



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

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

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



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



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



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

I. CALL TO ORDER

II. ROLL CALL

III. EXECUTIVE SESSION

- A.** Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV24-6182559-S)
- B.** Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV-22-6182560-S)

IV. DISCUSSION AND ACTION ON POSSIBLE SETTLEMENT OF LITIGATION

- A.** Discussion and action regarding possible settlement of litigation docketed as Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV24-

6182559-S)

- B. Discussion and action regarding possible settlement of litigation docketed as Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV-22-6182560-S)

V. REVIEW AND ACTION ON APPLICATIONS

- A. #2025-19 8-24 Referral - City of Norwalk - Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance - Report & recommended action
- B. #2025-20 8-24 Referral - City of Norwalk - Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance - Report & recommended action
- C. #2025-21 8-24 Referral - City of Norwalk - Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance - Report & recommended action
- D. #2025-22 8-24 Referral - City of Norwalk - Referral of acquisition of 493 Connecticut Avenue - Report & recommended action
- E. #10-20 SP - Zion Properties, LLC - 512-528 Main Avenue - [Request for bond release for approved car dealership](#) - Report & recommended action
- F. #2024-10 SP/CAM – WEB Construction LLC – 34 Meadow Street (District 2, Block 91, Lot 105) – [Extension of time request for approved contractor’s storage yard and rock crushing and processing use](#)
- G. #2024-08 SP/CAM – Harbor Ventures, LLC and Plumbing Works, LLC – 18 Harbor Avenue (District 1, Block 25, Lot 7) – [Extension of time request to construct a new building and use the entire property as an Earth Processing and Contractor Materials Storage Yard](#)

VI. PUBLIC HEARINGS

- A. #2025-06 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 6, and 8 relating to setbacks within the SD-LI, SD-HI and SD-MC zones; updating terminology to reference the Norwalk Complete Streets ordinance and design guide; revising where certain building types are permitted; updating language to reference stormwater and drainage best practices per the MS4 program; revisions to parking space dimensions; incentives to certain workforce housing criteria and clarifications to site plan review and special permit requirements - Public hearing, report & recommended action

VII. DISCUSSION

- A. Capital Budget Ordinance Discussion

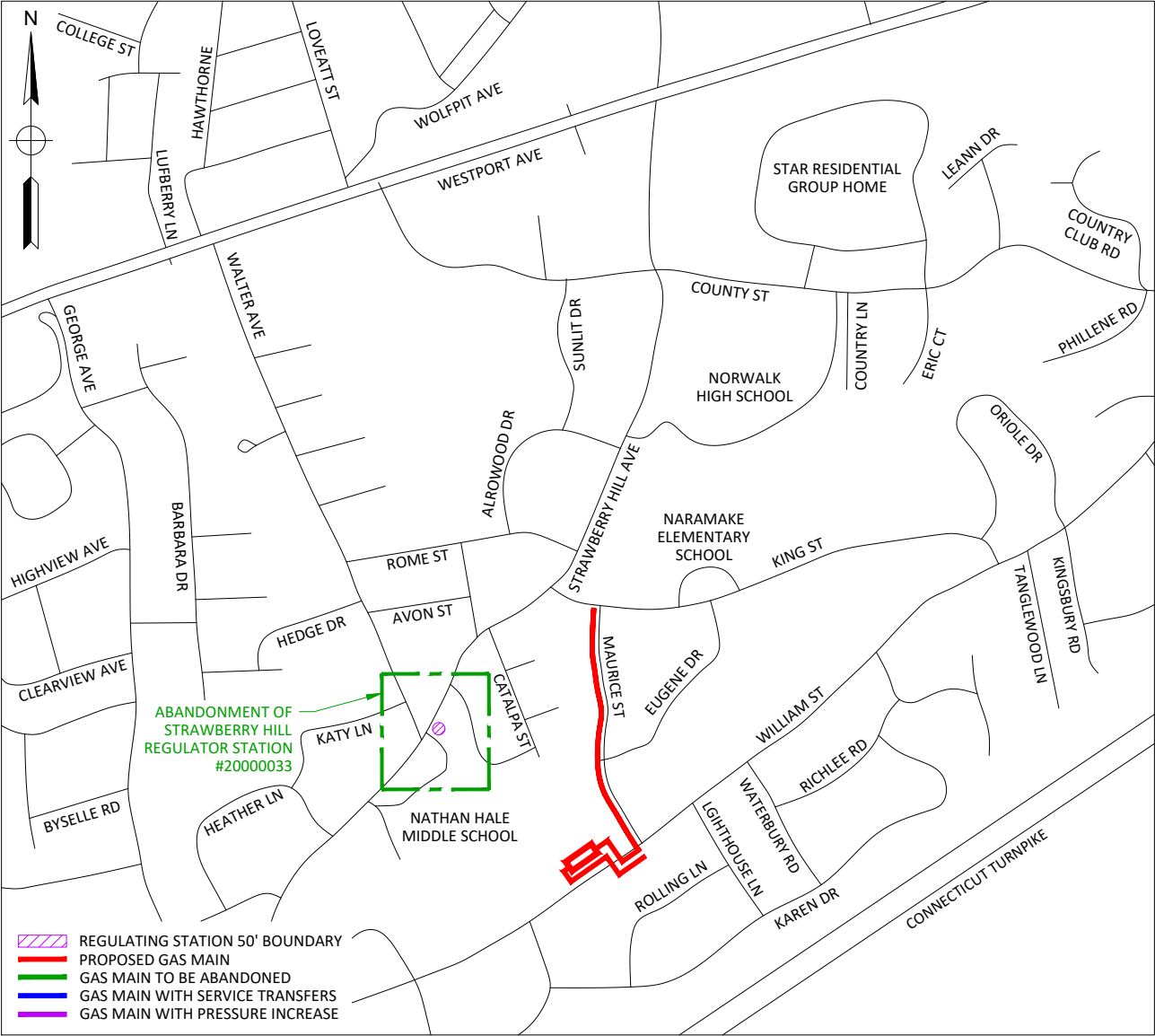
VIII. ACCEPTANCE OF MINUTES

- A. Regular Meeting: [March 5, 2025](#)

- IX. COMMENTS OF DIRECTOR
- X. COMMENTS OF COMMISSIONERS
- XI. ADJOURNMENT

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07 OF 07	GRADING SECTION VIEWS



- REGULATING STATION 50' BOUNDARY
- PROPOSED GAS MAIN
- GAS MAIN TO BE ABANDONED
- GAS MAIN WITH SERVICE TRANSFERS
- GAS MAIN WITH PRESSURE INCREASE

WORK SCOPE

INSTALLATION: 3 VAULT IP/LP REG STATION

AFFECTED STREETS: STRAWBERRY HILL AVENUE, KING STREET, MAURICE STREET, WILLIAM STREET



FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

A	ISSUED FOR PERMIT	11/10/23	HNS/DW
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
STRAWBERRY HILL REGULATOR STATION REPLACEMENT 2023			
PROJECT #23C903			
COVER SHEET			
SCALE: NOT TO SCALE		SHEET 01 OF 07	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
HNS 10/30/23	DW 11/03/23	CT-SOU-REG-23-099-01	A

STRAWBERRY HILL REGULATOR STATION REPLACEMENT 2023
PROJECT #23C903

Filed: CT-SOU-REG-23-098-02.dwg

Z:\Projects\EVR - Eversource\CT Yankee Gas Norwalk Reg Station\02_PACKAGE\00_CURRENT DRAWINGS\

DRAWING LEGEND

COUPLINGS

	ST/ST COMP INSUL CPLG ST/CI COMP INSUL CPLG CI/CI COMP INSUL CPLG
	PL/ST COMP CPLG PL/CI COMP CPLG CI/ST COMP CPLG ST/ST COMP CPLG CI/CI COMP CPLG
	PL EF CPLG
	PL/ST HYD CPLG PL/CI HYD CPLG

END CAPS

	ST WELDED END CAP PL EF END CAP PL FUSION END CAP ST COMP END CAP CI COMP END CAP PL COMP END CAP
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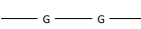
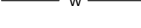
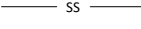
CATHODIC PROTECTION

	TYPE "A" TEST STATION
	TYPE "B" TEST STATION
	TYPE "C" TEST STATION
	TYPE "D" TEST STATION
	TYPE "M" TEST STATION
	TYPE "X" TEST STATION
	RECTIFIER
	ANODE

CIVIL COMPONENTS

	UTILITY POLE
	CATCH BASIN
	HYDRANT
	CROSSWALK SIGNAL
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE

UTILITY & BOUNDARY

	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	GAS MAIN TO BE ABANDONED
	RIGHT-OF-WAY
	OVERHEAD ELECTRIC
	WATER LINE
	SANITARY SEWER LINE
	TELEPHONE
	STORM DRAIN LINE

ABBREVIATIONS

CI - CAST IRON
CP - CATHODIC PROTECTION
COMP - COMPRESSION
CPLG - COUPLING
EF - ELECTROFUSION
HYD - HYDRAULIC
INSUL - INSULATING
MECH - MECHANICAL
PL - PLASTIC
RED - REDUCER
ST - STEEL
TRANS - TRANSITION

PIPELINE COMPONENTS

	ST VALVE PL VALVE
	ST RED PL RED
	PL TO ST TRANS FITTING
	ST WELDED INSUL
	TRACER WIRE TEST BOX
	ST CLAMP
	CI CLAMP

PRESSURE CONTROL FITTINGS

	ST LINE STOPPER CI MECH LINE STOPPER ST SIDE OUT
	ST BOTTOM OUT
	ST SADDLE CI SADDLE
	ST TAPPED CLAMP CI TAPPED CLAMP PL EF TEE PL EF HV TEE ST NON-BLOWING TEE ST NON-BLOWING NIPPLE PL SADDLE TEE PL EF BRANCH SADDLE

MISCELLANEOUS

	PLASTIC PIPE SQUEEZE
	INSIDE METER
	OUTSIDE METER
	SERVICE VALVE

PRESSURE SYSTEM

LP - LOW PRESSURE (< 0.5 PSIG OR <14 W.C.)
EL - ELEVATED LOW ELP (0.5 - ≤ 2 PSIG)
IP - INTERMEDIATE PRESSURE (> 2 - ≤ 60 PSIG)
HP - HIGH PRESSURE (> 60 - ≤ 99 PSIG)
EH - ELEVATED HIGH (> 99 - ≤ 199 PSIG)
SP - SPECIAL PRESSURE (> 199 - ≤ 750 PSIG)

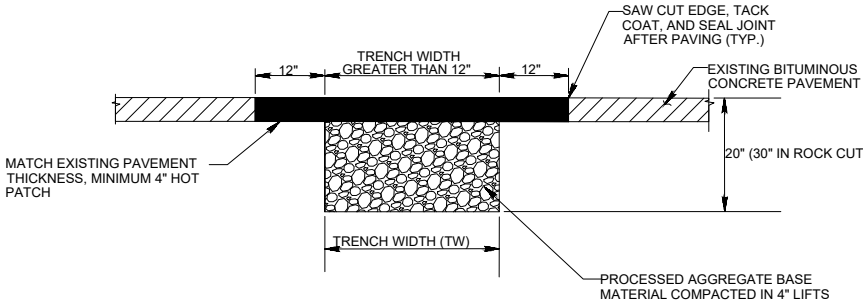


FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

A	ISSUED FOR PERMIT	11/10/23	HNS/DW
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
STRAWBERRY HILL REGULATOR STATION REPLACEMENT 2023			
PROJECT #23C903			
LEGEND			
SCALE: NOT TO SCALE		SHEET 02 OF 07	
Drawn by / Date		Checked by / Date	
HNS 10/30/23		DW 11/03/23	
Drawing Number		Rev. No.	
CT-SOU-REG-23-099-02		A	

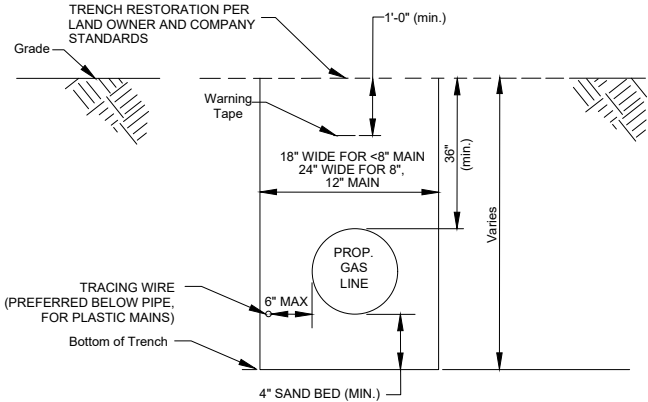
CONSTRUCTION NOTES:

1. MATERIAL LIST FOR EXTERNAL PIPING ONLY.
2. CONSTRUCTION SHALL CONFORM TO EVERSROUCE'S STANDARDS AND SPECIFICATIONS .
3. THE LOCATIONS OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. ADDITIONAL UNDERGROUND FACILITIES MAY EXIST THAT ARE NOT SHOWN ON THESE DRAWINGS WHICH MAY REQUIRE ADDITIONAL OFFSETS IN THE PIPELINE.
4. LOCATIONS SHOWN ON THE DRAWING ARE APPROXIMATE. EXACT LOCATIONS OF TIE-INS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION TO SUIT FIELD CONDITIONS. VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.
5. PIPE AND FITTINGS WILL BE FURNISHED BY EVERSOURCE GAS.
6. A 12” BASE OF 3/4” CRUSHED, WASHED STONE SHALL BE PLACED AND COMPACTED UNDER EACH VAULT.
7. ELECTRICAL SERVICE TO THE CONTROL CABINETS SHALL BE DONE IN ACCORDANCE WITH NFPA-70, THE LOCAL ELECTRICAL UTILITY AND LOCAL AHJ.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY RESTORATION OF DISTURBED ROADWAYS, SIDEWALKS, GRASS AREAS AND MULCH BEDS. RESTORATION SHALL MEET THE REQUIREMENTS OF THE CITY AND STATE (WHEN APPLICABLE). THIS INCLUDES BUT IS NOT LIMITED TO PAVING, CONCRETE, MULCH, LOAM AND SEED.
9. CONTRACTOR SHALL FURNISH AND INSTALL TWO DRAIN STANDPIPES FOR EACH VAULT. STANDPIPES SHALL CONSIST OF 8” DIAMETER SONOTUBES FILLED WITH 3/4” CRUSHED, WASHED STONE AND SHALL EXTEND FROM THE PVC DOOR DRAINS DOWN TO A POINT APPROXIMATELY 3” BELOW THE BOTTOM OF THE VAULT. THE TOP END OF THE INSTALLED STANDPIPE SHALL BE COVERED WITH STONE AND FILTER FABRIC TO PREVENT DEBRIS ENTRY.
10. CONTRACTOR SHALL CORE DRILL HOLES FOR GAS PIPING AND ELECTRICAL CONDUIT AS SHOWN IN THE PLAN AND/OR DETAILED IN THE BID SPECIFICATIONS. EXACT LOCATION WITHIN CONCRETE VAULTS TO BE FIELD VERIFIED WITH I&R.
11. CONTRACTOR TO SET (2) 23” W X 36” L X 36" D CONCRETE FOUNDATIONS FOR TELEMETRY CABINETS. EVERSOURCE WILL PROVIDE TELEMETRY CABINETS.
12. 100% NON DESTRUCTIVE TESTING ON ALL WELDS.
13. ALL BARE STEEL PIPE AND FITTINGS SHALL BE TAPE COATED PER EVERSOURCE STANDARDS.
14. CATHODIC PROTECTION SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE EVERSOURCE CORROSION TECHNICIAN AND PER EVERSROUCE STANDARDS.
15. ROADWAY, SIDEWALKS, AND GRASS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY AND STATE (WHEN APPLICABLE).
16. ALL NEW PIPING SHALL BE PRESSURE TESTED IN ACCORDANCE WITH EVERSOUCE'S STANDARDS. IF A MAIN SEGMENT WILL NOT BE PLACED IN SERVICE IMMEDIATELY FOLLOWING THE COMPLETION OF THE PRESSURE TEST, THE MAIN WILL BE LEFT AT 30 PSIG AND THE AS LEFT PRESSURE NOTED ON THE DAILY ACTIVITY REPORT. THE TEST GAUGE SHALL REMAIN ON THE MAIN UNTIL THE MAIN IS READY TO BE PLACED IN SERVICE AND THE TEST PRESSURE IS RELIEVED.
17. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUIT AND WIRING BETWEEN THE POLE AND ELECTRICAL CABINET, BETWEEN THE TWO CABINETS, AND BETWEEN EACH CABINET AND THE VAULTS. IF WIRING IS TO BE COMPLETED BY UTITLIY A PULL ROPE MUST BE INSTALLED.
18. THE INSTALLATION CONTRACTOR SHALL PROVIDE UPON COMPLETION, A DIMENSIONAL MARKED-UP DRAWING INDICATING AS-BUILT CONDITIONS INCLUDING THE LOCATION AND IDENTIFICATION OF ALL WELDS WITH ALL EXPOSED X-RAY FILM WITHIN TWO WEEKS OF JOB COMPLETION.
19. TRAFFIC LOOPS IMPACTED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR REPAIRED BY THE CONSTRUCTION CONTRACTOR.

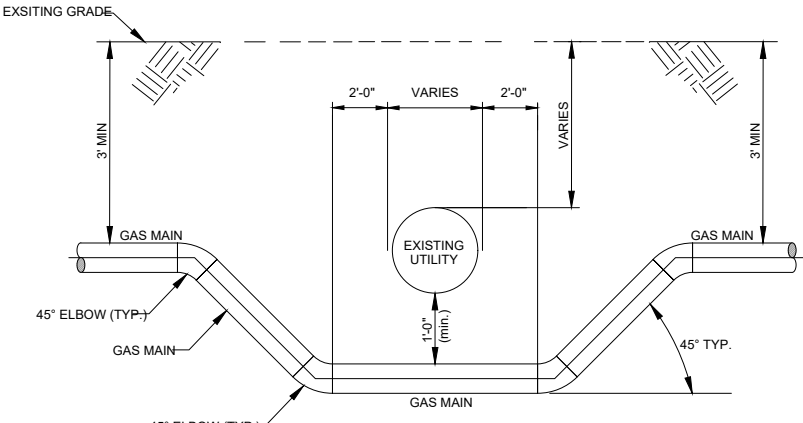


PERMANENT PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE

NOTE: TYPICAL PAVEMENT REPAIR DETAIL SHOWN; MUNICIPALITY ENGINEER TO DETERMINE PAVEMENT SPECIFICATIONS.



