06/24  
**Reported** 11/06/24

**Project** Temple Shalom  
**Location** 259 Richards Ave Norwalk  
**Number** 241030

**PO Number** 241030

| Sample ID | Cust. Sample ID | Location | Sample Date |       |       |     |
|-----------|-----------------|----------|-------------|-------|-------|-----|
| Parameter |                 | Method   | Area        | Total | Conc. | RL* |

**Analyst SAJ**

592113-11/06/24 05:41 PM

Reviewed By **Daniel McKee**  
Analyst

### EPA Lead Clearance as of 8/1/24

| Location              | Level  | Unit   |
|-----------------------|--------|--------|
| Floors                | < 10.0 | µg/ft2 |
| Interior Window Sills | < 100  | µg/ft2 |
| Window Troughs        | < 400  | µg/ft2 |

### HUD Lead Clearance as of 8/1/24

| Location              | Level  | Unit   |
|-----------------------|--------|--------|
| Interior Floors       | < 10.0 | µg/ft2 |
| Porch Floors          | < 40.0 | µg/ft2 |
| Interior Window Sills | < 100  | µg/ft2 |
| Window Troughs        | < 100  | µg/ft2 |

Minimum Total Reporting Limit: 5.0 µg/wipe. All internal QC parameters were met. Unusual sample conditions, if any, are described. Do not reproduce this report except in full. Concentration and \*Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results apply to the sample as received. AIHA LAP, LLC accredited for Lead (Lab ID 100527).



## Analysis Report

## Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475**Customer** BROOKS Environmental Consulting (912)  
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**Location** 259 Richards Ave Norwalk  
**Number** 241030**PO Number** 241030

| Sample ID  | Cust. Sample ID | Location        | Sample Date |               |              |              |
|------------|-----------------|-----------------|-------------|---------------|--------------|--------------|
| Parameter  |                 | Method          | Area        | Total         | Conc.        | RL*          |
| 592113-001 | 11424-FB1       | Field Blank 1   | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       |             | <5.00 µg/wipe |              | 5.00 µg/wipe |
| 592113-002 | 11424-1         | Infants L Rm WS | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 0.264 ft2   | 29.8 µg/wipe  | 113 µg/ft2   | 18.9 µg/ft2  |
| 592113-003 | 11424-2         | Infants L Rm FL | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 1.00 ft2    | <5.00 µg/wipe | <5.00 µg/ft2 | 5.00 µg/ft2  |
| 592113-004 | 11424-3         | Infants R Rm FL | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 1.00 ft2    | <5.00 µg/wipe | <5.00 µg/ft2 | 5.00 µg/ft2  |
| 592113-005 | 11424-4         | Gym FL Center   | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 1.00 ft2    | <5.00 µg/wipe | <5.00 µg/ft2 | 5.00 µg/ft2  |
| 592113-006 | 11424-5         | M Bath WS       | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 0.264 ft2   | <5.00 µg/wipe | <18.9 µg/ft2 | 18.9 µg/ft2  |
| 592113-007 | 11424-6         | M Bath FL       | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 1.00 ft2    | <5.00 µg/wipe | <5.00 µg/ft2 | 5.00 µg/ft2  |
| 592113-008 | 11424-7         | W Bath WS       | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 0.278 ft2   | <5.00 µg/wipe | <18.0 µg/ft2 | 18.0 µg/ft2  |
| 592113-009 | 11424-8         | W Bath FL       | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       | 1.00 ft2    | <5.00 µg/wipe | <5.00 µg/ft2 | 5.00 µg/ft2  |
| 592113-010 | 11424-FB2       | Field Blank 2   | 11/04/24    |               |              |              |
| Lead       |                 | EPA 7000B       |             | <5.00 µg/wipe |              | 5.00 µg/wipe |

Minimum Total Reporting Limit: 5.0 µg/wipe. All internal QC parameters were met. Unusual sample conditions, if any, are described. Do not reproduce this report except in full. Concentration and \*Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results apply to the sample as received. AIHA LAP, LLC accredited for Lead (Lab ID 100527).



## Lead Based Paint XRF Inspection Data

Big East Environmental  
57 Chestnut Street, Unit 10  
Norwalk, CT 06854

INSPECTION SITE: 259 Richards Ave  
Norwalk, CT

INSPECTION DATE: 11/4/2024 - 11/4/2024

REPORT NUMBER: 241090

INSTRUMENT TYPE: Viken Detection  
Pb200i XRF Lead Paint Analyzer  
1253

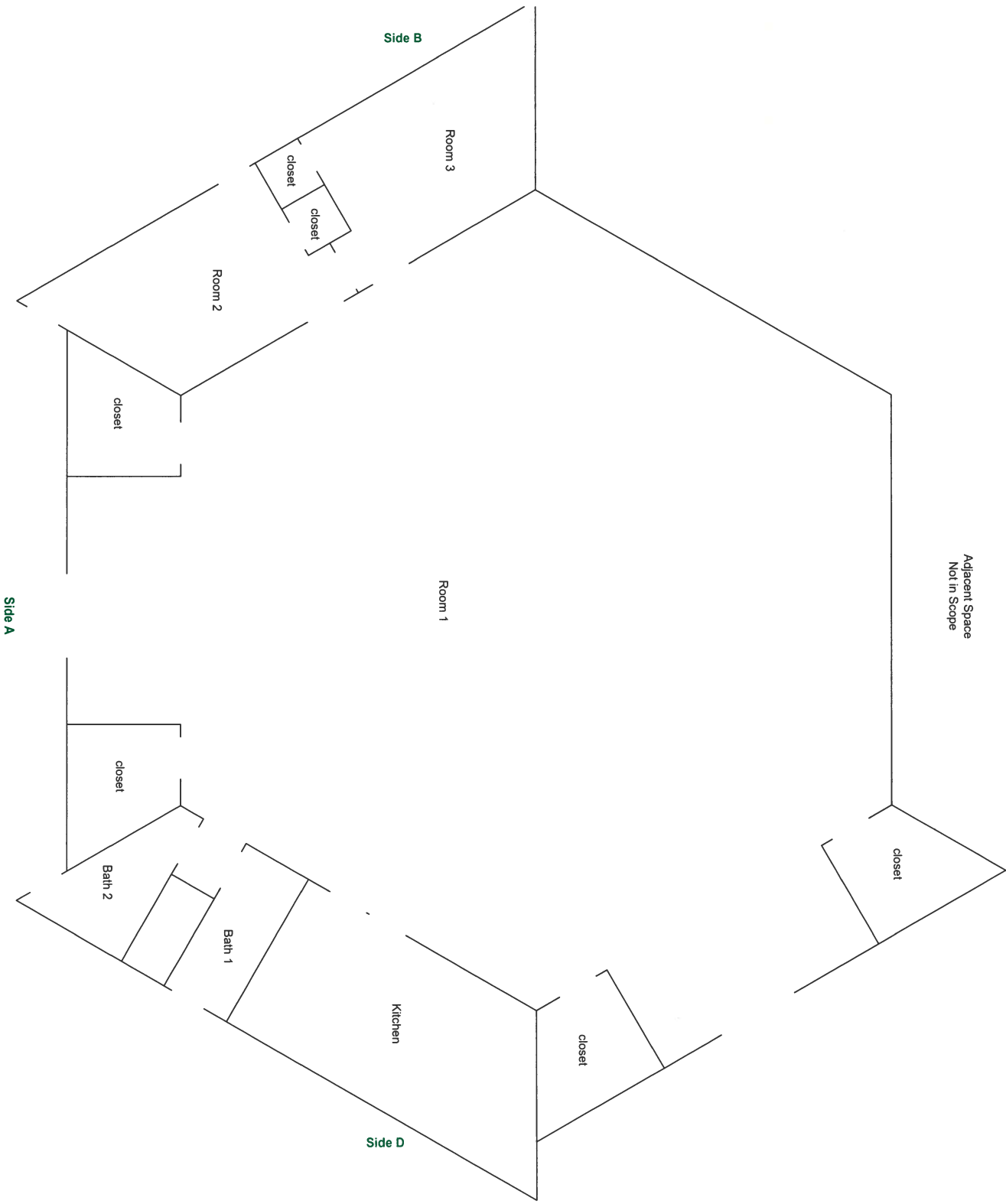
ACTION LEVEL: 1.0 (mg/cm<sup>2</sup>)

STATEMENT: Lead-based Paint Testing

Lead Inspection Drawing 01

Side C

Adjacent Space  
Not in Scope



57 Chestnut St. Unit 10  
Norwalk, CT 06854  
(203) 364-4955

CLIENT:

Brooks Environmental  
203-853-9792  
mike.z@brooksenviron1.com

JOB SITE:

259 Richards Avenue  
Norwalk CT

PROJECT NUMBER: 241090

LEGEND:

A-D Side Identification

GENERAL NOTES:

Drawings are not to scale

|         |  |  |
|---------|--|--|
| Rev. 03 |  |  |
| Rev. 02 |  |  |
| Rev. 01 |  |  |

Initial 00 Eric Gelhaus 11/05/2024

VERSION AUTHOR DATE

FIGURE:  
  
LAD 01

Lead Based Paint XRF Inspection Data

Inspection Date:  
Action Level:  
Report Number:  
Total Readings:  
Unit Started:  
Unit Ended:

11/4/2024 - 11/4/2024  
1.0 (mg/cm²)  
241090  
70  
11/04/2024 08:21:50  
11/04/2024 08:51:40

Inspection Site:  
  
259 Richards Ave  
Norwalk, CT

| Read # | Result   | ROOM | SIDE | ASSEMBLY | Member | SUBSTRATE | CONDITION | Floor | Color | Notes | Lead (mg/cm²) |
|--------|----------|------|------|----------|--------|-----------|-----------|-------|-------|-------|---------------|
| 893    | Negative |      |      |          |        |           |           |       |       | Cal.  | 0.2 mg/cm²    |
| 894    | Negative |      |      |          |        |           |           |       |       | Cal.  | 0.2 mg/cm²    |
| 895    | Negative |      |      |          |        |           |           |       |       | Cal.  | 0.1 mg/cm²    |

----- END OF READINGS -----

# Lead Based Paint XRF Inspection Data

Inspection Date: 11/4/2024 - 11/4/2024 Inspection Site: 259 Richards Ave  
Action Level: 1.0 (mg/cm²) Norwalk, CT  
Report Number: 241090  
Total Readings: 70  
Unit Started: 11/04/2024 08:21:50  
Unit Ended: 11/04/2024 08:51:40

| Read # | Result   | ROOM       | SIDE | ASSEMBLY | Member    | SUBSTRATE   | CONDITION    | Floor     | Color   | Notes | Lead (mg/cm²) |
|--------|----------|------------|------|----------|-----------|-------------|--------------|-----------|---------|-------|---------------|
| 868    | Negative | Bathroom C |      | Wall     | Wall      | Wallpaper   | Intact       | 1st Floor | Tan     |       | 0.2 mg/cm²    |
| 869    | Negative | Bathroom B | 2    | Wall     | Wall      | Cinderblock | Intact       | 1st Floor | White   |       | 0.1 mg/cm²    |
| 870    | Negative | Bathroom A | 2    | Wall     | Wall      | Cinderblock | Intact       | 1st Floor | White   |       | 0.1 mg/cm²    |
| 871    | Negative | Room 2 A   |      | Wall     | Wall      | Wood        | Intact       | 1st Floor | Purple  |       | 0.1 mg/cm²    |
| 872    | Negative | Room 2 B   |      | Wall     | Wall      | Wood        | Intact       | 1st Floor | Purple  |       | 0.1 mg/cm²    |
| 873    | Negative | Room 2 C   |      | Wall     | Wall      | Wood        | Intact       | 1st Floor | Purple  |       | 0.1 mg/cm²    |
| 874    | Negative | Room 2 D   |      | Wall     | Wall      | Drywall     | Intact       | 1st Floor | Yellow  |       | 0.3 mg/cm²    |
| 875    | Negative | Room 2 D   |      | Wall     | Baseboard | Wood        | Deteriorated | 1st Floor | Yellow  |       | 0.0 mg/cm²    |
| 876    | Negative | Room 2 C   |      | Door     | Frame     | Wood        | Deteriorated | 1st Floor | Yellow  |       | 0.1 mg/cm²    |
| 877    | Negative | Room 2 C   |      | Door     | Jamb      | Wood        | Intact       | 1st Floor | Varnish |       | 0.1 mg/cm²    |
| 878    | Negative | Room 2 C   |      | Door     | Door      | Wood        | Intact       | 1st Floor | Purple  |       | 0.1 mg/cm²    |
| 879    | Negative | Room 2 C   |      | Ceiling  | Door      | Wood        | Intact       | 1st Floor | Purple  |       | 0.0 mg/cm²    |
| 880    | Negative | Room 2 A   |      | Window   | Casing    | Wood        | Intact       | 1st Floor | Yellow  |       | -0.1 mg/cm²   |
| 881    | Negative | Room 2 A   |      | Window   | Sill      | Wood        | Intact       | 1st Floor | Yellow  |       | 0.1 mg/cm²    |
| 882    | Negative | Room 3 A   |      | Door     | Door      | Wood        | Intact       | 1st Floor | Blue    |       | 0.1 mg/cm²    |
| 883    | Negative | Room 3 A   |      | Door     | Jamb      | Wood        | Deteriorated | 1st Floor | Blue    |       | 0.1 mg/cm²    |
| 884    | Negative | Room 3 A   |      | Door     | Frame     | Wood        | Deteriorated | 1st Floor | Blue    |       | 0.1 mg/cm²    |
| 885    | Negative | Room 3 A   |      | Wall     | Baseboard | Wood        | Deteriorated | 1st Floor | Blue    |       | 0.2 mg/cm²    |
| 886    | Negative | Room 3 A   |      | Wall     | Wall      | Drywall     | Intact       | 1st Floor | Blue    |       | 0.2 mg/cm²    |
| 887    | Negative | Room 3 B   |      | Wall     | Wall      | Drywall     | Deteriorated | 1st Floor | Blue    |       | 0.2 mg/cm²    |
| 888    | Negative | Room 3 C   |      | Wall     | Wall      | Drywall     | Intact       | 1st Floor | Blue    |       | 0.3 mg/cm²    |
| 889    | Negative | Room 3 D   |      | Wall     | Wall      | Drywall     | Intact       | 1st Floor | Blue    |       | 0.2 mg/cm²    |
| 890    | Negative | Room 3 D   |      | Ceiling  |           | Wood        | Intact       | 1st Floor | White   |       | 0.1 mg/cm²    |
| 891    | Negative | Room 3 D   |      | Ceiling  |           | Drywall     | Intact       | 1st Floor | White   |       | 0.1 mg/cm²    |
| 892    | Negative | Room 2 D   |      | Ceiling  |           | Drywall     | Intact       | 1st Floor | White   |       | 0.0 mg/cm²    |

Big East Environmental 57 Chestnut Street, Unit 10 Norwalk, CT 06854

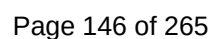


Lead Based Paint XRF Inspection Data

Inspection Date:11/4/2024 - 11/4/2024Inspection Site:259 Richards Ave  
Norwalk, CT  
Action Level:1.0 (mg/cm²)  
Report Number:241090  
Total Readings:70  
Unit Started:11/04/2024 08:21:50  
Unit Ended:11/04/2024 08:51:40

| Read # | Result   | ROOM     | SIDE | ASSEMBLY   | Member          | SUBSTRATE   | CONDITION    | Floor     | Color   | Notes          | Lead (mg/cm²) |
|--------|----------|----------|------|------------|-----------------|-------------|--------------|-----------|---------|----------------|---------------|
| 826    | Positive |          |      |            |                 |             |              |           |         | Cal.1.0 mg/cm² |               |
| 827    | Negative |          |      |            |                 |             |              |           |         | Cal.0.9 mg/cm² |               |
| 828    | Negative |          |      |            |                 |             |              |           |         | Cal.0.9 mg/cm² |               |
| 829    | Negative | Room 1   | A    | Wall       | Wall            | Concrete    | Intact       | 1st Floor | White   |                | 0.2 mg/cm²    |
| 830    | Negative | Room 1   | B    | Wall       | Wall            | Drywall     | Intact       | 1st Floor | White   |                | 0.2 mg/cm²    |
| 831    | Negative | Room 1   | C    | Wall       | Wall            | Concrete    | Intact       | 1st Floor | White   |                | 0.3 mg/cm²    |
| 832    | Negative | Room 1   | D    | Wall       | Wall            | Concrete    | Intact       | 1st Floor | White   |                | 0.2 mg/cm²    |
| 833    | Negative | Room 1   | A    | Wall       | Baseboard       | Wood        | Intact       | 1st Floor | White   |                | 0.1 mg/cm²    |
| 834    | Negative | Room 1   | A    | Wall       | Baseboard       | Wood        | Intact       | 1st Floor | Varnish |                | 0.2 mg/cm²    |
| 835    | Negative | Room 1   | A    | Door       | Door            | Wood        | Intact       | 1st Floor | Varnish |                | 0.1 mg/cm²    |
| 836    | Negative | Room 1   | A    | Door       | Frame           | Wood        | Intact       | 1st Floor | Varnish |                | 0.1 mg/cm²    |
| 837    | Negative | Room 1   | A    | Door       | Jamb            | Wood        | Intact       | 1st Floor | Varnish |                | 0.0 mg/cm²    |
| 838    | Negative | Room 1   | A    | Floor      | Wood            | Wood        | Intact       | 1st Floor | White   |                | 0.5 mg/cm²    |
| 839    | Negative | Kitchen  | A    | Wall       | Wall            | Cinderblock | Intact       | 1st Floor | White   |                | 0.3 mg/cm²    |
| 840    | Negative | Kitchen  | B    | Wall       | Wall            | Drywall     | Intact       | 1st Floor | White   |                | 0.2 mg/cm²    |
| 841    | Negative | Kitchen  | C    | Wall       | Wall            | Drywall     | Intact       | 1st Floor | White   |                | 0.2 mg/cm²    |
| 842    | Negative | Kitchen  | D    | Wall       | Wall            | Drywall     | Intact       | 1st Floor | White   |                | 0.1 mg/cm²    |
| 843    | Negative | Kitchen  | C    | Cabinet Up | Cabinet Door    | Metal       | Intact       | 1st Floor | Tan     |                | 0.1 mg/cm²    |
| 844    | Negative | Kitchen  | C    | Cabinet Up | Cabinet Housing | Metal       | Intact       | 1st Floor | Tan     |                | 0.3 mg/cm²    |
| 845    | Negative | Kitchen  | C    | Elec Panel |                 | Metal       | Intact       | 1st Floor | Gray    |                | 0.1 mg/cm²    |
| 846    | Negative | Kitchen  | C    | Door       | Door            | Wood        | Intact       | 1st Floor | Varnish |                | 0.1 mg/cm²    |
| 847    | Negative | Kitchen  | C    | Door       | Frame           | Wood        | Intact       | 1st Floor | Varnish |                | 0.2 mg/cm²    |
| 848    | Negative | Kitchen  | C    | Door       | Jamb            | Wood        | Intact       | 1st Floor | Varnish |                | 0.1 mg/cm²    |
| 849    | Negative | Bathroom | B    | Door       | Jamb            | Wood        | Deteriorated | 1st Floor | White   |                | 0.1 mg/cm²    |

Big East Environmental 57 Chestnut Street, Unit 10 Norwalk, CT 06854





## Analysis Report

## Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475**Customer** BROOKS Environmental Consulting (912)  
**Address** 9 ISAAC ST  
NORWALK, CT 06850**Order #:** 593986**Matrix** Wipe  
**Received** 11/18/24  
**Analyzed** 11/18/24  
**Reported** 11/18/24**Project** Temple Shalom  
**Location** 259 Richards Ave Norwalk CT  
**Number** 241091**PO Number** 241091

| Sample ID  | Cust. Sample ID | Location                 | Sample Date |               |              |              |
|------------|-----------------|--------------------------|-------------|---------------|--------------|--------------|
| Parameter  |                 | Method                   | Area        | Total         | Conc.        | RL*          |
| 593986-001 | 111624-FB1      | Field Blank #1           | 11/16/24    |               |              |              |
| Lead       |                 | EPA 7000B                |             | <5.00 µg/wipe |              | 5.00 µg/wipe |
| 593986-002 | 111624-1        | Infants Left Rm Win Sill | 11/16/24    |               |              |              |
| Lead       |                 | EPA 7000B                | 0.264 ft2   | <5.00 µg/wipe | <18.9 µg/ft2 | 18.9 µg/ft2  |
| 593986-003 | 111624-2        | Infants Left Rm Floor    | 11/16/24    |               |              |              |
| Lead       |                 | EPA 7000B                | 1.00 ft2    | <5.00 µg/wipe | <5.00 µg/ft2 | 5.00 µg/ft2  |
| 593986-004 | 111624-FB2      | Field Blank #2           | 11/16/24    |               |              |              |
| Lead       |                 | EPA 7000B                |             | <5.00 µg/wipe |              | 5.00 µg/wipe |

**Analyst SAJ**  
593986-11/18/24 03:38 PMReviewed By **Ahmed Elnasseh**  
Analyst**EPA Lead Clearance as of 8/1/24**

| Location              | Level  | Unit   |
|-----------------------|--------|--------|
| Floors                | < 10.0 | µg/ft2 |
| Interior Window Sills | < 100  | µg/ft2 |
| Window Troughs        | < 400  | µg/ft2 |

**HUD Lead Clearance as of 8/1/24**

| Location              | Level  | Unit   |
|-----------------------|--------|--------|
| Interior Floors       | < 10.0 | µg/ft2 |
| Porch Floors          | < 40.0 | µg/ft2 |
| Interior Window Sills | < 100  | µg/ft2 |
| Window Troughs        | < 100  | µg/ft2 |

Minimum Total Reporting Limit: 5.0 µg/wipe. All internal QC parameters were met. Unusual sample conditions, if any, are described. Do not reproduce this report except in full. Concentration and \*Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results apply to the sample as received. AIHA LAP, LLC accredited for Lead (Lab ID 100527).



# Technical Report

prepared for:

**Temple Shalom**  
259 Richards Ave  
Norwalk, CT 06850  
**Attention: Stacey Cohen**

Report Date: 09/20/2024  
**Client Project ID: PWS ID CT1030074-Distribution**  
York Project (SDG) No.: N4I0386

CT Cert. No. PH-0800



New York Cert. No. 11706

56 Church Hill Road #2



Newtown, CT 06470

[www.YORKLAB.com](http://www.YORKLAB.com)

(203) 270-9973

FAX (203) 270-3348

[ClientServices@yorklab.com](mailto:ClientServices@yorklab.com)

Report Date: 09/20/2024  
Client Project ID: PWS ID CT1030074-Distribution  
York Project (SDG) No.: N4I0386

**Temple Shalom**  
259 Richards Ave  
Norwalk, CT 06850  
Attention: Stacey Cohen

---

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on September 11, 2024 and listed below. The project was identified as your project: **PWS ID CT1030074-Distribution**.

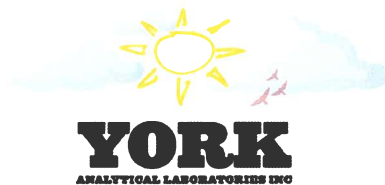
The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

Please contact Client Services at 203-270-9973 with any questions regarding this report.

| <u>York Sample ID</u> | <u>Client Sample ID</u> | <u>Matrix</u>  | <u>Date Collected</u> | <u>Date Received</u> |
|-----------------------|-------------------------|----------------|-----------------------|----------------------|
| N4I0386-01            | POE                     | Drinking Water | 09/11/2024            | 09/11/2024           |
| N4I0386-02            | POE                     | Drinking Water | 09/11/2024            | 09/11/2024           |
| N4I0386-03            | Trip Blank              | Drinking Water | 09/11/2024            | 09/11/2024           |
| N4I0386-04            | Well                    | Drinking Water | 09/11/2024            | 09/11/2024           |



### Sample Information

|                               |                               |                        |                             |                      |
|-------------------------------|-------------------------------|------------------------|-----------------------------|----------------------|
| <b>Client Sample ID:</b>      | <b>POE</b>                    | <b>York Sample ID:</b> | <b>N4I0386-01</b>           |                      |
| <u>York Project (SDG) No.</u> | <u>Client Project ID</u>      | <u>Matrix</u>          | <u>Collection Date/Time</u> | <u>Date Received</u> |
| N4I0386                       | PWS ID CT1030074-Distribution | Drinking Water         | September 11, 2024 11:35 am | 09/11/2024           |
| Field Analyses:               |                               | Log-in/Sample Notes:   |                             |                      |

### Results

| Parameter            | Result  | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                                             | Date/Time Analyzed | Analyst |
|----------------------|---------|-------|-----------|------|-----|------------------|----------------------------------------------------------------|--------------------|---------|
| Benzene              | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Bromobenzene         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Bromodichloromethane | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Bromochloromethane   | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Bromoform            | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Bromomethane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| n-Butylbenzene       | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Carbon tetrachloride | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Chlorobenzene        | < 0.500 | ug/L  |           | 0.50 | 100 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Dibromochloromethane | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Chloroethane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Chloroform           | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Chloromethane        | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 2-Chlorotoluene      | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 4-Chlorotoluene      | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Dibromomethane       | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |





### Sample Information

Client Sample ID: POE

York Sample ID: N4I0386-01

York Project (SDG) No.