TYPICAL TRENCH



TYPICAL EXISTING UTILITY CROSSING

A	ISSUED FOR PERMIT	11/10/23	HNS/DW
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
STRAWBERRY HILL REGULATOR STATION REPLACEMENT 2023			
PROJECT #23C903			
CONSTRUCTION NOTES AND PROJECT SEQUENCING			
SCALE: NOT TO SCALE			
SHEET 03 OF 07			
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HNS 10/30/23	DW 11/03/23	CT-SOU-REG-23-099-03	A

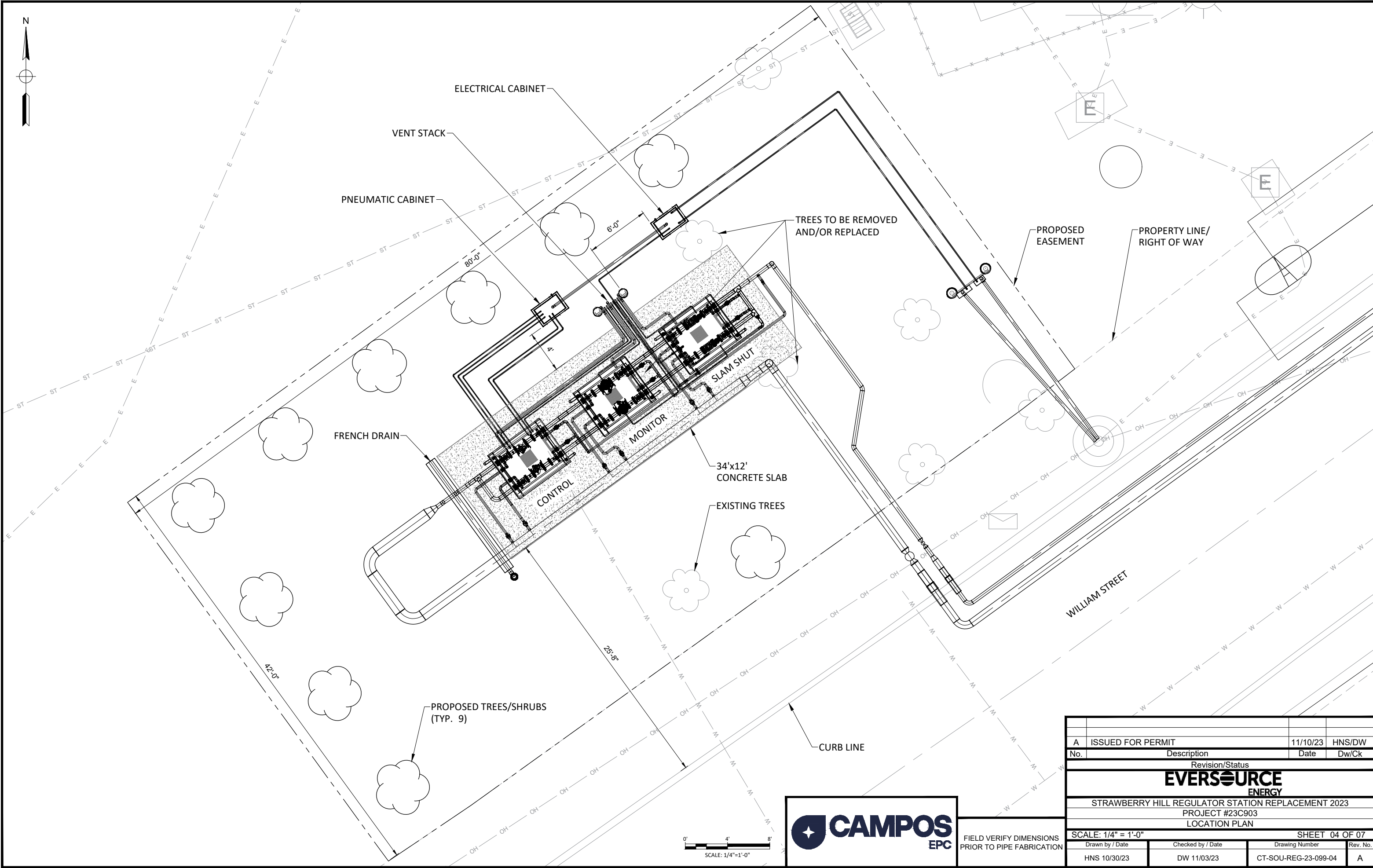


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Filed: CT-SOU-REG-23-099-04.dwg

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Nov 14, 2023 - 3:45pm

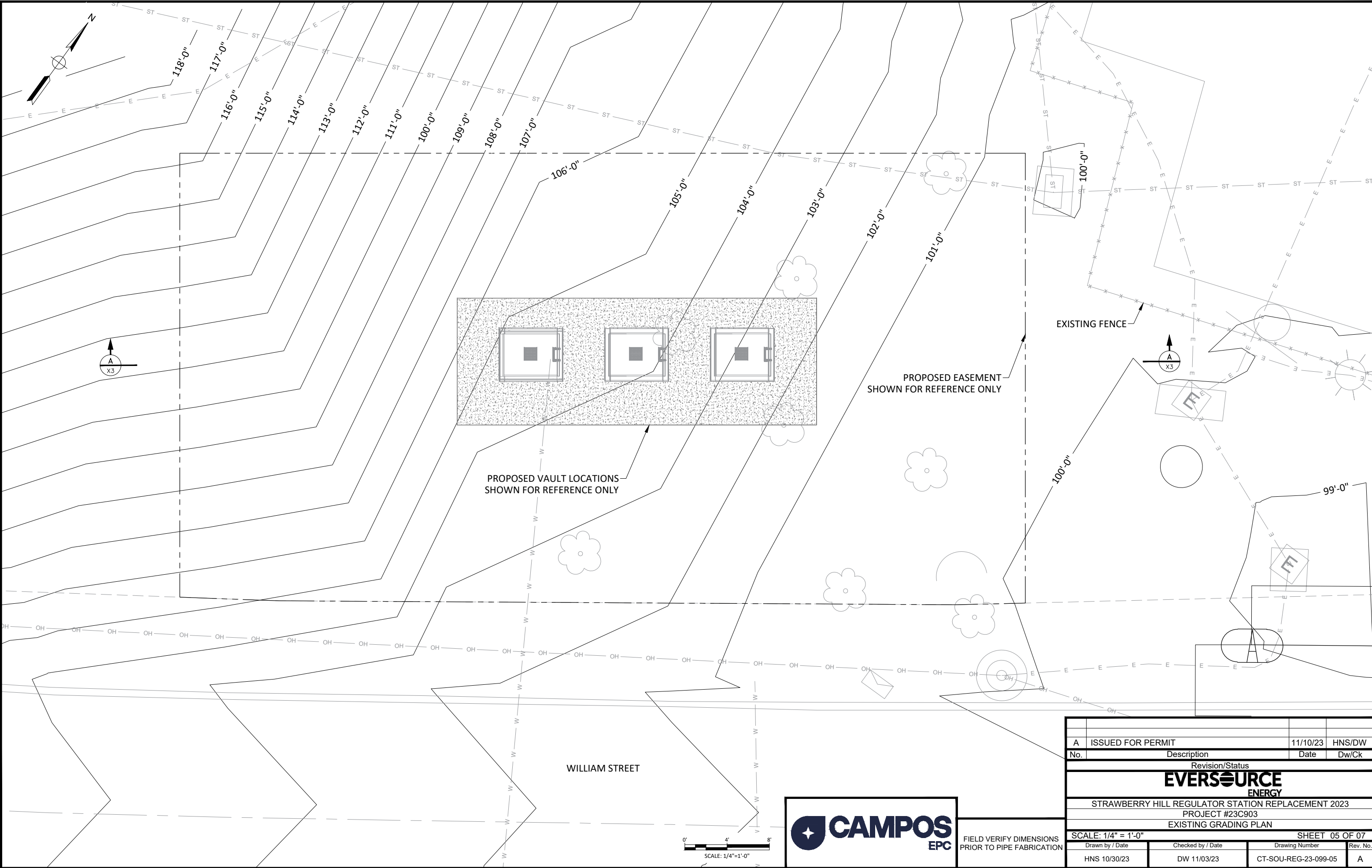


A	ISSUED FOR PERMIT	11/10/23	HNS/DW
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
STRAWBERRY HILL REGULATOR STATION REPLACEMENT 2023			
PROJECT #23C903			
LOCATION PLAN			
SCALE: 1/4" = 1'-0"		SHEET 04 OF 07	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
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Nov 14, 2023 - 1:51pm



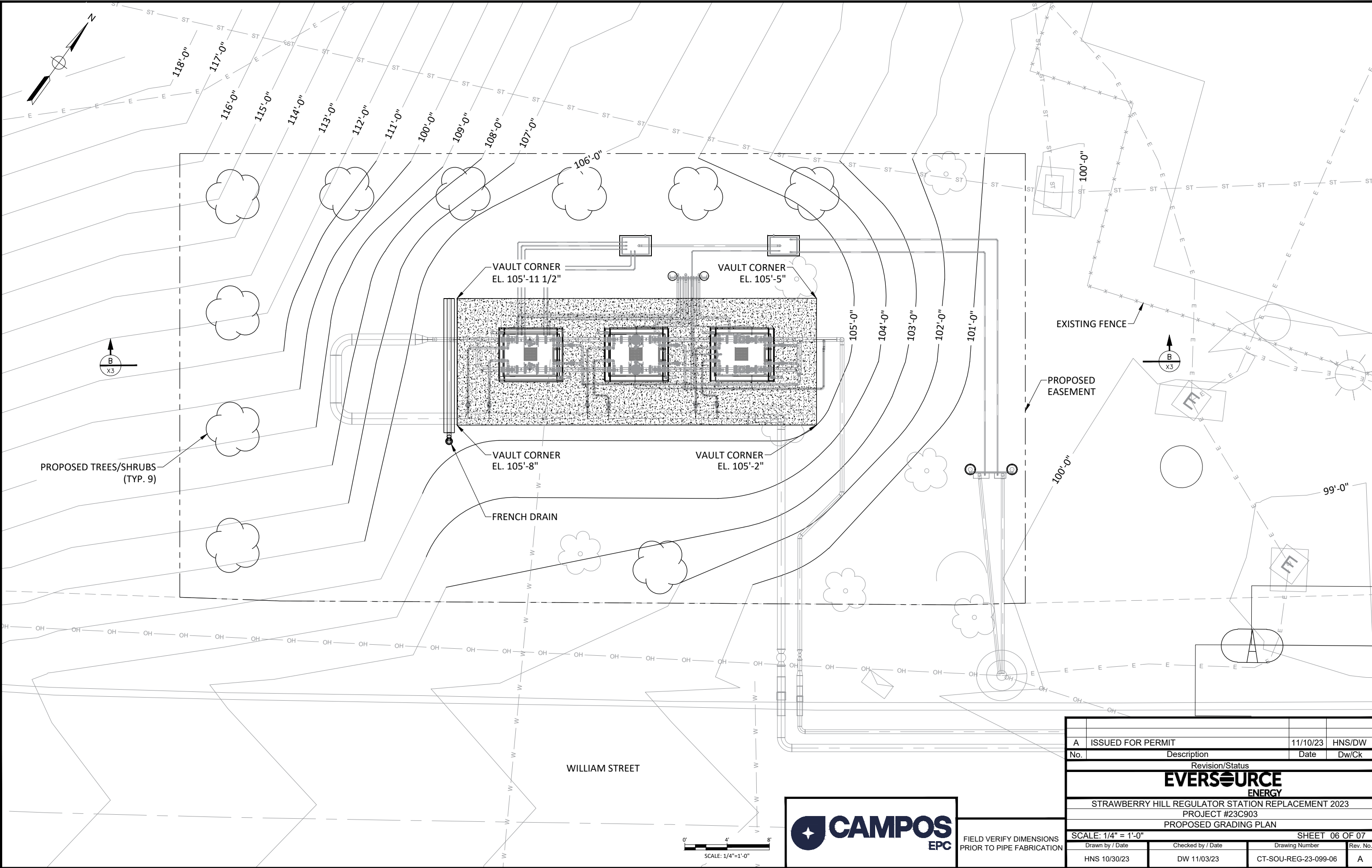
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STRAWBERRY HILL REGULATOR STATION REPLACEMENT 2023			
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EXISTING GRADING PLAN			
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Filed: CT-SOU-REG-23-099-06.dwg

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Nov 14, 2023 - 4:04pm

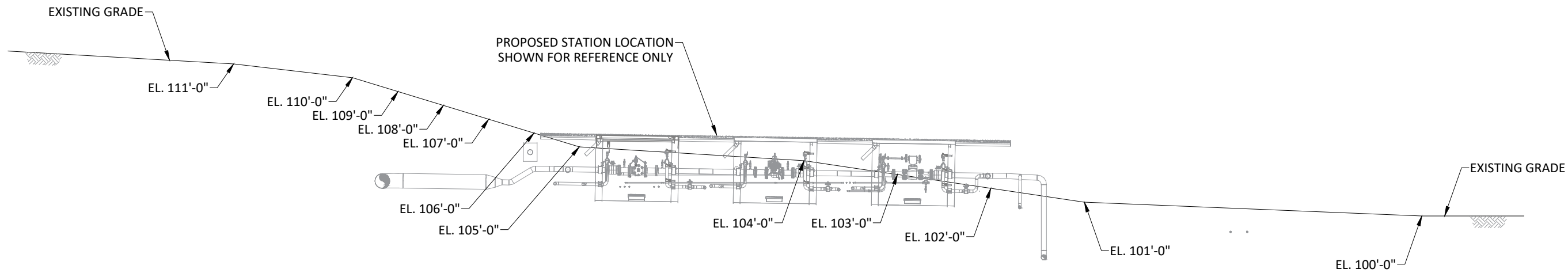


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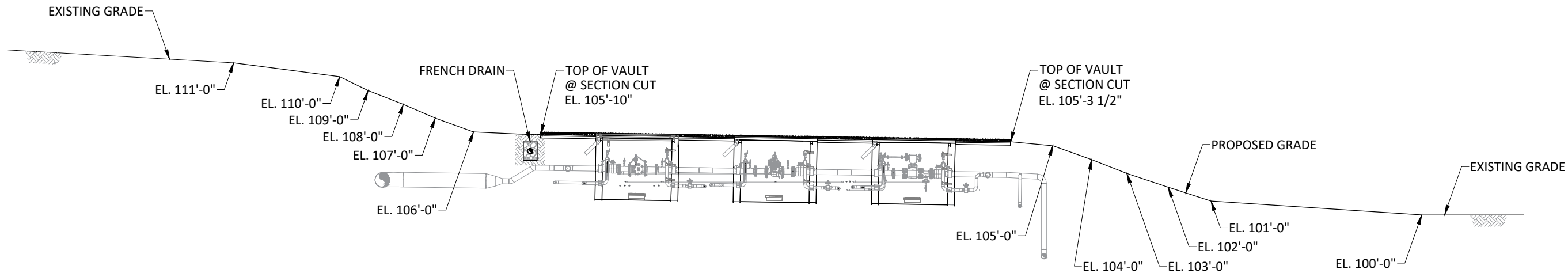
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Revision/Status			
EVERSOURCE ENERGY			
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PROJECT #23C903			
PROPOSED GRADING PLAN			
SCALE: 1/4" = 1'-0"		SHEET 06 OF 07	
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HNS 10/30/23	DW 11/03/23	CT-SOU-REG-23-099-06	A

Filed: CT-SOU-REG-23-098-07.dwg

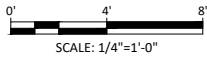
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SECTION A
SCALE 1/4" = 1'-0"
X1



SECTION B
SCALE 1/4" = 1'-0"
X2



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



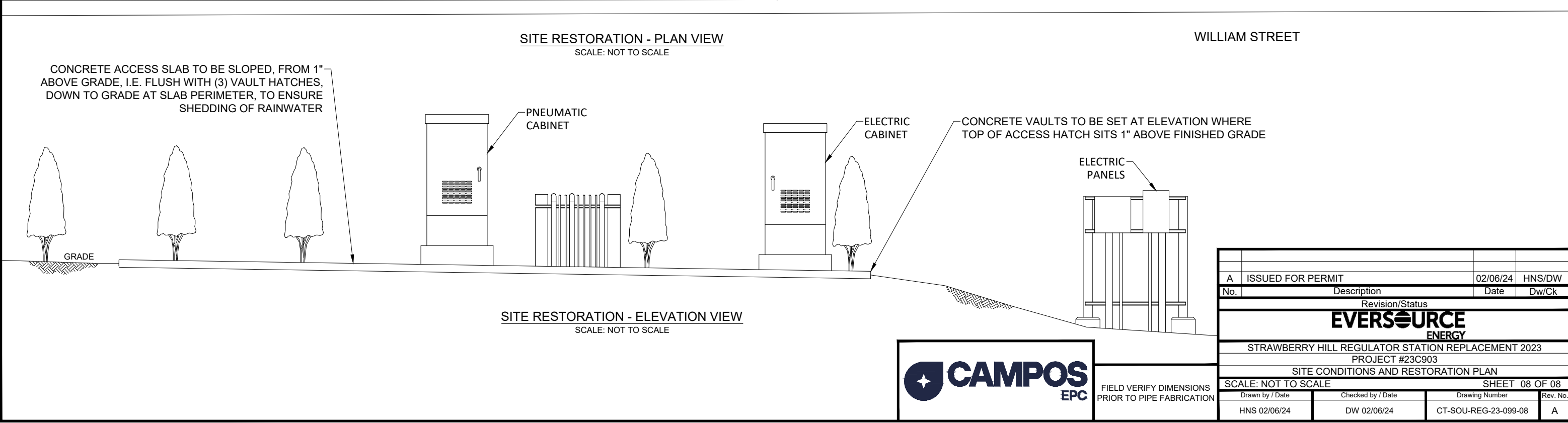
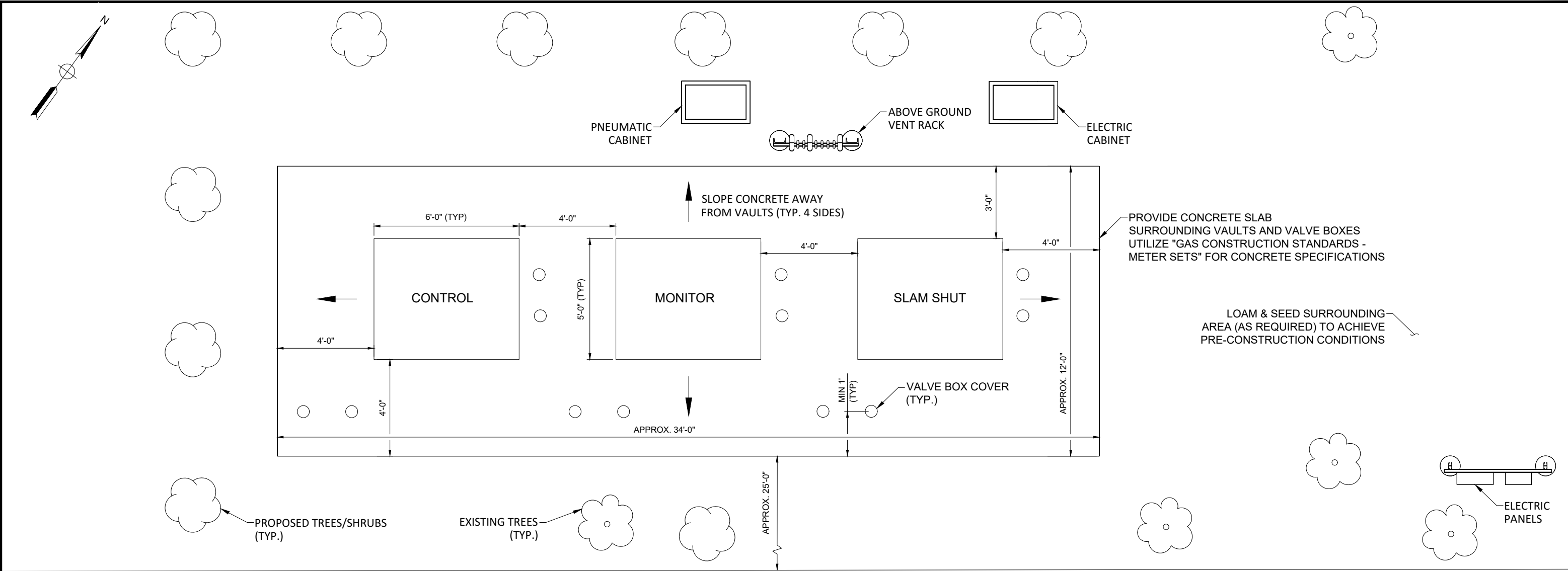
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PROJECT #23C903			
GRADING SECTION VIEWS			
SCALE: 1/4" = 1'-0"		SHEET 07 OF 07	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
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Filed: CT-SOU-REG-23-098-08.dwg

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Feb 06, 2024 - 10:07pm





Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

February 14, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-19 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance
#2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance
#2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance

The City of Norwalk is requesting that the Planning & Zoning Commission review and provide a report for the 8-24 referral for the city to obtain an easement through the property located at the three properties listed above for the purposes of installing and maintaining gas line infrastructure.

This item is being referred to the Planning & Zoning Commission per [Connecticut General Statute Sec. 8-24](#) which states that, “*No municipal agency shall...locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes...until the proposal to take such action has been referred to the [Planning & Zoning] commission for a report.*”

The Planning & Zoning Commission’s role is to determine whether the requested 8-24 referral is consistent with the goals, policies and actions listed in the [Plan of Conservation and Development](#).

The following resolution is offered:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-19 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance be **APPROVED**.