N4I0386

Client Project ID

PWS ID CT1030074-Distribution

Matrix

Drinking Water

Collection Date/Time

September 11, 2024 11:35 am

Date Received

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter                   | Result  | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                                              | Date/Time Analyzed | Analyst |
|-----------------------------|---------|-------|-----------|------|-----|------------------|-----------------------------------------------------------------|--------------------|---------|
| 1,2-Dichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,3-Dichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | 600 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,4-Dichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | 75  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1-Dichloroethane          | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,2-Dichloroethane          | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1-Dichloroethylene        | < 0.500 | ug/L  |           | 0.50 | 7   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| cis-1,2-Dichloroethylene    | < 0.500 | ug/L  |           | 0.50 | 70  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| trans-1,2-Dichloroethylene  | < 0.500 | ug/L  |           | 0.50 | 100 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Methylene chloride          | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,2-Dichloropropane         | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,3-Dichloropropane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 2,2-Dichloropropane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1-Dichloropropylene       | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| cis-1,3-Dichloropropylene   | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| trans-1,3-Dichloropropylene | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Ethyl Benzene               | < 0.500 | ug/L  |           | 0.50 | 700 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |



### Sample Information

Client Sample ID: POE

York Sample ID: N4I0386-01

York Project (SDG) No.

N4I0386

Client Project ID

PWS ID CT1030074-Distribution

Matrix

Drinking Water

Collection Date/Time

September 11, 2024 11:35 am

Date Received

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter                      | Result  | Units | Qualifier | RL   | MCL  | Reference Method | Date/Time Prepared                                              | Date/Time Analyzed | Analyst |
|--------------------------------|---------|-------|-----------|------|------|------------------|-----------------------------------------------------------------|--------------------|---------|
| Methyl tert-butyl ether (MTBE) | < 0.500 | ug/L  |           | 0.50 | 5    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Naphthalene                    | < 2.00  | ug/L  |           | 2.00 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| n-Propylbenzene                | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Styrene                        | < 0.500 | ug/L  |           | 0.50 | 100  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1,1,2-Tetrachloroethane      | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1,2,2-Tetrachloroethane      | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Tetrachloroethylene            | < 0.500 | ug/L  |           | 0.50 | 5    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Toluene                        | < 0.500 | ug/L  |           | 0.50 | 1000 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,2,4-Trichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1,1-Trichloroethane          | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,1,2-Trichloroethane          | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Trichloroethylene              | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,2,3-Trichloropropane         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,2,4-Trimethylbenzene         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| 1,3,5-Trimethylbenzene         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Vinyl Chloride                 | < 0.500 | ug/L  |           | 0.50 | 2    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |



### Sample Information

Client Sample ID: POE

York Sample ID: N4I0386-01

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

N4I0386

PWS ID CT1030074-Distribution

Drinking Water

September 11, 2024 11:35 am

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter             | Result  | Units | Qualifier | RL   | MCL | Reference Method     | Date/Time Prepared                                             | Date/Time Analyzed | Analyst |
|-----------------------|---------|-------|-----------|------|-----|----------------------|----------------------------------------------------------------|--------------------|---------|
| o-Xylene              | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2            | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| p- & m- Xylenes       | < 1.00  | ug/L  |           | 1.00 | -   | EPA 524.2            | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 18:19   | OJC     |
| Total Trihalomethanes | < 2.00  | ug/L  |           | 2.00 | 80  | EPA 524.2            | 09/12/2024 11:45<br>Certifications:                            | 09/12/2024 18:19   | OJC     |
| Alkalinity, total     | 130     | mg/L  |           | 2.00 | -   | SM 21-23 2320B (-97) | 09/16/2024 11:05<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/16/2024 11:05   | MR      |

### Sample Information

Client Sample ID: POE

York Sample ID: N4I0386-02

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

N4I0386

PWS ID CT1030074-Distribution

Drinking Water

September 11, 2024 11:35 am

09/11/2024

Field Analyses:

Log-in/Sample Notes:

Analysis Conducted by: Phoenix Environmental Labs, Inc.

### Results

| Parameter                      | Result  | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                  | Date/Time Analyzed | Analyst |
|--------------------------------|---------|-------|-----------|------|-----|------------------|-------------------------------------|--------------------|---------|
| Total Cyanide (Drinking water) | < 0.005 | mg/L  |           | 0.01 | -   | E335.4R1.0       | 09/13/2024 15:35<br>Certifications: | 09/13/2024 15:35   | CT007   |

Analysis Conducted by: York Analytical Laboratories, Inc. - Stratford

### Results

| Parameter | Result      | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                  | Date/Time Analyzed | Analyst |
|-----------|-------------|-------|-----------|------|-----|------------------|-------------------------------------|--------------------|---------|
| Mercury   | < 0.0002000 | mg/L  |           | 0.00 | -   | EPA 245.1        | 09/15/2024 09:55<br>Certifications: | 09/15/2024 09:55   | PFA     |

### Results

| Parameter | Result | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                                             | Date/Time Analyzed | Analyst |
|-----------|--------|-------|-----------|------|-----|------------------|----------------------------------------------------------------|--------------------|---------|
| Antimony  | < 1.00 | ug/L  |           | 1.00 | -   | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/16/2024 19:35   | ANM     |



### Sample Information

|                               |  |                               |  |                        |  |                             |  |                      |  |
|-------------------------------|--|-------------------------------|--|------------------------|--|-----------------------------|--|----------------------|--|
| <b>Client Sample ID:</b>      |  | POE                           |  | <b>York Sample ID:</b> |  | N4I0386-02                  |  |                      |  |
| <u>York Project (SDG) No.</u> |  | <u>Client Project ID</u>      |  | <u>Matrix</u>          |  | <u>Collection Date/Time</u> |  | <u>Date Received</u> |  |
| N4I0386                       |  | PWS ID CT1030074-Distribution |  | Drinking Water         |  | September 11, 2024 11:35 am |  | 09/11/2024           |  |
| Field Analyses:               |  |                               |  | Log-in/Sample Notes:   |  |                             |  |                      |  |

### Results

| Parameter      | Result    | Units | Qualifier | RL    | MCL | Reference Method | Date/Time Prepared                                                    | Date/Time Analyzed | Analyst |
|----------------|-----------|-------|-----------|-------|-----|------------------|-----------------------------------------------------------------------|--------------------|---------|
| Barium         | < 0.100   | mg/L  |           | 0.10  | 2   | EPA 200.7        | 09/12/2024 17:40<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 16:43   | JK      |
| Beryllium      | < 1.00    | ug/L  |           | 1.00  | -   | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTD0H-PH-0723,NELAC-NY10854       | 09/16/2024 19:35   | ANM     |
| Cadmium        | < 1.00    | ug/L  |           | 1.00  | -   | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 16:43   | JK      |
| Chromium       | < 0.00500 | mg/L  |           | 0.01  | -   | EPA 200.7        | 09/12/2024 17:40<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 16:43   | JK      |
| Copper         | 0.105     | mg/L  |           | 0.02  | 1.3 | EPA 200.7        | 09/12/2024 17:40<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 16:43   | JK      |
| Nickel         | < 0.0576  | mg/L  |           | 0.06  | -   | EPA 200.7        | 09/12/2024 17:40<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 16:43   | JK      |
| Silver         | < 0.0150  | mg/L  |           | 0.02  | -   | EPA 200.7        | 09/12/2024 17:40<br>Certifications: CTD0H-PH-0800                     | 09/16/2024 16:43   | JK      |
| Sodium         | 47.0      | mg/L  |           | 0.50  | 100 | EPA 200.7        | 09/12/2024 17:40<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 16:43   | JK      |
| Arsenic        | 3.56      | ug/L  |           | 1.00  | 10  | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 19:35   | ANM     |
| Lead           | < 1.00    | ug/L  |           | 1.00  | 15  | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 19:35   | ANM     |
| Selenium       | 3.27      | ug/L  |           | 1.00  | 50  | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/16/2024 19:35   | ANM     |
| Thallium       | < 1.00    | ug/L  |           | 1.00  | -   | EPA 200.8        | 09/16/2024 15:00<br>Certifications: CTD0H-PH-0723,NELAC-NY10854,NJDEI | 09/16/2024 19:35   | ANM     |
| Chloride by IC | 111       | mg/L  |           | 10.00 | 250 | EPA 300.0        | 09/12/2024 12:29<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/12/2024 17:35   | ANM     |
| Fluoride       | < 0.100   | mg/L  |           | 0.10  | 4   | EPA 300.0        | 09/11/2024 12:49<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/11/2024 23:24   | ANM     |
| Nitrate as N   | 1.09      | mg/L  |           | 0.50  | 10  | EPA 300.0        | 09/11/2024 12:49<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/11/2024 23:24   | ANM     |
| Nitrite, as N  | < 0.100   | mg/L  |           | 0.10  | 1   | EPA 300.0        | 09/11/2024 12:49<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/11/2024 23:24   | ANM     |
| Sulfate        | 30.3      | mg/L  |           | 5.00  | 250 | EPA 300.0        | 09/11/2024 12:49<br>Certifications: CTD0H-PH-0800,NELAC-NY11706       | 09/11/2024 23:24   | ANM     |



### Sample Information

**Client Sample ID:** Trip Blank

**York Sample ID:** N410386-03

**York Project (SDG) No.**

N410386

**Client Project ID**

PWS ID CT1030074-Distribution

**Matrix**

Drinking Water

**Collection Date/Time**

September 11, 2024 11:35 am

**Date Received**

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter            | Result  | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                                              | Date/Time Analyzed | Analyst |
|----------------------|---------|-------|-----------|------|-----|------------------|-----------------------------------------------------------------|--------------------|---------|
| Benzene              | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Bromobenzene         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Bromodichloromethane | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Bromochloromethane   | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Bromoform            | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Bromomethane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| n-Butylbenzene       | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Carbon tetrachloride | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Chlorobenzene        | < 0.500 | ug/L  |           | 0.50 | 100 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Dibromochloromethane | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Chloroethane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Chloroform           | < 0.500 | ug/L  |           | 0.50 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Chloromethane        | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 2-Chlorotoluene      | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 4-Chlorotoluene      | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Dibromomethane       | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |



### Sample Information

Client Sample ID: Trip Blank

York Sample ID: N410386-03

York Project (SDG) No.

N410386

Client Project ID

PWS ID CT1030074-Distribution

Matrix

Drinking Water

Collection Date/Time

September 11, 2024 11:35 am

Date Received

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter                   | Result  | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                                              | Date/Time Analyzed | Analyst |
|-----------------------------|---------|-------|-----------|------|-----|------------------|-----------------------------------------------------------------|--------------------|---------|
| 1,2-Dichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,3-Dichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | 600 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,4-Dichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | 75  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1-Dichloroethane          | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,2-Dichloroethane          | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1-Dichloroethylene        | < 0.500 | ug/L  |           | 0.50 | 7   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| cis-1,2-Dichloroethylene    | < 0.500 | ug/L  |           | 0.50 | 70  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| trans-1,2-Dichloroethylene  | < 0.500 | ug/L  |           | 0.50 | 100 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Methylene chloride          | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,2-Dichloropropane         | < 0.500 | ug/L  |           | 0.50 | 5   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,3-Dichloropropane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 2,2-Dichloropropane         | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1-Dichloropropylene       | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| cis-1,3-Dichloropropylene   | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| trans-1,3-Dichloropropylene | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Ethyl Benzene               | < 0.500 | ug/L  |           | 0.50 | 700 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |





### Sample Information

**Client Sample ID:** Trip Blank

**York Sample ID:** N410386-03

York Project (SDG) No.

N410386

Client Project ID

PWS ID CT1030074-Distribution

Matrix

Drinking Water

Collection Date/Time

September 11, 2024 11:35 am

Date Received

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter                      | Result  | Units | Qualifier | RL   | MCL  | Reference Method | Date/Time Prepared                                             | Date/Time Analyzed | Analyst |
|--------------------------------|---------|-------|-----------|------|------|------------------|----------------------------------------------------------------|--------------------|---------|
| Methyl tert-butyl ether (MTBE) | < 0.500 | ug/L  |           | 0.50 | 5    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Naphthalene                    | < 2.00  | ug/L  |           | 2.00 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| n-Propylbenzene                | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Styrene                        | < 0.500 | ug/L  |           | 0.50 | 100  | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1,1,2-Tetrachloroethane      | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1,2,2-Tetrachloroethane      | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Tetrachloroethylene            | < 0.500 | ug/L  |           | 0.50 | 5    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Toluene                        | < 0.500 | ug/L  |           | 0.50 | 1000 | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,2,4-Trichlorobenzene         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1,1-Trichloroethane          | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,1,2-Trichloroethane          | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Trichloroethylene              | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,2,3-Trichloropropane         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,2,4-Trimethylbenzene         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| 1,3,5-Trimethylbenzene         | < 0.500 | ug/L  |           | 0.50 | -    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Vinyl Chloride                 | < 0.500 | ug/L  |           | 0.50 | 2    | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |



### Sample Information

**Client Sample ID:** Trip Blank

**York Sample ID:** N4I0386-03

York Project (SDG) No.

N4I0386

Client Project ID

PWS ID CT1030074-Distribution

Matrix

Drinking Water

Collection Date/Time

September 11, 2024 11:35 am

Date Received

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter             | Result  | Units | Qualifier | RL   | MCL | Reference Method | Date/Time Prepared                                              | Date/Time Analyzed | Analyst |
|-----------------------|---------|-------|-----------|------|-----|------------------|-----------------------------------------------------------------|--------------------|---------|
| o-Xylene              | < 0.500 | ug/L  |           | 0.50 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| p- & m- Xylenes       | < 1.00  | ug/L  |           | 1.00 | -   | EPA 524.2        | 09/12/2024 11:45<br>Certifications: CTDOH-PH-0800,NELAC-NY11706 | 09/12/2024 15:17   | OJC     |
| Total Trihalomethanes | < 2.00  | ug/L  |           | 2.00 | 80  | EPA 524.2        | 09/12/2024 11:45<br>Certifications:                             | 09/12/2024 15:17   | OJC     |

### Sample Information

**Client Sample ID:** Well

**York Sample ID:** N4I0386-04

York Project (SDG) No.

N4I0386

Client Project ID

PWS ID CT1030074-Distribution

Matrix

Drinking Water

Collection Date/Time

September 11, 2024 11:36 am

Date Received

09/11/2024

Field Analyses:

Log-in/Sample Notes:

### Results

| Parameter | Result | Units    | Qualifier | RL | MCL | Reference Method | Date/Time Prepared                                | Date/Time Analyzed | Analyst |
|-----------|--------|----------|-----------|----|-----|------------------|---------------------------------------------------|--------------------|---------|
| pH-       | 7.15   | pH units |           |    | 8.5 | SM 4500 HB       | 09/11/2024 17:36<br>Certifications: CTDOH-PH-0800 | 09/11/2024 17:36   | MR      |



### Definitions and Other Information

- M-DUPS The RPD between the native sample and the duplicate is outside of limits due to sample non-homogeneity
- B Analyte is found in the associated analysis batch blank. For volatiles, methylene chloride and acetone are common lab contaminants.
- \* Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
- MCL The Maximum Contaminant Level (MCL) is the maximum concentration of a chemical that is allowed in public drinking water systems. The MCL is established by the U.S. Environmental Protection Agency (EPA). Some states have MCLs that are equal to or less than the Federally established MCL. The listed MCL value reflects the MCL established by the State where the sample was taken.

### General Notes for N4I0386

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.

### Approved By:

Cassie Mosher  
Chemistry Director

Phil Murphy  
Interim Microbiology Director

**Date:** September 20, 2024



|                                                                                                                                     |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------|------|-------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------|--|--|--|
| <b>Company Name:</b> Temple Shalom<br><b>Address:</b> 259 Richards Ave, Norwalk<br><b>PWSID:</b> CT1030074                          |  | <b>Operator:</b> PWS<br><b>Owner:</b> |      | <b>Analyses Requested</b>                                                                       |  |  |  |  |  |  |  |  |  | <b>Comments</b> |  |  |  |
|                                                                                                                                     |  |                                       |      | Total Coliform    Physical Parameters    Lead and Copper    Asbestos    ALK    pH    VOC    IOC |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|                                                                                                                                     |  |                                       |      | CL2    pH    Temp                                                                               |  |  |  |  |  |  |  |  |  |                 |  |  |  |
| (LAB USE ONLY)                                                                                                                      |  | Client Sample ID                      | Type | Collection Date & Time                                                                          |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|                                                                                                                                     |  | KITCH                                 | DW   |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|                                                                                                                                     |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|                                                                                                                                     |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|                                                                                                                                     |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
|                                                                                                                                     |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
| NH10386-0103                                                                                                                        |  | POE - 00700                           | DW   | 9/11/04 - 11:35 AM                                                                              |  |  |  |  |  |  |  |  |  |                 |  |  |  |
| -04                                                                                                                                 |  | Well - 10992                          | DW   | 9/11/04 - 11:36 AM                                                                              |  |  |  |  |  |  |  |  |  |                 |  |  |  |
| Sample ID's                                                                                                                         |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |
| <b>WQP List</b><br>Pb, Cu, Hardness, Ca, Fe, Mn<br>pH, Temp, Chlorine<br>Chloride, Sulfate<br>TDS, Conductivity, Silica, Alkalinity |  |                                       |      |                                                                                                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |

**Sampler:** SG Shalwa      **Sampler's Signature:** [Signature]      **Received On Ice:** Y / N  
**Released By:** \_\_\_\_\_      **Received BY:** [Signature]      **Date/Time:** 9/10/04 3:00pm      **Temp:** 18°C

# **Temple Shalom Preschool**

## **Calendar 2024-2025**

|                                                  |                                       |
|--------------------------------------------------|---------------------------------------|
| August 29 <sup>th</sup> & 30 <sup>th</sup>       | Closed for set up of new school year. |
| September 2 <sup>nd</sup>                        | Closed – Labor Day                    |
| September 3 <sup>rd</sup>                        | First Day of School                   |
| October 2 <sup>nd</sup>                          | Closing at 4:00 PM for Rosh Hashana   |
| October 3 <sup>rd</sup> & 4 <sup>th</sup>        | Closed - Rosh Hashana                 |
| October 11 <sup>th</sup>                         | Closing at 4:00 PM for Yom Kippur     |
| November 27 <sup>th</sup>                        | Closing at 1:00 PM                    |
| November 28 <sup>th</sup> & 29 <sup>th</sup>     | Closed – Thanksgiving                 |
| December 24 <sup>th</sup> & 25 <sup>th</sup>     | Closed – Christmas Holiday            |
| December 31 <sup>st</sup> & Jan. 1 <sup>st</sup> | Closed – New Year's Holiday           |
| January 20 <sup>th</sup>                         | Closed – Martin Luther King Day       |
| February 17 <sup>th</sup>                        | Closed – President's Day              |
| May 26 <sup>th</sup>                             | Closed – Memorial Day                 |
| May 27 <sup>th</sup>                             | Open - First Day of Camp              |
| June 19 <sup>th</sup>                            | Closed - Juneteenth Independence Day  |
| July 4 <sup>th</sup>                             | Closed - Independence Day Holiday     |



## (Attachment #8a)

Program Name: Temple Shalom Preschool Phone #: (203) 866-0148  
 Location Address: 259 Richards Avenue Town: Norwalk License # \_\_\_\_\_  
 Mailing Address: 259 Richards Avenue Town: Norwalk State: CT Zip Code 06850  
 Prepared By: (please print) Stacey Cohen Date: \_\_\_\_\_  
 Days & Hours of Operation: Days: Monday-Friday Hours: 8:00 AM to 6:00 PM

## STAFF WORK SCHEDULE FORM

| STAFF NAME * ♥           | DATE OF BIRTH | POSITION                 | WORK SCHEDULE DAYS AND HOURS | DATE HIRED |
|--------------------------|---------------|--------------------------|------------------------------|------------|
| Stacey Cohen *           | 2-3-61        | Director<br>Head Teacher | M-F 7:30 AM-6:00 PM          | 9-1999     |
| Olivia Akbil             | 9-4-95        | Head Teacher             | M-F 9:00 AM-4:30 PM          | 9-2-2020   |
| Rosul Bulle Akosta       | 6-14-94       | Asst. Teacher            | M-F 9:00 AM-5:00 PM          | 11-10-2023 |
| Kaleigh Carrillos        | 1-21-2005     | Asst. Teacher            | T-Th 1:00 PM-6:00 PM         | 6-3-2024   |
| Jacqueline Corona-Farias | 8-1-2007      | Asst. Teacher            | T-Th 1:00 PM-6:00 PM         | 6-20-2024  |
| Alma Yasmin Corona *     | 7-4-1994      | Asst. Teacher            | M-F 9:00 AM-3:30 PM          | 6-3-2019   |
| Michelle DeLaRosa *      | 9-15-2004     | Asst. Teacher            | M-F 9:00 AM-5:00 PM          | 9-25-2023  |
| Sandra DiCostanzo        | 3-23-1968     | Asst. Teacher            | M-F 8:00 AM-2:00 PM          | 9-5-2006   |
| Alexis Espinosa          | 11-15-1995    | Asst. Teacher            | M-F 8:30-4:30                | 1-28-2022  |
| Philomene Fabian         | 11-13-1976    | Asst. Teacher            | M-F 8:00-6:00                | 8-24-2022  |
| Carlos Garcia *          | 12-4-1996     | Asst. Teacher            | M-F 9:00-5:00                | 4-26-2023  |
| Kelly Garcia             | 11-10-1993    | Asst. Teacher            | M-F 8:00-4:00                | 7-7-2021   |
| Jessica Garcia           | 4-17-1992     | Asst. Teacher            | M-F 10:00-6:00               | 8-7-2024   |
| Romina Garcia            | 10-26-2005    | Asst. Teacher            | M, W, F 8:00-6:00            | 5-23-2024  |
| Jessica Gaston           | 7-28-1994     | Asst. Teacher            | M-F 10:00-6:00               | 9-2-2024   |
| Maudeline Jean Baptiste  | 5-21-1981     | Asst. Teacher            | M-F 8:00-6:00                | 1-23-2020  |
| Berdine Joseph           | 6-4-1996      | Asst. Teacher            | M-Th 8:00-3:00               | 12-18-2022 |
| Elicie Justinien         | 12-15-1973    | Asst. Teacher            | M-F 8:00-5:00                | 9-9-2024   |
| Ariana Kassimis *        | 6-9-1998      | Asst. Teacher            | M-F 9:00-5:00                | 11-25-2019 |
| Angela Lacovara          | 1-12-1956     | Head Teacher             | M-F 8:00-12:30               | 9-5-2007   |

\* Place \* (an asterisk) by each person's name who has been First Aid Trained within the last 3 years

♥ Place ♥ (a heart) by each person's name who has valid CPR Training

RETURN TO: \_\_\_\_\_

Program Name: Temple Shalom Preschool Phone #: (203) 866-0148  
 Location Address: 259 Richards Avenue Town: Norwalk License # \_\_\_\_\_  
 Mailing Address: 259 Richards Avenue Town: Norwalk State: CT Zip Code: 06856  
 Prepared By: (please print) Stacey Cohen Date: \_\_\_\_\_  
 Days & Hours of Operation: Days: Monday-Friday Hours: 8:00 AM to 6:00 PM

## STAFF WORK SCHEDULE FORM

| STAFF NAME * ♥          | DATE OF BIRTH | POSITION      | WORK SCHEDULE DAYS AND HOURS | DATE HIRED |
|-------------------------|---------------|---------------|------------------------------|------------|
| Kathy Lanzaro           | 10-9-1955     | Substitute    | W 8:30-2:30                  | 10-4-1996  |
| Anglide Maitre          | 10-4-1985     | Asst. Teacher | M-F 8:30-4:30                | 8-18-2023  |
| Sharon Mason            | 11-16-1960    | Head Teacher  | M,T,Th,F 8:00-6:00           | 9-2001     |
| Lisa Miserole           | 6-8-1974      | Music Teacher | Mon T 9:00-12:30             | 9-1-2007   |
| Brenda Monroy           | 8-22-1980     | Asst. Teacher | M-F 8:00-6:00                | 9-7-2023   |
| Daniella Munoz          | 11-15-2004    | Asst. Teacher | T-Th 9-2                     | 9-16-2024  |
| Asher (Isabella) Raucio | 10-14-2005    | Asst. Teacher | M-F 9:00-5:00                | 3-11-2024  |
| Nerdia Sanon *          | 3-17-1997     | Asst. Teacher | M-F 10:00-6:00               | 10-23-2023 |
| Alexcica Thompson       | 9-1-1985      | Lead Teacher  | M-F 8:00-4:00                | 10-20-2017 |
| Angel Thompson          | 11-26-1986    | Asst. Teacher | M-F 8:30-4:30                | 1-27-2022  |
| Nora Walsh              | 7-18-2000     | Lead Teacher  | M-F 8:00-6:00                | 8-22-2018  |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |
|                         |               |               |                              |            |

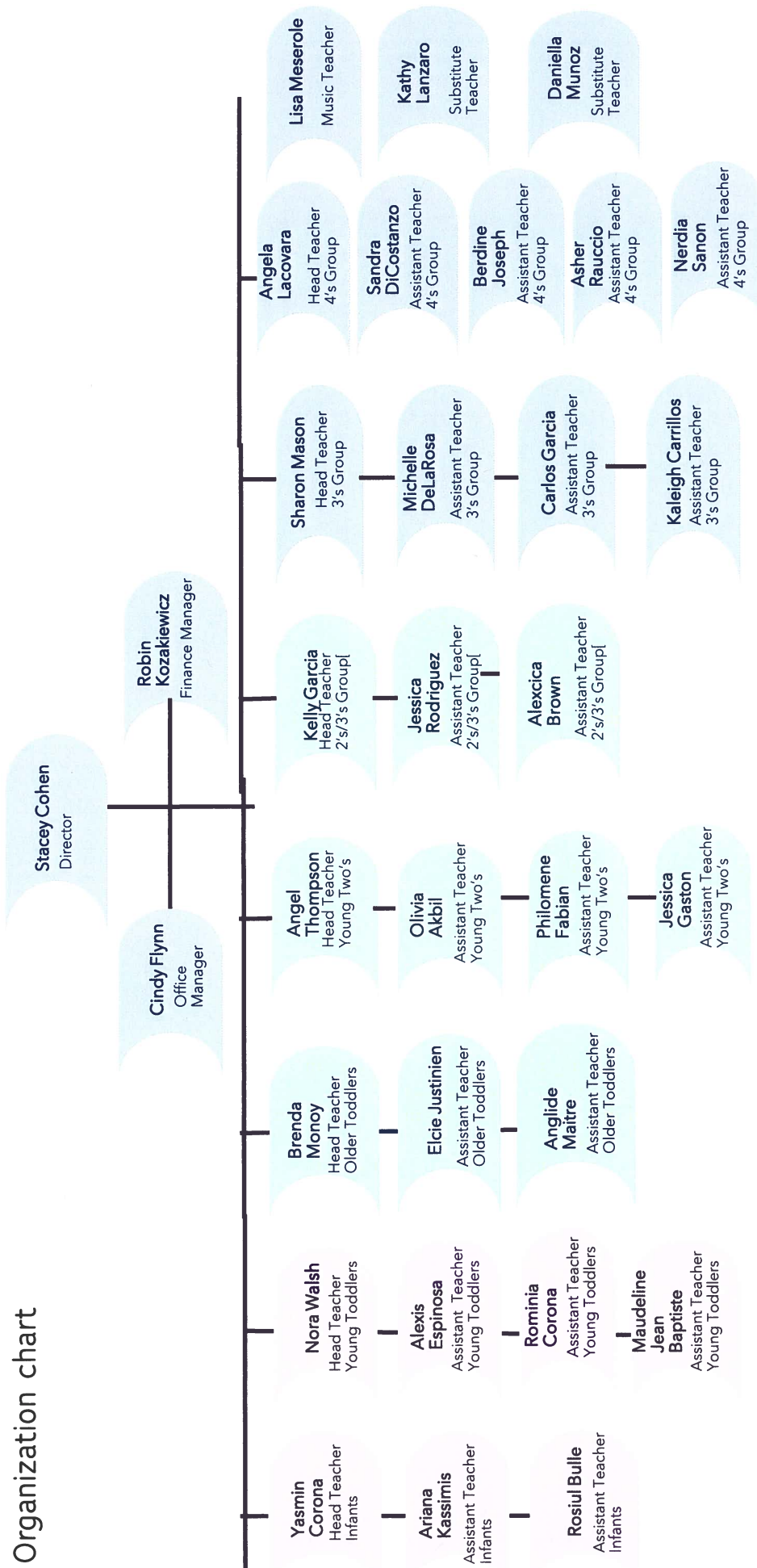
\* Place \* (an asterisk) by each person's name who has been First Aid Trained within the last 3 years

♥ Place ♥ (a heart) by each person's name who has valid CPR Training

RETURN TO: \_\_\_\_\_

# TEMPLE SHALOM PRESCHOOL

## Organization chart





**American Red Cross**  
Training Services

## Certificate of Completion

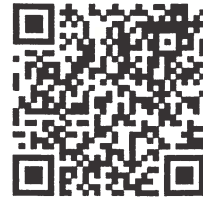
Stacey Cohen

has successfully completed requirements for

**Adult and Pediatric First Aid/CPR/AED**

Date Completed: 8/22/2023  
Validity Period: 2 Years

Conducted by: American Red Cross



0199U5C

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**American Red Cross**  
Training Services

## Certificate of Completion

Michelle Delarosa

has successfully completed requirements for

**Adult and Pediatric First Aid/CPR/AED**

Date Completed: 11/2/2024  
Validity Period: 2 Years

Conducted by: American Red Cross



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01NJQT5



**Certificate of Completion**

Carlos Garcia

has successfully completed requirements for

**Adult and Pediatric First Aid/CPR/AED**

Date Completed: 11/26/2024

Validity Period: 2 Years

Conducted by: American Red Cross

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01NJPDU





## Certificate of Completion

AlmaYasmin Corona

has successfully completed requirements for

**Adult and Pediatric First Aid/CPR/AED**

Date Completed: 11/26/2024

Validity Period: 2 Years

Conducted by: American Red Cross

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01NFNB6







## Certificate of Completion

Nerdia Sanon

has successfully completed requirements for

**Adult and Pediatric First Aid/CPR/AED**

Date Completed: 11/26/2024

Validity Period: 2 Years

Conducted by: American Red Cross

To verify certificate, scan code or visit [redcross.org/digitalcertificate](https://redcross.org/digitalcertificate) and enter ID.

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01NM/C80





**American Red Cross**  
Training Services

## **Certificate of Completion**

**Ariana Kassimis**

has successfully completed requirements for

**Adult and Pediatric First Aid/CPR/AED**

Date Completed: 11/26/2024

Validity Period: 2 Years

Conducted by: American Red Cross

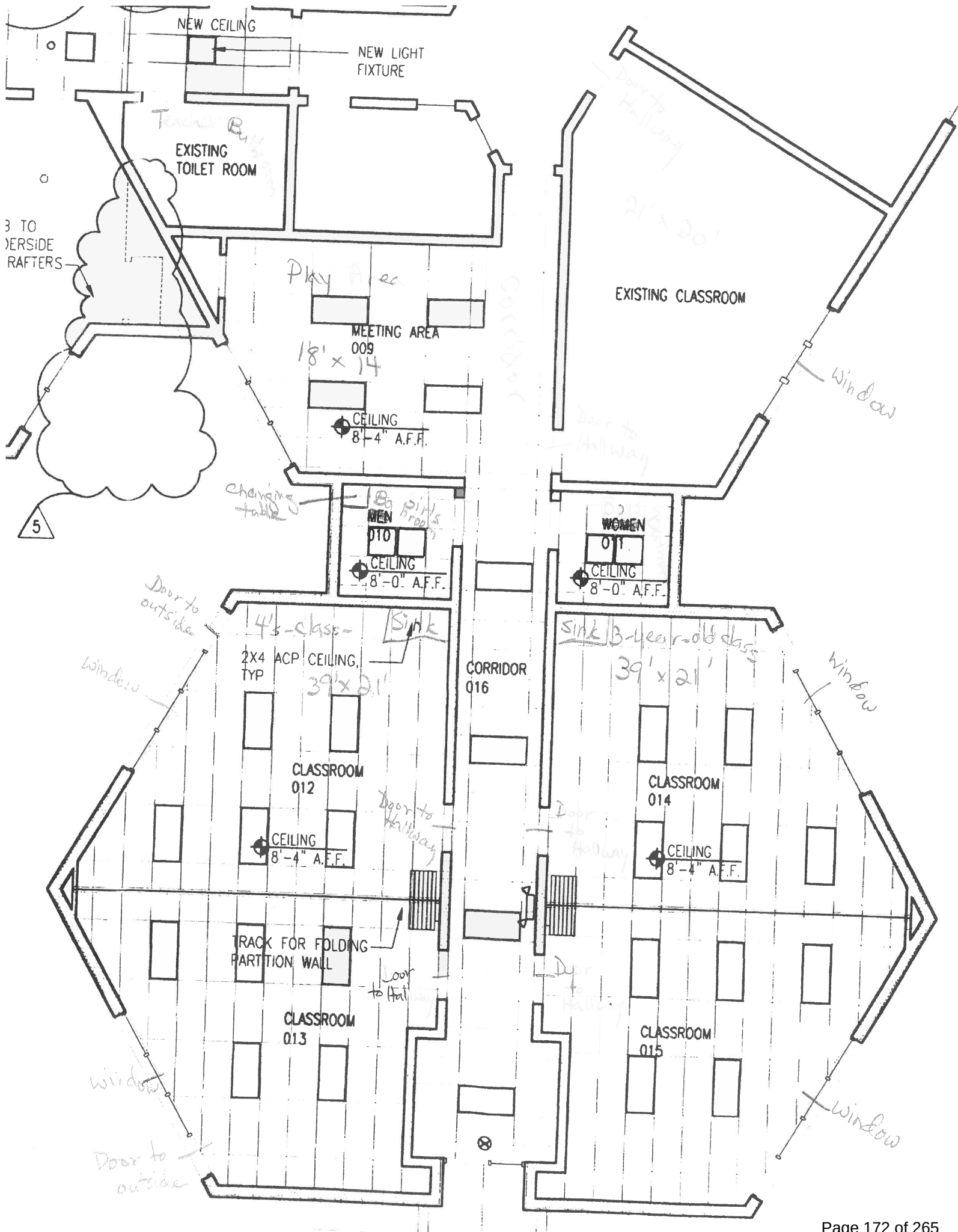


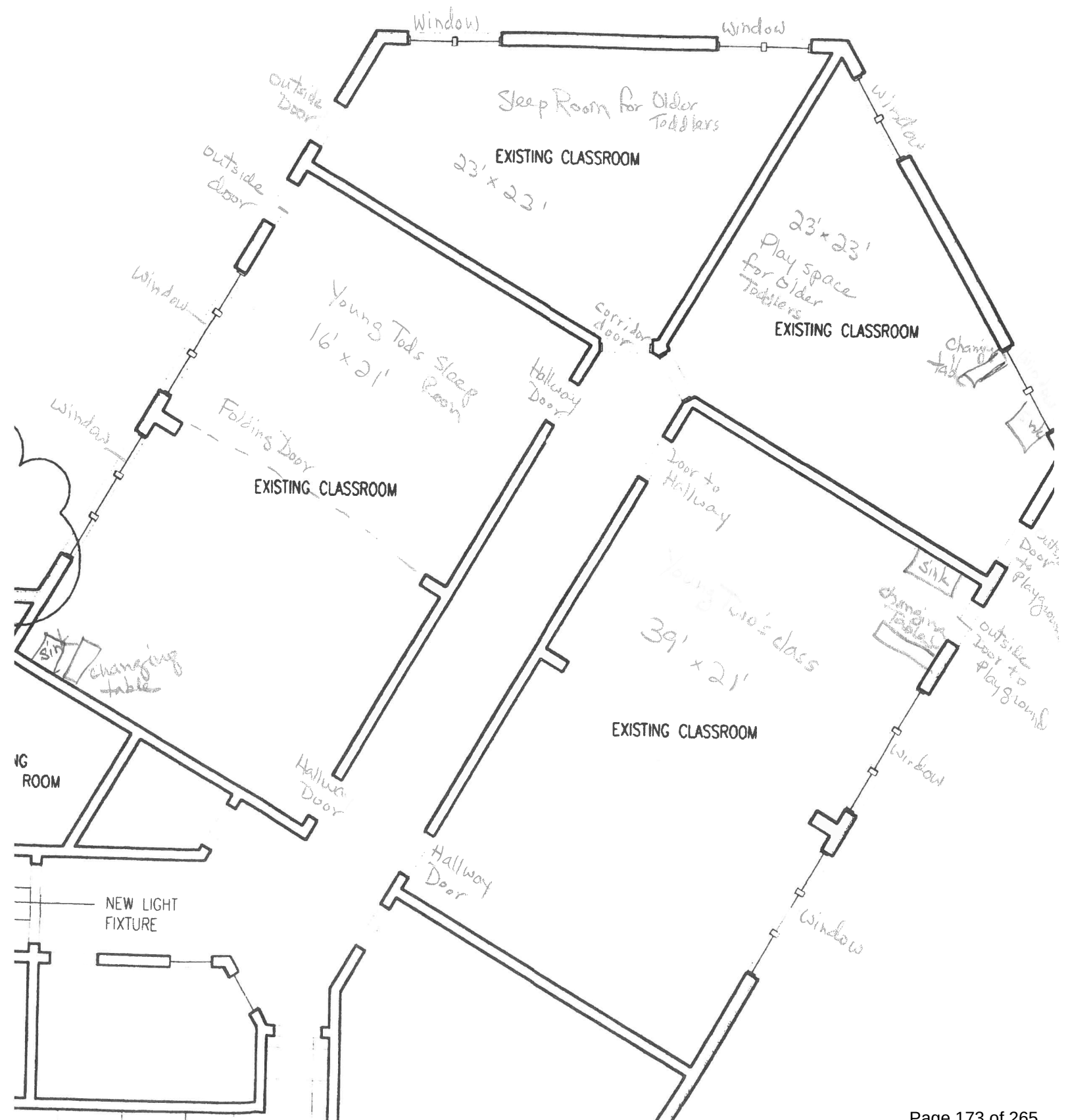
To verify certificate, scan code or visit [redcross.org/digitalcertificate](https://redcross.org/digitalcertificate) and enter ID.

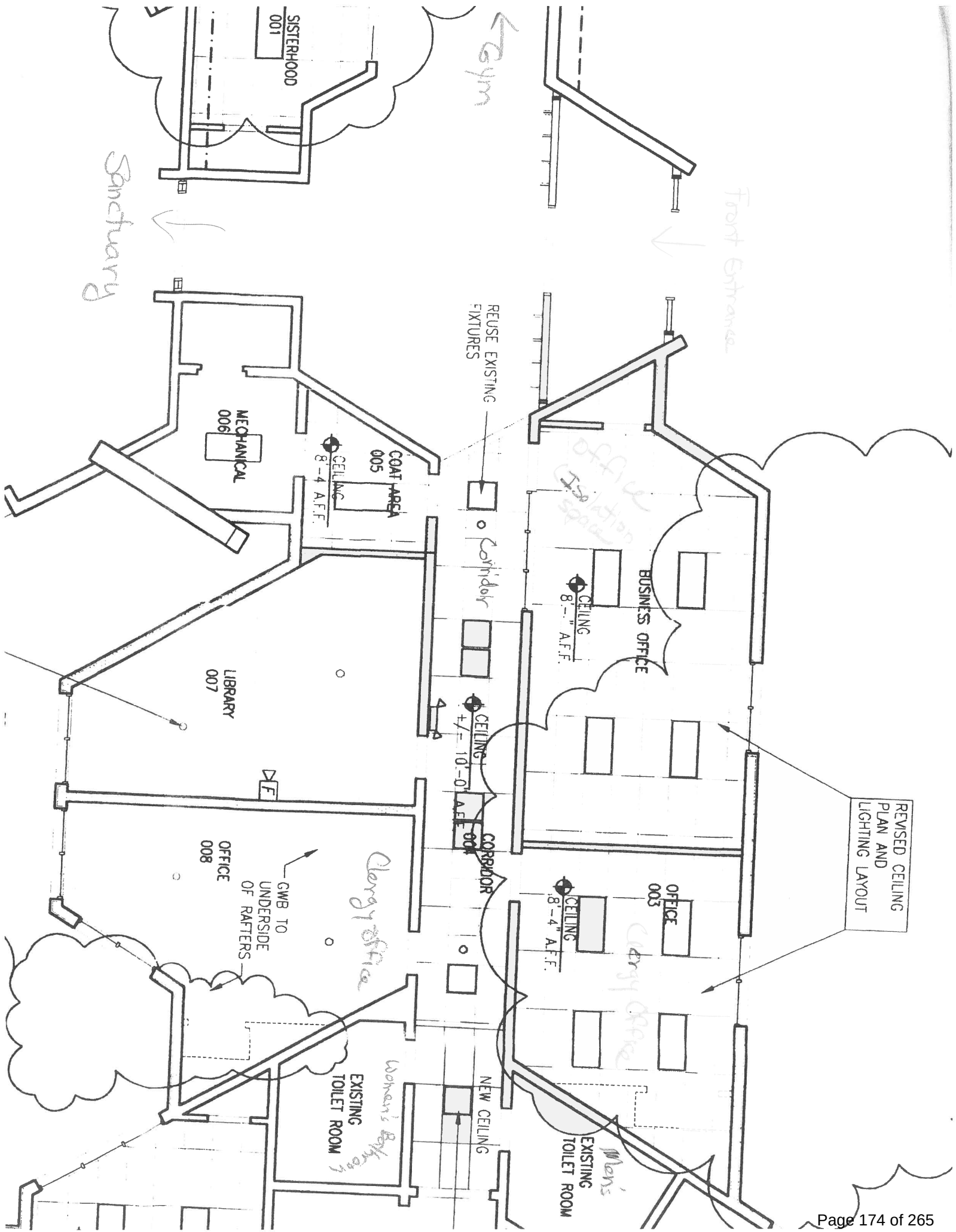
Learn and be inspired at [LifesavingAwards.org](https://LifesavingAwards.org)