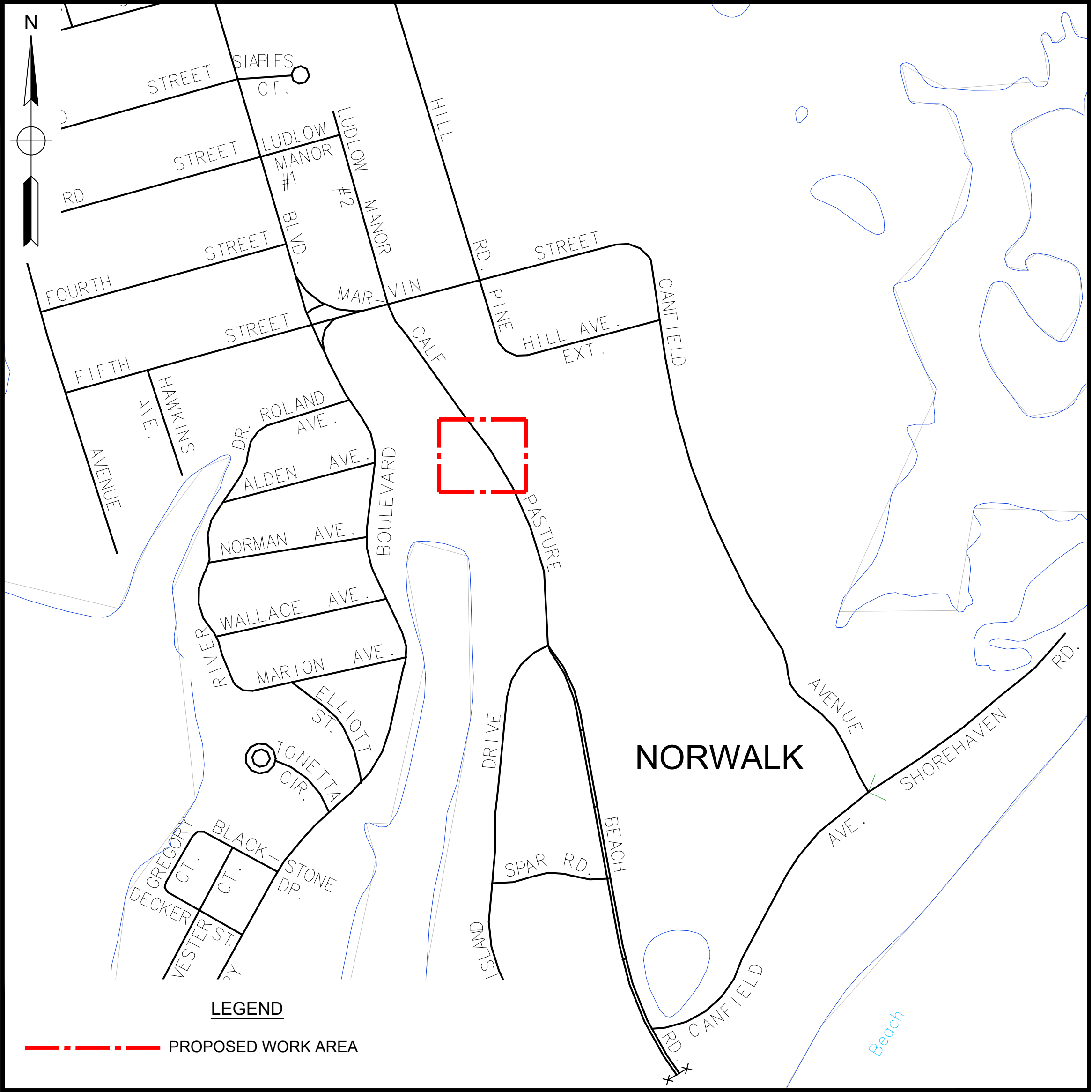
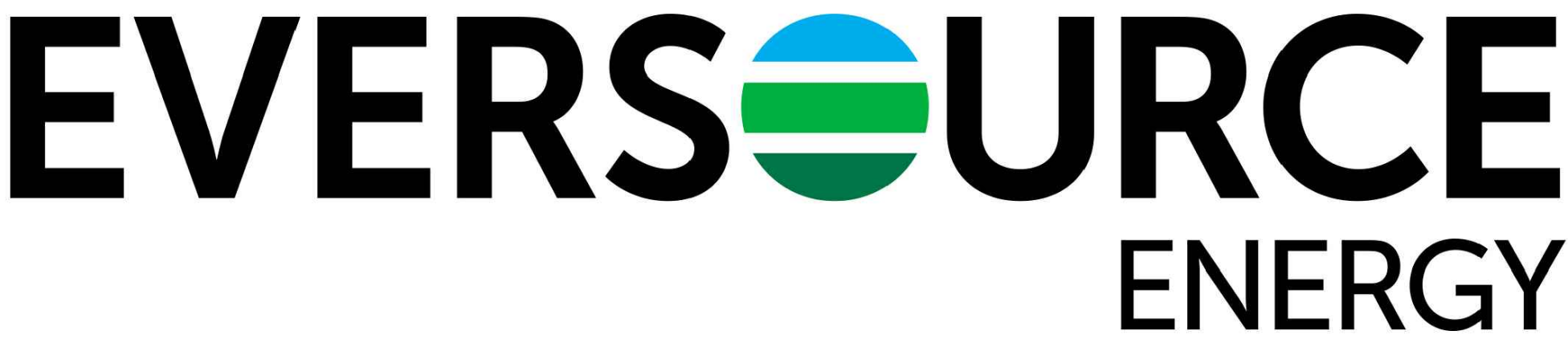
BE IT FURTHER RESOLVED that the reasons for this action are to implement the following Plan of Conservation and Development goals, policies and actions:

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.

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15 OF 15	TRAFFIC CONTROL DETAILS



WORK SCOPE

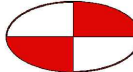
INSTALLATION: SINGLE CABINET TELEMETRY

AFFECTED STREETS: CALF PASTURE BEACH ROAD

SINGLE ENDPOINT CABINET INSTALLATION
CALF PASTURE BEACH ROAD, NORWALK, CT
WORK LOCATION: CALF PASTURE BEACH ROAD
PROJECT #TBD
SYSTEM NAME: NORWALK IP 30
MAOP = 30 PSIG

FOR PERMIT
ONLY

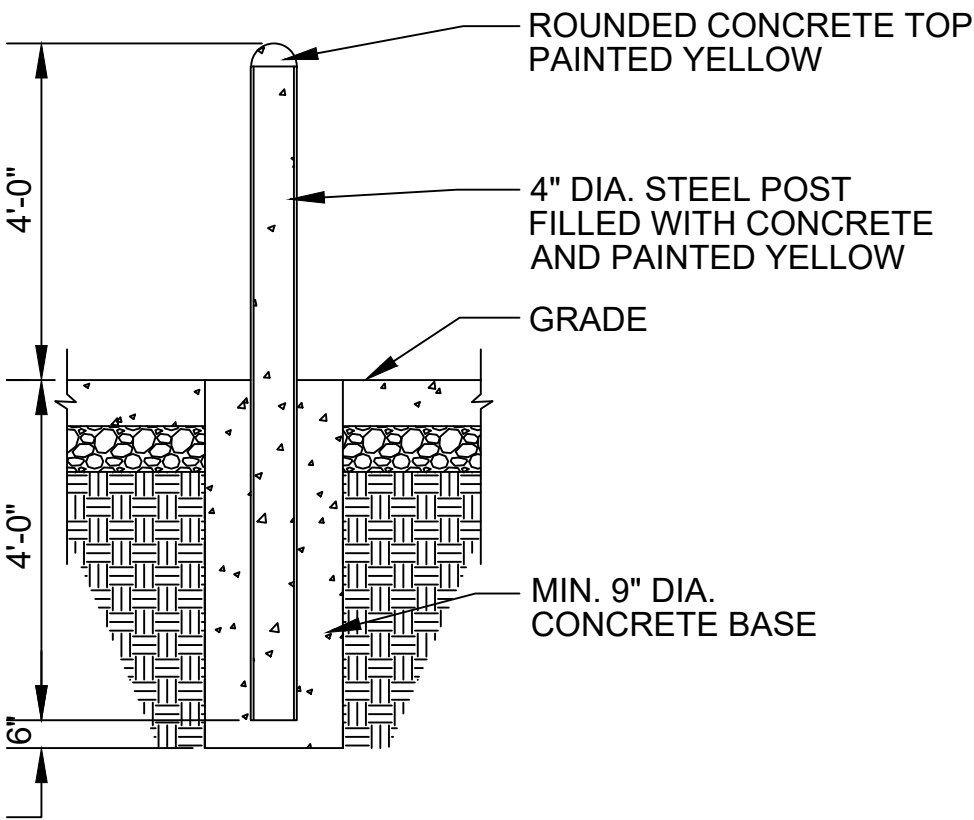
B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
COVER SHEET			
SCALE: NOT TO SCALE		SHEET 1 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
SG 11/20/24	AB 11/20/24	TBD-01	B

**SARGIS
ASSOCIATES, INC.**
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

GENERAL NOTES:

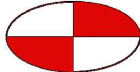
1. IF ANY OF THE FOLLOWING OCCUR A DRAWING REVISION IS REQUIRED AND MUST BE APPROVED AND/OR STAMPED BY THE ENGINEER OF RECORD. CHANGES CAN BE APPROVED AND/OR STAMPED BY A PROJECT ENGINEER, BUT THE ENGINEER OF RECORD MUST BE INFORMED.
- 1.1. IF THE TIE IN POINT MOVES TO A DIFFERENT SEGMENT OF PIPE THAN SHOWN.
- 1.2. IF A CHANGE IN THE LOCATION OF VALVES IS REQUIRED.
- 1.3. IF THERE IS ANY CHANGE TO WHAT IS SHOWN ON THE DRAWING WITHIN 50 FT OF A PRESSURE REGULATING STATION, DISTRICT REGULATOR, OR GATE STATION.
- 1.4. IF A CHANGE IN PIPE SIZE, MATERIAL, OR WALL THICKNESS IS REQUIRED.
- 1.5. ALTERNATE FITTINGS THAT ARE ACCEPTABLE FOR ANY TIE-IN DETAIL WILL BE CALLED OUT IN THE DRAWING. FITTING CHANGES NOT SHOWN AS ALTERNATIVES ON THE DRAWING WILL NEED TO FOLLOW THE DRAWING CHANGE PROCESS CONTAINED IN SECTION V.D.
2. CONSTRUCTION DRAWINGS, LOCATIONS OF EXISTING UTILITIES, UNDERGROUND STRUCTURES AND WORK LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION BUT HAVE NOT BEEN FIELD VERIFIED.
3. ALL WORK, MATERIAL AND CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL PERMITS AND APPROVALS PER EVERSOURCE, LOCAL, STATE, OSHA AND FEDERAL REGULATIONS AND STANDARDS.
4. ALL LIVE GAS WORK EXCEPT SERVICE SIZE TAPS, INCLUDING BUT NOT LIMITED TO TAPPING OF FITTINGS ON LIVE MAINS, STOPPING, MANIPULATING VALVE, ABANDONMENT, SHALL BE PERFORMED BY, OR AT THE DIRECTION AND UNDER THE DIRECT SUPERVISION OF EVERSOURCE GAS PERSONNEL AND IN ACCORDANCE WITH THE WRITTEN PROCEDURE. DRAWING CHANGES MAY ALSO REQUIRE A CHANGE TO THE PROCEDURE.
5. EXCAVATOR IS REQUIRED TO PROTECT EXISTING UTILITIES, STRUCTURES, LANDSCAPES FEATURES, SIGNAGE, CURBS, ETC. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE SUCH ITEMS. ROADWAY, SIDEWALKS, AND GRASS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OR TOWN. PLANT BEDS WILL BE RELOCATED TO THEIR EXISTING REGULAR LOCATION.
6. ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCLUDING ALL REVISIONS AND ADDENDA. ALL TRAFFIC CONTROL DEVICES WILL BE SUPPLIED BY EXCAVATOR.



PROTECTIVE POST (BOLLARD) DETAIL
SCALE: NTS

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B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
Calf Pasture Beach Road , Norwalk, CT			
PROJECT # TBD			
CONSTRUCTION NOTES & BOLLARD DETAIL			
SCALE: NOT TO SCALE		SHEET 2 OF 15	
Drawn by / Date		Checked by / Date	Drawing Number
SG 11/20/24		AB 11/20/24	TBD-02
			Rev. No.
			B



SARGIS
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SURVEYING AND ENGINEERING

25 COMMERCE DRIVE
CROMWELL, CT 06416

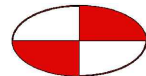
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

BILL OF MATERIALS		
DESCRIPTION	QTY	UNIT
BOX VALVE, CURB, W/ 4-1/4 IN SQ COVER NON-LOCKING LID, FOR 1/2, 3/4, 1, 1-1/4, CURB VALVES, PAVEMENT RISER RING IN 583489, 48/SKID	1	EA
CABLE, INSULATED, MDP, #12 AWG, 7 STR, YELLOW, POLYETHYLENE-30, SOFT DRAWN CU, 500 FT/RL, FOR USED AS PIPE LOCATOR	30	FT
ENDPOINT CABINET	1	EA
ENDPOINT CABINET CONCRETE PAD	1	EA
FITTING, COUPLING, METFIT, REDUCER, 1 IN IPS X 1/2 IN CTS	4	EA
OVERPIPE PROTECTION PLATE, 0.6 IN THICK	6	EA
PIPE, 1/2 IN CTS X 0.090 IN THK WALL SDR 7, 5/8 IN OD, 500 FT LG COIL, POLYETHYLENE, PE3408/PE100	30	FT
SLEEVE, PROTECTION, 2-1/2 X 18 IN, PVC, 50/BOX	1	EA
TAPE, WARNING, MARKED BURIED GAS LINE, 4 MIL, 1000 FT ROLL, 6 IN W, YELLOW, ISSUE EACH ROLL AS 1, T-01-A00	30	FT
TEE, PIPE, NON-BLOWING, ELECTROFUSION TAPPING TEE 4 IN IPS SDR 11 MAIN X 1 IN IPS SDR 11 STAB OUTLET, HDPE, BLACK	1	EA
VALVE, BALL, FULL PORT, 1/2 IN CTS, SDR 7.0, PE 4710, BUTT FUSE, POLYETHYLENE, BLACK FINISH. REPLACED IN 561834	1	EA
VALVE, BLEED, EXCESS FLOW, BLACK, 1 IN IPS X 10 IN LG, #P32, PLASTIC, SDR 11, PE4710, SERIES 300	1	EA
VALVE, METERING, INSULATING, LOCK-WING TAMPER PROOF, 3/4 X 3/4 IN, TUBE, BLACK FINISH, 15/BOX	1	EA
ELBOW , 1/2" CTS	1	EA
RISER, 1/2" CTS X 3/4"	1	EA

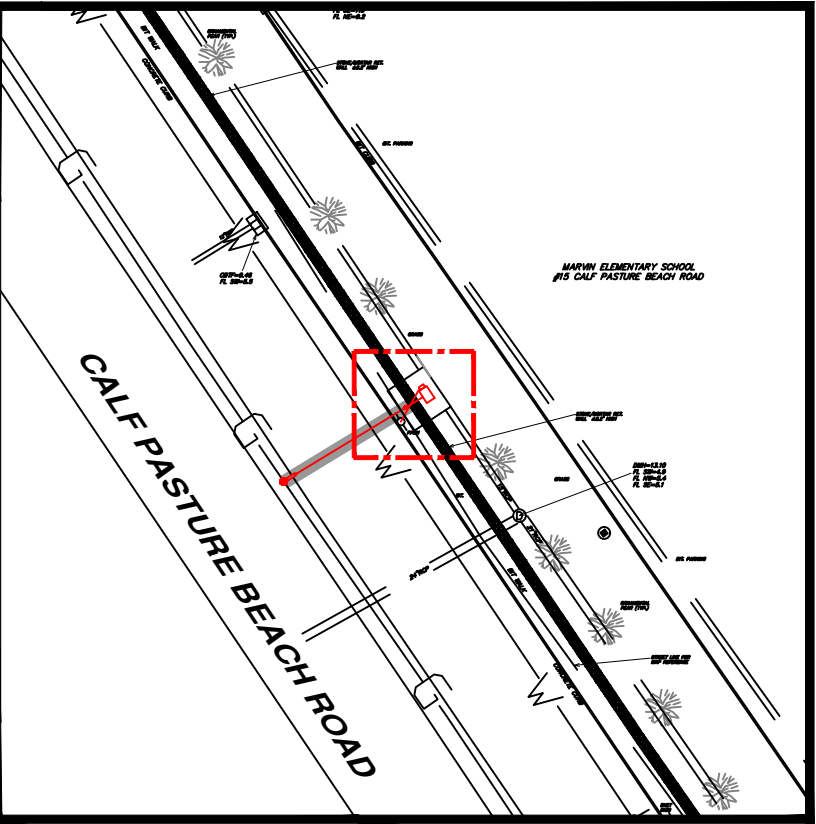
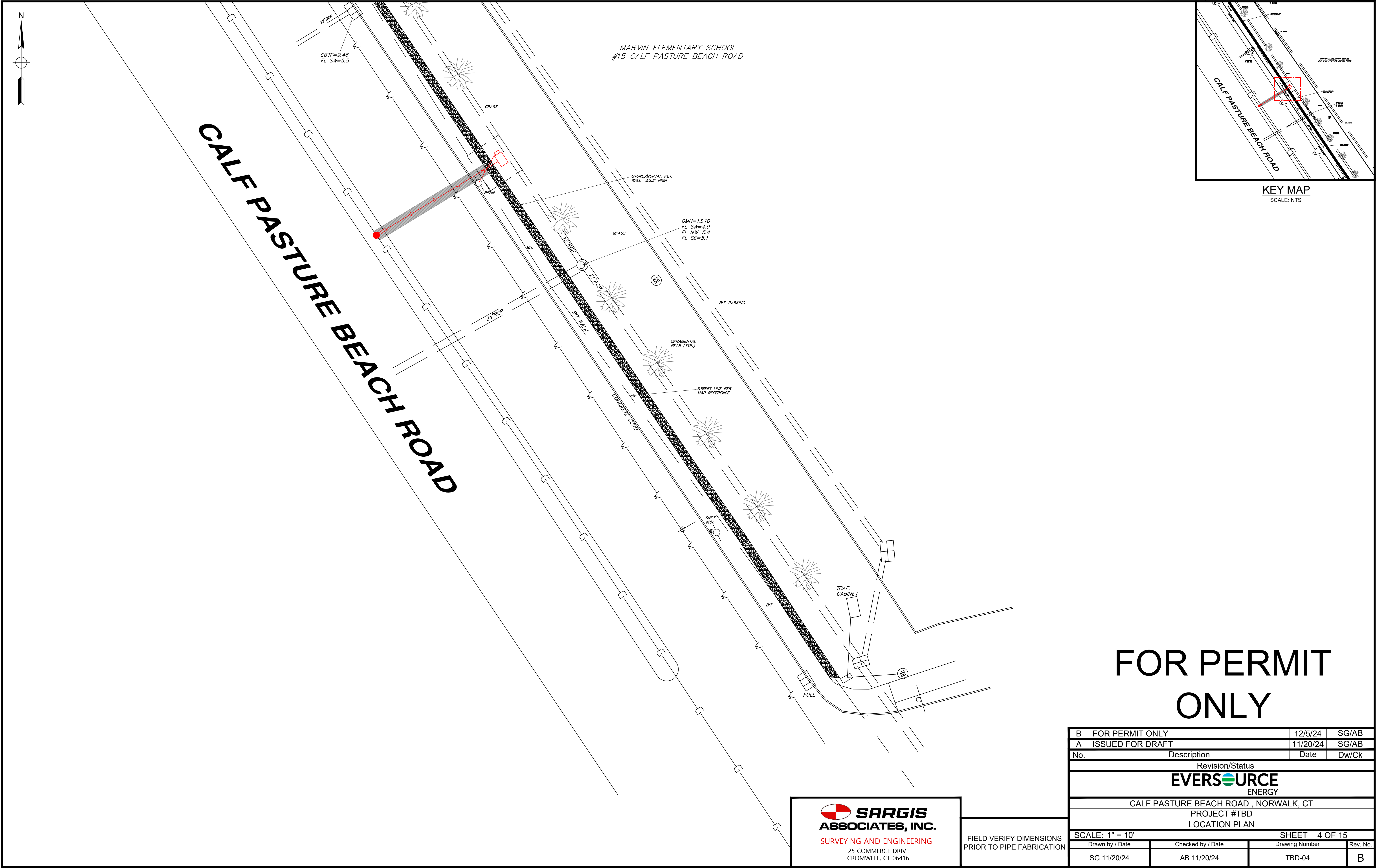
BILL OF MATERIALS - ELECTRIC				
ITEM	SIZE	DESCRIPTION	QTY	UNIT
101	3"	PVC CONDUIT, SCH 40, ELECTRICAL GRADE	10	FT
102	3"	PVC ELBOW, 90 DEG, 24" RADIUS, SCH 40, ELECTRICAL GRADE	2	EA

FOR PERMIT
ONLY

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
BILL OF MATERIALS			
SCALE: NOT TO SCALE		SHEET 3 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
SG 11/20/24	AB 11/20/24	TBD-03	B

 **SARGIS
ASSOCIATES, INC.**
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

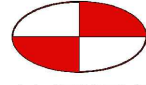
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