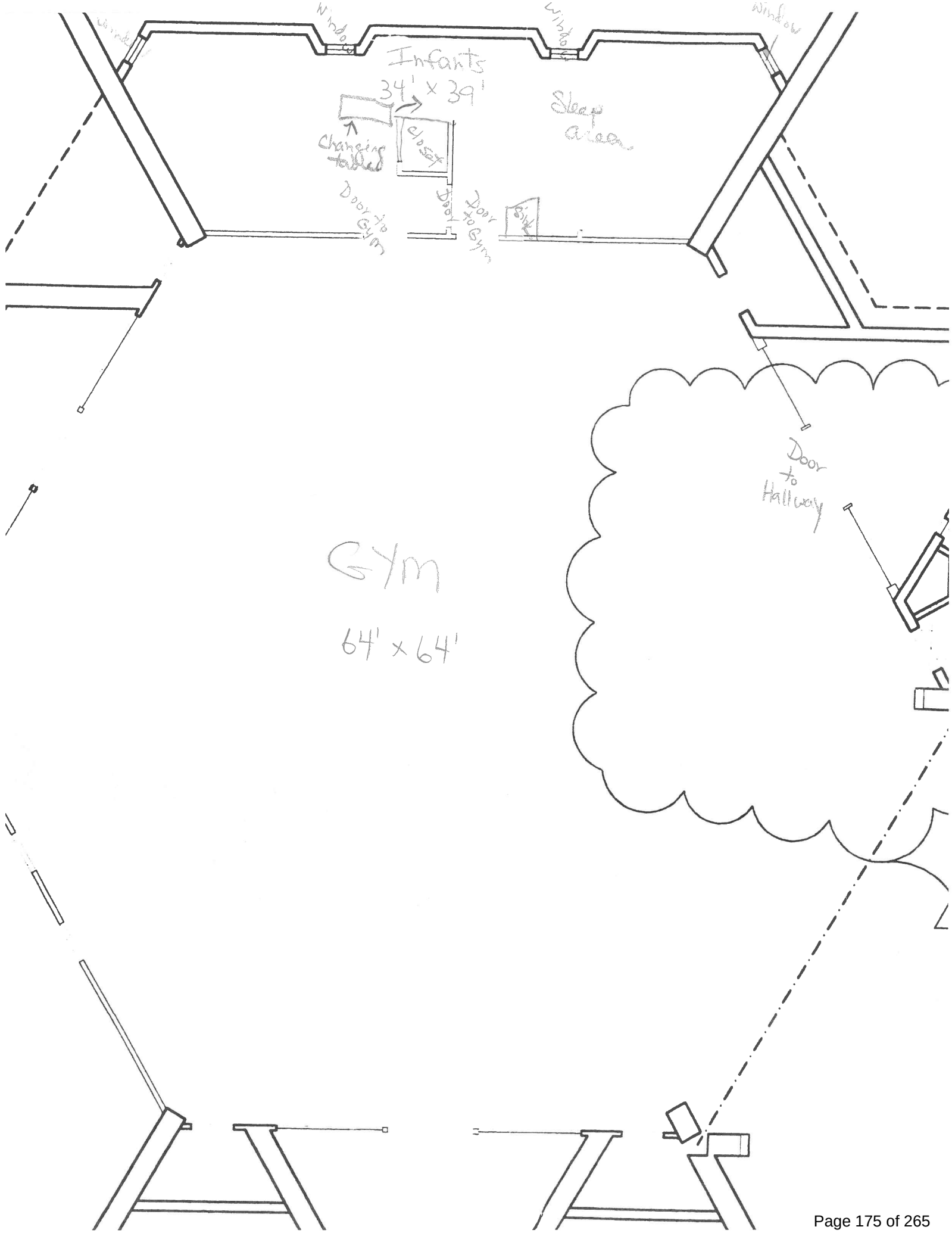


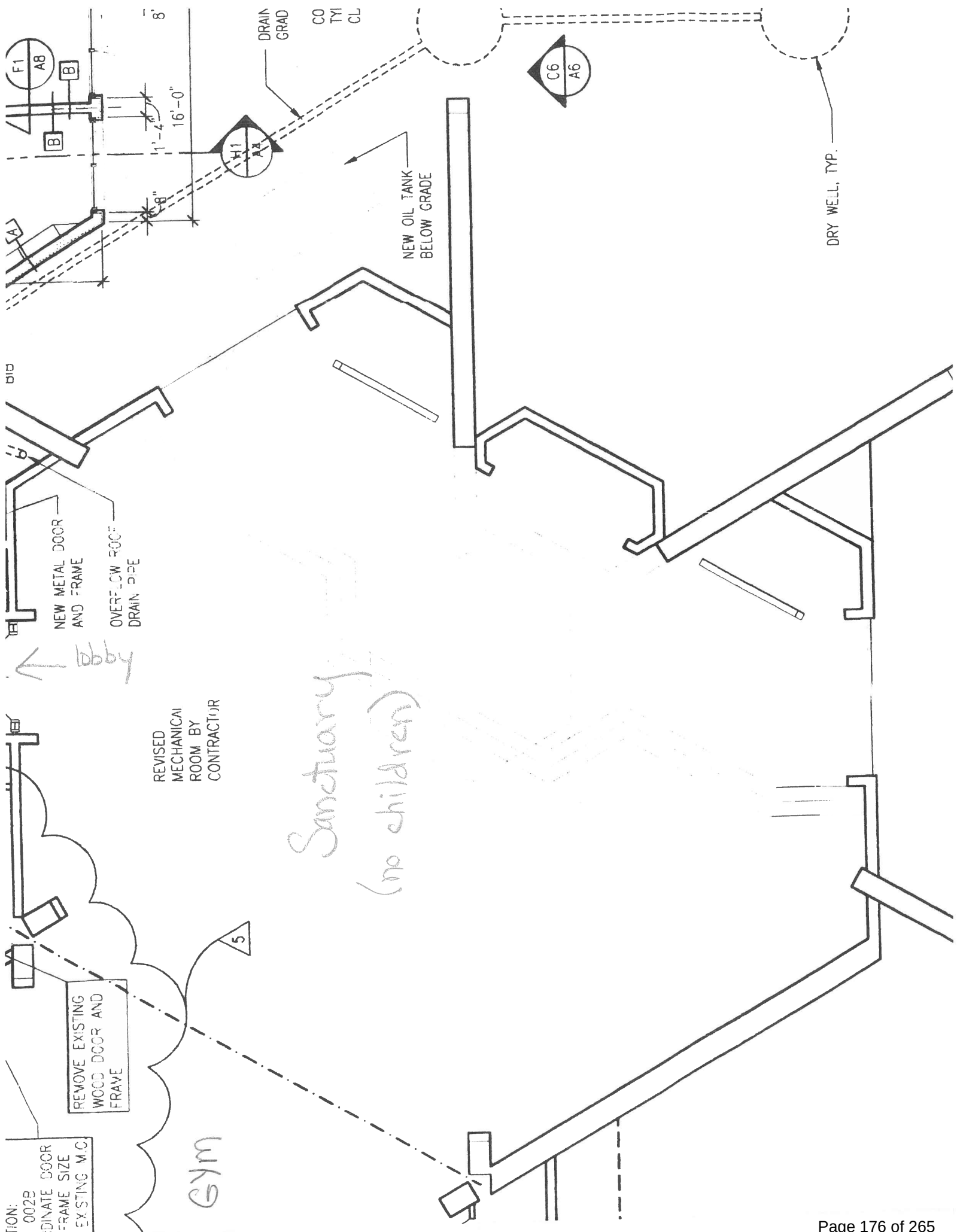
01NKT31



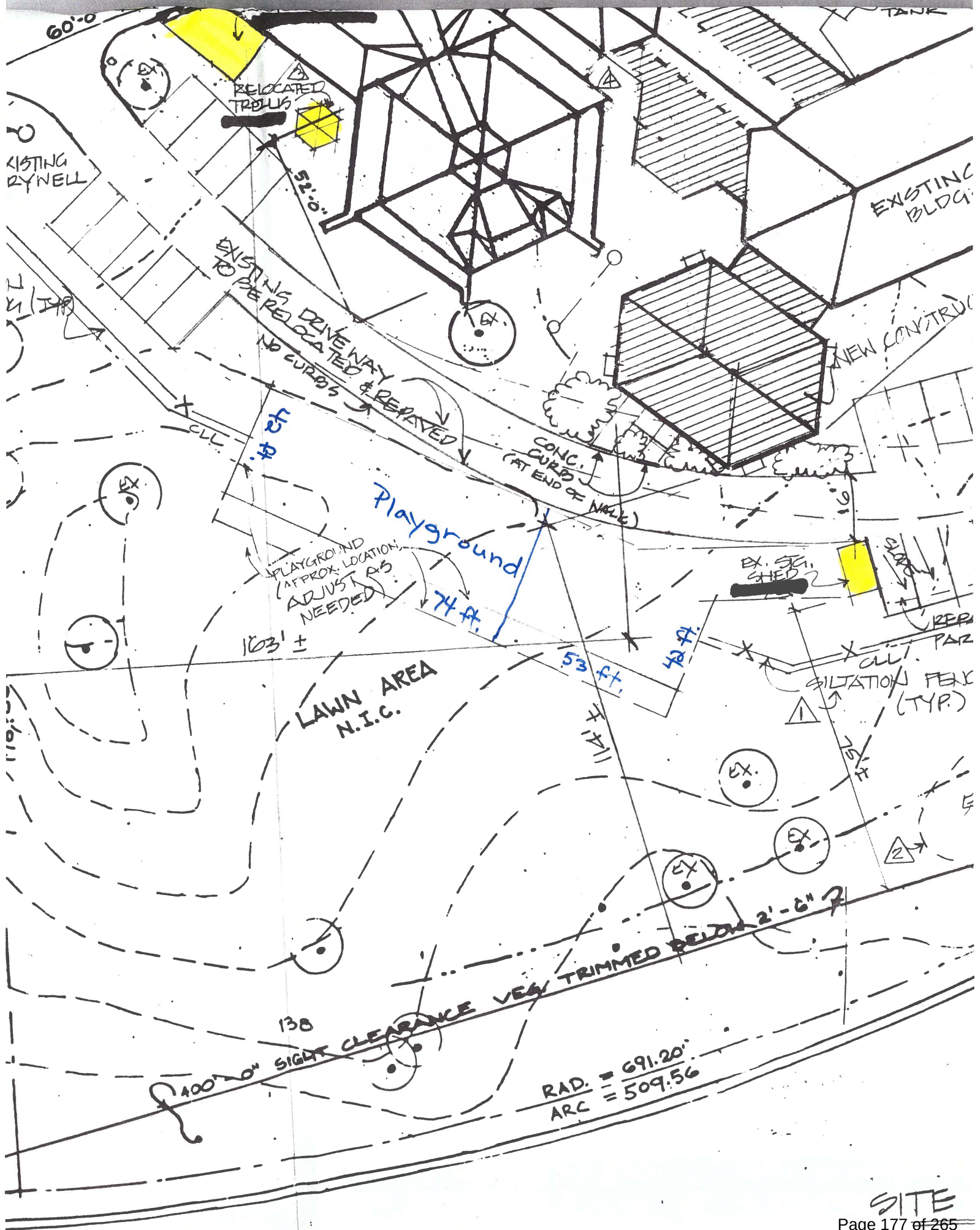














INSPECTION REPORT FOR

Temple Shalom

259 Richards Ave.

Norwalk, CT 06850

REPORT DATE: 11/21/2024

INSPECTION DATE: 11/18/2024 AT 12:00 PM.

WEATHER CONDITIONS: SUNNY, 60 DEGREES

INSPECTOR: James Brosnan, CPSI.

CERTIFICATE NUMBER: 59764-1226. Expires December 1, 2026

**The following priority ratings are used in this report**

**Priority 1 Safety Concern:** Noncompliant safety concern that may result in permanent disability, loss of life or body part. Condition should be corrected immediately.

**Priority 2 Safety Concern:** Noncompliant safety concern that may result in temporary disability. Condition should be corrected as soon as possible.

**Priority 3 Safety Concern:** Noncompliant safety concern that is likely to cause a minor (nondisabling) injury. Condition should be corrected when time permits.

**Priority 4 Safety Concern:** Noncompliant safety concern whose potential to cause an injury is very minimal. Condition should be corrected if it worsens.

**Priority 5** The item has been determined to be compliant with the owner/operator's operating policy and standard of care. Continued ongoing preventive maintenance is recommended.



## Play Elements Inspected



Plastic playset (2-5) – Kidtime



Composite metal playset (2-5) – Gametime





2 Bay swing set (2 belts/1 tire swing)



1 Bay swing set (2 bucket seats)

### Site Notes

Drainage: No drainage issues

ADA access: Has ADA access

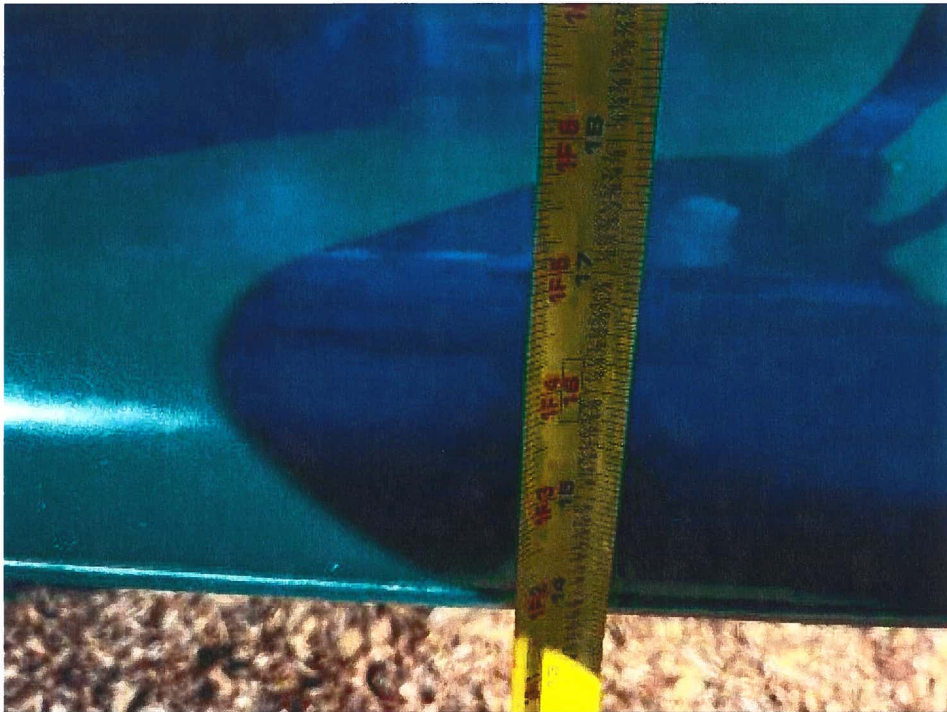
Other Notes: Engineered wood fiber surfacing on all play areas

### Findings



**Priority 4 Safety Concern:** Exit height of slide is beyond the range of 7"-15" maximum allowed





**Priority 4 Safety Concern:** Exit height of slide is beyond the range of 7"-15" maximum allowed

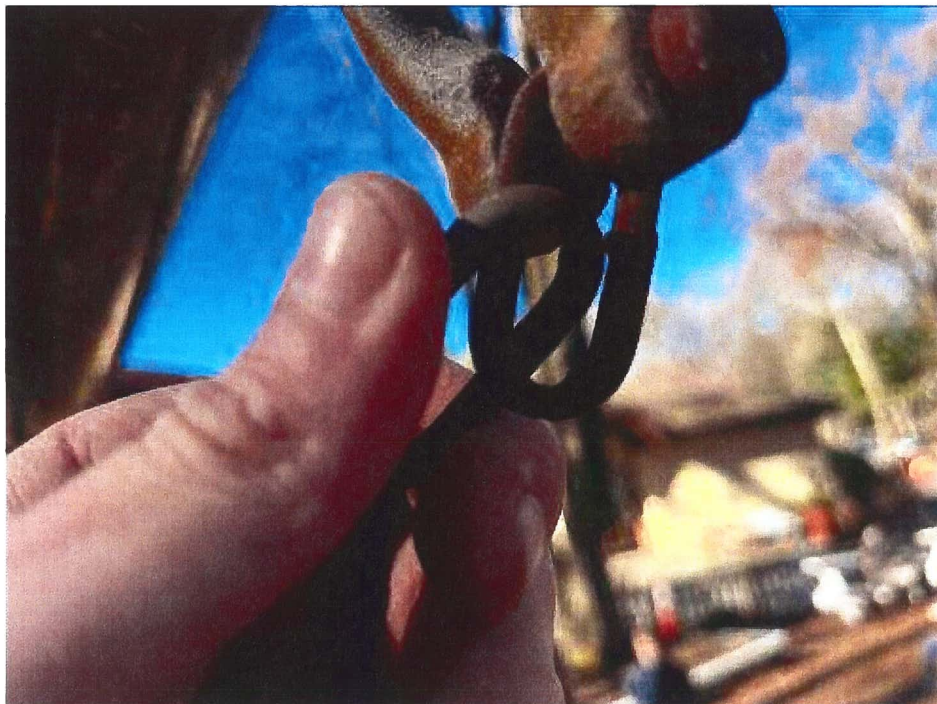


**Priority 5 Safety Concern:** Cracking on bubble panel plastic





**Priority 5 Safety Concern: Cracking on bubble panel plastic**

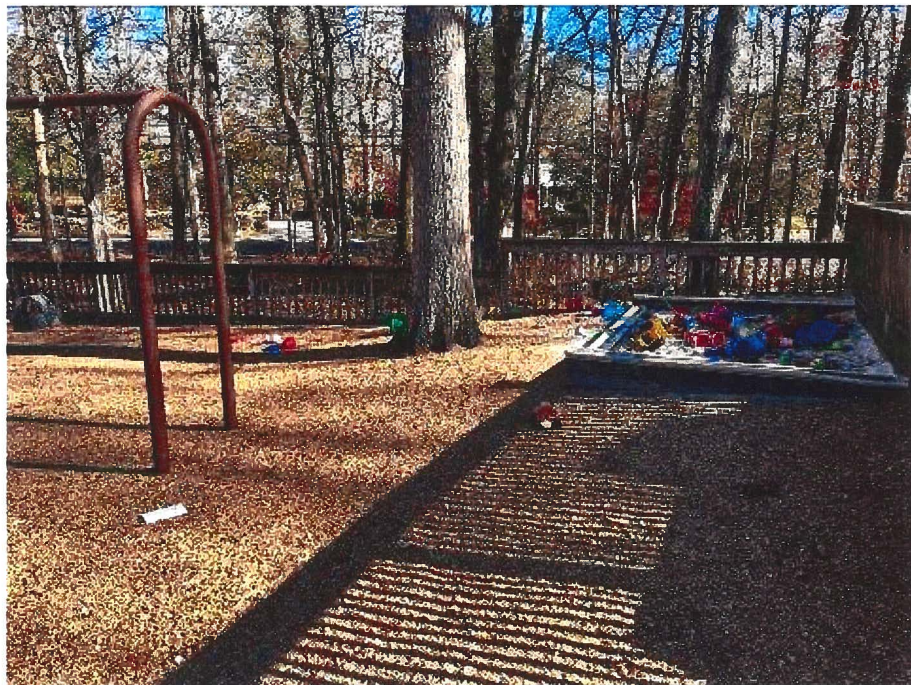


**Priority 5 Safety Concern: Wear and tear showing on all chains on belt seats**





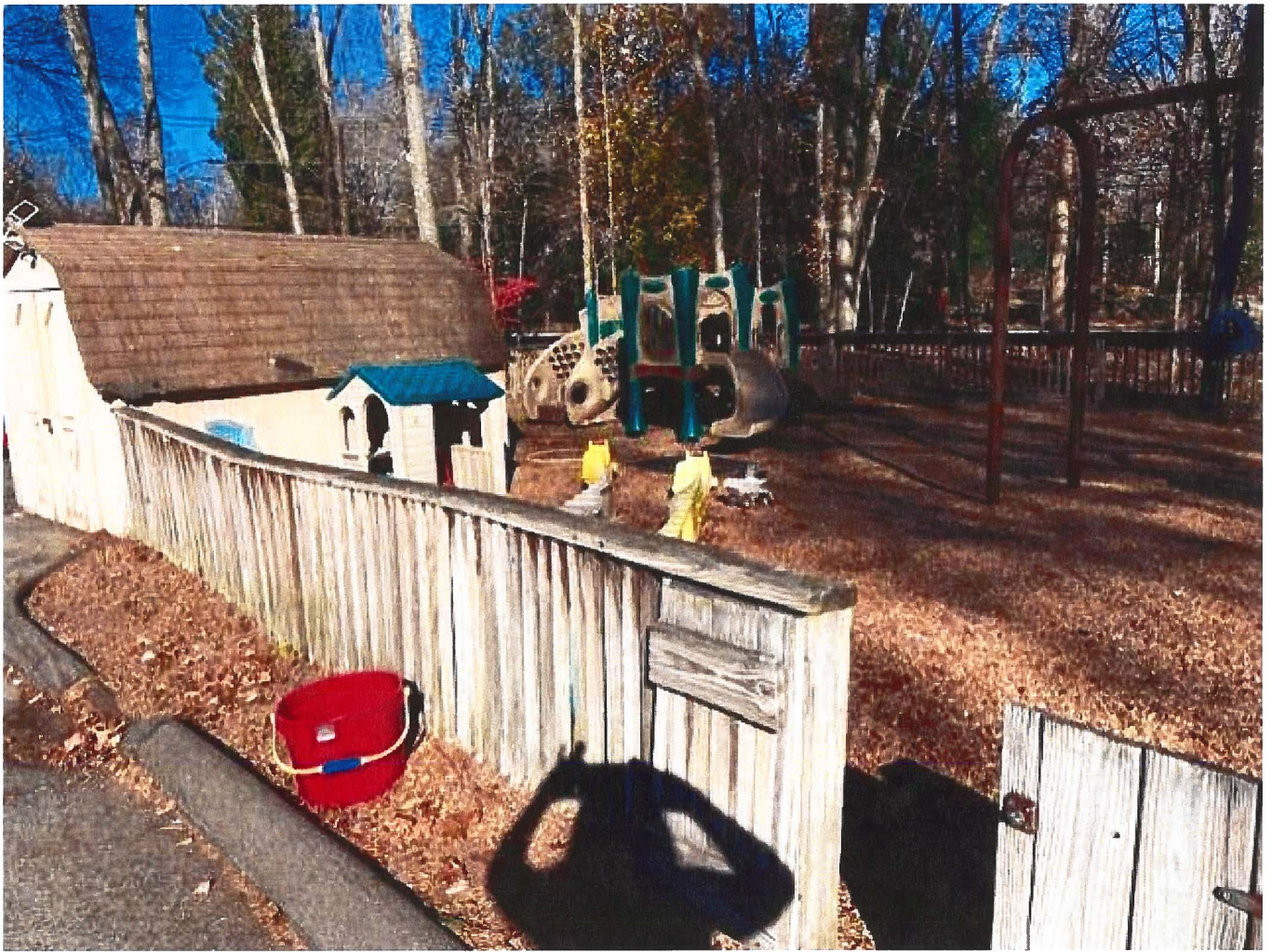
**Priority 5 Safety Concern:** Wear and tear showing on all chains on belt seats



**Priority 3 Safety Concern:** Fence around play area must be minimum 4' high for 2-5 and 6' high for 5-12 age groups as stated in **ASTM-F2049**

**!!! THIS PAGE CONCLUDES THE REPORT !!!**





Small Playground is 53 ft. x 42 ft.

Large Playground is 74 ft. x 42 ft.

The Playground is outside the 3's/4's classroom corridor.

Pictures show major play equipment.

Surface is organic wood chips

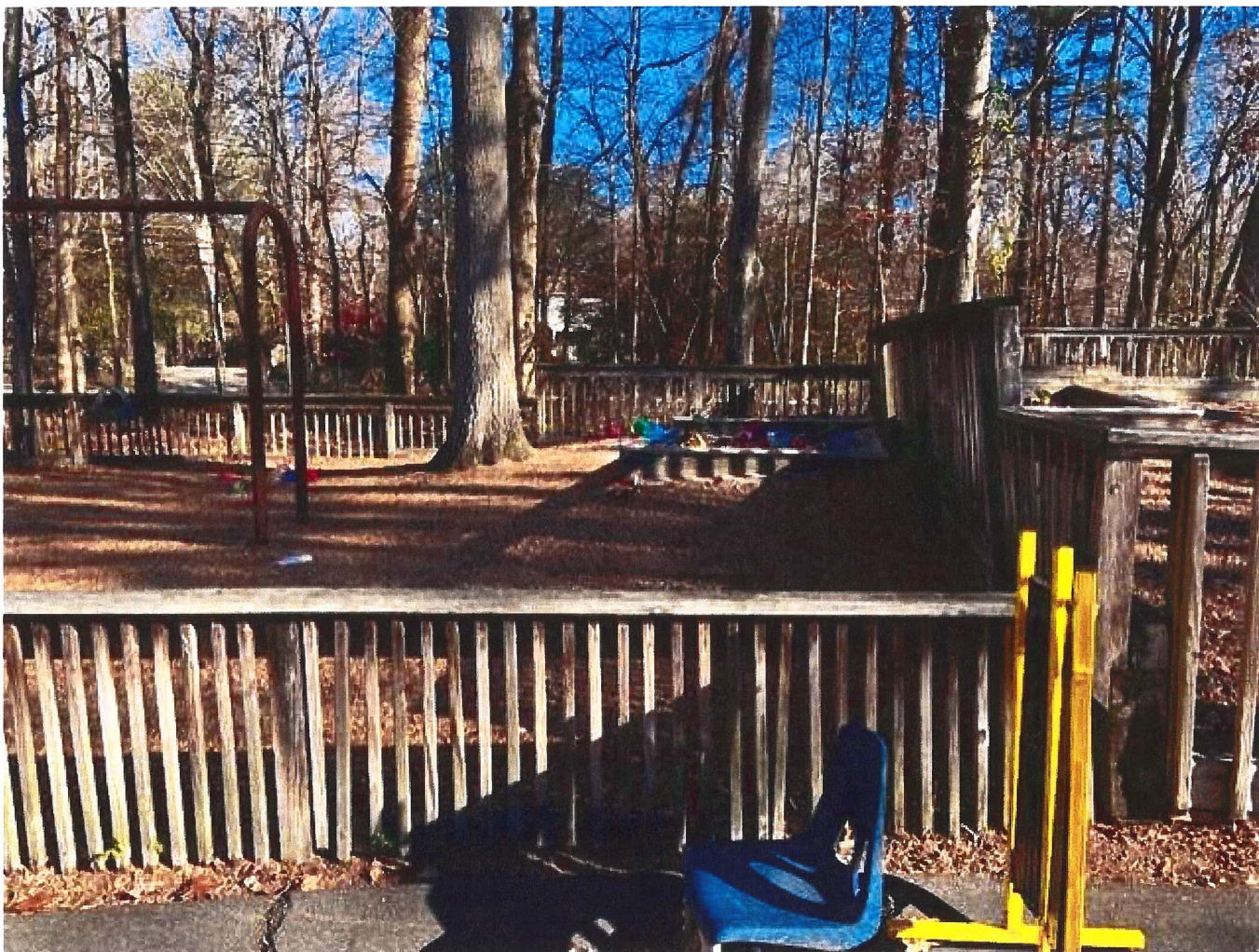
Fencing will be replaced by 12/13/2024

Shed will be replaced by 12/1/2024

























Sent from my iPhone



**STATE OF CONNECTICUT**  
 DEPARTMENT OF PUBLIC HEALTH  
 RADON PROGRAM  
 INITIAL SCHOOL RADON MEASUREMENT REPORT FORM

Nov 2010

The following form must be submitted to the Connecticut Department of Public Health Radon Program within ten (10) business days of providing a final written report of radon measurement activities to school personnel. Submit this signed form by mail OR fax to the Radon Program at the address listed below:

\*Please use the *Re-Evaluation Report Form* when performing 5-year re-evaluation.

CT Department of Public Health Radon Program  
 410 Capitol Avenue, MS #51 RAD  
 Hartford, CT 06134-0308  
 OR  
 Fax: 860-509-7378

Name of School:

Temple Shalom

Address:

(Street, town, zip code)

259 Richards Avenue

Norwalk CT 06850

Dates of Testing:

11/11 - 11/14

Testing Company:

Champagne Inspection Services

Measurement Professional:

NEHA/NRSB Certification #:

Marc Champagne

Please provide the following summary information:

Total # of Rooms Tested:

18

Total # of Rooms Requiring Re-Testing:

0

Total # of Rooms Where Average Results Were at or above 4.0 pCi/L:

0

Radon measurement activities were carried out in accordance with United States Environmental Protection Agency protocols and the Connecticut Department of Public Health Radon Program's *School Radon Testing Guidance* at the location described above.

*Marc Champagne*  
 Signature of Measurement Professional

Signature of School Designee

11/19/2024

Date



Phone: (860) 509-7367  
 Telephone Device for the Deaf (860) 509-7191  
 450 Capitol Avenue - MS # 51RAD  
 P.O. Box 340305 Hartford, CT 06134  
 An Equal Opportunity Employer







# DIVISION OF LICENSING



CONNECTICUT

## GENERIC APPROVAL FORM

CONNECTICUT  
Early Childhood

☐ Child Care Center: \_\_\_\_\_ License #: \_\_\_\_\_

☐ Group Child Care Home: \_\_\_\_\_ License #: \_\_\_\_\_

☐ Family Child Care: \_\_\_\_\_ License #: \_\_\_\_\_  
(Incubator Sites ONLY)

☐ Reason for Approval Request: \_\_\_\_\_

Address/City: \_\_\_\_\_

### THE ABOVE FACILITY IS CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE USE GROUPS AND:

☐ CONNECTICUT STATE BUILDING CODE (CGS sec. 29-252)

Town/City Building Official \_\_\_\_\_  
(printed name) (signature) (date)

☐ Inspection ☐ Architectural Review ☐ Administrative Review

☐ PRELIMINARY APPROVAL IS GRANTED ☐ FINAL APPROVAL IS GRANTED

Comments/Restrictions: \_\_\_\_\_

☐ CONNECTICUT FIRE SAFETY CODE (CGS sec. 29-292)

Town/City Fire Marshal \_\_\_\_\_  
(printed name) (signature) (date)

☐ Inspection ☐ Architectural Review ☐ Administrative Review

☐ PRELIMINARY APPROVAL IS GRANTED ☐ FINAL APPROVAL IS GRANTED

Comments/Restrictions: \_\_\_\_\_

☐ CONNECTICUT HEALTH ORDINANCES (this form is not accepted for new applications or change of location)

Director of Health \_\_\_\_\_  
(printed name) (signature) (date)

☐ Inspection ☐ Architectural Review ☐ Administrative Review

☐ PRELIMINARY APPROVAL IS GRANTED ☐ FINAL APPROVAL IS GRANTED

Comments/Restrictions: \_\_\_\_\_

☐ CONNECTICUT ZONING REGULATIONS

(Per Public Act 23-142, effective 10/1/23, zoning regulations shall not require any special zoning permit or special zoning exception to operate a group child care home located in a residence. The municipal zoning ordinances are in compliance with this Act)

Town/City Zoning Official \_\_\_\_\_  
(printed name) (signature) (date)

☐ Inspection ☐ Architectural Review ☐ Administrative Review

☐ PRELIMINARY APPROVAL IS GRANTED ☐ FINAL APPROVAL IS GRANTED

Comments/Restrictions: \_\_\_\_\_

☐ Initial ☐ Unannounced Full/Partial ☐ Follow-up ☐ Location Change ☐ Investigation ☒ Other walkthrough

### SUPPLEMENTAL REPORT OF INSPECTION

Name of Program/Provider: Temple Shalom Preschool Date: 11/7/24 Time: 10am

Location Address: 259 Richards Ave Norwalk Telephone #: 203.866.0148

e-mail address: (m) [redacted] exccdir@templeshalomweb.org License #: NA Expiration Date: NA

Capacity: NA # of Children Present: 53/11 # of Staff Present: 11

**Consent to Inspect  
Family Child Care Home**

I agree to allow the Office of Early Childhood to have access to and inspect this facility and all child care records as required by Family Child Care Home Regulations.  
Provider/Applicant/Substitute's Signature \_\_\_\_\_

Purpose of visit: Conducted walk through to ensure health and safety of children

Observations/Corrections needed:

Discussed

- safe sleep and hazards, including lighting
- Supervision
- potential violations in classrooms according to DEC regulations
- potential violations outdoors

S = Substantiated NS = Not Substantiated P = Pending (if applicable)

Operators/providers are required by regulations and statutes to be in compliance at all times.

CORRECTIVE PLAN SHALL BE RETURNED TO  
OEC BY: N/A

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

(OEC Representative)  
Print Name: Lin Mangano

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

(Person in Charge)  
Print Name: Stacey Cohen



## Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

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

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

Date Received:

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

259 Richards Avenue, Norwalk, CT

**2. District:** Res **Block:**      **Lot(s):** 5-63-130-0 **3. Zone:** CD-1L, Overlay/Village District:     

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

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

**7. Existing Use of Property:**

The property is used for religious services, religious instruction and a daycare that was exempt from licensing by the Office of Early Childhood.

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

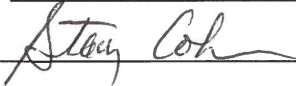
The property would like to continue using the space exactly the same but we wish to license the daycare program with the Office of Early Childhood.

### Applicant Information

Applicant Name: Stacey Cohen

Billing Address: 259 Richards Avenue, Norwalk CT 06850

Phone Number: 203-247-1051 Email: execdir@templeshalomsweb.org

Signature: 

### Property Owner Information and Authorization

Owner of Record: Temple Shalom of Norwalk, Inc.

Billing Address: 259 Richards Avenue, Norwalk CT 06850

Phone Number: 203-722-5311 Email: loryrothstein@gmail.com

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.*



# **Temple Shalom Preschool**

**Knowledge \* Confidence \* Respect**

## **Parent Handbook**

259 Richards Avenue  
Norwalk, CT 06850

**This handbook contains information on the following topics:**

- Temple Shalom Preschool Philosophy & Goals
- Our Program
- Orientations for Parents and Children
- Healthy Policy
- Administration of Medication Policy
- Medical Forms Policy
- Allergies & Asthma / Handwashing Procedures
- Arrival & Departures Procedures
- Adjusting
- “Share Time” and Personal Belongings
- Clothing and Shoes
- Conferences & Documentations
- Assessment of Children
- Confidentiality
- Grievance Procedure
- Parent /Volunteering
- Holidays & Celebrations
- Photographs
- Food
- Safety and Accidents
- Building Security & Emergency Procedures
- Preschool Closing Policies & Procedures
- Discipline & Guidance
- Independent Toileting
- Parent Code of Conduct
- Duty to Report Child Abuse
- Court Orders Affecting Enrollment of Children
- Contract



## **Temple Shalom Preschool**

Welcome to Temple Shalom Preschool. We hope this handbook will answer most of the questions you may have about what to expect during your child's time with us. If any policy or practice is unclear, please feel free to talk with the teachers or the director. Your involvement and knowledge of your child's first school experience will help them to gain trust and acceptance of school, new people and different opportunities.

### **Philosophy**

We treat each child as individuals by allowing them to work and play at their own level. We impart knowledge, self-confidence, respect for others and teach a love of learning by allowing children to fully experience their own stage of development without pressure. Both our indoor and outdoor environments are carefully planned to encourage independence and choices. A wide variety of activities are offered in the areas of creative art, math, science, cooking, tactile play, music and movement, large motor, practical life, dramatic play, language arts, fine motor and manipulatives. We provide a nurturing developmental environment in a high quality early care and education program for all children.

### **Goals**

Some of the specific goals of Temple Shalom Preschool are:

To help the child feel comfortable relating in a social setting other than their own family and to:

- Promote cooperation.
- Increase independence in meeting and solving problems.
- Promote confidence.
- Promote language development.
- Help the child develop large motor skills such as climbing, running, jumping, balancing, pedaling, etc.
- Help the children with small motor skills such as cutting with scissors, building with blocks, working with puzzles, stringing beads, manipulating play dough, controlling crayons, holding a paintbrush, etc.
- Foster an appreciation and acceptance of the multicultural world we live in.
- Further intellectual development by fostering cognitive learning, concept formation, self-awareness and critical thinking.
- Develop the imagination through fantasy play.
- Help the child learn how to follow directions, complete tasks, and develop impulse control.
- Encourage the expression of feelings in acceptable ways.
- Encourage a positive attitude, along with competency, develops a positive self-image.
- Foster values of respecting and caring for others.

## **Our Program**

Temple Shalom Preschool offers programs for children ages 6 weeks to five years.

**Half day:** Our classes include part-time or part-week schedules and are available to all preschool families. The half-day program can be the hours of 9:00-12:00; 9:00-2:00; 8:00-12:00; or 8:00-2:00. The day is a combination of inside and outside play, free choice and teacher directed activities on the development of the whole child.

**Lunch Bunch:** The lunch bunch is a two-hour program for the morning preschoolers. It is an opportunity to extend the play experience and give parents additional time to get errands, chores and appointments out of the way before picking up their child. It also gives the child a chance to share a lunchtime social experience with their classmates.

**Full Day:** The full day program is from 8:00 AM - 6:00 PM. This program is an extension of the half-day preschool allowing parents to have more flexibility in hours and is an option for working parents.

**An Extra Year:** If your child will be turning five years old by December 31 and you believe your child would benefit from an additional year in a smaller class size with more individual attention, an extra year in the four's class is an excellent option. The curriculum will include more experience with letters, numbers, phonics, books, calendar, seasons and practice with writing than is seen in the four year old classes. More importantly, the extra year will provide another year of socialization in the nurturing environment of a preschool and will allow children to naturally mature and be fully ready for kindergarten the following year.

**Summer Camp:** Summer camp at Temple Shalom Preschool begins the Tuesday after Memorial Day. Our summer camp offers a variety of outdoor water play activities (weather permitting). Daily activities include indoor and outdoor play, art, riding toys, sports and projects. The part-day ends either with a music and movement activity, a story, or craft activity. The children staying for a full-day will have a rest-time, snack and more indoor or outdoor activities after rest.

Summer camp is very flexible and has a separate registration for part-time students. Parents sign up for weeks that they need care. We accommodate vacation periods.

**Infant/Toddler program:** The infant and toddler program is a warm, nurturing program working individually with each child on the milestones they are ready to embrace. Teachers encourage each child's behavioral or physical development through one-on-one interactions, encouraging use of toys, introducing new activities as they are ready

and constant language use throughout the day. Our program integrates cognitive development, motor coordination, social interaction and self-help skills including toilet training. Most importantly, the babies and toddlers are loved and taught by qualified staff in a positive environment giving the children the self-confidence to explore and learn.

### **Orientations for Parents and Children**

**New Parent Orientation Night:** This is an adult event by Zoom in which general information about the operations of the preschool are shared and questions are answered about policies and procedures. You will be notified of this date in August.

**Back to school night:** This is an adult event with your child's classroom teachers on Zoom. Your child's teachers will review routines and answer questions.

**Meet the teachers:** Children moving up in the school will have an opportunity to spend time in their new classroom before September to get acquainted with their teacher and see their classroom before the first day. Those children new to the program will schedule a visit in August to meet the teacher and see the classroom.

## **Health Policy**

Our primary focus is the well-being and safety of all students and teachers. If every parent/guardian uses good judgment and is conscientious, many potential health-related problems can be avoided. Young children spend a high percentage of their early years “sick” while they are building up their natural immunities. This is completely normal, but it also means they will likely be absent for several days throughout the school year. Children too sick to participate in full program activities, including outdoor play, must be kept at home. Parents/caregivers must call the Preschool to report their child absent.

Communicability is an essential factor in deciding whether an ill child can remain in school; the Preschool will ask the parent/caregiver to pick up their child if the child displays any symptoms of illness. If a child becomes ill while at school, every effort will be made to contact the parent/guardian first. If the parent/guardian cannot be reached, the emergency contact set forth on the Emergency Contact Form will be contacted to pick up the child. It is imperative that the parent/guardian provide an up-to-date Emergency Contact Form to the Preschool.

### **Children should be kept home if they have:**

- Acute diarrhea - characterized as twice the child’s usual frequency of bowel movement and a change to lesser consistency within a 24-hour period;
- Vomited twice or more within a 24-hour period;
- An elevated temperature of 100.4° F or higher;
- A severe sore throat with symptoms indicating possible strep throat;
- Severe earache, with or without fever;
- Severe coughing;
- Conjunctivitis (pink eye) with discharge;
- An undiagnosed rash;
- A communicable illness, such as: chicken pox;
- Runny nose with yellow or green mucus.

### **Children must remain home:**

- For **24 hours** after an elevated temperature returns to normal without the use of anti-inflammatory medication.
- After a throat culture, until the results are available (regardless of the physician’s advice);
- For **24 hours** after their first dose of antibiotic for treatment of strep throat.
- For **24 hours** after vomiting or diarrhea has ended.

- For **24 hours** following treatment for conjunctivitis. A physician's note will be required;
- Until adequately treated for any rash or communicable illness, and the child has been assessed by a treating physician and determined to be non-communicable. A physician's note will be required.

Children are not considered ill in the following cases:

- Runny nose due to allergy
- Mucus discharge due to allergy or recovery from a respiratory illness
- Coughing due to allergy or as a result of a lingering upper respiratory condition\*
- Rashes that are not contagious\*
- Sprains, stitches, or broken bones

\*We reserve the right to ask for a doctor's note to clear your child including a COVID negative test if applicable.

A doctor's note **must** be presented to the office following an injury (i.e., stitches, broken bones, head injury, etc.) with instructions on the child's limitations of activities.

Our goal is to control the spread of illnesses. You can help us do this by truthfully reporting any illness to the teacher or director.

Please report to the preschool discovery of the following heath conditions:

- |                  |                                          |
|------------------|------------------------------------------|
| • Chicken Pox    | • Fifth Disease                          |
| • Impetigo       | • Hand, Foot & Mouth Disease (Coxsackie) |
| • Lice           | • Rotavirus                              |
| • Conjunctivitis | • Covid -19                              |
| • Flu            | • RSV                                    |
| • Ringworm       |                                          |

The presence of these conditions in a classroom needs to be reported to all parents as a means to control an epidemic or spreading throughout the class and school.

## **Administration of Medication Policy**

As regulated by the state of Connecticut Office of Early Childhood and the Norwalk Department of Health:

**No medication, prescription or non-prescription shall be administered by the Temple Shalom Director, teachers or staff (the “Staff”) unless the Temple Shalom Preschool has an Authorization for the Administration of Medication by Child Day Care Personnel Form (the “Authorization Form”). A separate Authorization Form shall be completed and signed by the parent/guardian and the prescriber for each medication (prescription and non-prescription) to be administered by the Staff.**

1. Non-Prescription Medication: If the child has an Authorization Form on file with the Preschool, the Staff may give fever reducing medication when a child is running a high fever in order to avoid febrile seizures before the parent/guardian (or other person authorized by the parent to pick up the child) can pick up the child from the Preschool. Notwithstanding the foregoing, the Staff will not administer any medication unless a Staff member (i) speaks to the parent/guardian or emergency contact regarding the administration of the medication and (ii) receives a text message from the parent/guardian or emergency contact confirming the child’s weight and the proper dosage for the child.
2. Prescription Medication: No prescription medication will be administered to a child unless a completed and signed Authorization Form is on file with the Preschool. The parent/guardian shall provide written permission to the prescriber for the exchange of medical information between the prescriber and the Staff necessary to ensure safe administration of such medication. Medication must be delivered to the Preschool Director in the original pharmacy container by the parent/guardian.



## **Medical Forms Policy**

### **Mandatory Forms:**

The following forms must be on file in the preschool office and up-to-date at all times:

1. Emergency Information and Medical Release Form – This Form sets forth the names and telephone numbers of whom to call when a child becomes ill or has an accident, including the names and numbers of a person(s) to contact when the child's parent/guardian is not available. The parent/guardian shall also provide information about the child's physician. In addition, by signing this Form, the parent/guardian authorizes the preschool staff to perform emergency CPR, hospitalize, and secure proper treatment for the child, if necessary, in an emergency situation, in the event staff is unable to reach a parent/guardian or other emergency contact.
2. Early Childhood Health Assessment Record - This Form provides evidence that the child has had a complete health assessment (including up to date vaccines unless a valid exemption is on file with the preschool) by a licensed physician or other person authorized by Connecticut statutes. The health assessment must be performed within 12 months of arrival at the Preschool and shall be updated each year thereafter.

### **Optional Forms:**

The following forms are optional forms that may be completed by a parent/guardian:

1. Authorization for the Administration of Medication by Child Day Care Personnel Form – By signing this Form, the parent/guardian authorizes the preschool staff to administer medication (both prescription and non-prescription) to a child. The parent/guardian shall furnish a separate Form for each type of medication (both prescription and non-prescription) that the preschool staff is authorized to administer. Note that this Form must be signed by both the parent/guardian and the prescriber.
2. Parent/Guardian's Permission to Apply Sunscreen to his/her Child – By signing this Form, the parent/guardian authorizes the preschool staff to administer sunscreen to a child.

**EACH OF THESE FORMS MUST BE UPDATED BY THE PARENT/GUARDIAN AS NECESSARY THROUGHOUT THE YEAR.**

## **Allergies and Asthma**

Parents must inform the director and teacher of any allergies suffered by the child. Food allergies are posted in each classroom as a precaution for all staff members or substitutes who may be serving snacks. Permission to post allergies and share this information must be signed by the Parent. Allergies to insect bites or pollen should also be disclosed to the teacher. Medications for severe allergic reactions and inhalers should be kept at school.

Due to the dangers of nut allergies, we are a **Nut Free school**.

## **Hand Washing Procedures for Children**

In order to maintain as healthy an environment as possible, the teachers carefully teach and supervise proper hand washing procedures. Regular hand washing has been proven to be the MOST EFFECTIVE method for preventing the spread of mild illnesses. The preschool will never be a sterile environment; however washing properly controls the spread of much illness.

We teach the children to wash after toileting, coming in contact with mucus (nose picking, sneezing, or wiping a runny nose) or when hands seem extra dirty. Children always wash before eating, especially since most snacks are finger foods. Lathering with liquid soap and water for at least ten seconds is encouraged, followed by thorough rinsing in running water and drying with a paper towel. We appreciate any efforts parents make at home to reinforce these procedures.

## **Arrival and Departure Procedures**

At Temple Shalom Preschool, arrival and departure are taken very seriously for one very important reason; these are potentially the unsafe times in the preschooler's day. Doors are open, many people are coming and going through the doors, cars are moving in the parking lot, and children are often distressed, especially at the beginning of the year. Therefore, we have very specific procedures for dropping off and picking up children.

- Prompt arrival allows you and your child to be relaxed. Your child's transition from home and parent to school and teacher is facilitated by allowing them to start their day on a regular schedule. It is harder to arrive when others are involved in their play (after 9:00/9:15).
- If you are running late or have an early morning appointment for your child please let the teacher know.

- Prompt retrieval of your child is very important if you are to build trust in your child. Children fear abandonment when all the other children are picked up and they do not see their parents.
- If for any reason you find that you will be late picking up your child, it is imperative you call the school or text your teacher. Repeated late pick up of your child could result in a fee and dismissal of the program. After 2 late pick-ups, a \$25 charge will be added to your monthly bill.
- If you have designated an Authorized Representative to pick up your child, this individual must show picture identification with their name before the teacher or director will release your child to this individual.
- Teacher's take attendance every day. Please text your child's teacher if your child will be out of school.

### **Adjusting**

Leaving your child at school for the first time may be more uncomfortable for you as a parent than your child. Your child may go off happily to play with others from the first day. On the other hand, your child may cling to your leg, cry, or verbally refuse to be left at school. We see both scenarios, which reinforces our belief that children are complicated beings with personalities, temperaments, and life experiences, which are at different stages of psychological development. All children, at some point, must go through a separation process. When and to what degree depends on the child. Please do not worry that your child is not ready for preschool or that you have done something wrong in your parenting. We understand children's separation anxiety can be embarrassing and difficult for the parents. We suggest the following tips to help your child pass through the separation anxiety.

- Do not discuss preschool excessively before starting.
- Do not try to talk your child out of his or her feelings. Acknowledge them and accept them. But do not change your course of action.
- Arrive on time or early if possible. Children do better when they do not have to face a large group of other children.
- Never leave your child without saying goodbye. Even if he is engrossed in an activity, you must let him/her know you are leaving and will return at the end of the preschool day. Many parents avoid saying goodbye, especially to an unsure child, because they think the child will remember their insecurity and start crying. Unfortunately, slipping out the door only reinforces your child's insecurity because you have confirmed that if he doesn't hold your leg, you might disappear. Always say goodbye even if it triggers upset. Let the teacher comfort your child while you leave.

- Be prompt so your child can see you are consistent and your child will know to expect you at a certain time.
- Children may cry upon seeing you even if they have not cried during school. Children often hold in their emotions as part of the adaptation to this new expectation. They are not at home and we often see their best behavior until mom or dad appears. We see these as tears of joy and relief.
- If your child has extended periods of crying and no amount of comforting helps, we suggest a routine of very short stays at school that are gradually lengthened each day.
- Occasionally a child may not be ready for a preschool experience. The teacher and director will discuss this with the parent and options will be explored.

It is common for children to experience separation anxiety a month or two after the beginning of school, even if they seemed very happy to that point. This again is part of typical development. Acknowledge your child's fears and concerns but reassure him you know he/she is safe and the teacher will take care of his needs.

### **"Share Time" and Personal Belongings**

The teachers at Temple Shalom Preschool realize that part of the adjusting process for a child in a new environment may include bringing something special from home to class. For our infant and toddler program we encourage you to send in a "lovey" that will keep your child calm through stressful times and help during sleep time. For the two year olds to four year olds, items of value should remain home. The teachers may incorporate "share time" on a given day to promote language development, help to expand vocabulary and encourage social interactions among children. Please do not allow your child to send fragile toys, toy weapons of any kind, or toys with small parts.

Your child has his own "cubby" specifically to hold jackets, share items, and special "transitional" objects such as a small blanket or a favorite comfort item. Transitional items are often comforting for your child while they are at school. We welcome them if they are needed. The cubby is a clean, safe place to house that transitional object and it can be found when your child needs it. Children will learn to only touch the items in their own cubby. Personal belongings left in school will be stored in your child's cubby.

## Clothing and Shoes

### **Play Clothes**

Learning is messy and children need to feel free to explore with mud, water, and paints. Therefore, your child should wear clothing that is washable and encourages independence both in play and toileting. Paint smocks are available for the children and we encourage them but do not insist on their use. Your child will spend time learning outside if weather permits. Please keep this in mind as you dress your child for each day.

The following clothing guidelines are suggested:

- Elastic-waist pants for children new to toileting.
- T-shirts, sweatshirts, loose tops and “everyday” dresses are great.
- No overalls, jumpsuits, or one-piece outfits.
- No jewelry, chains, cords or dangling accessories because they often get in the way and are not durable for preschool activities.
- No “party dresses” - they often inhibit your child’s freedom to participate.
- Preschool clothing should allow for maximum movement.

### **Shoes**

Kids love shoes and we know why. They are the secret to safe play at school. Although we do allow bare feet at times, we insist on safe shoes for certain play activities, such as bike riding. The guidelines are as follows:

- Rubber sole shoes are best.
- No open-toed, platform, clog, or party shoes (crocs). Also, no “jellies”, flip-flops, sandals, or boots with heels.
- Closed-toe and heel shoes with leather or canvas tops are best.
- Sneakers with shoe strings or Velcro work well for play.
- Rubber boots may be brought on rainy days for outside play or rain walks.
- Water shoes are permitted for summer camp.

Please label jackets and sweatshirts with your last name. Misplaced clothing items may be located in our lost and found. **One set of extra clothes** (underpants, shirt, long or short pants and socks) need to be brought to school the first day in a plastic bag marked with your child’s name on the outside. These clothes will remain at school and be used in case of toileting or spill accidents.

## **Conferences and Documentations**

### **Parent/Teacher Conferences**

Conferences to discuss a child's development or any school concern can be arranged at the request of a parent or teacher. The teacher will set a meeting at a mutually agreeable time.

Formal conference appointments with 4 year old parents will be held in February/March to discuss your child's activities and development. An appointment sheet will be posted near the door to the classroom. This is your best opportunity to learn what your child is doing at preschool, as teachers prepare in depth for this conference.

Please do not hold a discussion about your child at the classroom door or while visiting the room. Limit your doorway conversations to classroom news, gathering belongings, and hugging your child. In depth questions about your child's day can be later asked with a text to the teachers. Please allow your teacher to indicate when it is appropriate for him or her to talk with you.

If there is an issue that needs immediate attention, please call the school office.

### **Documentation Procedures**

The recording of accurate information is a necessary and expected part of running any business today. The Preschool strives to maintain accurate and up-to-date records. This will include the documentation of child observations, conversations between parents and staff and information that may be useful at a later date. These observations will be kept in the child's file.

## **Assessment of Children**

Assessing your child's development is an important facet of teaching preschool. Our teachers are trained in recognizing the developmental milestones of young children. These are tracked through observation, documentation, and samples of the children's work. In some cases, written assessments are shared with the parents as a basis for discussing and planning for a child's individual needs and development. Written assessments and documentation are kept in the children's files during their enrollment at Temple Shalom Preschool.



Occasionally it becomes necessary to express concern about a child's progress in development. In most cases, these situations are corrected in time. On a rare occasion, when this does not happen, the teacher or director may suggest that another professional evaluate the child. It is in the best interest of the child to follow through with such an evaluation because early detection and intervention of most developmental delays or disorders can make a substantial impact on the child's opportunity for improvement. The preschool has a list of community resources available for parents.

### **Confidentiality**

Trust is an important part of the family-school relationship. In order to develop trust, the teachers and staff maintain the practice of respecting confidentiality and anonymity when it comes to sensitive information about a child. Therefore, teachers share details about a child's behavior, development, or interactions only with their guardians. All children's privacy is respected. We recognize children's development is emerging and our responsibility is to nurture and protect that growing and changing child.