KEY MAP
SCALE: NTS

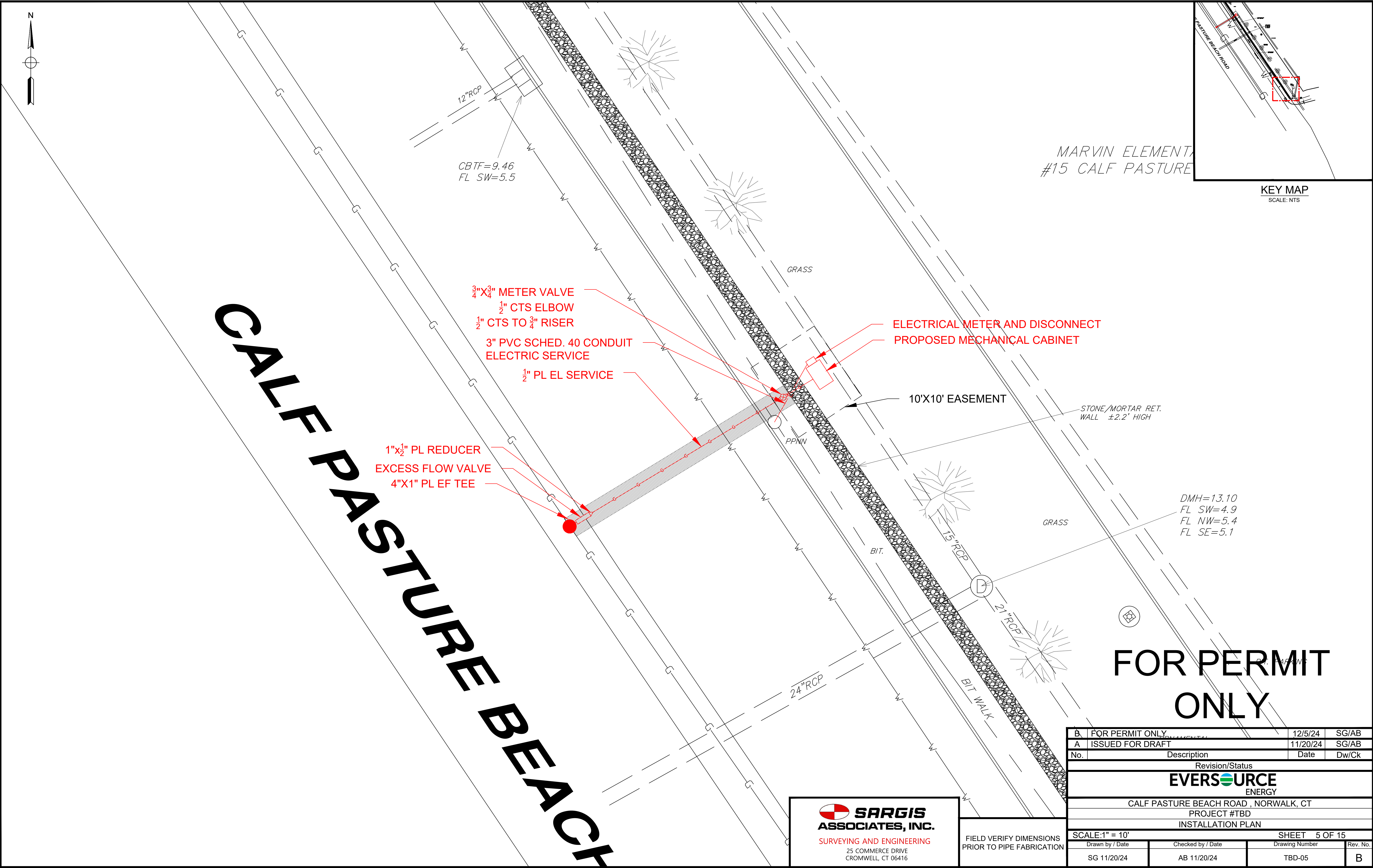
FOR PERMIT
ONLY

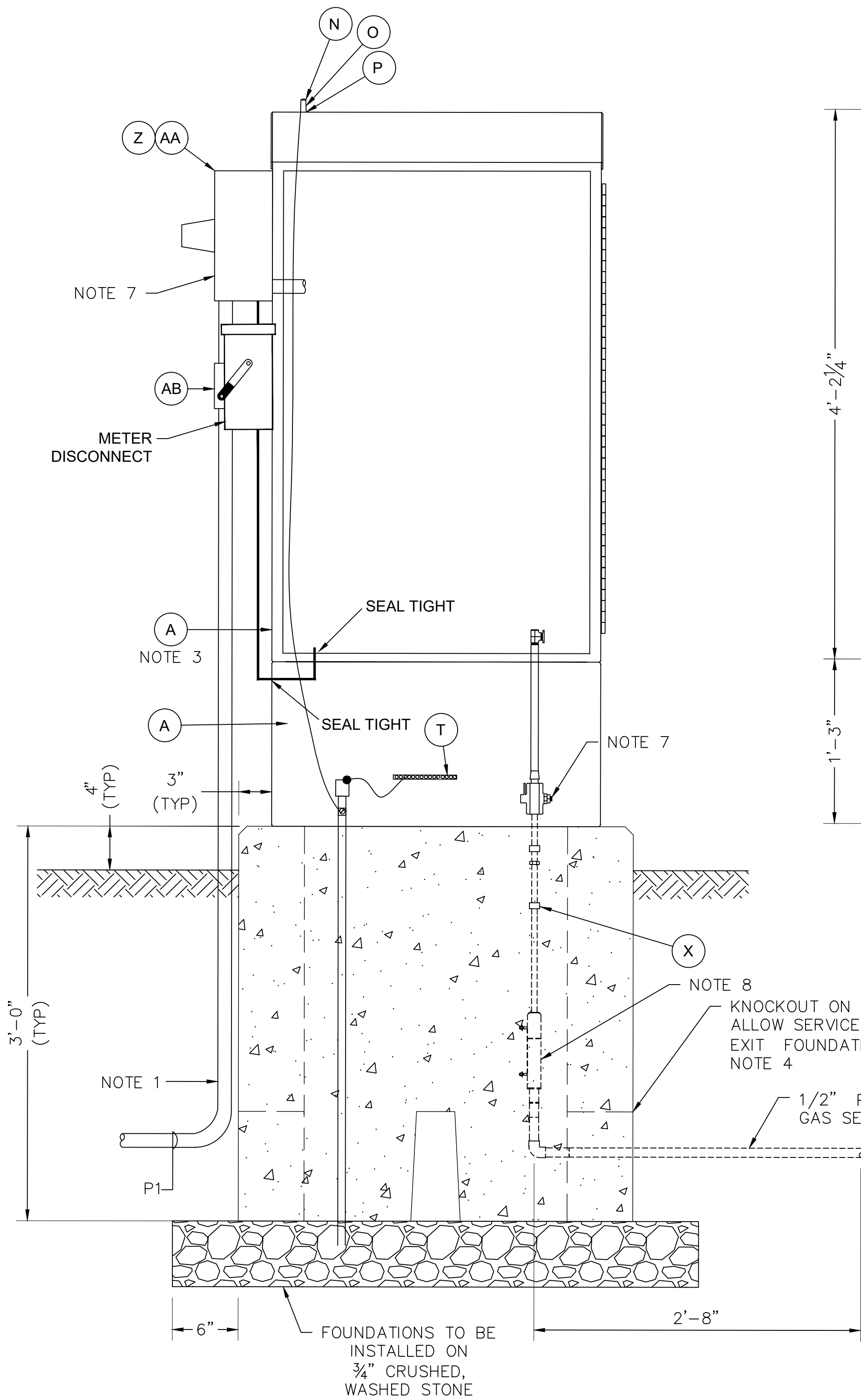
B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
LOCATION PLAN			
SCALE: 1" = 10'		SHEET 4 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
SG 11/20/24	AB 11/20/24	TBD-04	B



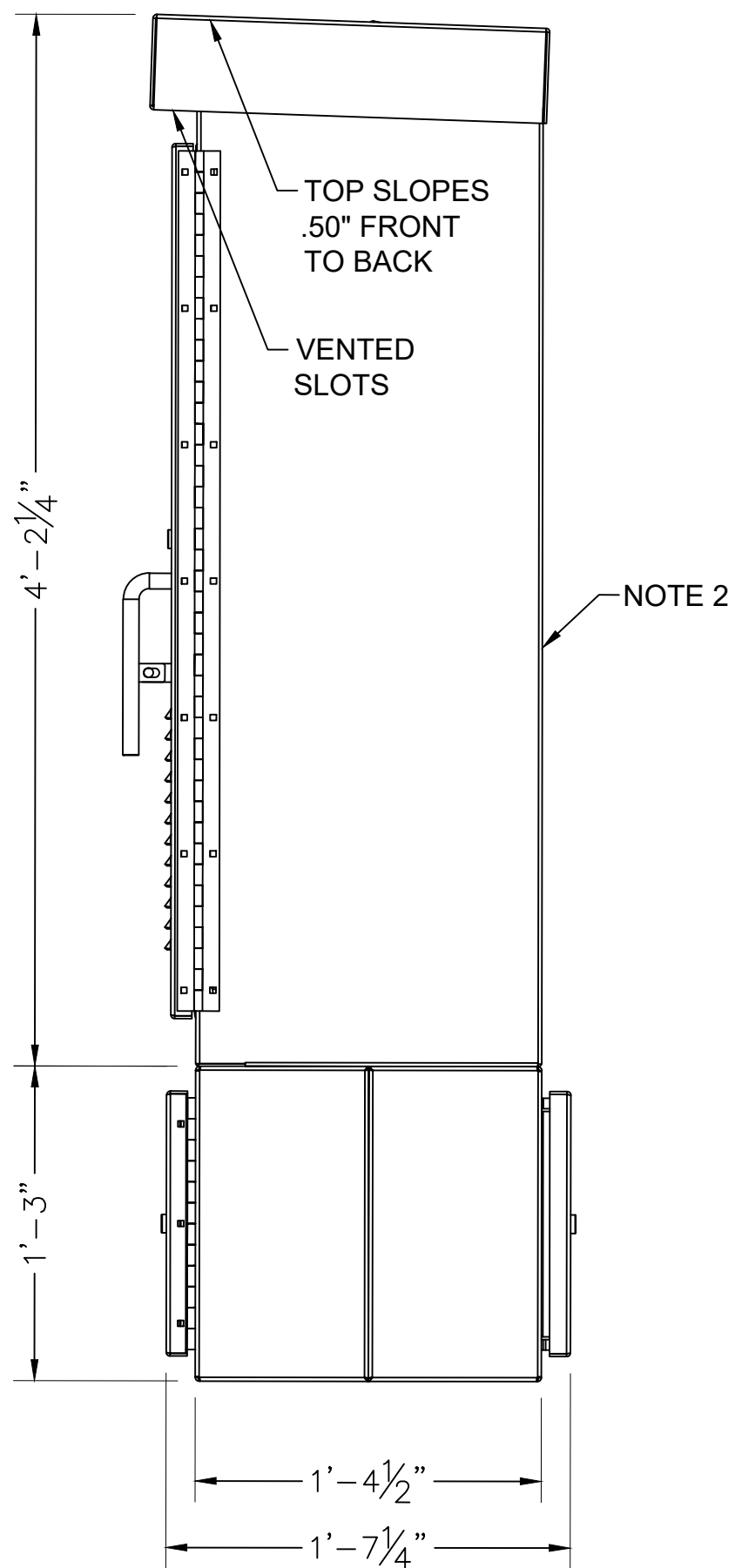
SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

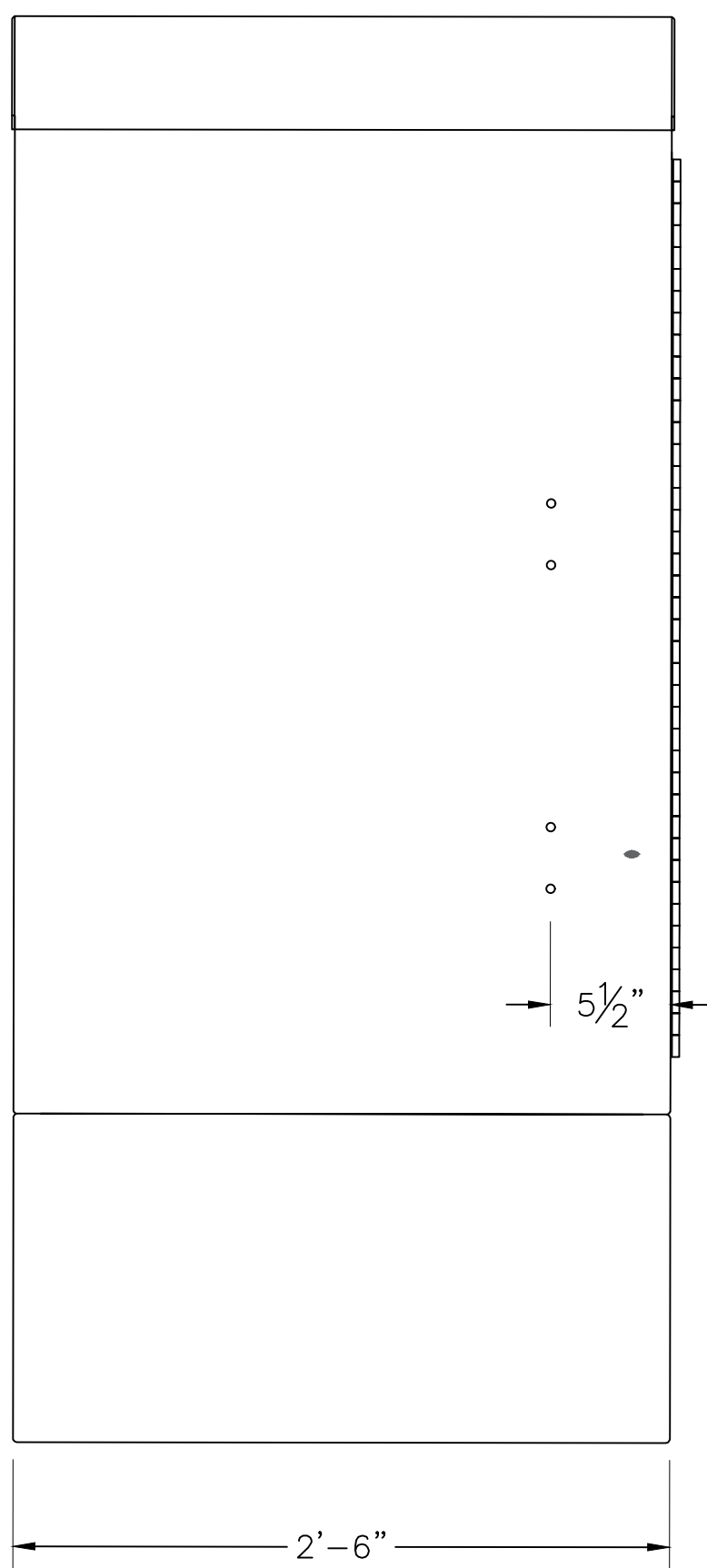




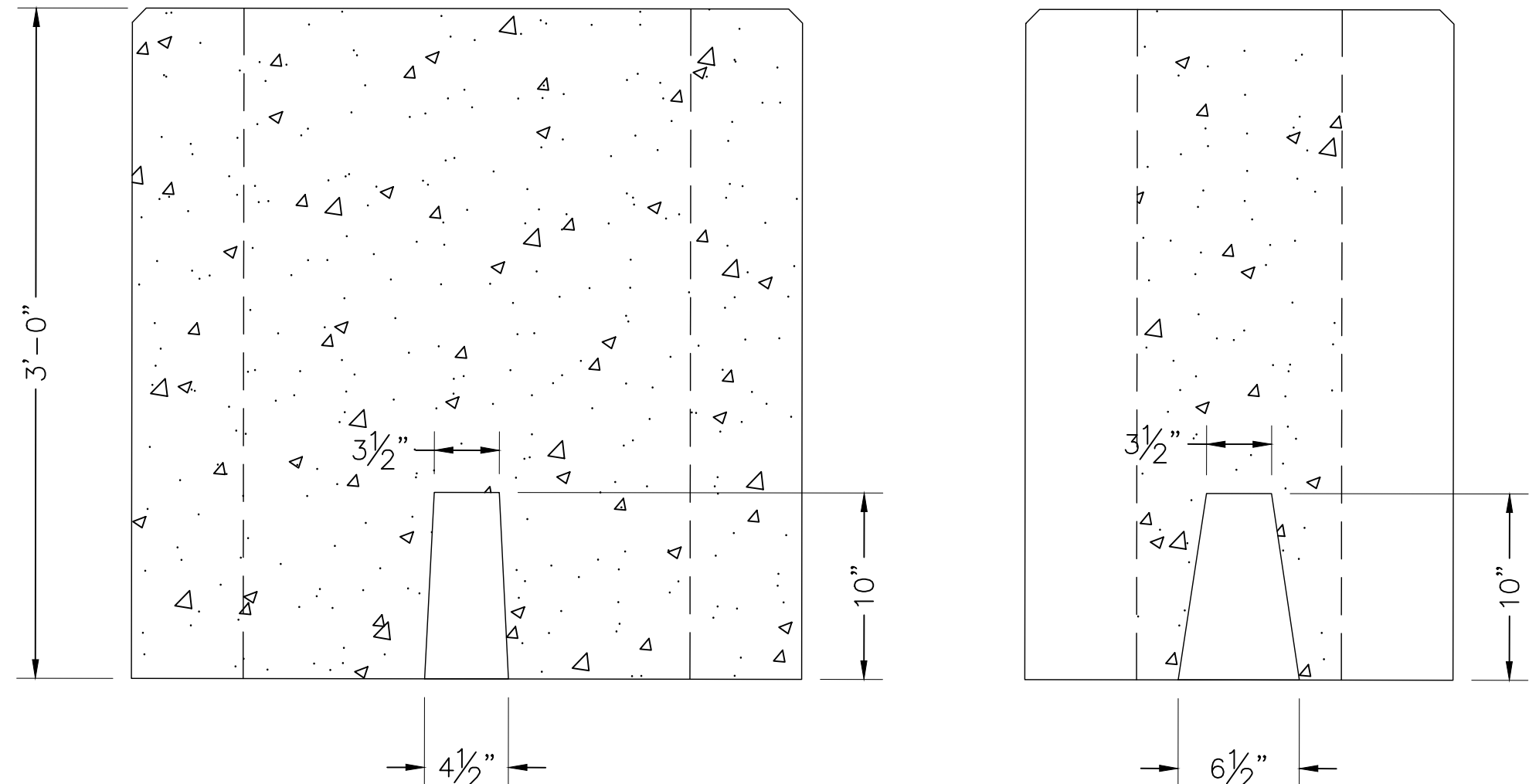
ENCLOSURE ELEVATION VIEW



RIGHT OUTSIDE VIEW



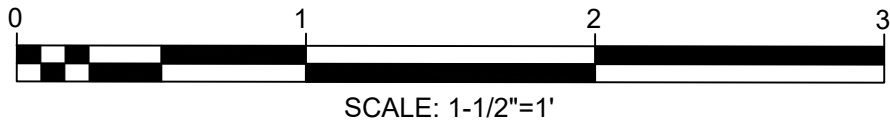
FRONT INSIDE CUT-OUT DETAIL



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ONLY

NOTES:

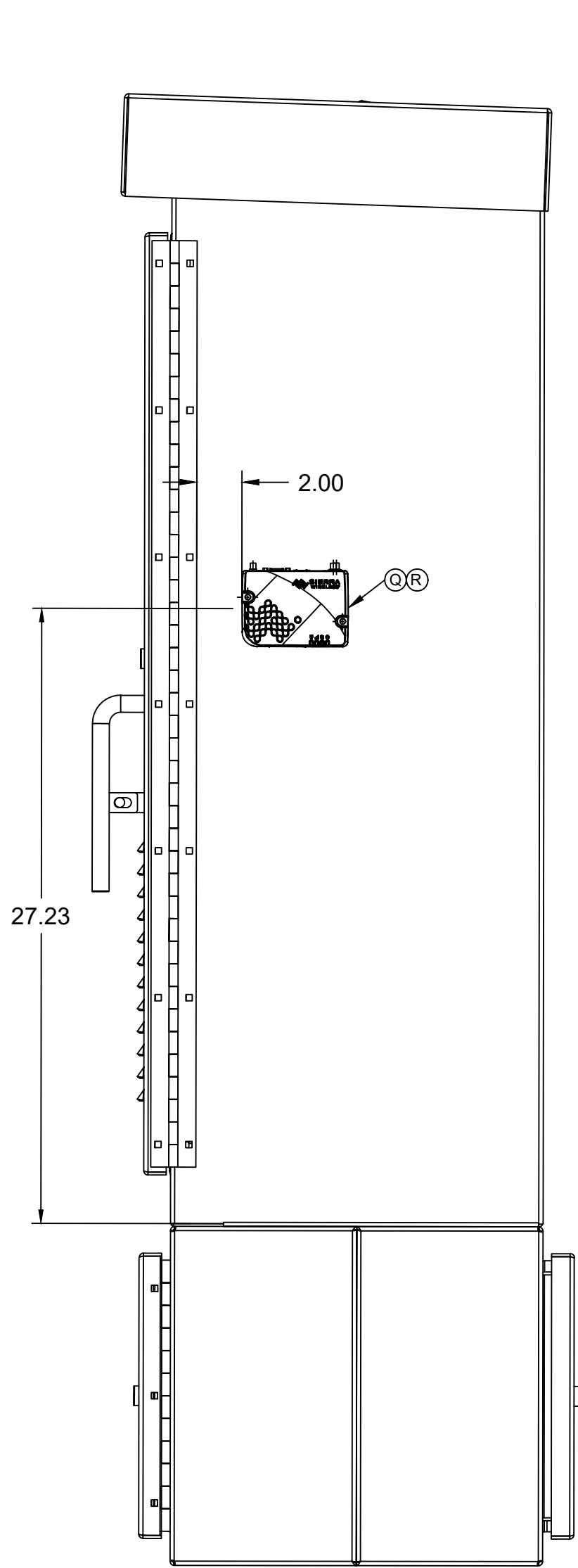
- SERVICE CONNECTION TO CABINET SHALL BE IN ACCORDANCE WITH NFPA 70, THE REQUIREMENT OF THE LOCAL UTILITY AND THE AUTHORITY HAVING JURISDICTION (AHJ). IF A METER IS REQUIRED, IT SHALL BE LOCATED EXTERNAL TO THE CABINET .
- EQUIPMENT SHALL BE MOUNTED NEAT AND PLUMB.
- INSTALL STANDOFFS TO THE BACK PLANE OF EACH CABINET.
- ALL BELOW GRADE OPENINGS IN POLL BOX SHALL BE PARGED WITH CONCRETE.
- MARK CONDUIT AT 18" INTERVALS WITH 1 BAND BLUE SCOTCH 35 MARKING TAPE.
- METER TROUGH & CIRCUIT BREAKER SHALL BE BY ELECTRICAL CONTRACTOR, METER BY UTILITY.
- MOUNT 1" ABOVE CONCRETE
- PIPE, RISER, STRAIGHT, ANODELESS, 3/4 IN MNPT X 1/2 IN CTS 0.090 IN THK WALL, STEELXHDPE, 18 IN X 48 IN PIGTAIL MAXIMO NUMBER 556743