### **Grievance Procedure**

It is not necessary to wait for the end of the school year to discuss any aspect of the program or share concerns about your child's experience. We ask parents to follow a simple formula. Issues need to be discussed first with the person most likely to solve your concern. Issues related to interactions in the classroom or on the playground need to be addressed to your child's teacher. Administrative issues should be discussed with the preschool director. We welcome the opportunity to help by hearing your concerns.

Teachers deserve the opportunity to respond to your concerns because they are the most informed about your child's experiences at school. Likewise, teachers will consult with parents regarding decisions and interactions affecting their child. It is this teamwork that makes the difference between a good experience for your child and a wonderful relationship for your family.

## **Parent Volunteering**

Parents often want to know what they can do in the way of volunteering or helping their child's class or the school. Please stay in tune with the materials that are sent home from the teacher and talk to your child about his/her day. Sign up to be a room parent. Room parents work directly with their child's teacher as a liaison to the classroom parents. This job is not difficult or time consuming but very helpful to the teacher and fellow parents.

We appreciate our volunteers and recognize our job is made lighter and more meaningful when we have the support of our parents.

## **Holidays and Celebrations**

We recognize that children's birthday parties are very special and classroom teachers will acknowledge each child on their birthday with some appropriate activity. We welcome celebrating your child's birthday with a special snack. We encourage you to bring a small store-bought nut-free treat (mini doughnuts, mini cupcakes, etc.) Balloons and decorations are not permitted. Please make arrangements with your child's teacher ahead of time so that all birthdays can be celebrated in their own way. We try to keep celebrations limited to one per day.

### **Shabbat**

Every Friday the entire school gathers in the sanctuary to sing Shabbat songs with the Rabbi or Associate Rabbi. The three and four-year-olds assign a "challah" helper each week and during snack, the candles, wine and blessings are said highlighting the challah helper. The children find this a very special event when it is their turn.

## **Photographs**

Photographs are frequently taken by the teachers as they document the children's progress, and as a record of their experience. Photos may be used as teaching tools or as gifts. These photographs will never be used for commercial purposes without prior written permission from the parents.

If you do not wish to have your child's photo taken at any time (for privacy reasons) please inform the school office.

Professional photographs will be taken later in the school year by a trained school photographer. Parents will have advance notice.

## **Food**

### **Snacks and Good Nutrition**

Your child will be offered a healthy and appealing snack midway through each day. We attempt to include a variety of fruits, vegetables, breads, cereals, cheeses, crackers, and dairy products. We avoid sweet and fatty foods, regular fruit juices, colas, and snacks with low nutritional value. NUTS of any kind (or food containing NUTS) are NOT allowed at the preschool.

Snack time is a valuable part of our curriculum for many reasons:

- Cleanliness is encouraged. Hands must be washed just before eating.
- Children say a blessing before eating (3's and 4's).
- Self-control is encouraged. Nobody starts eating until all are seated and the blessing has been said.
- Good manners are demonstrated. Children learn how to ask politely for servings.
- Responsibility is taught. The child cleans up spills. The child throws trash away.
- Language is developed. Much conversation takes place with everyone at the table.
- Good nutrition is reinforced. We want to support healthy eating habits by providing only nutritious snacks.
- New tastes are acquired. Teachers encourage children to explore new foods (even if it means just talking about the smell, taste, shape or color of the new food).

### **Lunches**

Young children love lunch boxes and we want them to be filled with nutritious food. Please pack a lunch that matches your child's preferences and appetite. All children get a morning snack around 10:30 and an afternoon snack if they stay late. The teachers will send home food that is not eaten. Children will be asked not to share food at the lunch table.

Please use the following guidelines:

- NUTS of any kind (or food containing NUTS) are NOT allowed.
- No Shellfish, Pork or mixing meat and dairy (cheese with meat). We are kosher style and want to remain respectable to the synagogue.
- No candy or gum.

- Keep sweets to a minimum.
- Frozen ice packs help keep lunches fresh.
- Send napkins and utensils.
- Pack a water bottle.
- No glass containers.

### **Safety and Accidents**

The preschool staff uses its best efforts to supervise children, prevent accidents, and avoid aggressive conduct between children. Nevertheless, it is reasonably foreseeable that accidents may occur due to the inherent nature of the program and the young age of the children. Falls or minor injuries from play equipment, as well as other incidents such as scratching and biting may occur during the school year. If the severity of the injury warrants parent notification, teachers will contact the parents often sending a picture of where the child was hurt and giving a description of the incident.

The staff will wash injuries with soap and water and apply a bandage for cleanliness. If the child is complaining of pain, we may apply neosporin with a pain reliever. Ice packs may be applied in cases of potential swelling. Parents can take other medical measures once the child is back in their care.

In cases of serious injury (head trauma, deep cuts, severe bleeding, sprained limbs, broken bones, or other serious conditions), parents or emergency contacts will be notified immediately. Paramedics may also be called in these cases. Teachers are regularly updated in CPR and children's first aid procedures.

### **Building Security & Emergency Procedures**

The building is equipped with many security devices, and our staff is trained in security procedures. Security policies and procedures will be reviewed with parents during orientation at the beginning of each school year. Parents/guardians and all visitors should be mindful at all times to follow these policies and procedures to keep children and staff safe.

Fire drills are practiced regularly so that children and teachers know exactly how to respond in case of a fire. Drills are also practiced to protect your child in case of an earthquake, severe storm, or imminent danger from nature. "Lockdowns" are procedures in which teachers lock the doors, close the blinds, and keep the children against the inside wall of the classroom until it is safe to leave. Our telephone system is a valuable tool in communicating urgent messages should the need arise.

Parents understand that in the event of a fire, earthquake, war, act of terrorism, epidemic, pandemic, governmental action, or other act beyond the Preschool's control that forces Preschool to close or suspend its educational programs, the Preschool's duties and obligations will be suspended immediately (with notice if reasonably possible). If such an event occurs, the Preschool's duties and obligations will remain suspended until such time as the Preschool, in its sole discretion, may safely reopen or resume its educational programs. Additionally, if such an event occurs, there will be no refund or cancellation of amounts paid, and any unpaid balance will remain payable at 25% in order to cover fixed costs (i.e., recurring bills, insurance, building and facilities maintenance, etc.)

Emergency Procedures are outlined and posted in every classroom. Please feel free to review them. In case of evacuation of the synagogue, children can be picked up either at the Congregational Church or Fox Run Elementary School. Teachers will be in touch to let parents know where to go. Your child will be comforted and cared for while waiting for you or your emergency contact to retrieve him from school.

### **Preschool Closing Policies and Procedures**

#### **Weather related closings, delayed openings, or early closings.**

The decision to delay the opening of the school completely, or close early, will be made based on the safety of children and staff being on the roads during poor weather conditions. The Preschool Director will make these decisions. The actual process of making the decision to close school or delay its opening begins with the constant monitoring of weather reports, usually beginning days before a predicted storm. There are many factors we consider when making our decision, including weather reports, what other area preschools are doing, whether or not area public school districts are closing, road and parking lot conditions to name a few. When the decision to close school is made, teachers will be notified by the Preschool Director, and the teachers will, in turn, notify parents. School closings will also be announced on News Channel 12 and posted on the Temple Shalom website. If the school is in session but needs to close early, teachers will contact parents/guardians to pick up their children. On very rare occasions staff may come to the Temple and find a problem with the building (e.g., no heat, no water, etc.) If school needs to be canceled due to a building issue, staff will set up a phone tree and contact parents/guardians individually to pick up their children; if the parent/guardian cannot be reached, the persons set forth on the Emergency Contact form will be contacted to pick up the child.

**Closings due to “force majeure” events (including Pandemic closings).**

There are several examples of events beyond the control of the Preschool which may lead to the Preschool closing or the closing of certain classrooms within the Preschool. Such events (a “force majeure” event) include: extreme weather (such as: blizzards, hurricanes, weather “bombs”, floods, etc.), natural disasters, roadway blockages, building damage (such as: fire), power outages, act of G-d, governmental action, acts of terrorism, outbreaks, epidemics and pandemics, and any other major event beyond the Preschool’s control. Please refer to our Preschool Covid-19 Protocols for our policies and procedures regarding classroom or school closing due to a Covid exposure.

After consulting with staff, the Building Committee and the Preschool Governance Committee when necessary, the Preschool Director will make the final decision to close the school and determine the length of time the school needs to be closed due to a force majeure event. However, in the case of closures due to outbreaks, epidemics and pandemics and/or quarantines of children and Preschool staff, the Norwalk Department of Health will determine the length of time of such closure or quarantine.

**There will be no tuition refunds or class credits for Preschool or classroom closings due to force majeure events.**

**Discipline and Guidance**

The Preschool practices a very positive form of discipline. Children are never punished, spanked, scolded, or treated harshly in any way. It is our belief that children misbehave as an attempt to meet a need in a way that doesn’t work. Our job is to help them learn a way that does work.

The process for this includes teaching words that describe feelings, needs, and desires. Children are aided to identify their feelings or needs and are taught words and ways in which to get those needs met. Although this process is time consuming, in the long run, it is most successful because children eventually internalize the value of appropriate behavior. In some cases, we may need to remove the child from an activity and redirect them to a different activity if they are causing disruptive behavior. Often just changing the dynamics of a situation will relieve the disruptive behavior. Sometimes a walk with the teacher or some quiet time in the Director’s office will alleviate any disruptive behavior.



## **Management of Challenging Behavior**

The process of guiding children's behavior requires the effort of parents and teachers. In order for this to happen successfully, communication between all concerned parties must be maintained. When behavior becomes challenging, extra steps are needed to move toward success. If positive behavior is not evident within a short period of time, the safety of the other children becomes the primary concern of the staff. Steps need to be taken to protect the children in our care.

Challenging behavior will include but not limited to the following:

- Biting other children consistently
- Hurting other children by hitting, choking, pinching, scratching, throwing or any other deliberate behavior that causes physical injury to another child.
- Intimidating children by actions or words causing him/her/to be fearful.
- Willful and continued disobedience toward authority figures at the Preschool.
- Repeated use of inappropriate or profane words or phrases.

The following steps will be taken when a child displays any of the above listed behavior:

- If the challenging behavior is consistent, the teachers and Preschool Director will call a meeting with the parents to make a plan that both parties agree to try in order to stop the behavior.
- If the challenging behavior continues, the Preschool Director may need to add a staff person to shadow the child to stop the challenging behavior before it happens. This may be at the cost of the parent.
- If these steps do not help, parents will be asked to bring in a behavioral psychologist to assist the teachers with strategies to stop the behavior.

## **Independent Toileting**

Independent toileting is something most children easily master before 3 ½ -years-old. We have learned that toileting comes along naturally and easily as long as child, family, and preschool caregivers work together.

Toileting is something adults do with children, not to them. The adults' commitment to being sensitive, paying attention and planning ahead are vital parts of the process. The child's eagerness, readiness for independence, and physical development form the foundation for a successful experience.

## **Parent Code of Conduct**

### **Disciplining other parent's children**

It is inappropriate to discipline other parent's children while on the Preschool campus. If an issue arises between your child and another child, feel free to address your own child. If the issue is not resolved at that point, please speak to your child's teacher or another staff member of the Preschool to assist with other children.

### **Quarreling with Other Parents or Staff**

It is NEVER acceptable to quarrel with another person while at the Preschool.

### **Parking Lot Safety**

The most dangerous location on the campus is the parking lot. Please abide by the following guidelines:

- Drive slowly and cautiously
- NEVER leave any child unattended in your vehicle no matter how quickly you think you will return or how inclement the weather.
- Keep children close as you walk them through the lot.
- Park in designated spots only.
- Turn the engine off when leaving your vehicle.

### **Pets**

Never bring pets to school unannounced. Dogs (leashed or unleashed) present a biting hazard. Some exotic pets are, by law, forbidden at child care centers.

### **Car seats**

Connecticut law requires that children under eight years old AND under eighty pounds be restrained in a car seat or booster seat. As mandated reporters, the staff is obligated to report the violation of these laws to the child abuse hotline.

## **Duty to Report Child Abuse**

Parents are hereby advised that staff members of the Preschool are mandated reporters and, as such, are required to report to the Department of Children and Family Services any known or reasonably suspected instance of child abuse. The Department of Children and Family Services shall have the authority to interview children or staff, and to inspect and audit child or faculty records without prior consent. The Preschool shall make provisions for private interviews with any child or staff member, or for the examination of all records relating to the operation of the facility. The Department of

Children and Family Services shall have the authority to observe physical conditions of the child including conditions which could indicate abuse, neglect, or inappropriate placement, and to have a licensed medical professional physically examine the child.

Mandated reporters are required to report known abuse or reasonable suspicion of abuse. Abuse may include, but is not limited to, the following:

- Physical injury inflicted by other than accidental means.
- Neglect (inadequate food, clothing, shelter, medical/dental care, or supervision).
- Driving under the influence of alcohol or drugs when a child is in the vehicle.
- Transporting a child without a properly installed car seat or booster seat.
- Sexual assault of a child.
- Exposure to sexually explicit materials (books, videos, photographs) or behavior.
- Unjustifiable punishment or cruelty.

### **Court Orders Affecting Enrolled Children**

If there is a court order affecting the life of your child, please inform the Director. The following are areas of concern for the Preschool:

- Custody - Sole or Joint.
- Restraining Orders
- Adoption Orders
- Foster Care
- Surrogacy and Artificial insemination situations.

## **Contract**

Our family has received and read the Temple Shalom Preschool Parent/Student Handbook. We are aware of, understand, accept and agree to follow the policies and procedures stated in the Handbook. We acknowledge that the school has the right to amend the Handbook during the school year as needed and we agree to follow the policies and procedures as may be added or amended. We understand that we may be asked to withdraw our child(ren) from the school for reasons that may include but are not limited to, excessive disruptive behavior by the child or parent; excessive and continuing injury to other children, adults, or property; failure to pay tuition on time; excessive lateness in picking up your child; and any other inappropriate conduct to be determined by the Preschool Director or the Preschool Committee of Temple Shalom.

Parent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Parent's Signature" \_\_\_\_\_ Date: \_\_\_\_\_

Print Student's Name and Group:

Student's Name: \_\_\_\_\_ Group: \_\_\_\_\_

Student's Name: \_\_\_\_\_ Group: \_\_\_\_\_

**Please return this signed contract to the Preschool Office. This contract will be placed in the student's permanant files.**

**TEMPLE SHALOM PRESCHOOL**  
**TRAFFIC AND PARKING STUDY**

To: Stacey Cohen, Executive Director

Date: February 14, 2025

From: Brian Dempsey, P.E., PTOE, RSP1  
Daris Monroy Castillo

Re: Traffic & Parking Study  
Temple Shalom Preschool  
259 Richards Avenue  
City of Norwalk, CT

**INTRODUCTION**

DTS Provident Design Engineering, LLP (DTS Provident), a licensed Professional Engineering firm in the State of Connecticut, has prepared this memorandum to evaluate the Traffic and Parking as well as an investigation of the drop-off and pick-up procedures for the existing Temple Shalom Preschool located at 259 Richards Avenue in the City of Norwalk. The facility has been operating for approximately 25 years. There are no overlaps of the Preschool operations and any services that the synagogue provides.

No changes to the Site are proposed.

**EXISTING CONDITIONS**

The Site is currently in operation and is located at 259 Richards Avenue in the City of Norwalk. Access to the Site is provided by an unsignalized driveway that forms a three-way intersection with Richards Avenue. The eastbound approach of Richards Avenue includes one through/right turn lane, and the westbound approach includes one left/through turn lane. The Site Driveway forms the northbound approach and includes one left/right turn lane. Richards Avenue has a posted speed limit of 25 mph, with no shoulders and has roadway striping (double-yellow line). The intersection is controlled by a Stop sign on the northbound approach. Below shows an aerial displaying the location of the Project Site, with a larger image shown on Figure No.1 in Appendix A, attached:



### **EXISTING TRAFFIC VOLUMES**

To analyze the traffic impacts associated with the existing Temple Shalom Preschool, DTS Provident first determined the existing traffic volumes. Representatives of DTS Provident conducted turning movement traffic counts at the intersection of Richard Avenue and the Site Driveway on Monday, February 10, 2025, and on Tuesday, February 11, 2025. Based on the traffic counts it was determined that the AM Peak Hour was from 8:00 AM to 9:00 AM and the PM Peak Hour was from 5:00 PM to 6:00 PM. The Peak Hour Traffic Volumes are illustrated on Figure No. 2 in Appendix A. Copies of the traffic counts are contained in Appendix B.

### **OPERATION HOURS AND DROP-OFF/PICK-UP SCHEDULES**

The hours of operation for the Temple Shalom Preschool are from 8:00 AM to 6:00 PM. The maximum number of children on any given day is 70. Several of these children are siblings and therefore there would be approximately a total of 60 vehicles arriving at the site. The busiest time-period for the morning drop off is from 8:00 AM to 9:00 AM. The site closes at 6:00 PM but families start picking up at around 4:30 PM.

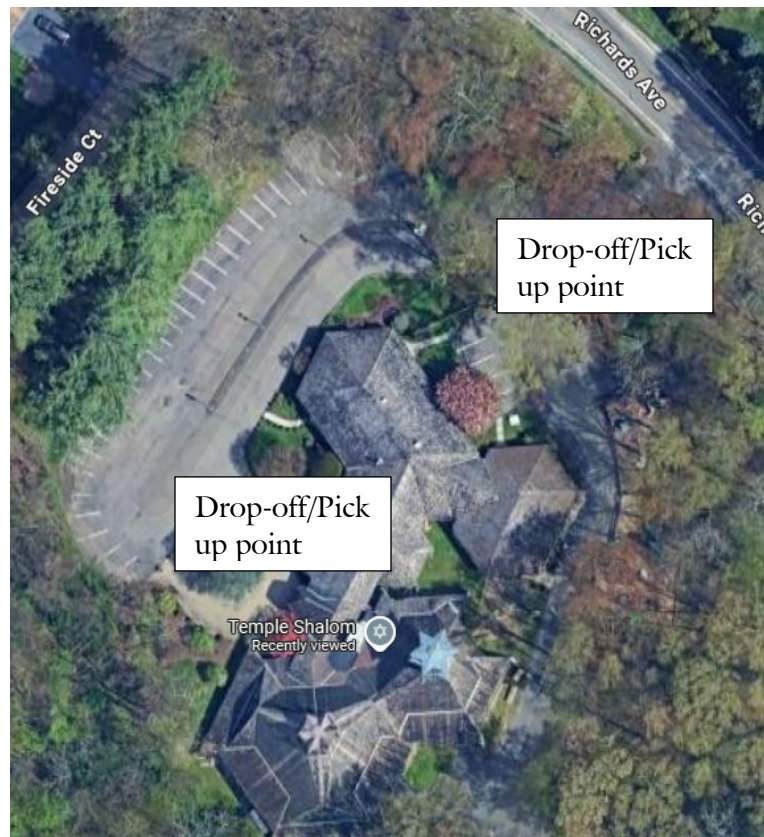


Based upon traffic observations, the total number of trips associated with the Site during the peak hours was able to be determined. The following table summarizes these trips:

| <b>TABLE 1<br/>SITE GENERATION TRIP TABLE</b> |                         |           |                         |           |
|-----------------------------------------------|-------------------------|-----------|-------------------------|-----------|
|                                               | PEAK AM<br>WEEKDAY HOUR |           | PEAK PM<br>WEEKDAY HOUR |           |
|                                               | ENTER                   | EXIT      | ENTER                   | EXIT      |
| Temple Shalom Preschool                       | 40                      | 35        | 33                      | 45        |
| <b>Total Existing</b>                         | <b>40</b>               | <b>35</b> | <b>33</b>               | <b>45</b> |

Typical of a Preschool, the parent or caretaker of the child drops them off in the morning and then leaves the Site. This is why the entering and exit volumes being similar, with the difference generally being staff. The same holds true for the PM Peak Hour.

All vehicles for the Preschool utilize the Site Driveway. On-site, there are two main points for drop-off and pick-up. Parents/guardians usually park at these locations, or they park in the parking spaces in the parking lot and walk over. The following image below shows the locations of these drop-off and pick-up points:



During the traffic counts, observations of potential queueing were performed. There were no extended queues at any time within the Site and queueing did not back up onto Richards Avenue. There were also no backups on Richards Avenue in the vicinity of the Site Driveway.

### **TRAFFIC CAPACITY ANALYSIS**

DTS Provident utilized Synchro software to calculate the capacity analysis of the intersections for the Existing traffic volume conditions. The software was used to obtain levels of service (LOS) and delays (seconds per vehicle). A Level of Service 'A' represents the best roadway operating conditions while a Level of Service 'F' represents the roadway operating conditions experiencing delays. Table No. 2 below summarizes the capacity analysis results for the intersection:

| <b>TABLE 2<br/>OVERALL LEVEL OF SERVICE SUMMARY<br/>RICHARDS AVENUE AND SITE DRIVEWAY</b> |                                |                                |
|-------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|
| <b>APPROACH</b>                                                                           | <b>Existing Condition</b>      |                                |
|                                                                                           | <b>Peak AM Hour</b>            | <b>Peak PM Hour</b>            |
|                                                                                           | <b>LOS<br/>Delay (sec/veh)</b> | <b>LOS<br/>Delay (sec/veh)</b> |
| <b>Richards Avenue</b>                                                                    |                                |                                |
| EB                                                                                        | A<br>0.0                       | A<br>0.0                       |
| WB                                                                                        | A<br>8.7                       | A<br>8.0                       |
| <b>Site Driveway</b>                                                                      |                                |                                |
| NB                                                                                        | C<br>18.1                      | B<br>13.5                      |
| <b>OVERALL</b>                                                                            | A<br>0.7                       | A<br>1.1                       |

As shown in Table 2 above, the Project does not have a significant traffic impact and operates at good levels of service. The intersection operates with minimal delays. Copies of the Synchro Analyses are contained in Appendix D.

### **EXISTING PARKING VOLUMES**

DTS Provident representatives conducted a parking count at 4:00 PM on Monday February 10, 2025, and at 9:00 AM on Tuesday February 11, 2025. There are approximately 50 parking spaces on-site with 41 of those parking spaces in the two main lots in the north and west of the Site. The following table summarizes the AM and PM parking counts of the two main lots:

| <b>TABLE 3</b><br><b>PARKING COUNT VOLUMES</b><br><b>TEMPLE SHALOM PRESCHOOL</b> |                                            |                                             |
|----------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------|
|                                                                                  | <b>MONDAY, FEBRUARY 10,</b><br><b>2025</b> | <b>TUESDAY, FEBRUARY 11,</b><br><b>2025</b> |
| Time                                                                             | 9:00 AM                                    | 4:00 PM                                     |
| Total Vehicles<br>Parked                                                         | 16                                         | 15                                          |
| Total Vacant<br>Parking Spaces                                                   | 25                                         | 26                                          |

Further information from the parking counts is contained in Appendix C.

Additional observations of the parking indicated that there were always available parking spaces throughout the day.

### **CONCLUSION**

Based upon the information contained herein, it is considered professional opinion of DTS Provident that the traffic associated with the Site does not adversely impact the adjacent roadway network. Additionally, adequate parking is provided.

<https://divneytungschwalbe.sharepoint.com/sites/DTSP/Shared Documents/Projects/Projects 1100/1194 Norwalk - Temple Shalom Preschool/TRAF/Memo/Traffic Narrative - Temple Shalom Preschool.docx>

APPENDIX A  
TRAFFIC FIGURES



C:\Users\Dmonroy\DCI\ACCDocs\DTSP\1194 Norwalk Temple Shalom Preschool\Project Files\Exhibits\TrafficFigures 8.5x11 Portrait.dwg



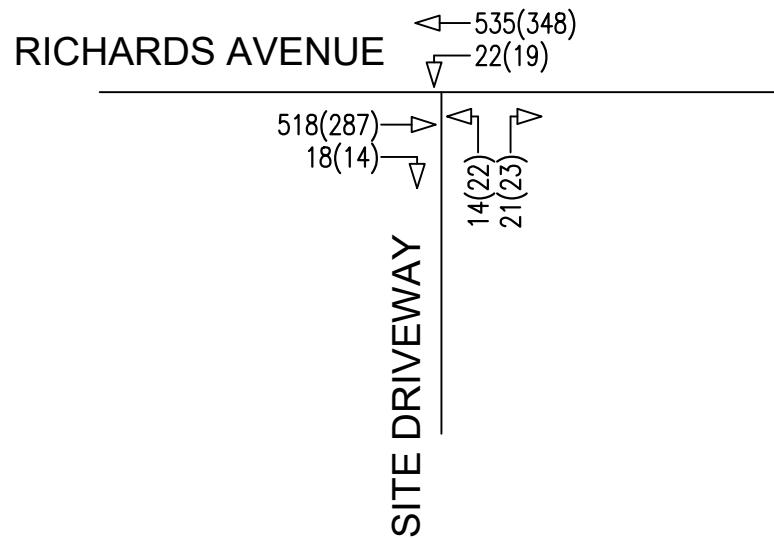
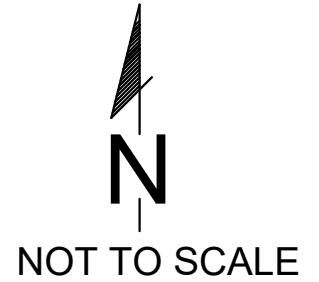
**DTS • PROVIDENT**  
Intelligent Land Use

DTS Provident Design Engineering, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

Site Location  
Temple Shalom Preschool  
City of Norwalk, Fairfield County, CT

Project No. 1194  
Scale: 1" = 120'  
February 2025

Figure No. 01



### LEGEND

00 - VPH-PEAK AM HOUR (8:00 AM - 9:00 AM)  
 (00) - VPH-PEAK PM HOUR (5:00 PM - 6:00 PM)

## **DTS • PROVIDENT**

**Intelligent Land Use**

DTS Provident Design Engineering, LLP  
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 White Plains, NY 10601  
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 F: 914.428.0017

**Existing Traffic Volumes**  
 Temple Shalom Preschool  
 City of Norwalk, Fairfield County, CT

Project No. 1194  
 Scale: N.T.S.  
 February 2025

Figure No. 02



APPENDIX B  
TRAFFIC COUNTS

File Name: C:\Users\Dmonroy\DTS Provident\DTSP - Projects\001 Client Development\1194 Norwalk - Temple Shalom Prescho

Start Date: 2/11/2025

Start Time: 8:00:00 AM

Site Code: 00002592

Comment 1: Default Comments

Comment 2: Change These in The Preferences Window

Comment 3: Select File/Preference in the Main Scree

Comment 4: Then Click the Comments Tab

| Start Time | From North |      |      |      | From East |      |      |      | From South |      |      |      | Right |
|------------|------------|------|------|------|-----------|------|------|------|------------|------|------|------|-------|
|            | Right      | Thru | Left | Peds | Right     | Thru | Left | Peds | Right      | Thru | Left | Peds |       |
| 8:00:00 AM | 0          | 0    | 0    | 0    | 0         | 120  | 8    | 0    | 6          | 0    | 3    | 0    | 3     |
| 8:15:00 AM | 0          | 0    | 0    | 0    | 0         | 139  | 7    | 0    | 9          | 0    | 4    | 0    | 5     |
| 8:30:00 AM | 0          | 0    | 0    | 0    | 0         | 144  | 1    | 0    | 3          | 0    | 4    | 0    | 4     |
| 8:45:00 AM | 0          | 0    | 0    | 0    | 0         | 132  | 6    | 0    | 3          | 0    | 3    | 0    | 6     |

o\TRAF\Excel\Tra

| From West |      |      |  |
|-----------|------|------|--|
| Thru      | Left | Peds |  |
| 120       | 0    | 0    |  |
| 103       | 0    | 0    |  |
| 150       | 0    | 0    |  |
| 145       | 0    | 0    |  |

File Name: C:\Users\Dmonroy\DTS Provident\DTSP - Projects\001 Client Development\1194 Norwalk - Temple Shalom Prescho

Start Date: 2/10/2025

Start Time: 4:30:00 PM

Site Code: 00002591

Comment 1: Default Comments

Comment 2: Change These in The Preferences Window

Comment 3: Select File/Preference in the Main Scree

Comment 4: Then Click the Comments Tab

| Start Time | From North |      |      |      | From East |      |      |      | From South |      |      |      | Right |
|------------|------------|------|------|------|-----------|------|------|------|------------|------|------|------|-------|
|            | Right      | Thru | Left | Peds | Right     | Thru | Left | Peds | Right      | Thru | Left | Peds |       |
| 4:30:00 PM | 0          | 0    | 0    | 0    | 0         | 73   | 3    | 0    | 5          | 0    | 3    | 0    | 5     |
| 4:45:00 PM | 0          | 0    | 0    | 0    | 0         | 76   | 2    | 0    | 5          | 0    | 2    | 0    | 2     |
| 5:00:00 PM | 0          | 0    | 0    | 0    | 0         | 84   | 6    | 0    | 4          | 0    | 4    | 0    | 6     |
| 5:15:00 PM | 0          | 0    | 0    | 0    | 0         | 105  | 7    | 0    | 9          | 0    | 5    | 0    | 5     |
| 5:30:00 PM | 0          | 0    | 0    | 0    | 0         | 86   | 2    | 0    | 5          | 0    | 7    | 0    | 3     |
| 5:45:00 PM | 0          | 0    | 0    | 0    | 0         | 73   | 4    | 0    | 5          | 0    | 6    | 0    | 0     |

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| From West |      |      |  |
|-----------|------|------|--|
| Thru      | Left | Peds |  |
| 63        | 0    | 0    |  |
| 58        | 0    | 0    |  |
| 56        | 0    | 0    |  |
| 75        | 0    | 0    |  |
| 78        | 0    | 0    |  |
| 78        | 0    | 0    |  |

APPENDIX C  
PARKING COUNTS



| TOTAL VEHICLES PARKED         |                                       |                                      |
|-------------------------------|---------------------------------------|--------------------------------------|
|                               | Tuesday, February 11, 2025<br>9:00 AM | Monday, February 10, 2025<br>4:00 PM |
| Lot 1    31 Patking<br>Spaces | 8 Parked                              | 9 Parked                             |
| Lot 2    10 Parking<br>Spaces | 8 Parked                              | 6 Parked                             |
| Total<br>41 Parking Spaces    | 16                  Parked            | 15                  Parked           |

| TOTAL VACANT PARKING SPACES   |                                       |                                      |
|-------------------------------|---------------------------------------|--------------------------------------|
|                               | Tuesday, February 11, 2025<br>9:00 AM | Monday, February 10, 2025<br>4:00 PM |
| Lot 1    31 Patking<br>Spaces | 23 Vacant                             | 22 Vacant                            |
| Lot 2    10 Parking<br>Spaces | 2 Vacant                              | 4 Vacant                             |
| Total<br>41 Parking Spaces    | 25                  Vacant            | 26                  Vacant           |

APPENDIX D

SYNCHRO ANALYSIS

HCM 7th TWSC  
1: Site Driveway & Richards Avenue

2024 Existing  
Timing Plan: Peak AM Hour

| Intersection             |                                                                                   |      |        |                                                                                   |                                                                                   |       |
|--------------------------|-----------------------------------------------------------------------------------|------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.7                                                                               |      |        |                                                                                   |                                                                                   |       |
| Movement                 | EBT                                                                               | EBR  | WBL    | WBT                                                                               | NBL                                                                               | NBR   |
| Lane Configurations      |  |      |        |  |  |       |
| Traffic Vol, veh/h       | 518                                                                               | 18   | 22     | 535                                                                               | 14                                                                                | 21    |
| Future Vol, veh/h        | 518                                                                               | 18   | 22     | 535                                                                               | 14                                                                                | 21    |
| Conflicting Peds, #/hr   | 0                                                                                 | 0    | 0      | 0                                                                                 | 0                                                                                 | 0     |
| Sign Control             | Free                                                                              | Free | Free   | Free                                                                              | Stop                                                                              | Stop  |
| RT Channelized           | -                                                                                 | None | -      | None                                                                              | -                                                                                 | None  |
| Storage Length           | -                                                                                 | -    | -      | -                                                                                 | 0                                                                                 | -     |
| Veh in Median Storage, # | 0                                                                                 | -    | -      | 0                                                                                 | 0                                                                                 | -     |
| Grade, %                 | 0                                                                                 | -    | -      | 0                                                                                 | 0                                                                                 | -     |
| Peak Hour Factor         | 92                                                                                | 92   | 92     | 92                                                                                | 92                                                                                | 92    |
| Heavy Vehicles, %        | 2                                                                                 | 2    | 2      | 2                                                                                 | 2                                                                                 | 2     |
| Mvmt Flow                | 563                                                                               | 20   | 24     | 582                                                                               | 15                                                                                | 23    |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
| Major/Minor              | Major1                                                                            |      | Major2 |                                                                                   | Minor1                                                                            |       |
| Conflicting Flow All     | 0                                                                                 | 0    | 583    | 0                                                                                 | 1202                                                                              | 573   |
| Stage 1                  | -                                                                                 | -    | -      | -                                                                                 | 573                                                                               | -     |
| Stage 2                  | -                                                                                 | -    | -      | -                                                                                 | 629                                                                               | -     |
| Critical Hdwy            | -                                                                                 | -    | 4.12   | -                                                                                 | 6.42                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -                                                                                 | -    | -      | -                                                                                 | 5.42                                                                              | -     |
| Critical Hdwy Stg 2      | -                                                                                 | -    | -      | -                                                                                 | 5.42                                                                              | -     |
| Follow-up Hdwy           | -                                                                                 | -    | 2.218  | -                                                                                 | 3.518                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | -                                                                                 | -    | 992    | -                                                                                 | 204                                                                               | 519   |
| Stage 1                  | -                                                                                 | -    | -      | -                                                                                 | 564                                                                               | -     |
| Stage 2                  | -                                                                                 | -    | -      | -                                                                                 | 531                                                                               | -     |
| Platoon blocked, %       | -                                                                                 | -    |        | -                                                                                 |                                                                                   |       |
| Mov Cap-1 Maneuver       | -                                                                                 | -    | 992    | -                                                                                 | 197                                                                               | 519   |
| Mov Cap-2 Maneuver       | -                                                                                 | -    | -      | -                                                                                 | 197                                                                               | -     |
| Stage 1                  | -                                                                                 | -    | -      | -                                                                                 | 564                                                                               | -     |
| Stage 2                  | -                                                                                 | -    | -      | -                                                                                 | 512                                                                               | -     |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
| Approach                 | EB                                                                                |      | WB     |                                                                                   | NB                                                                                |       |
| HCM Ctrl Dly, s/v        | 0                                                                                 |      | 0.34   |                                                                                   | 18.07                                                                             |       |
| HCM LOS                  | C                                                                                 |      |        |                                                                                   |                                                                                   |       |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
| Minor Lane/Major Mvmt    | NBLn1                                                                             | EBT  | EBR    | WBL                                                                               | WBT                                                                               |       |
| Capacity (veh/h)         | 313                                                                               | -    | -      | 71                                                                                | -                                                                                 |       |
| HCM Lane V/C Ratio       | 0.121                                                                             | -    | -      | 0.024                                                                             | -                                                                                 |       |
| HCM Ctrl Dly (s/v)       | 18.1                                                                              | -    | -      | 8.7                                                                               | 0                                                                                 |       |
| HCM Lane LOS             | C                                                                                 | -    | -      | A                                                                                 | A                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0.4                                                                               | -    | -      | 0.1                                                                               | -                                                                                 |       |

HCM 7th TWSC  
1: Site Driveway & Richards Avenue

2024 Existing  
Timing Plan: Peak PM Hour

| Intersection             |                                                                                   |      |      |                                                                                   |                                                                                   |      |
|--------------------------|-----------------------------------------------------------------------------------|------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|
| Int Delay, s/veh         | 1.1                                                                               |      |      |                                                                                   |                                                                                   |      |
| Movement                 | EBT                                                                               | EBR  | WBL  | WBT                                                                               | NBL                                                                               | NBR  |
| Lane Configurations      |  |      |      |  |  |      |
| Traffic Vol, veh/h       | 287                                                                               | 14   | 19   | 348                                                                               | 22                                                                                | 23   |
| Future Vol, veh/h        | 287                                                                               | 14   | 19   | 348                                                                               | 22                                                                                | 23   |
| Conflicting Peds, #/hr   | 0                                                                                 | 0    | 0    | 0                                                                                 | 0                                                                                 | 0    |
| Sign Control             | Free                                                                              | Free | Free | Free                                                                              | Stop                                                                              | Stop |
| RT Channelized           | -                                                                                 | None | -    | None                                                                              | -                                                                                 | None |
| Storage Length           | -                                                                                 | -    | -    | -                                                                                 | 0                                                                                 | -    |
| Veh in Median Storage, # | 0                                                                                 | -    | -    | 0                                                                                 | 0                                                                                 | -    |
| Grade, %                 | 0                                                                                 | -    | -    | 0                                                                                 | 0                                                                                 | -    |
| Peak Hour Factor         | 87                                                                                | 87   | 87   | 87                                                                                | 87                                                                                | 87   |
| Heavy Vehicles, %        | 2                                                                                 | 2    | 2    | 2                                                                                 | 2                                                                                 | 2    |
| Mvmt Flow                | 330                                                                               | 16   | 22   | 400                                                                               | 25                                                                                | 26   |

| Major/Minor          | Major1 | Major2 | Minor1 |
|----------------------|--------|--------|--------|
| Conflicting Flow All | 0      | 0      | 346    |
| Stage 1              | -      | -      | -      |
| Stage 2              | -      | -      | -      |
| Critical Hdwy        | -      | -      | 4.12   |
| Critical Hdwy Stg 1  | -      | -      | -      |
| Critical Hdwy Stg 2  | -      | -      | -      |
| Follow-up Hdwy       | -      | -      | 2.218  |
| Pot Cap-1 Maneuver   | -      | -      | 1213   |
| Stage 1              | -      | -      | -      |
| Stage 2              | -      | -      | -      |
| Platoon blocked, %   | -      | -      | -      |
| Mov Cap-1 Maneuver   | -      | -      | 1213   |
| Mov Cap-2 Maneuver   | -      | -      | -      |
| Stage 1              | -      | -      | -      |
| Stage 2              | -      | -      | -      |

| Approach          | EB | WB   | NB   |
|-------------------|----|------|------|
| HCM Ctrl Dly, s/v | 0  | 0.42 | 13.5 |
| HCM LOS           |    |      | B    |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBL   | WBT |
|-----------------------|-------|-----|-----|-------|-----|
| Capacity (veh/h)      | 475   | -   | -   | 93    | -   |
| HCM Lane V/C Ratio    | 0.109 | -   | -   | 0.018 | -   |
| HCM Ctrl Dly (s/v)    | 13.5  | -   | -   | 8     | 0   |
| HCM Lane LOS          | B     | -   | -   | A     | A   |
| HCM 95th %tile Q(veh) | 0.4   | -   | -   | 0.1   | -   |



**CITY OF NORWALK**  
**Transportation Mobility & Parking**

P: 203-854-7335  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

To: Bryan Baker  
From: Benjamin Yeung, P.E., Senior Traffic Engineer – Norwalk TMP  
Date: February 20<sup>th</sup>, 2025  
Subject: **259 Richards Avenue – Temple Shalom Preschool**

---

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a review of the following documents related to the land use change at **259 Richards Avenue – Temple Shalom Preschool**.

- Temple Shalom Preschool Traffic and Parking Study dated February 14<sup>th</sup>, 2025 by DTS Provident

The aforementioned document is in compliance with the current City Standards in relation to transportation, mobility, and parking. TMP takes no exception to the project moving forward.

This letter signifies final departmental sign-off from TMP. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Benjamin Yeung".

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

Cc: DPW Permits  
James Travers, Director – TMP  
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP  
Nathan Fankhanel, E.I.T., Junior Engineer – TMP  
Vanessa Valadares, P.E., Chief of Department of Public Works  
Wilber Giron, P.E., Permit Engineer – Department of Public Works  
Christine Cardascia, E.I.T., Assistant Engineer – Department of Public Works  
Steven Kleppin, Director – Planning and Zoning  
Bryan Baker, Principal Planner – Planning and Zoning  
Michelle Andrzejewski, Land Use Planner – Planning and Zoning  
Amelia Williams, Land Use Planner – Planning and Zoning  
William Ireland, Chief Building Official – Building and Code Enforcement  
Leo Guerrero, Assistant Building Official – Building and Code Enforcement  
Peter Kelly, Assistant Building Official – Building and Code Enforcement  
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA  
Christopher Cavaliere, Junior Engineer – WPCA  
Alexis Cherichetti, Senior Environmental Officer – Conservation Office



**March 3, 2025**

**Memorandum**

**To:** Planning & Zoning Commission – Galen Wells, Chairwoman  
**From:** Bryan Baker, AICP, Principal Planner  
**Re:** #2024-67 SP – Temple Shalom of Norwalk, Inc. – 259 Richards Avenue (District 5, Block 63, Lot 130) – Special permit for a proposed child day-care center within an existing religious facility

Commissioners,

259 Richards Avenue is a five-acre parcel located within the CD-1L zoning district and is the current site of the Temple Shalom religious facility. The applicant has submitted a special permit application to add a child daycare center to use to the existing religious facility use on the property.

Child Day-Care Centers are a special permit use with limitations within the CD-1L zoning district per Table 4.3.9.A of the zoning regulations:

| PRINCIPAL USE                      | CD-1L |
|------------------------------------|-------|
| Convalescent/Nursing/<br>Rest Home | SPU L |
| Hospital                           | NP    |
| <b>EDUCATION</b>                   |       |
| Child Day-Care Center              | SPU L |

The limitations associated with Child Day-Care Centers that are applicable in this case are the following:

- (2) Shall be permitted as an Accessory Use to the following Principal Use(s):
  - (a) Congregate Housing, Office, Religious Facility, Elementary or Secondary School, and/or Waterfront Club; and
  - (b) Shall require approval of a Special Permit pursuant to Section 8.4.8.

The proposed child day-care center will have a capacity of 80 children which is used to help determine the total number of parking spaces required for the use. There are approximately 46 parking spaces located on the property and the number of spaces required is determined by the following:

Child Day-Care Center

1 per teacher or other staff + 1 per 20 students

The operation of the child day-care center will occur on weekdays while the use of the religious facility will primarily occur on weekends, limiting any overlap of parking spaces. Therefore, the number of parking spaces located on the property is sufficient for the proposed use.

The applicant has provided a traffic study, conducted by DTS Provident, dated February 14, 2025. The report concludes that the proposed use will not adversely impact the roadway network, and that sufficient parking is available. This is affirmed further by the City's Transportation, Mobility, and Parking Department (TMP) who provided a preliminary approval, dated February 20, 2025.

Section 8.4.8.G provides additional considerations that the Commission shall consider other criteria as applicable to the application. Staff has reviewed the criteria and has provided comments in relation to those that are applicable to this application:

- 1) *Availability of mass transit facilities and provision of sidewalks, with a minimum clearance of five (5) feet without obstructions.*

The proposed child day-care center will be within an existing structure and no new construction or improvements are proposed. There are existing sidewalks/walking paths along the western side of Richards Avenue as well. Because this is an existing site with no proposed construction, Staff's opinion is that this application complies with this criterion.

- 2) *Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right.*

The primary use of the property as a religious facility as been established for many years. No new construction is proposed that would have any negative impacts on neighborhood properties. A child day-care center, especially at the scale proposed, may have beneficial impacts on neighborhood properties by offering daycare and pre-school programs closer to residences and within structures where such uses are customarily associated.

- 3) *Existing land Use in the area.*

In the Richards Avenue area, there are many other religious facilities and schools. Therefore, such a use is not out of the ordinary for the neighborhood.

- 4) *Compliance with these Regulations and the Plan of Conservation and Development.*

Within the last round of zoning regulations edits, the Commission made great effort to incorporate the allowance of more child day-care centers within Norwalk. This application is consistent with the intended goals of increasing pre-school and daycare options to families within the city.

Staff recommends that the application be approved and has provided the following resolution for consideration by the Commission:

*Draft resolution to approve:*

**THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-67 SP – Temple Shalom of Norwalk, Inc. – 259 Richards Avenue (District 5, Block 63, Lot 130) – Special permit for a proposed child day-care center within an existing religious facility be **APPROVED** subject to the following conditions:

1. That the child day-care center is an accessory use to the religious facility principal use; and
2. That the child day-care center may be allowed to increase enrollment and make interior renovations/alterations via administrative approval, provided that the peak number of vehicle trips during any peak hour is 50 or less and that the application complies with all other applicable zoning regulations; and
  - a. That should a proposed increase in enrollment result in more than 50 vehicle trips during any peak hour, the applicant shall provide an updated traffic report to the Commission for their review and action; 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 March 14, 2025.

## Norwalk Planning & Zoning Commission

125 East Avenue  
Norwalk, Connecticut

January 28, 2025

### MEMORANDUM

**TO:** Mayor Harry Rilling; Planning & Zoning Commission – Galen Wells, Chairwoman;  
Connecticut Department of Energy and Environmental Protection (DEEP), Connecticut  
Department of Public Health, Norwalk Harbor Management Commission, Five Mile River  
Commission, Town of Darien, Town of New Canaan, Town of Westport, Town of Wilton,  
WestCOG

**FROM:** Steve Kleppin, Director of Planning & Zoning

**RE:** **#2025-05 – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9  
regarding Tobacco/Vape Shop uses**

In response to concerns about the proliferation of vape shops, despite regulating them for the first time earlier this year, Staff is recommending some additional changes to strengthen our enforcement ability. These changes, in conjunction with a proposed ordinance regarding vape shops, will hopefully have the desired affect of slowing their proliferation and curtail the illegal activities occurring in some of these businesses. The proposed changes include:

#### 1. Modify the definition of Vape Shops

The proposed change will modify the definition of Vape Shop to also include tobacco shops. By including both uses in the same definition and listing them as a separate use from traditional retail, allows us to regulate those businesses separately and differentiate them from retail uses. The current definition also includes requirements about state certification and registration. We are recommending that requirement be moved to the Limitations, since the wording is consistent with a Limitation and not relevant to the definition.

**Tobacco/Vape Shop:** a ~~Business involved in the a Retail use that devotes at least 25% of its Floor Area to in~~ **the sale of tobacco products and/or** electronic nicotine delivery system and vapor products, ("E-Cigarettes"), as defined within the Connecticut General Statutes. ~~Said businesses must also obtain a~~ **regardless of whether the use is required to obtain an electronic nicotine delivery system certificate of dealer registration from the Connecticut Department of Health and/or Connecticut Department of Consumer Protection.**

Per state statute, permitted businesses that hold any of the following licenses are exempt from local zoning requirements regarding the sale of vape products:

- Retail Gasoline Dealer License
- Lottery Sales Agent License
- Pharmacy License
- Grocery Store Beer Permit
- Manufacturer of Hemp Consumables
- Manufacturer of Drugs, Medical Devices and/or Cosmetics
- Wholesaler of Drugs, Medical Devices and/or Cosmetics

- Food Warehouse

*Note: Package Store Liquor permit holders are not eligible for this registration.*

With these changes, any business that sells vape products that is not one of the business types listed above, is a Tobacco/Vape Shop by definition and subject to a special permit and the limitations outlined below.

## 2. Modify the definition of Retail/Personal Service

This modification is minor and removes tobacco from the Retail definition, to clearly distinguish Tobacco/Vape Shops from retail.

**Retail / Personal Service:** Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, online, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services to the general public, and art- related and artisan-related establishments. See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Examples of Retail Uses included in the Retail / Personal Service sub-category are antiques, appliances, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, ~~tobacco and related products~~, and videos, and retail food sales with or without Accessory on-premises preparation or processing, and Retail Membership Clubs. **Retail Sales does not include Cannabis Dispensary's or Tobacco/Vape Shops.**

## 3. Modifications to the Limitations

Presently, Vape Shops are only permitted by Special Permit with Limitations in the CD-3C Zone (Route 1 & Main Ave).

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

| PRINCIPAL USE | CD-1L | CD-1M | CD-1S | CD-2 | CD-3 | CD-3W | CD-3C | CD-4 | CD-4W | SD-H | SD-IC | SD-LI | SD-HI | SD-MC | CV |
|---------------|-------|-------|-------|------|------|-------|-------|------|-------|------|-------|-------|-------|-------|----|
| Retail Sales  | SPU   | SPU   | SPU   | SPU  | PL   | PL    | P     | P    | P     | NP   | NP    | NP    | NP    | NP    | NP |
| Vape Shop     | NP    | NP    | NP    | NP   | NP   | NP    | SPU   | NP   | NP    | NP   | NP    | NP    | NP    | NP    | NP |

Staff is recommending some additional modifications to the Limitations to tighten the criteria under which they can operate.