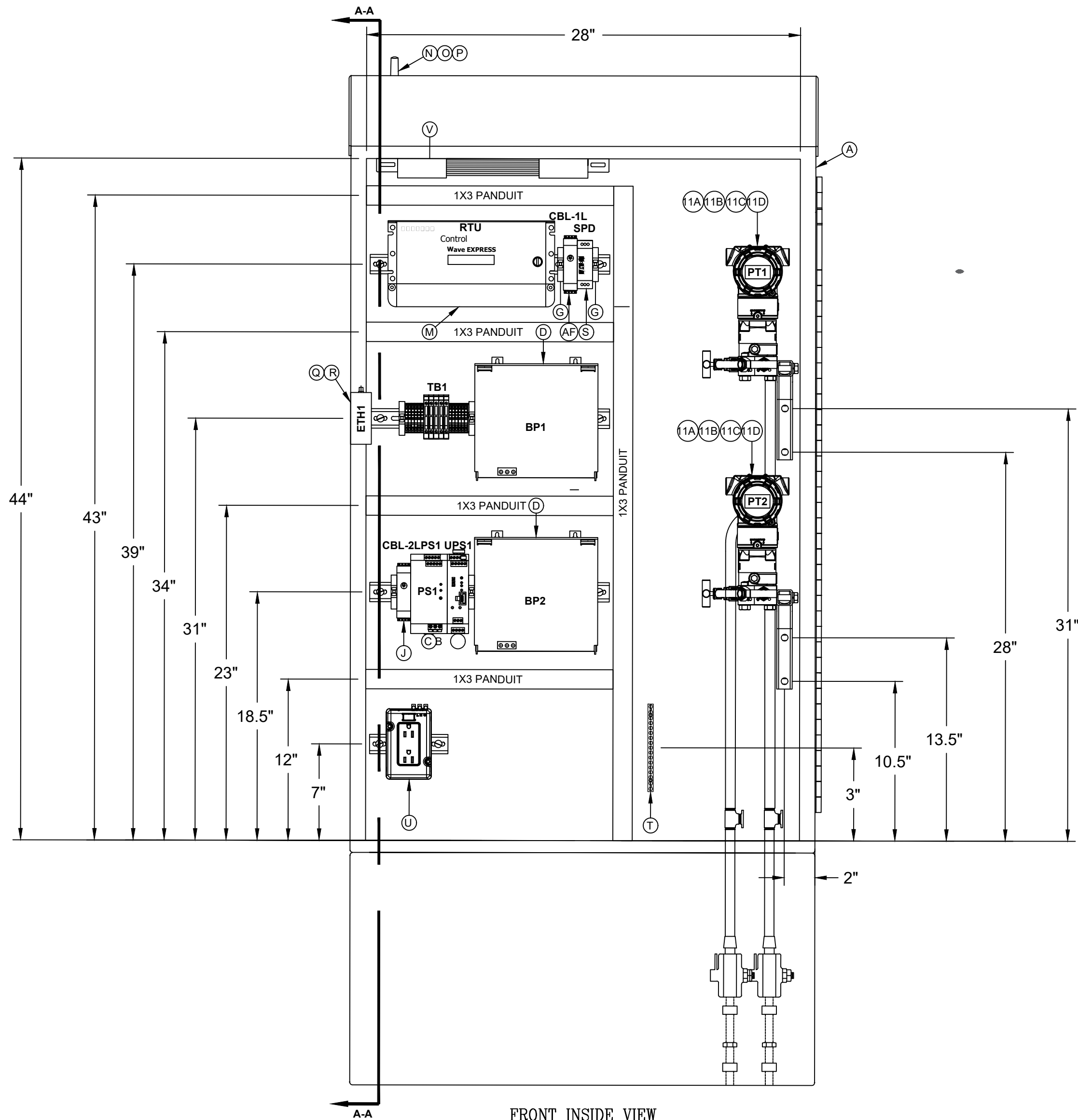
SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
ENCLOSURE DETAILS			
SCALE: AS NOTED		SHEET 6 OF 15	
Drawn by / Date		Checked by / Date	
SG 11/20/24		AB 11/20/24	
Drawing Number		Rev. No.	
TBD-06		B	



VIEW A-A: LEFT INSIDE



FRONT INSIDE VIEW

NOTES:

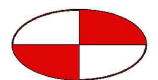
1. FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. MILBANK METER BOX WITH BYPASS LEVER PLUS SEPARATE 30 AMP CIRCUIT BREAKER BOX (LOCKABLE) - FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
3. ROSEMOUNT TRANSMITTER CG4 NEEDS TO BE SPANNED TO:
0-30 PSIG - LIP
0-100 PSIG - IP
0-250 PSIG - HP
4. ROSEMOUNT TRANSMITTER CD2 NEEDS TO BE SPANNED TO:
0-30 IN H₂O - LP
5. SIERRA COM RV55 TO BE DIN RAIL MOUNTED TO CABINET.



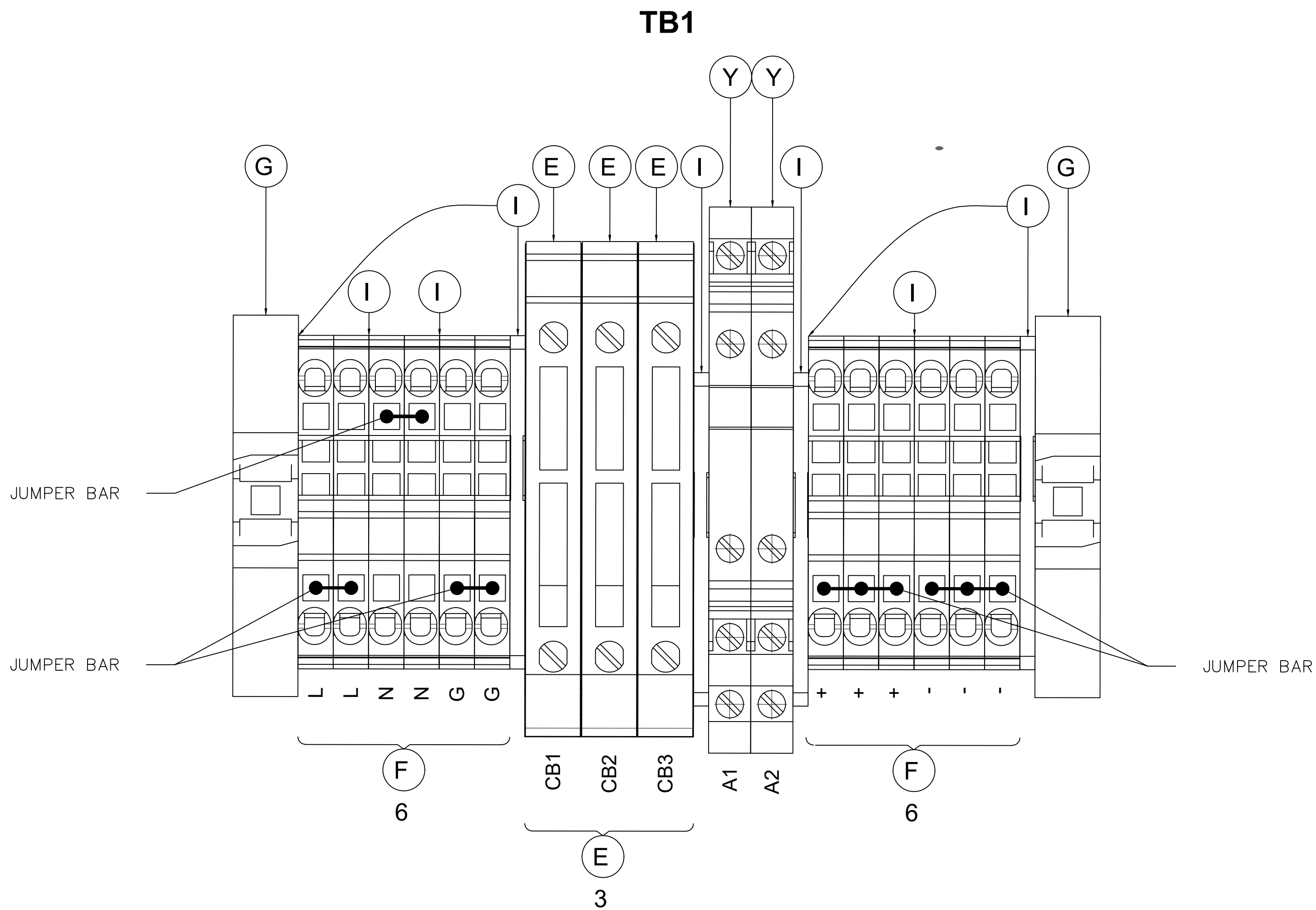
ITEM	QTY	PART NUMBER	DESCRIPTION	ITEM	QTY	PART NUMBER	DESCRIPTION
AC	1	TCP-1A	1A CB PHOENIX CONTACT	A	1	MARLIN ENCLOSURE	MARLIN ENCLOSURE: 50"H X 30"W X 16.5"D BASE MOUNT TYPE M CABINET WITH 15"H RISER CABINET IS A BASE MOUNTED, SINGLE FRONT DOOR ENCLOSURE, 2 LOUVERS TO BOTTOM DOOR, FLOOR PLATE, 6 EA. - 3/8" X 2 STUDS TO BACKPLATE
AD	1	TCP-2A	2A CB PHOENIX CONTACT				
AE	1	TCP-6A	6A CB PHOENIX CONTACT				
AF	1	2907205	PHOENIX CONTACT: CIRCUIT BREAKERS ELECTRONIC 10A 120VAC DIN RAIL MOUNT HMC SERIES	B	1	1274119	PHOENIX CONTACT: QUINT 24VDC UPS MODULE

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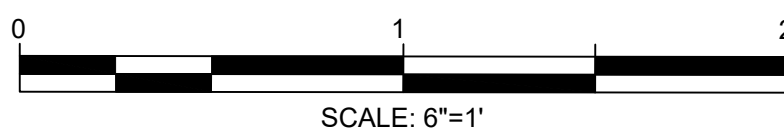
B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
PANEL LAYOUT/BILL OF MATERIALS			
SCALE: NOT TO SCALE		SHEET 7 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
SG 11/20/24	AB 11/20/24	TBD-07	B

**SARGIS ASSOCIATES, INC.**
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



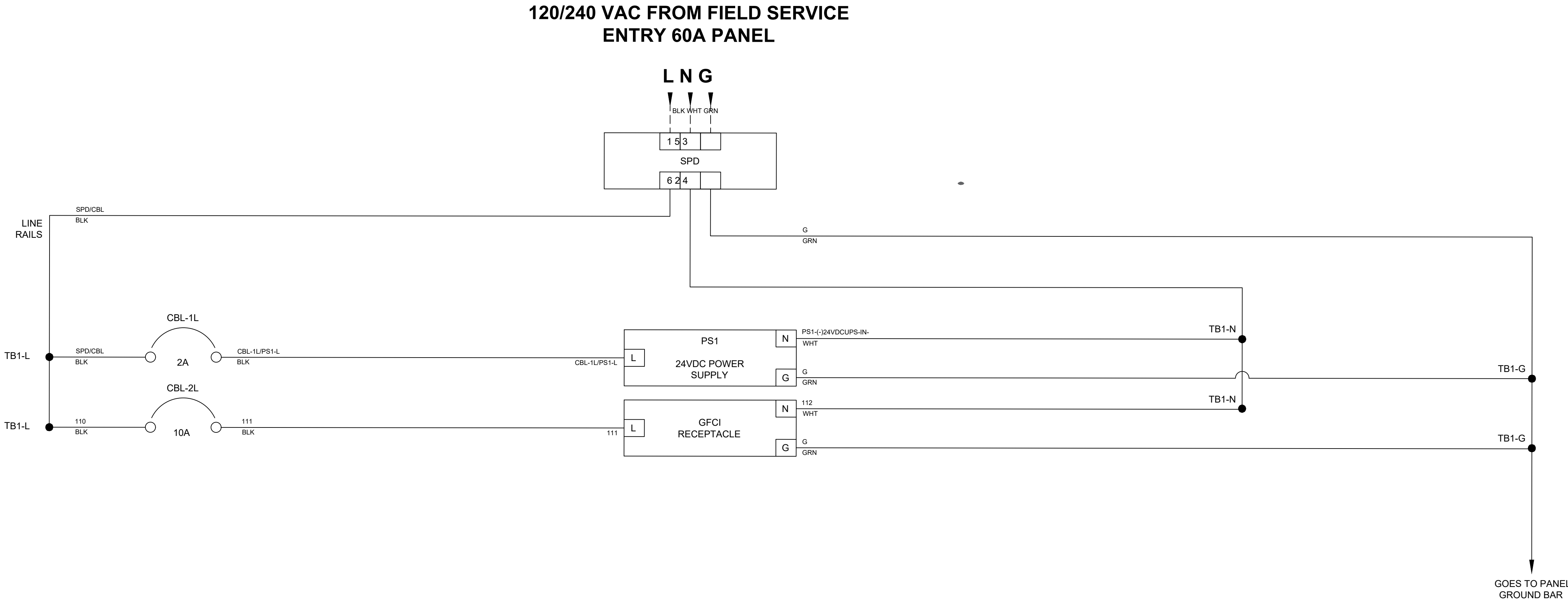
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SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

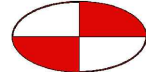
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
TERMINAL BLOCK DETAIL			
SCALE: AS NOTED		SHEET 8 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-08	B



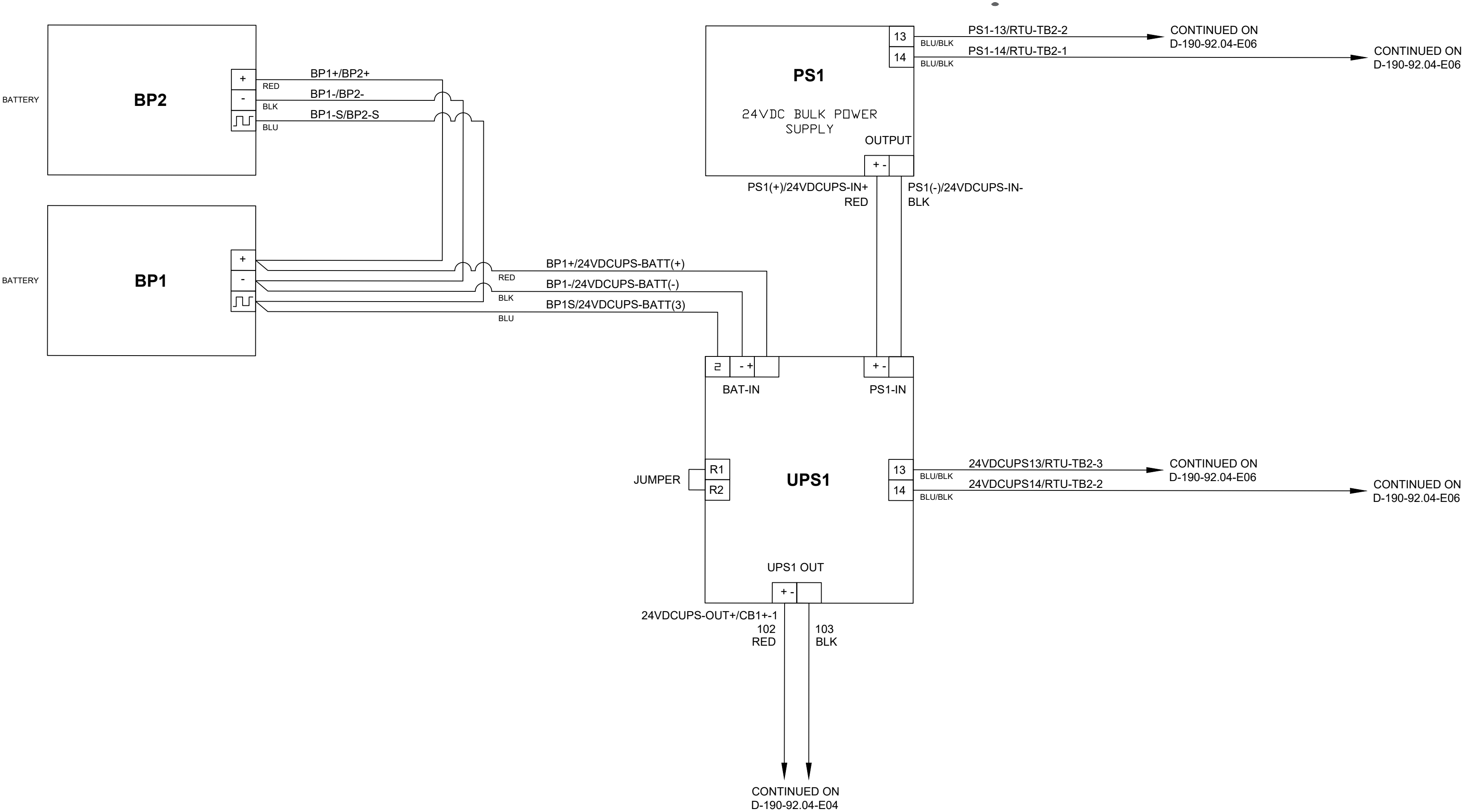
FOR PERMIT
ONLY

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
120V AC POWER DISTRIBUTION			
SCALE: AS NOTED		SHEET 9 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-09	B

**SARGIS**
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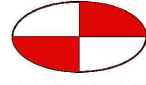
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



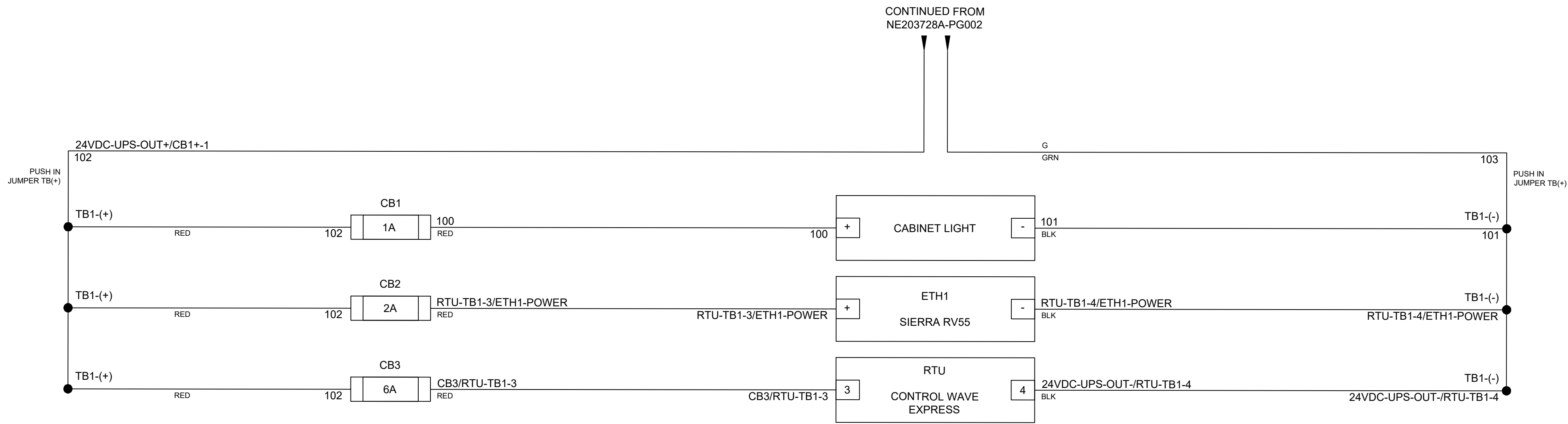
FOR PERMIT
ONLY

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
Calf Pasture Beach Road , Norwalk, CT			
PROJECT #TBD			
12V AC POWER DISTRIBUTION			
SCALE: AS NOTED		SHEET 10 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-10	B

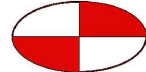


**SARGIS
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SURVEYING AND ENGINEERING
25 Commerce Drive
Cromwell, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



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SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