**cm. Vape Shop** shall be permitted in accordance with the applicable Use Table, subject to the following:

1. No **Tobacco/Vape Shop** shall be closer than one (1) mile from another Lot which contains another **Tobacco/Vape Shop** use. The distance shall be measured in a straight line from the nearest legal Lot or Building Site Line of one Lot to the nearest legal Lot or Building Site Line of the other Lot.

2. **Tobacco/Vape Shops** shall post clear signage on the entrance(s) to their establishment that any person(s) under the age of eighteen (18) years old shall not enter the premises unless accompanied by a parent or legal guardian.
3. **Tobacco/Vape Shops** shall not serve alcohol, have a “bring your own beverage” policy, or allow patrons to consume alcohol within their establishment.
4. **Tobacco/Vape Shops** shall not display any e-nicotine delivery and/or vapor products within ten (10) feet of the façade glazing of their establishment.
5. **Said businesses must also obtain** ~~is a regardless of whether the use is required to obtain an electronic nicotine delivery system certificate of dealer registration from the Connecticut Department of Health and/or Connecticut Department of Consumer Protection~~ **and provide that to the City prior to obtaining a Certificate of Zoning Compliance.**
6. **Other considerations which need further legal review:**
  - a. **Reduction in sign size**
  - b. **Control of product display**

END

---



**THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2025-05 R – Vape Shop Changes be **approved**:

1. That the Zoning Regulations shall be amended in accordance with the Planning & Zoning Staff Memo dated January 17, 2025 “Changes to Vape Shop Classification”.

**BE IT RESOLVED** that the reasons for these actions are to implement the Citywide Plan:

- 1) Chapter 12, Goal 3 that *“The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”*
  - The policy to *“Support revision of the zoning ordinance to promote desired development and design patterns.”*
  - The policy to *“Support permit streamlining for projects with desired characteristics.”*
    - i. Strategy A., *“Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD.”*
      1. Action i., *“Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”*

**BE IT FURTHER RESOLVED** that the effective date of this action shall be February 14, 2025.



## Norwalk Planning & Zoning Commission

125 East Avenue  
Norwalk, Connecticut

January 17, 2024

### MEMORANDUM

**TO:** Planning & Zoning Commission – Nick Kantor, Chairman  
**FROM:** Steve Kleppin, Director of Planning & Zoning  
**RE:** **Changes to Vape Shop Classification**

In response to concerns about the proliferation of vape shops, despite regulating them for the first time earlier this year, Staff is recommending some additional changes to strengthen our enforcement ability. These changes, in conjunction with a proposed ordinance regarding vape shops, will hopefully have the desired affect of slowing their proliferation and curtail the illegal activities occurring in some of these businesses. The proposed changes include:

#### 1. Modify the definition of Vape Shops

The proposed change will modify the definition of Vape Shop to also include tobacco shops. By including both uses in the same definition and listing them as a separate use from traditional retail, allows us to regulate those businesses separately and differentiate them from retail uses. The current definition also includes requirements about state certification and registration. We are recommending that requirement be moved to the Limitations, since the wording is consistent with a Limitation and not relevant to the definition.

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Per state statute, permitted businesses that hold any of the following licenses are exempt from local zoning requirements regarding the sale of vape products:

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- Pharmacy License
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- Manufacturer of Drugs, Medical Devices and/or Cosmetics
- Wholesaler of Drugs, Medical Devices and/or Cosmetics
- Food Warehouse

*Note: Package Store Liquor permit holders are not eligible for this registration.*

With these changes, any business that sells vape products that is not one of the business types listed above, is a Tobacco/Vape Shop by definition and subject to a special permit and the limitations outlined below.

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This modification is minor and removes tobacco from the Retail definition, to clearly distinguish Tobacco/Vape Shops from retail.

**Retail / Personal Service:** Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, online, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services to the general public, and art- related and artisan-related establishments. See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Examples of Retail Uses included in the Retail / Personal Service sub-category are antiques, appliances, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, ~~tobacco and related products~~, and videos, and retail food sales with or without Accessory on-premises preparation or processing, and Retail Membership Clubs. **Retails Sales does not include Cannabis Dispensary's or Tobacco/Vape Shops.**

## 3. Modifications to the Limitations

Presently, Vape Shops are only permitted by Special Permit with Limitations in the CD-3C Zone (Route 1 & Main Ave).

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

| PRINCIPAL USE | CD-1L            | CD-1M            | CD-1S            | CD-2             | CD-3 | CD-3W | CD-3C            | CD-4 | CD-4W | SD-H | SD-IC | SD-LI | SD-HI | SD-MC | CV |
|---------------|------------------|------------------|------------------|------------------|------|-------|------------------|------|-------|------|-------|-------|-------|-------|----|
| Retail Sales  | SPU <sub>L</sub> | SPU <sub>L</sub> | SPU <sub>L</sub> | SPU <sub>L</sub> | PL   | PL    | P                | P    | P     | NP   | NP    | NP    | NP    | NP    | NP |
| Vape Shop     | NP               | NP               | NP               | NP               | NP   | NP    | SPU <sub>L</sub> | NP   | NP    | NP   | NP    | NP    | NP    | NP    | NP |

Staff is recommending some additional modifications to the Limitations to tighten the criteria under which they can operate.

**cm. Vape Shop** shall be permitted in accordance with the applicable Use Table, subject to the following:

1. No **Tobacco/Vape Shop** shall be closer than one (1) mile from another Lot which contains another **Tobacco/Vape Shop** use. The distance shall be measured in a straight line from the nearest legal Lot or Building Site Line of one Lot to the nearest legal Lot or Building Site Line of the other Lot.
2. **Tobacco/Vape Shops** shall post clear signage on the entrance(s) to their establishment that any person(s) under the age of eighteen (18) years old shall not enter the premises unless accompanied by a parent or legal guardian.
3. **Tobacco/Vape Shops** shall not serve alcohol, have a “bring your own beverage” policy, or allow patrons to consume alcohol within their establishment.
4. **Tobacco/Vape Shops** shall not display any e-nicotine delivery and/or vapor products within ten (10) feet of the façade glazing of their establishment.
5. **Said businesses must also obtain** ~~is a regardless of whether the use is required to obtain~~ an electronic nicotine delivery system certificate of dealer registration from the ~~Connecticut Department of Health and/or Connecticut Department of Consumer Protection~~ **and provide that to the City prior to obtaining a Certificate of Zoning Compliance.**
6. **Other considerations which need further legal review:**
  - a. **Reduction in sign size**
  - b. **Control of product display**

#### **4. Enforcement & Approval Post-Adoption**

Presently there is only one (1) permitted Vape Shop, since the adoption of the definition. There are obviously many businesses that have been operating legally that will become legally nonconforming once the changes are adopted. In addition, there are legitimate smoke shops that have been operating for years. They will also become legally nonconforming. Staff will seek to identify and map these. It is likely that the businesses that we identify as legally permitted will result in no other viable location for any additional Tobacco/Vape Shops to open in the City. That will not stop the illegal shops from opening but it will allow us to rapidly address these violators. I anticipate there also being businesses that have opened as small retail shops that are selling vape. Admittedly, these will be very difficult to regulate, particularly determining when they actually started selling vape products.

END

## Norwalk Planning & Zoning Commission

125 East Avenue  
Norwalk, Connecticut

### Memorandum

**To:**

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

**Re:** #

Please accept this letter as the statutorily required referral for amendments to the City of Norwalk's Zoning Regulations. The Norwalk Planning & Zoning Commission will be holding a public hearing on the following zoning regulations amendments at a meeting that is tentatively scheduled for \_\_\_\_\_.

The zoning map can be found here:

[https://www.norwalkct.gov/DocumentCenter/View/32441/ApprovedZoningMap\\_Effective2\\_19\\_24](https://www.norwalkct.gov/DocumentCenter/View/32441/ApprovedZoningMap_Effective2_19_24)

The existing Zoning Regulations can be found here: <https://norwalkct.gov/3445/New-Zoning-Regulations-Map>

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. Modify Section 6.9.5.C.1 which applies to construction within the Special Flood Hazard Zone to include the following amendments:

- a. Residential Construction.

All new Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage which are Residential Structures shall have the bottom of the **Lowest Floor** ~~lowest floor, including Basement,~~ elevated two (2) feet above the Base Flood Elevation (BFE). Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated two (2.0) feet above the BFE. **Any level below the Lowest Floor shall be Unfinished Area.**

- c. Fully Enclosed Areas Below the Base Flood Elevation **Plus Two (2) Feet** of Elevated Buildings.

All new Construction, Substantial Improvements, or repair to Structures that have sustained Substantial Damage that include fully enclosed areas formed by a foundation and other exterior Walls shall have the ~~lowest floor~~ **Lowest Floor** elevated to two (2) feet above the Base Flood Elevation (BFE). The elevated Building shall be designed ~~to preclude finished living space~~ **as Unfinished Area** below the ~~lowest floor~~ **Lowest Floor** and be designed to allow for the entry and exit of Flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing), **except where dry flood-proofing is allowed per Section 6.9.5.C.1.b.** Designs for complying with this requirement must either be certified by a registered professional engineer or architect, **within the State of Connecticut**, as meeting the requirements of ASCE 24 Section 2.6.2.2., or meet the following minimum criteria listed in Sections (1)-(8) below:

- (5) The area ~~cannot~~ **shall not** be used as finished living space **Finished (Habitable) Area and shall be an Unfinished Area.** ~~Use of the enclosed area shall be the minimum necessary and shall only be used for the parking of vehicles, Building access or limited storage. Access to the enclosed area shall not exceed be the minimum necessary to allow for the parking of vehicles (Garage door) or limited storage of maintenance equipment used in the connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation;~~
- (6) All interior Walls, floor, and ceiling materials located below two (2) feet above the BFE shall be **in accordance with the definition of Unfinished Area** ~~unfinished and flood damage-resistant in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Requirements.~~



2. Modify Section 6.9.5.D.1 which applies to construction within the Special Flood Hazard Zone to include the following amendments:

- 1) All new Construction, Substantial Improvement and repair to Structures that have sustained Substantial Damage shall be located at least twenty-five (25) feet landward of the **Coastal Jurisdiction Line** reach of the mean high tide, **except for the following:**
  - a. **Existing Residences being raised to comply with Section 6.9.5.C.1 provided that there is no increase in Massing.**
  - b. **Interior renovations to a Principal Building.**
  - c. **Docks.**
  - d. **Public access requirements as required within these Regulations.**
  - e. **Civic Districts.**

3. Modify Section 9.3 Defined Terms, to include the following:

**Unfinished Area: An enclosed area that is used only for the parking of vehicles, building access or storage purposes and that does not meet the definition of a Finished (Habitable) Area. Drywall used for fire protection is permitted in Unfinished Areas.**

**Finished (Habitable) Area: An enclosed area having more than twenty (20) linear feet of finished interior walls (paneling, etc.) or used for any purpose other than solely for parking of vehicles, building access or storage.**

Story: a level within a Building, being that portion between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and ceiling next above it; unless that space is a Half Story. The number of Stories shall be measured from the Finished Grade along the Principal Frontage of a Structure and/or Building.

- (1) A Basement is a Story when the ceiling height is more than three (3) feet above the Finished grade measured along the Principal Frontage of the Structure and/or Building; except that, within the Special Flood Hazard Area, the **lowest level** is not a Story provided that:
  - a. It is uninhabitable space **Unfinished Area** and can only be used for Parking or storage; and
  - b. More than 50% of the floor **-to-ceiling** height is below the Base Flood Elevation.
- (2) For Structures on pilings within the Special Flood Hazard Area, the area between the ground and the floor next above it shall not count as a Story, provided that more than 50% of the Existing Grade is below the Base Flood Elevation.

Lowest Floor: the lowest floor of the lowest enclosed area (including Basement); except **within a Special Flood Hazard Area**, an **unfinished Unfinished Area** or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a Building's lowest floor.

**CITY OF NORWALK**  
**PLANNING & ZONING COMMISSION MINUTES**  
**February 19, 2025**

**PRESENT:** Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron

**STAFF:** Steve Kleppin; Bryan Baker

**OTHERS:** Wilber Giron; Atty Darin Callahan; Sarah Myers; Laura Magnussen; Angela Valenton

**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 MEMBERS**

Mr. Kleppin and then Mr. Baker called the roll.

**III. PUBLIC HEARINGS**

**A. #2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Special permit for a Rest Home use - Report & recommended action**

Ms. Wells opened the continuation of the public hearing; however, Mr. Baker said that the applicant was not on the webinar. They moved to the next items on the agenda.

**IV. REVIEW AND ACTION ON APPLICATIONS**

**A. #2025-10 8-24 Referral - City of Norwalk - 12 Lubrano Place - Stormwater easement - Report & recommended action**

Wilber Giron, of the Department of Public Works, began the presentation by explaining the reason for the easement acceptance. The city's drainage was rerouted through 12 Lubrano Place so they were requesting the easement. Mr. Giron then showed them the new and existing easement on a site map. The easement was provided by the developer and then approved by the city's law counsel. He noted that

the pipe was not as deep as before. There was a discussion about the development on Olean Street which had required the rerouting of the drainage pipe.

**\*\* MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-10 8-24 Referral – City of Norwalk – 12 Lubrano Place – Stormwater easement be **APPROVED**.

**BE IT FURTHER RESOLVED** that the reasons for this action are to implement the following Plan of Conservation and Development goals, policies and actions:

1. To achieve the goal that “Norwalk’s infrastructure and public facilities are resource-efficient, well-maintained, cost-effective, sustainable and resilient,” through the strategy to “continue to update, modernize, and maintain Norwalk’s infrastructure and city facilities.”

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**Mr. Bryce seconded.**

**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron approved.**

**No one opposed.**

**No one abstained.**

**B. #2025-11 Special Appropriation - City of Norwalk - 6 Butler Street - Acquisition of property - Report & recommended action**

Atty Darin Callahan, Corporation Counsel for the city, began the presentation about the acquisition of the property of 6 Butler Street. He explained how they were trying to prevent the loss of the grant funds from ARPA by purchasing the property by the end of 2024. However, this had not been possible. Funds were reallocated to paving roads in Norwalk so they would not be lost. He explained that now the city was requesting a special appropriation for the funds and it would be net zero.

**\*\* MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-11 Special Appropriation – City of Norwalk – 6 Butler Street – Acquisition of property be **APPROVED**.

**BE IT FURTHER RESOLVED** that the reasons for this action are to implement the following Plan of Conservation and Development goals, policies and actions:

1. To achieve the goal that “Norwalk aims to have the best city park and recreation system in Connecticut;” and
2. To help further the policy to “Avoid development, encroachments or other activities that would affect opportunities for beneficial use and enjoyment of existing city parks and open space;” and
3. To utilize the strategy to “Support local centers of activity in neighborhoods;” and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**Ms. Langalis seconded.**

There was a discussion about how this had been an affordable housing project when it was before the commission several months prior. Atty Callahan explained how the project was not going forward and that the developer was looking at different properties. Mr. Callahan said that he was handling this matter since Jessica Vonashek had left the department, but was not completely sure how this property would be used.

Ms. Langalis said that she thought open space would be more useful than a driveway, because Stepping Stones has a driveway. Atty Callahan noted that there are no design plans for this parcel.

**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron approved.**

**No one opposed.**

**No one abstained.**

**C. #2025-12 - Norwalk Hospital Association - 34 Maple Street - Modifications to the Norwalk Hospital Sign Manual for the Hottinger Garage - Report & recommended action**

Sarah Myers began the presentation by explaining the change to the sign manual. The garage would be named for a donor. She then showed them pictures of what the garage would look like. She also showed them an aerial view of the garage. There was a discussion about why there is a sign manual, as long as the commissioners thought the change was appropriate.

**\*\* MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that the request to revise the sign manual for Norwalk Hospital by the Norwalk Planning & Zoning Commission for application #2025-12 – Norwalk Hospital Association – 34 Maple Street

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– Modification to Norwalk Hospital Sign Manual for Hottinger Garage be APPROVED subject to the following conditions:

1. That all exterior signage will be installed in accordance with the following manual:
  - a. Per sign manual developed by Modulex for Norwalk Hospital at 34 Maple Street dated 2/17/25; and
2. That a zoning permit is obtained prior to installation; and
3. That any changes to the proposal are required to be reviewed by staff prior to implementation; and

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

**Mr. Bryce seconded.**

**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron approved.**

**No one opposed.**

**No one abstained.**

**A. #2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Special permit for a Rest Home use - Report & recommended action**

Ms. Wells noted that the commission would continue the public hearing. Mr. Baker gave a brief overview from the last meeting. He said that the applicant has provided a septic plan to the Department of Health and revised floor plans to address their concerns. The Health Dept. would sign off on the septic plans according to Mr. Baker.

Mr. Bryce said he would not be seated for this application since he had not reviewed the video of the previous meeting.

Ms. Wells explained how members of the public could comment for this public hearing.

Laura Magnussen, who had spoken at the previous meeting, had comments on the revised floor plans. She wondered about the change to some of the rooms being used as recreation rooms. She thought they might be used as bedrooms for the family at a later time.



Angela Valenton was having technical difficulties before she could respond. Once she was on the webinar she addressed the comments from the public. Ms. Valenton said that the septic system was approved for 3 residents. Mr. Baker said it would comply with the health code.

There was a discussion about where the family would live. There was concern that there was only one bedroom. However, it seemed like there was a mistake about the number of recreation rooms shown on the plans. There was a clarification of the number of bedrooms that had been approved for the septic system.

There was a discussion about hiring another employee since the residents could not be left alone. Ms. Valenton confirmed that if this project was approved and they opened the rest home, she and her husband would work full-time for it. She also said that if need be, they could hire an employee. There was also a discussion about the number of parking spaces especially if they hired an employee. Since they are registered nurses, she and her husband could dispense medications. There was also a discussion about working with the dietary needs of the residents. Ms. Valenton said that there would be a 14 day menu in place.

There was a discussion about the septic system, the number of bedrooms and whether they would be turned into bedrooms for residents of the rest home. Ms. Valenton said they would not be adding additional rooms for residents. There was again concern about the number of patients that the Department of Social Services had allowed. Any additional employee would be the responsibility of the Valentons.

Mr. Roina had concerns about the financial viability of this application which showed that it would be feasible with 6 residents. His concerns were that there would only be 3 residents at this facility. Ms. Valenton said that she could take on private patients who they would receive more payments from. There was a discussion about the process. Ms. Valenton said that the State of Connecticut would give them a license to operate the rest home once they received approval from the city. There was a discussion about what the city was approving.

Ms. Wells closed the public hearing.

Mr. Schulman said that he would make a motion to reject the application on the basis of the facility not having access to public transportation. He also believed that they had received different answers from the applicant at different meetings.

**\*\* MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-32 SP – Angela Valenton – 5

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Blackberry Lane (District 5, Block 45, Lot 134) – Proposed Rest Home use be **DENIED** for the following reasons:

1. That per Section 8.4.8 of the Norwalk Zoning Regulations, documentation has not been provided to the satisfaction of the Commission that the on-site septic system for the proposed use is compatible; and
2. That per Section 8.4.8 of the Norwalk Zoning Regulations, based on the size of the lot, that the yard, screening and buffering is not adequate for the use; and
  - a. Further, that the size and width of the road is not adequate for emergency vehicles; and
3. That per Section 8.4.8 of the Norwalk Zoning Regulations, the site is not in proximity to community facilities such as public transportation; and

**BE IT FURTHER RESOLVED** that the effective date of this action shall be \_\_\_\_\_.

**Mr. Roina seconded.**

Mr. Roina noted that since this rest home was on a half acre lot it would not provide adequate screening and buffering for the neighbors. He also had concerns about emergency vehicles being on this street.

Ms. Langalis said that she did not have concerns about the inadequacy of the public transportation in the area. She also believed that a garage was converted into living space so the applicant did meet some of the qualifications. However, she did not think that some of their questions had been answered.

Ms. Lenkowsky had concerns about the septic system and she was not quite sure what was approved by the Health Department.

Ms. Jordan-Byron said she believed the applicant had met the points that the commission required.

At this point, the commissioners reviewed a draft resolution to deny. Mr. Baker clarified how the process would work if the commissioners were to approve the application. He noted that the Health Department would review the septic plans again when the applicant was seeking a building permit. There was a discussion about the number of bedrooms.

At this point, Mr. Kleppin said that they could continue this application to the next meeting so they could get clarification from the Health Department about the septic system. He also suggested that the motion be withdrawn and start again at the next meeting. The staff would also get written clarification about the septic system. Mr. Schulman withdrew his motion at this point.

**C. FY 2025-2026 Capital Budget - Report & Recommended Action**

Ms. Wells explained the process for the next steps for the Capital Budget. Mr. Baker explained that they would review the letter to be sent to the Mayor and that they could add to it any requests that were important to the commission. Mr. Bryce asked to add a request for funding for a parking study.

**\*\* MR. SCHULMAN MOVED:**

Honorable Mayor Rilling,

The Planning & Zoning Commission held a public hearing on the FY 2025-2026 Capital Budget at their February 8, 2025, regular meeting.

On February 19, 2025, the Planning & Zoning Commission made the following decision regarding the City of Norwalk's FY 2025-26 Capital Budget:

\*Whereas the Planning & Zoning Commission (the Commission) recommends that the East Avenue Corridor Improvements project (C0678) as part of the Transportation, Mobility & Parking Department's budget be fully funded and prioritized as it is especially consistent with the 2019-2029 Plan of Conservation and Development (POCD);

**THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that the FY 2025-26 Capital Budget is consistent with the 2019-2029 Plan of Conservation and Development; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to Mayor Rilling.

Respectfully submitted,

Galen Wells, Chairwoman, Norwalk Planning & Zoning Commission  
Chapin Bryce, Vice-Chairman, Norwalk Planning & Zoning Commission  
Jacquen Jordan-Byron, Secretary, Norwalk Planning & Zoning Commission  
Louis Schulman, Norwalk Planning & Zoning Commission  
Tamsen Langalis, Norwalk Planning & Zoning Commission  
Richard Roina, Norwalk Planning & Zoning Commission  
Nicholas Kantor, Norwalk Planning & Zoning Commission  
Darius Williams, Norwalk Planning & Zoning Commission

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Ana Tabachneck, Norwalk Planning & Zoning Commission  
Diana Lenkowsky, Norwalk Planning & Zoning Commission

**Mr. Bryce seconded.**

**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron approved.**

**No one opposed.**

**No one abstained.**

## **V. DISCUSSION**

### **A. Capital Budget Role**

Mr. Kleppin apologized that he had not sent the changes to the commission in advance of the meeting. He showed them the existing wording of the role of the Planning & Zoning Commission in the city's statutes as well as proposed changes that he was suggesting for their role in the Capital Budget. Ms. Wells said that they would move this to the next agenda so that the commission could review these changes.

### **B. Zoning Regulation Amendments**

Mr. Kleppin started with changes for indoor motor vehicle storage. He also said that there would be another change which could allow for a larger storage area for high end vehicles. He also noted that the motor vehicle storage regulations were listed twice but seemed to be contradictory to one another. He said he would propose an amendment, which would modify the definition.

The next item was modifications to the regulations for vocational schools including allowing smaller schools. Some changes were to allow them in different zones. They were also looking at different ways to regulate such as the area size of a potential school in a commercial building.

There was a discussion about the outdoor storage of motor vehicles, allowed in the light industrial zones. Mr. Bryce asked for clarification so they could decide whether to remove this.

Mr. Kleppin said that they would prepare the proposed amendments in order to start the process of approval.

## **VI. ACCEPTANCE OF MINUTES**

### **A. Regular Meeting: February 5, 2025**

**\*\* MR. BRYCE MOVED to approve the February 5, 2025 minutes, as amended.**

**Ms. Langalis seconded.**

**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron approved.**

**No one opposed.**

**No one abstained.**

## **VII. COMMENTS OF DIRECTOR**

Mr. Kleppin noted that there will continue to be changes to the regulations from staff input, and resident inquiries.

## **VIII. COMMENTS OF COMMISSIONERS**

Mr. Schulman said that he had some issues about the lighting feature at the Sono Mal and the waterfall feature at The Pearl which Mr. Kleppin had worked on to fix. He said that he appreciated Mr. Kleppin working on them.

## **IX. ADJOURNMENT**

**Mr. Roina made a Motion to Adjourn.**

**Ms. Jordan-Byron seconded.**

**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Richard Roina; Jacquen Jordan-Byron approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Diana Palmentiero