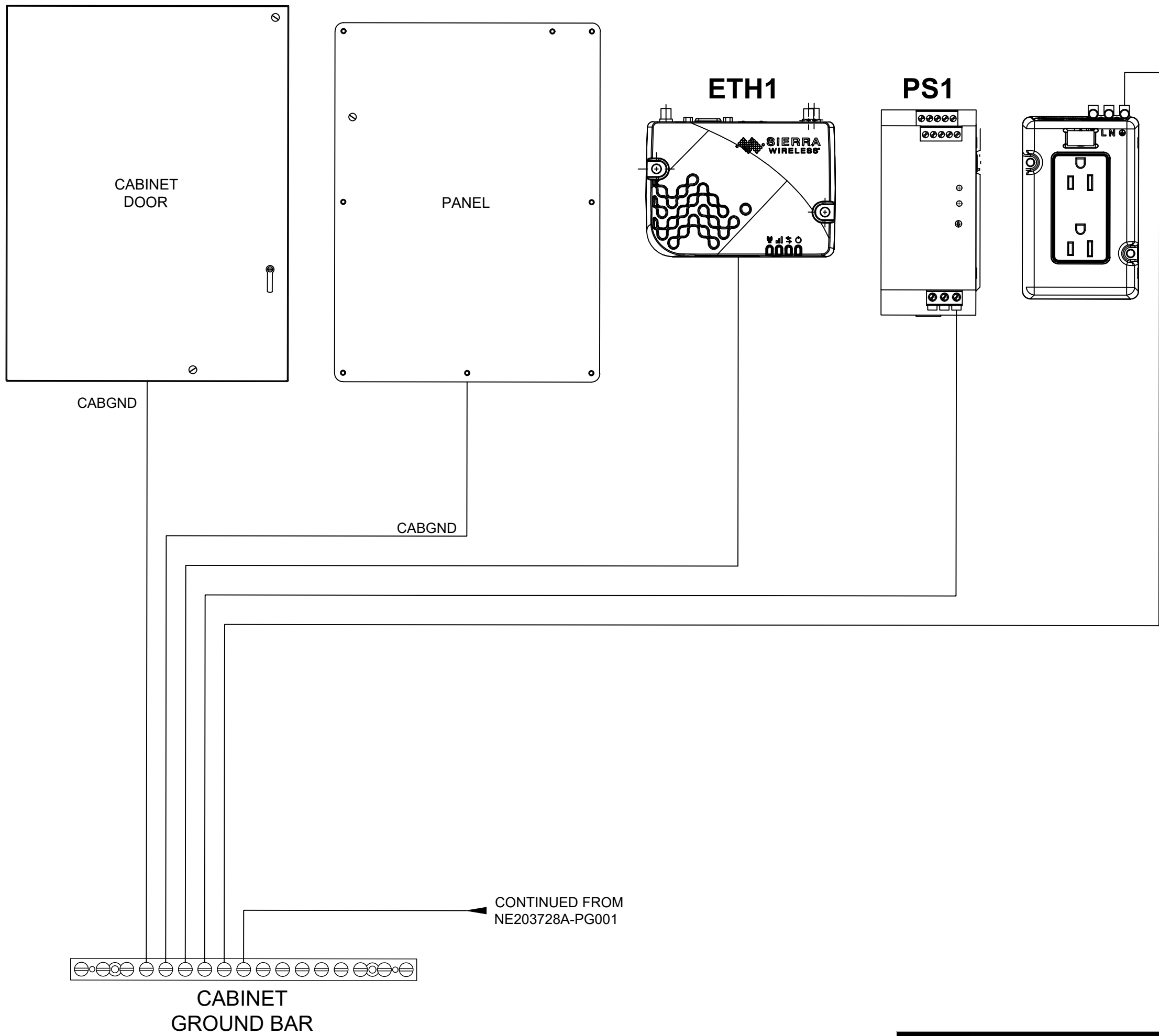
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
Calf Pasture Beach Road , Norwalk, CT			
PROJECT #TBD			
24V DC POWER DISTRIBUTION			
SCALE: AS NOTED		SHEET 11 OF 15	
Drawn by / Date		Checked by / Date	Drawing Number
TG 11/20/24		AB 11/20/24	TBD-11
			Rev. No.
			B

190-92.03 EGMA End Point Telemetry Box											
CONDUIT FILL CALCULATION- Based on NFPA 70, 2020 Edition											
ITEM	FROM	To	CONDUIT	WIRE/CABLE	TYPE	MFG	BELDEN PN	COLOR CODE	OD(	Area(Sq	Ext Area(Sq
POWER											
P1	Utility Pole Meter/Tele Cab	1-1/4",RMC/PVC		3-#6 AWG,1-#8g	THWN-2,THHN	generic		Blk,Red,Wht,Grn	0.256,0.216 0.15	0.04	0.19
										NOTE 2	1.526
										40% Fill	0.610
										Actual Fill %	0.120

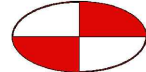
NOTE 5

NOTE 5: CAN BE TRANSITIONED TO PVC SCHEDULE 40 AFTER 6" ABOVE GROUND



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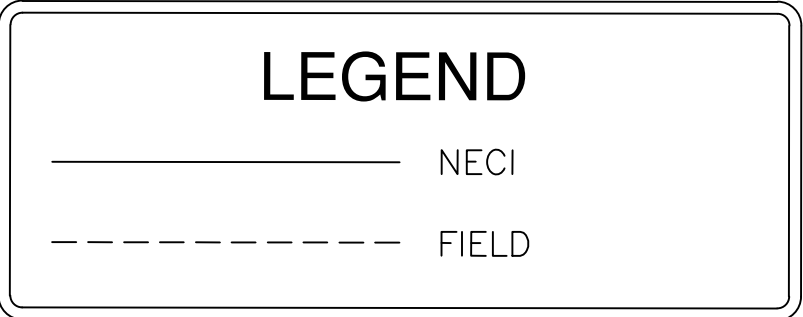
B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
Calf Pasture Beach Road , Norwalk, CT			
PROJECT #TBD			
GROUNDING DETAIL & CONDUIT SCHEDULE			
SCALE: AS NOTED		SHEET 12 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-12	B



SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

	FIELD
INTERNAL CABINET I/O WIRING	



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SARGIS
ASSOCIATES, INC.

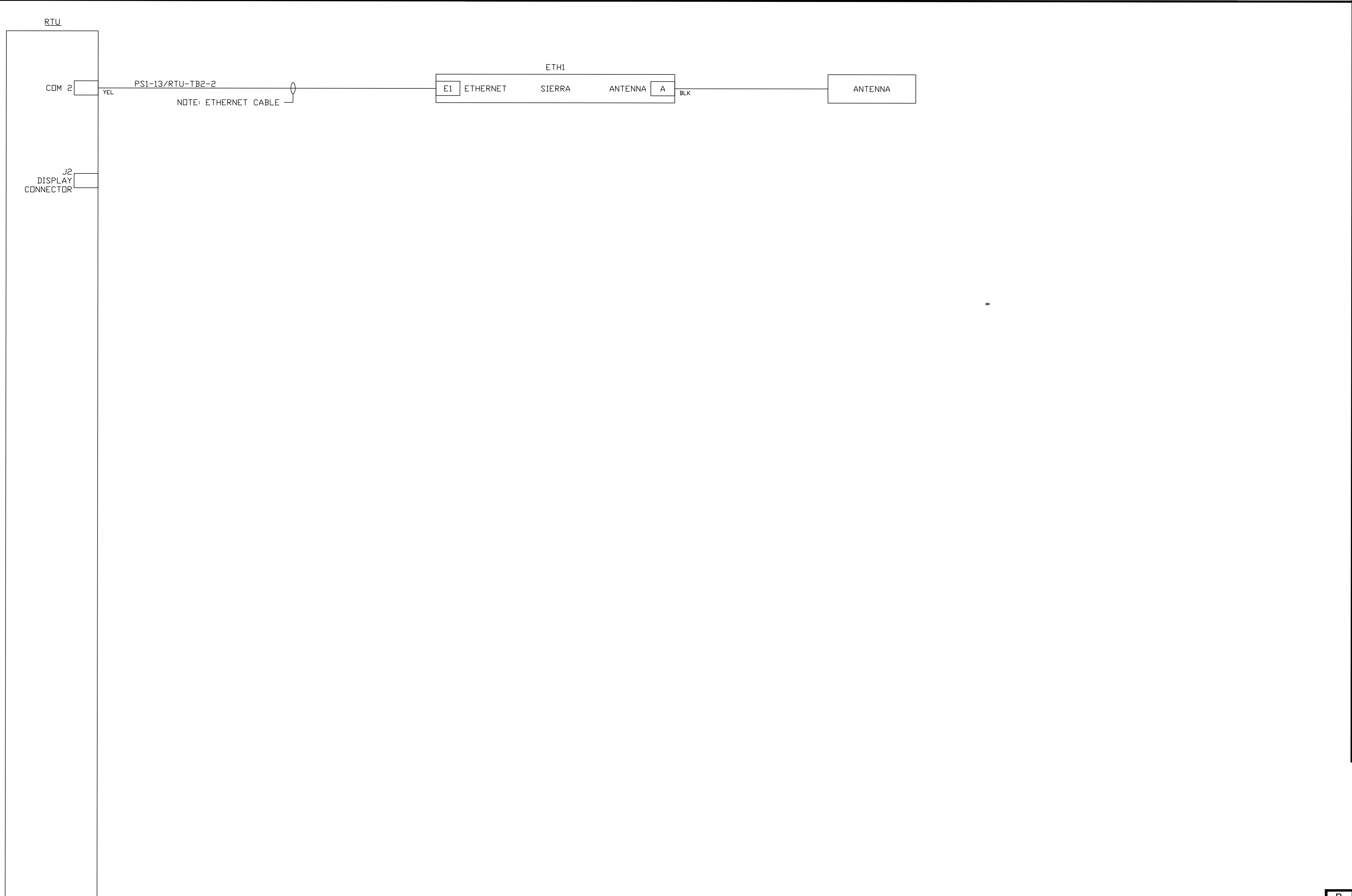
SURVEYING AND ENGINEERING

25 COMMERCE DRIVE
CROMWELL, CT 06416

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-13	B

INTERNAL CABINET I/O WIRING

FIELD



LEGEND

_____ NECI

----- FIELD

LEGEND

_____ NECI

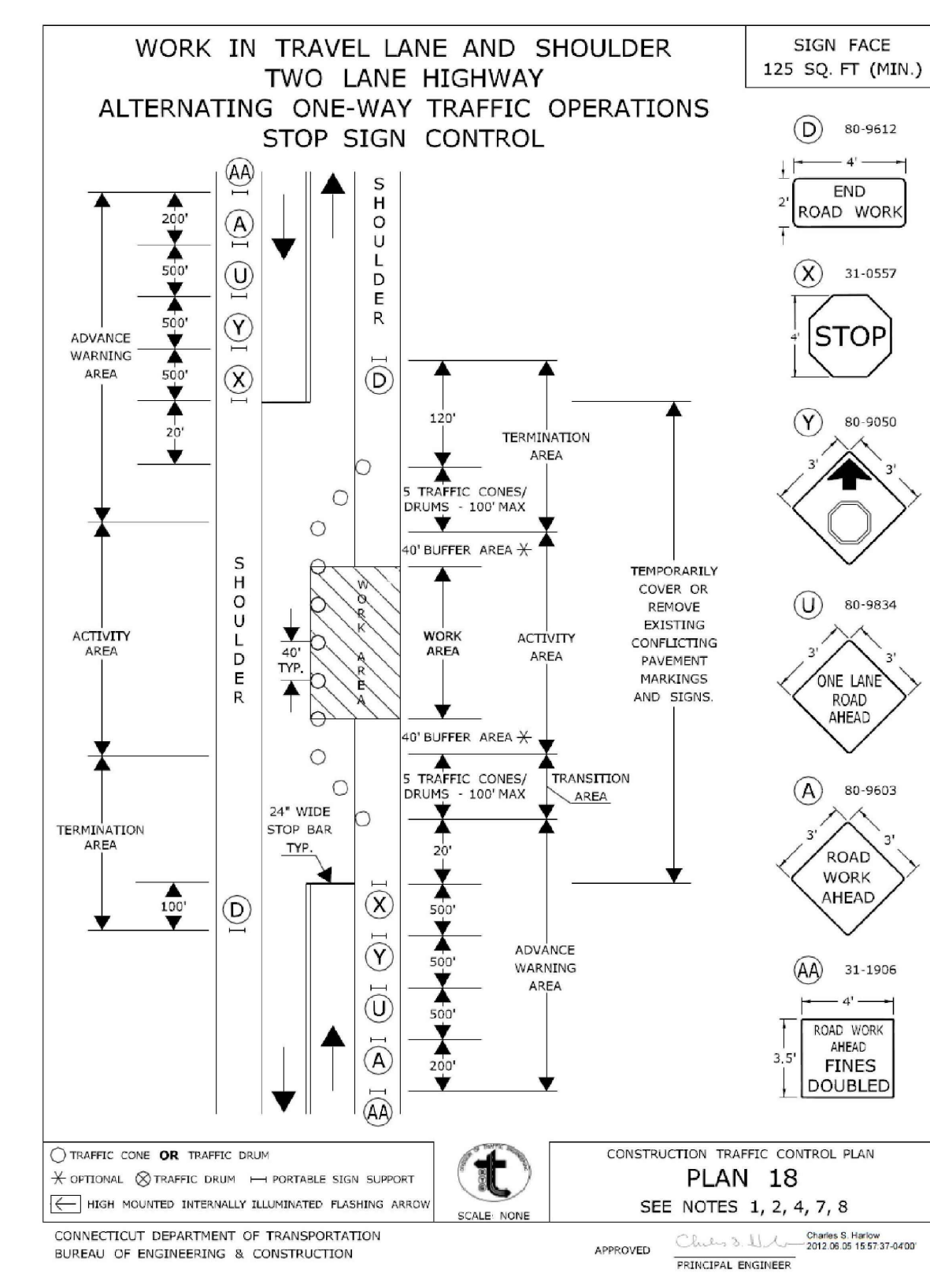
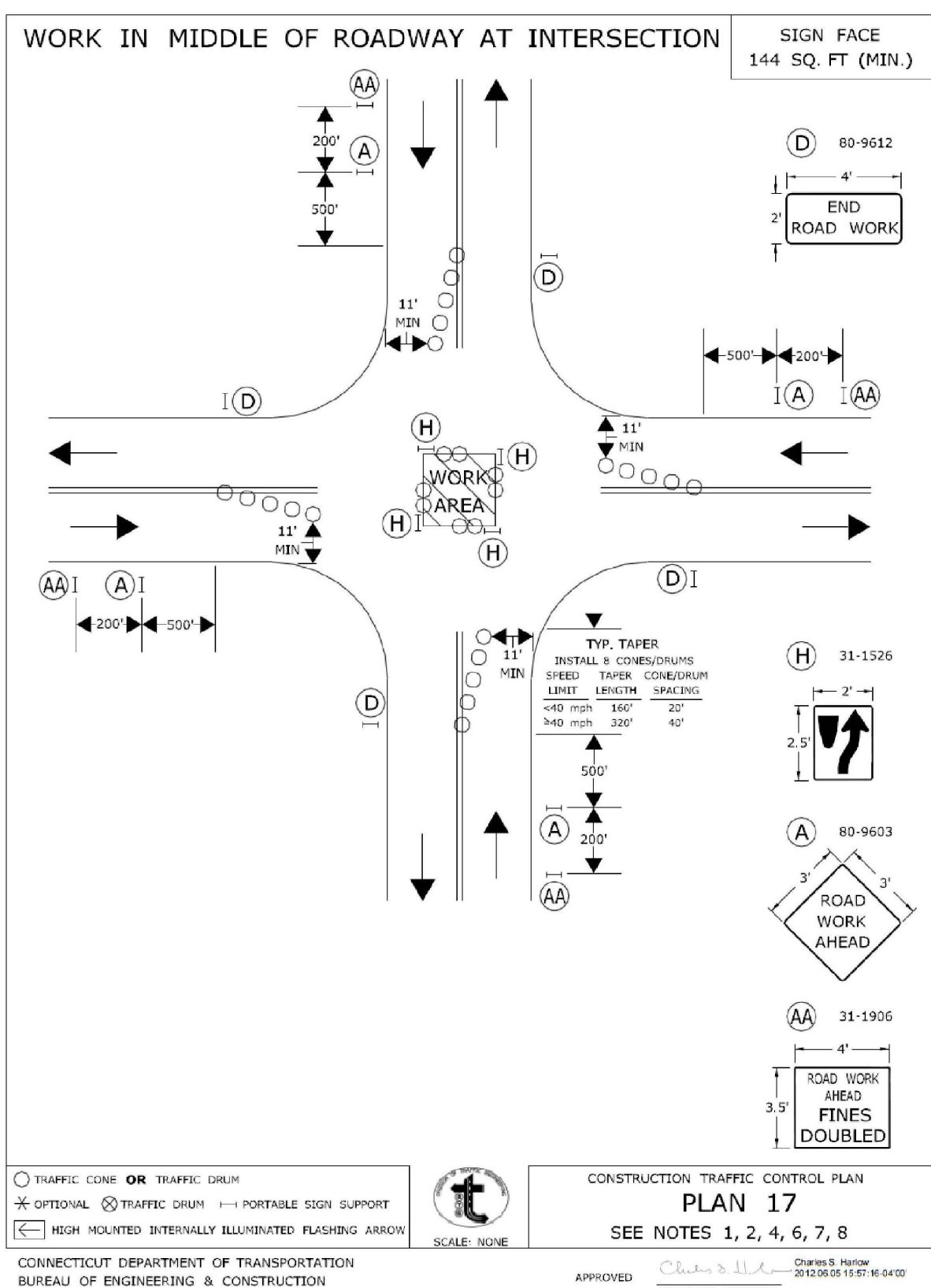
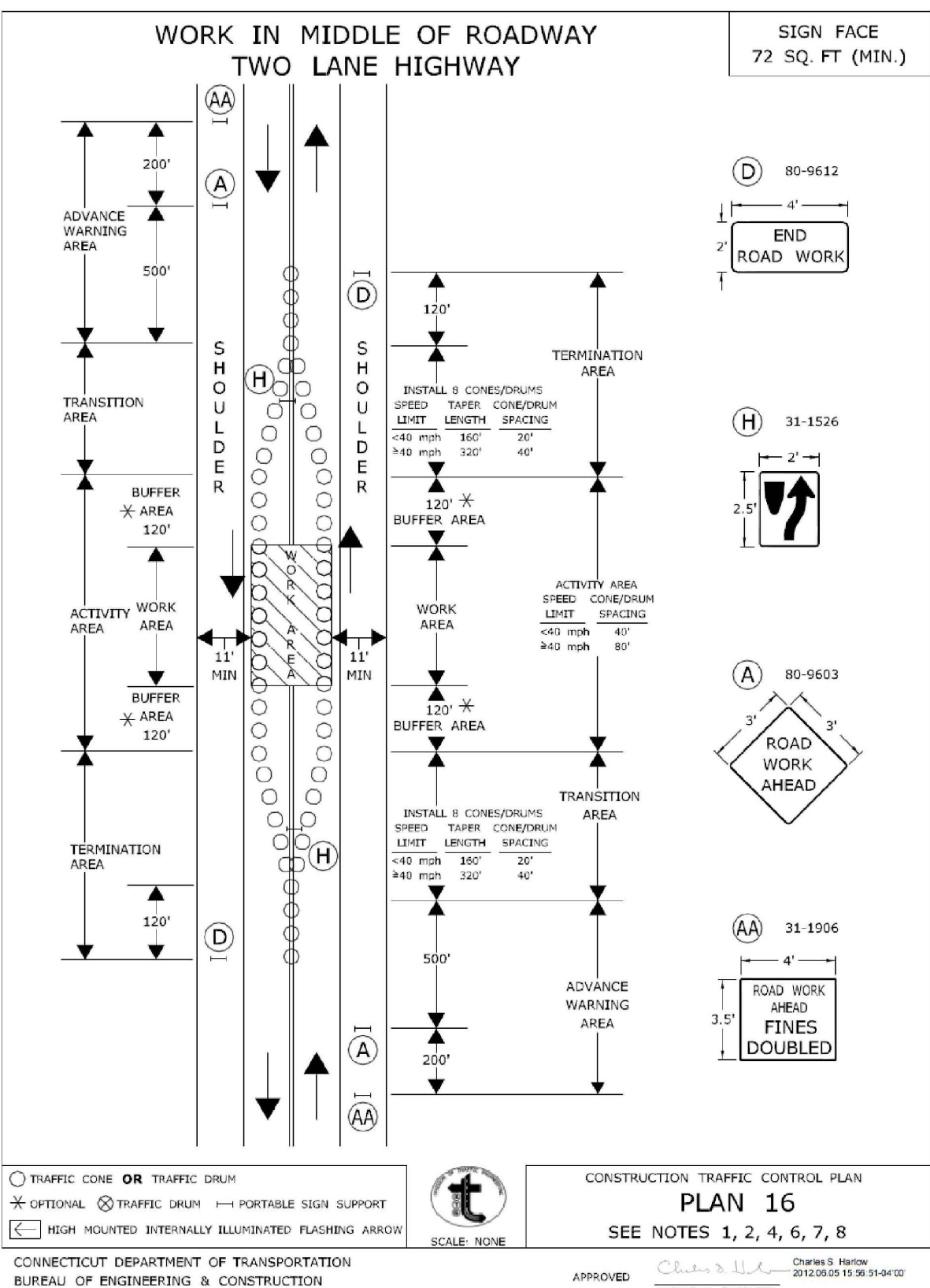
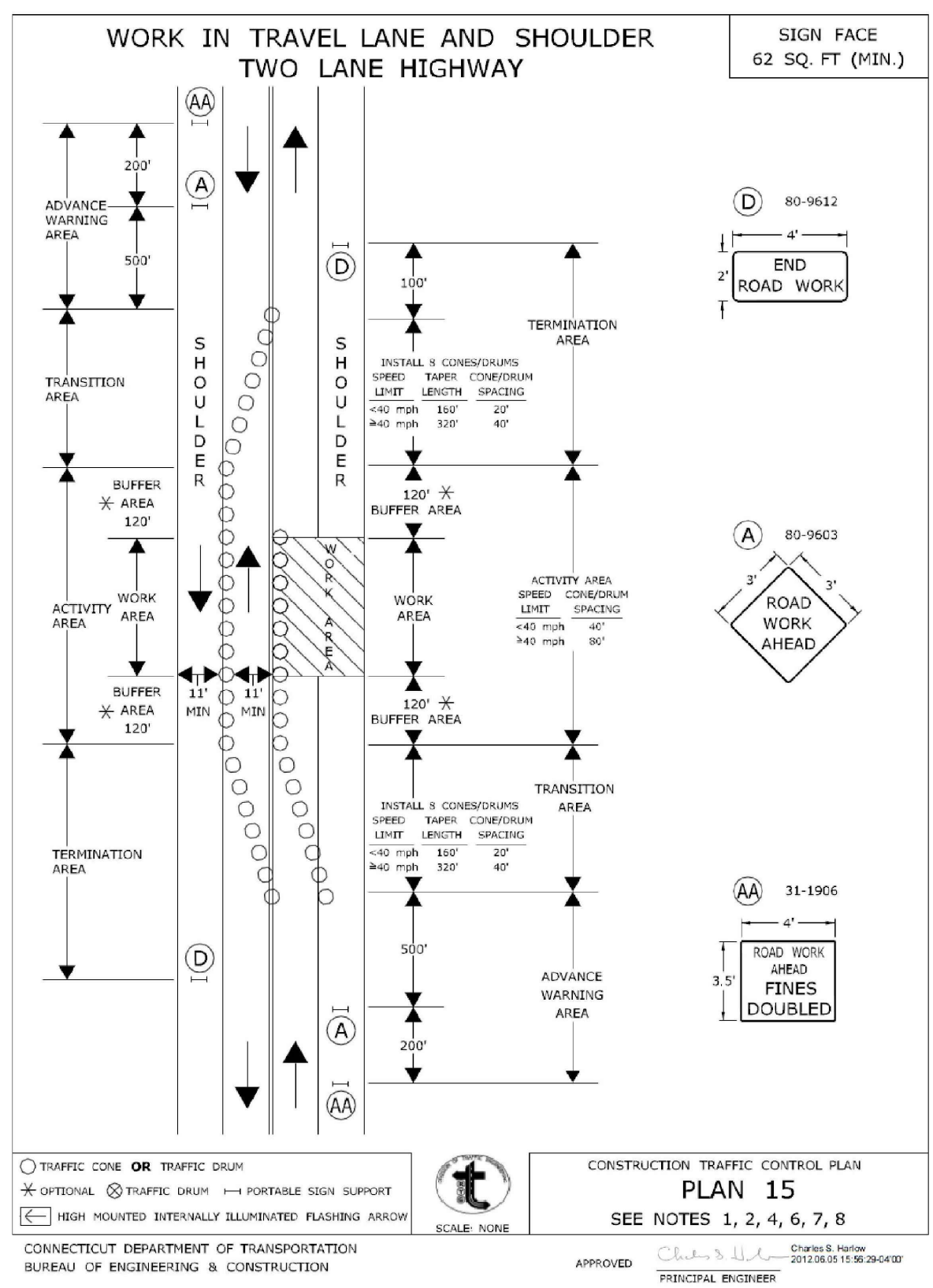
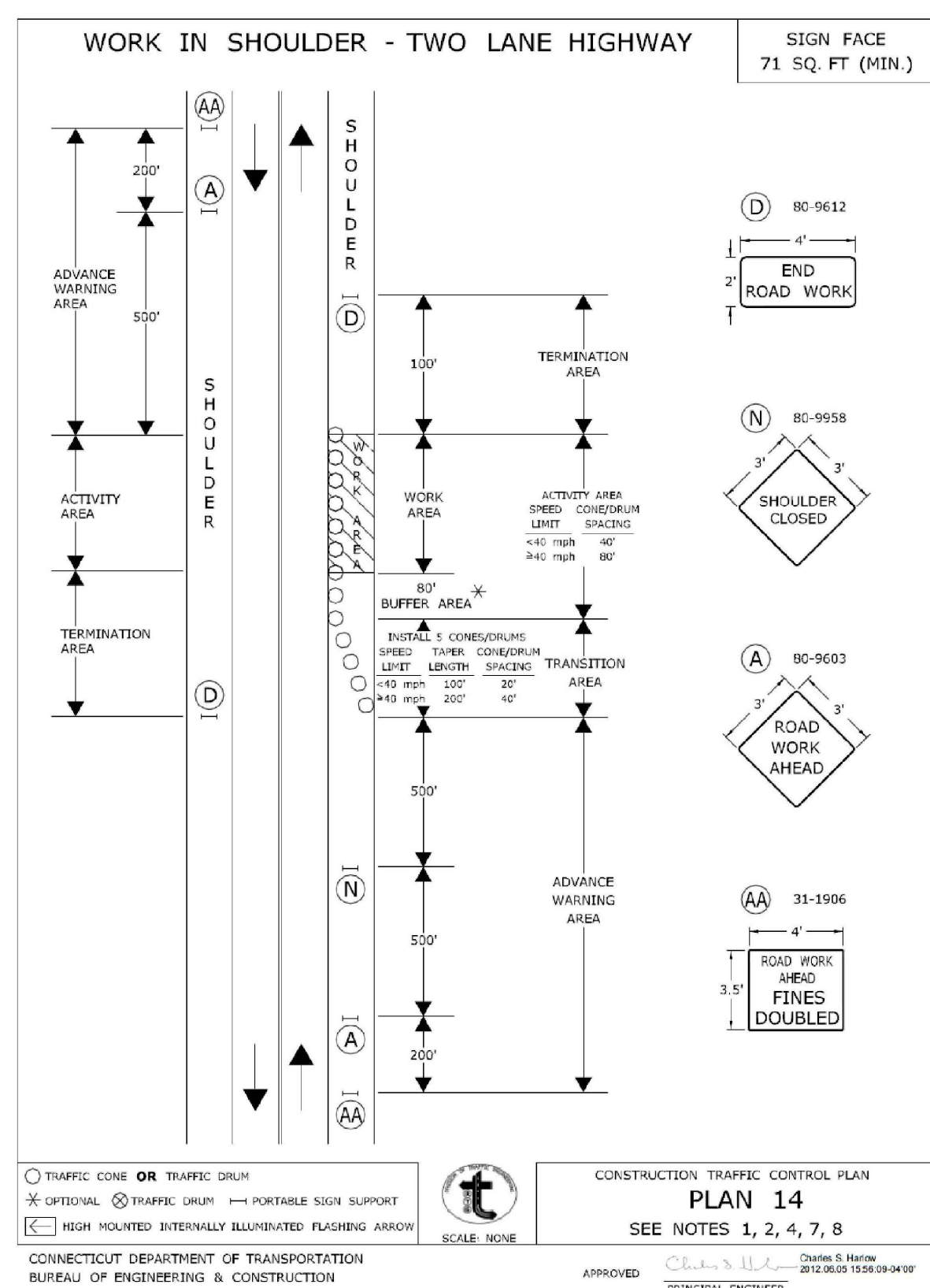
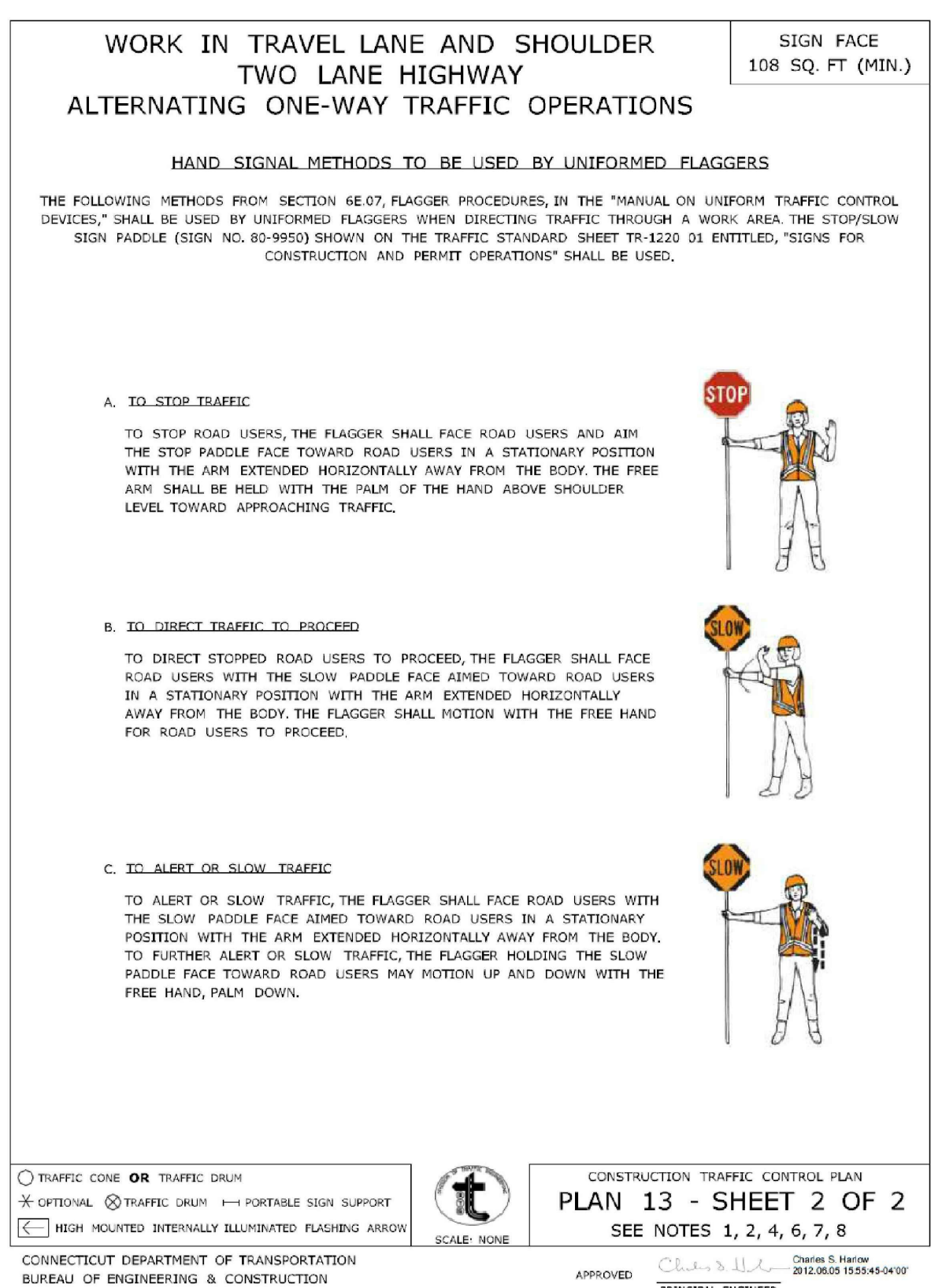
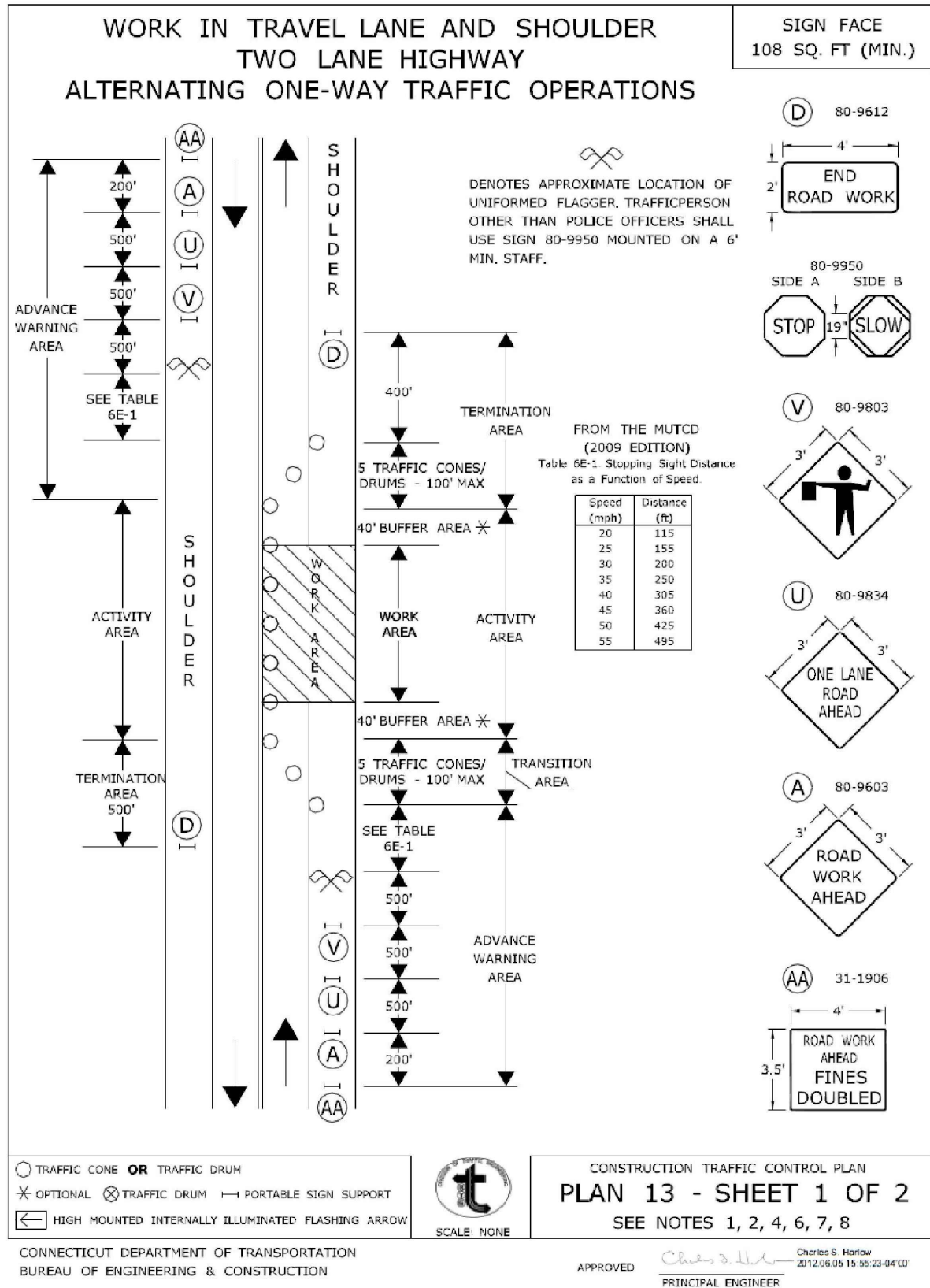
----- FIELD

FOR PERMIT
ONLY

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
NETWORK DETAIL			
SCALE: AS NOTED		SHEET 14 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-14	B



FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



**FOR PERMIT
ONLY**

B	FOR PERMIT ONLY	12/5/24	SG/AB
A	ISSUED FOR DRAFT	11/20/24	SG/AB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
CALF PASTURE BEACH ROAD , NORWALK, CT			
PROJECT #TBD			
TRAFFIC CONTROL DETAILS			
SCALE: AS NOTED		SHEET 15 OF 15	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 11/20/24	AB 11/20/24	TBD-15	B

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

February 14, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-19 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance
#2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance
#2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance

The City of Norwalk is requesting that the Planning & Zoning Commission review and provide a report for the 8-24 referral for the city to obtain an easement through the property located at the three properties listed above for the purposes of installing and maintaining gas line infrastructure.

This item is being referred to the Planning & Zoning Commission per [Connecticut General Statute Sec. 8-24](#) which states that, “*No municipal agency shall...locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes...until the proposal to take such action has been referred to the [Planning & Zoning] commission for a report.*”

The Planning & Zoning Commission’s role is to determine whether the requested 8-24 referral is consistent with the goals, policies and actions listed in the [Plan of Conservation and Development](#).

The following resolution is offered:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-19 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance 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:

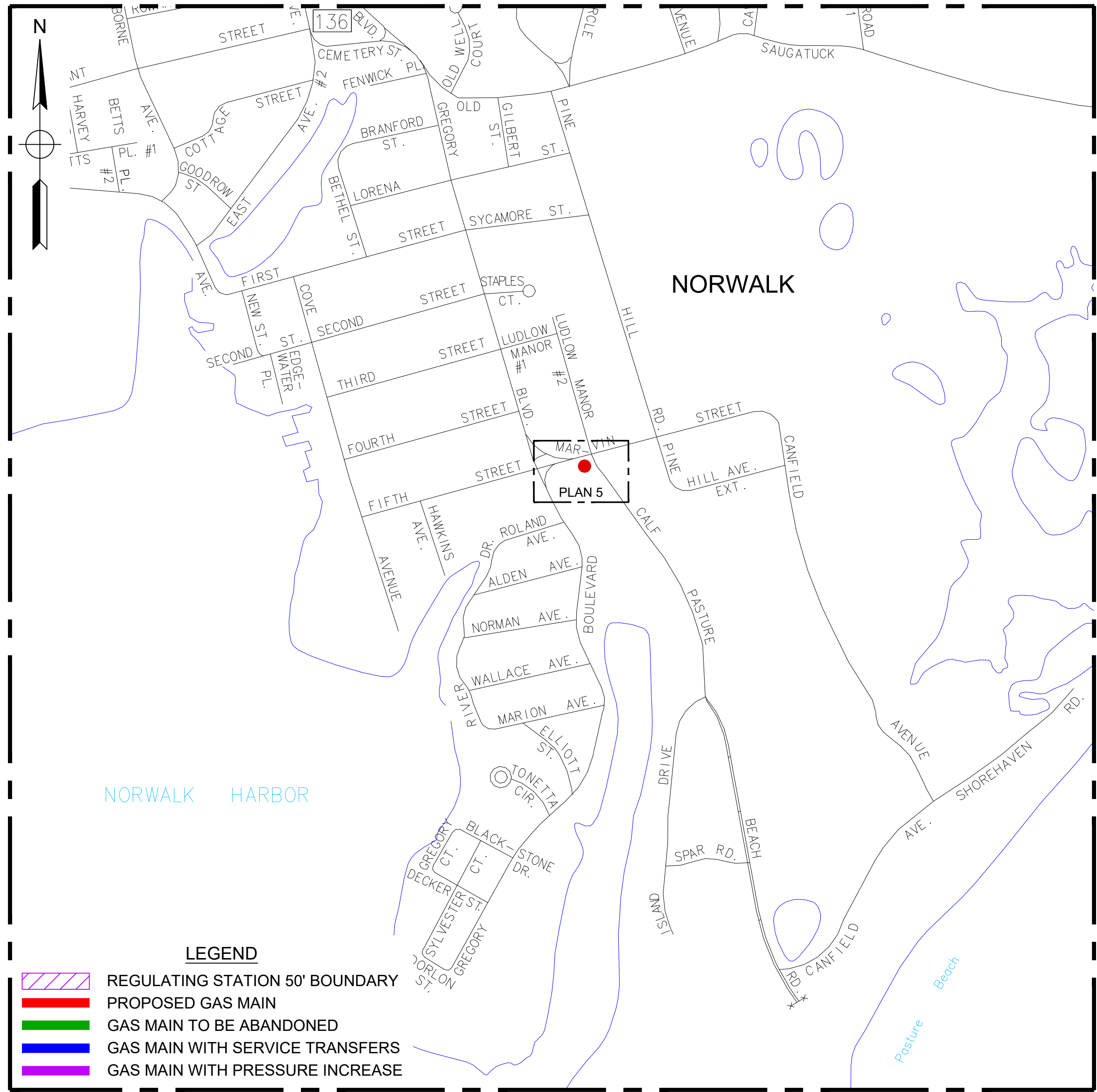
1. To achieve the goal that *“Norwalk’s infrastructure and public facilities are resource-efficient, well-maintained, cost-effective, sustainable and resilient,”* through the strategy to *“continue to update, modernize, and maintain Norwalk’s infrastructure and city facilities.”*

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

TABLE OF CONTENTS

SHEET #	TITLE
01 OF 09	COVER SHEET
02 OF 09	NOTES
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07 OF 09	EASEMENT/FENCING LOCATION DETAIL
08 OF 09	TEMPORARY REGULATOR STATION PLAN & SECTION VIEWS
09 OF 09	TEMPORARY REGULATOR STATION SECTION VIEWS

EVERSOURCE
ENERGY



LOCATION MAP
SCALE: 1"=500'

WORK SCOPE

- MAIN
- INSTALLATION: ~6' OF 2" PL IP MAIN & ~10' OF 4" PL LP MAIN
- ABANDONMENT: ~8' OF 4" PL LP MAIN
- AFFECTED STREETS: GREGORY BOULEVARD

ENGINEERING APPROVER

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FOR PERMIT
ONLY

GREGORY BOULEVARD, NORWALK, CT.
PROJECT # 24C720

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
COVER SHEET			
SCALE: 1"=500'		SHEET 01 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-01	A

GENERAL NOTES:

- A.

IF ANY OF THE FOLLOWING OCCUR A DRAWING REVISION IS REQUIRED AND MUST BE APPROVED AND/OR STAMPED BY THE ENGINEER OF RECORD. CHANGES CAN BE APPROVED AND/OR STAMPED BY A PROJECT ENGINEER, BUT THE ENGINEER OF RECORD MUST BE INFORMED.
1.

IF THE TIE IN POINT MOVES TO A DIFFERENT SEGMENT OF PIPE THAN SHOWN.
2.

IF A CHANGE IN THE LOCATION OF VALVES IS REQUIRED.
3.

IF THERE IS ANY CHANGE TO WHAT IS SHOWN ON THE DRAWING WITHIN 50 FT OF A PRESSURE REGULATING STATION, DISTRICT REGULATOR, OR GATE STATION.
4.

IF A CHANGE IN PIPE SIZE, MATERIAL, OR WALL THICKNESS IS REQUIRED.
- B.

CONSTRUCTION DRAWINGS, LOCATIONS OF EXISTING UTILITIES, UNDERGROUND STRUCTURES AND WORK LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION BUT HAVE NOT BEEN FIELD VERIFIED.
- C.

ALL WORK, MATERIAL AND CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL PERMITS AND APPROVALS PER EVERSOURCE, LOCAL, STATE, OSHA AND FEDERAL REGULATIONS AND STANDARDS.
- D.

ALL LIVE GAS WORK EXCEPT SERVICE SIZE TAPS, INCLUDING BUT NOT LIMITED TO TAPPING OF FITTINGS ON LIVE MAINS, STOPPING, MANIPULATING VALVE, ABANDONMENT, SHALL BE PERFORMED BY, OR AT THE DIRECTION AND UNDER THE DIRECT SUPERVISION OF EVERSOURCE GAS PERSONNEL AND IN ACCORDANCE WITH THE WRITTEN PROCEDURE. DRAWING CHANGES MAY ALSO REQUIRE A CHANGE TO THE PROCEDURE.
- E.

EXCAVATOR IS REQUIRED TO PROTECT EXISTING UTILITIES, STRUCTURES, LANDSCAPES FEATURES, SIGNAGE, CURBS, ETC. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE SUCH ITEMS. ROADWAY, SIDEWALKS, AND GRASS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OR TOWN. PLANT BEDS WILL BE RELOCATED TO THEIR EXISTING REGULAR LOCATION.
- F.

ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCLUDING ALL REVISIONS AND ADDENDA. ALL TRAFFIC CONTROL DEVICES WILL BE SUPPLIED BY EXCAVATOR.

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SURVEYING AND ENGINEERING

25 COMMERCE DRIVE
CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
NOTES			
SCALE:NO SCALE		SHEET 02 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-02	A

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25 COMMERCE DRIVE
CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
BILL OF MATERIALS			
SCALE: NO SCALE		SHEET 03 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-03	A

DRAWING LEGEND

COUPLINGS

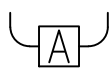
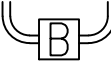
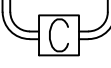
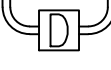
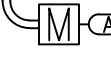
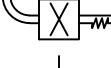
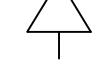
	ST/ST COMP INSUL CPLG ST/CI COMP INSUL CPLG CI/CI COMP INSUL CPLG ST WELDED INSUL CPLG KEROTEST
	PL/ST COMP CPLG PL/CI COMP CPLG CI/ST COMP CPLG ST/ST COMP CPLG CI/CI COMP CPLG
	PL EF CPLG
	PL/ST HYD CPLG

DRAWING LEGEND

END CAPS

	ST WELDED END CAP PL EF END CAP PL FUSION END CAP ST COMP END CAP CI COMP END CAP PL COMP END CAP
	ST COMP END CAP W/ VENT CI COMP END CAP W/ VENT PL COMP END CAP W/ VENT

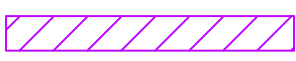
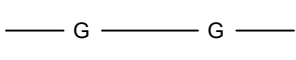
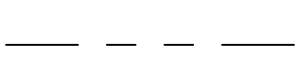
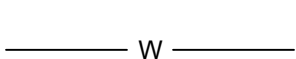
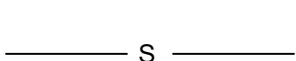
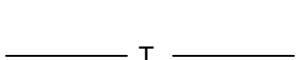
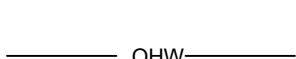
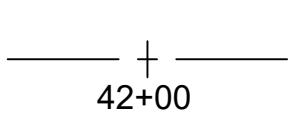
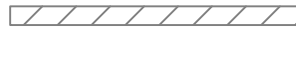
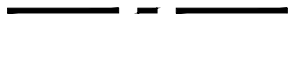
CATHODIC PROTECTION

	TYPE "A" TEST STATION
	TYPE "B" TEST STATION
	TYPE "C" TEST STATION
	TYPE "D" TEST STATION
	TYPE "M" TEST STATION
	TYPE "X" TEST STATION
	RECTIFIER
	ANODE

CIVIL COMPONENTS

	UTILITY POLE
	CATCH BASIN
	HYDRANT
	LIGHT POLE
	SEWER MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE

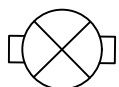
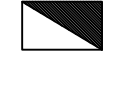
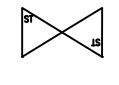
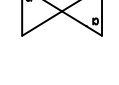
UTILITY & BOUNDARY

	REGULATING STATION 50' BOUNDARY
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	GAS MAIN TO BE ABANDONED
	GAS MAIN WITH SERVICE TRANSFERS
	GAS MAIN WITH PRESSURE INCREASE
	RIGHT-OF-WAY
	ELECTRIC
	WATER LINE
	SEWER LINE
	TELEPHONE
	DRAIN LINE
	OVERHEAD WIRES
	APPROX. STATE BASELINE STATIONING
	FULL DEPTH PAVEMENT REPAIR
	ROAD CENTERLINE

ABBREVIATIONS

CI - CAST IRON
CP - CATHODIC PROTECTION
COMP - COMPRESSION
CPLG - COUPLING
EF - ELECTROFUSION
HYD - HYDRAULIC
INSUL - INSULATING
MECH - MECHANICAL
PL - PLASTIC
RED - REDUCER
ST - STEEL
TRANS - TRANSITION

PIPELINE COMPONENTS

	ST VALVE
	PL VALVE
	ST RED
	PL RED
	PL TO ST TRANS FITTING
	TRACER WIRE TEST BOX
	ST CLAMP
	CI CLAMP

PRESSURE CONTROL FITTINGS

	ST LINE STOPPER
	CI MECH LINE STOPPER
	ST SIDE OUT
	ST BOTTOM OUT
	ST SADDLE
	CI SADDLE
	ST TAPPED CLAMP
	CI TAPPED CLAMP
	PL EF TEE
	ST NON-BLOWING TEE
	ST NON-BLOWING NIPPLE
	PL SADDLE TEE
	PL EF HV TEE
	PL EF BRANCH SADDLE

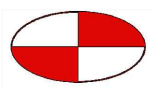
MISCELLANEOUS

	PLASTIC PIPE SQUEEZE
	INSIDE METER
	OUTSIDE METER
	REGULATOR STATION
	SERVICE VALVE

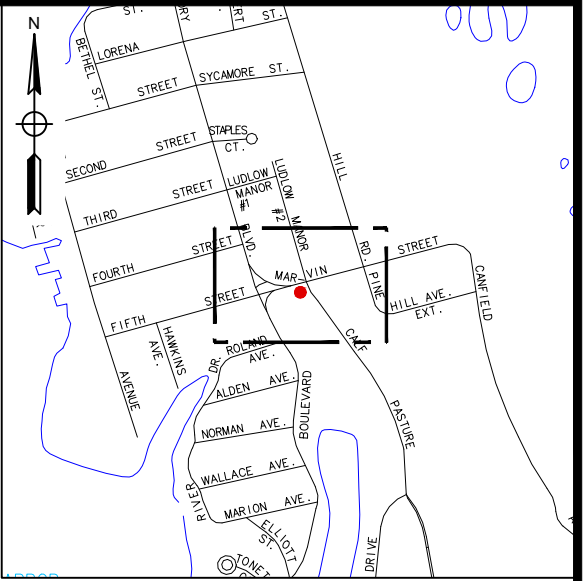
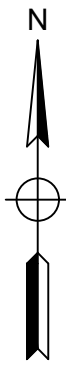
PRESSURE SYSTEM

LP - LOW PRESSURE (< 0.5 PSIG OR <14 W.C.)
EL - ELEVATED LOW ELP (0.5 - ≤ 2 PSIG)
IP - INTERMEDIATE PRESSURE (> 2 - ≤ 60 PSIG)
HP - HIGH PRESSURE (> 60 - ≤ 99 PSIG)
EH - ELEVATED HIGH (> 99 - ≤ 199 PSIG)
SP - SPECIAL PRESSURE (> 199 - ≤ 750 PSIG)

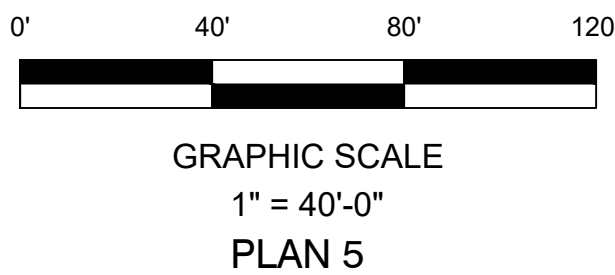
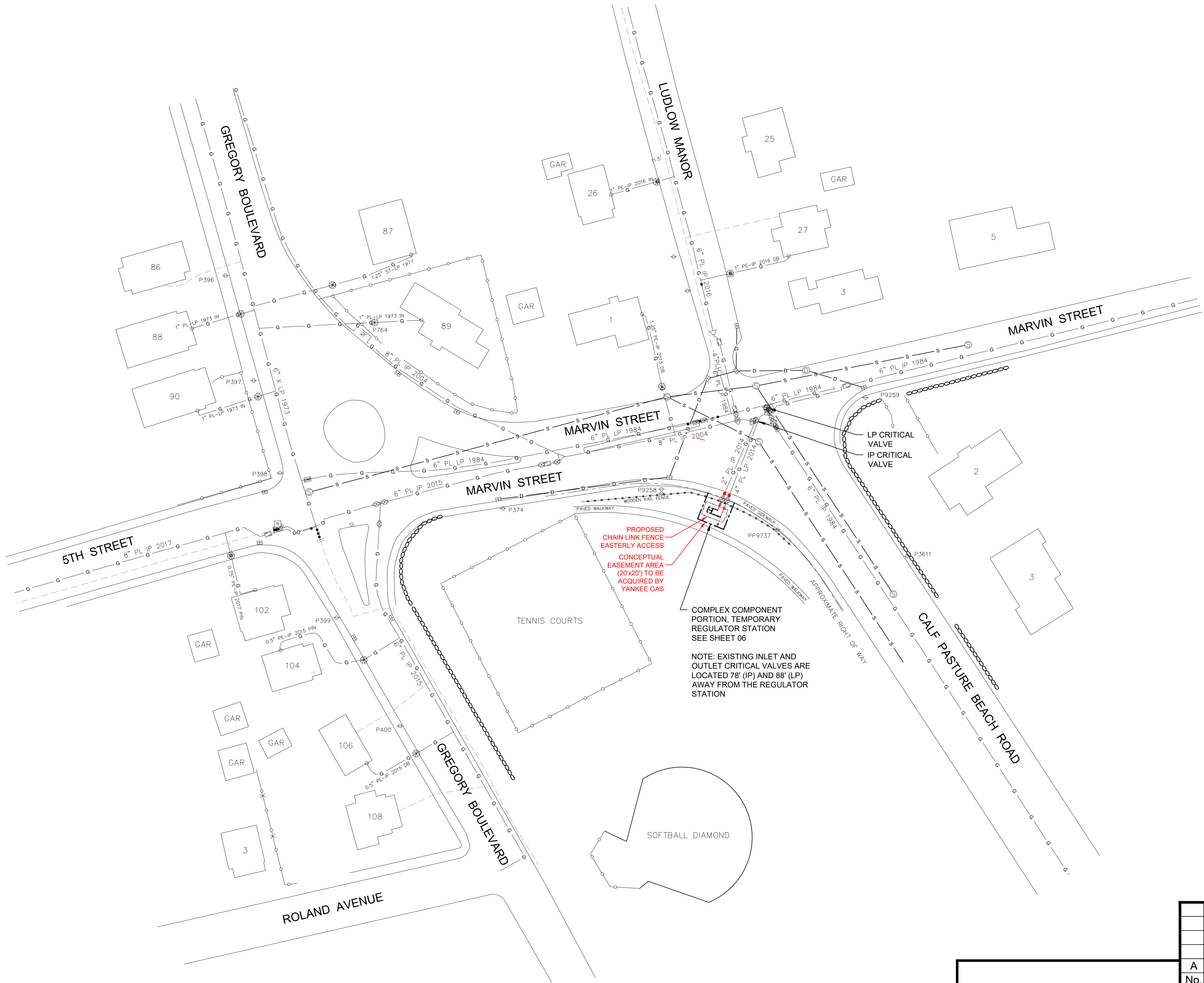
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ONLY

 **SARGIS**
ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
LEGEND			
SCALE: NO SCALE		SHEET 04 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-04	A



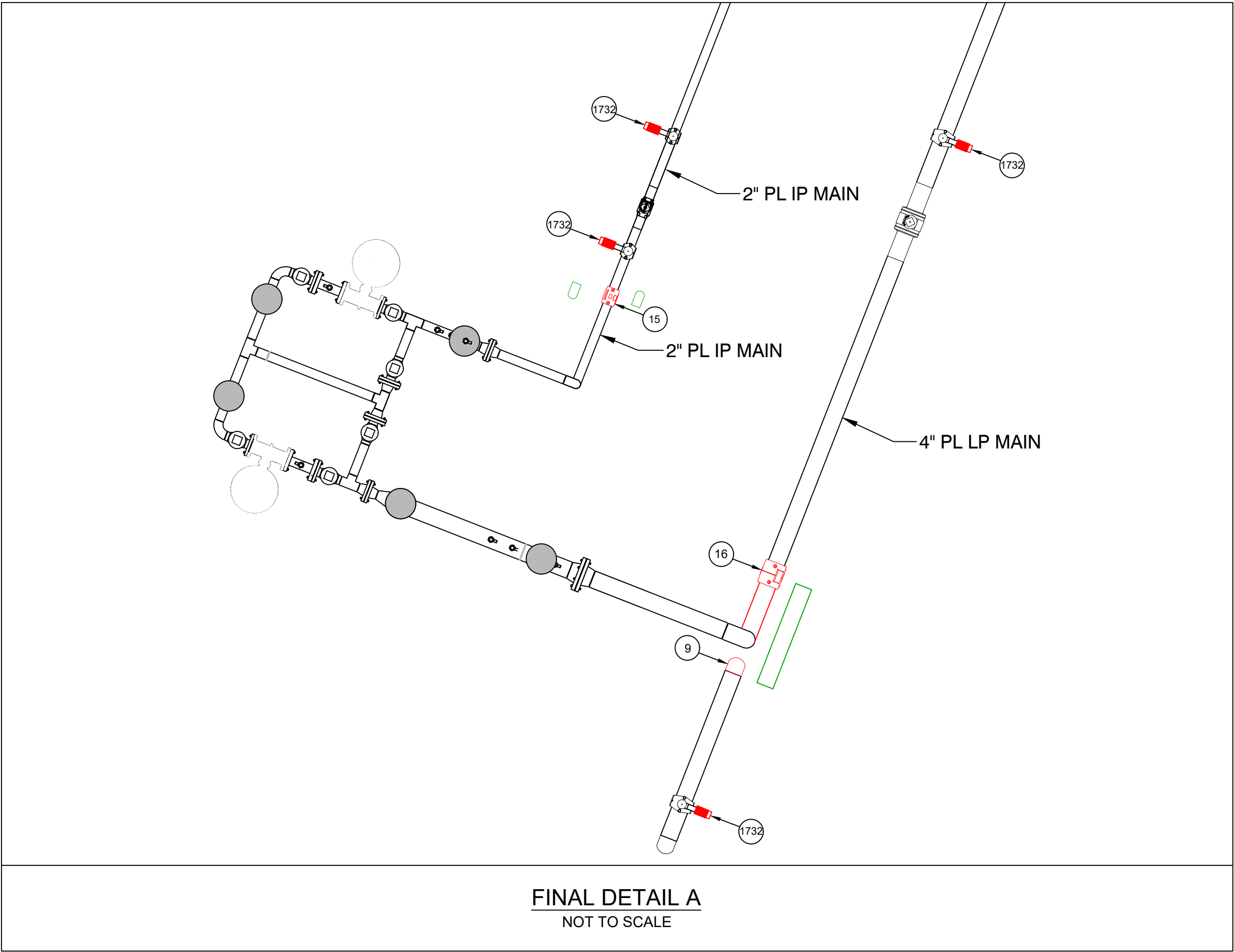
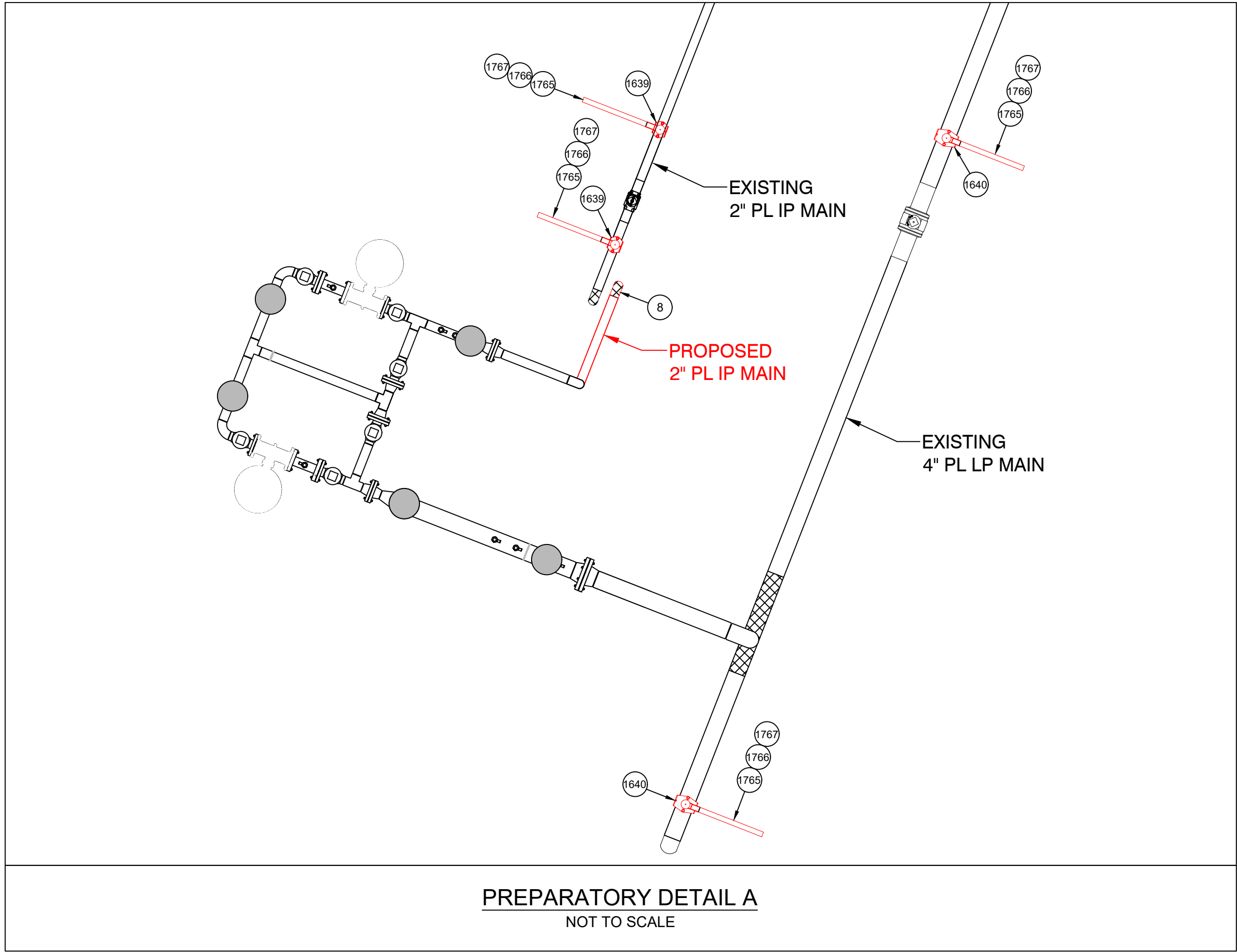
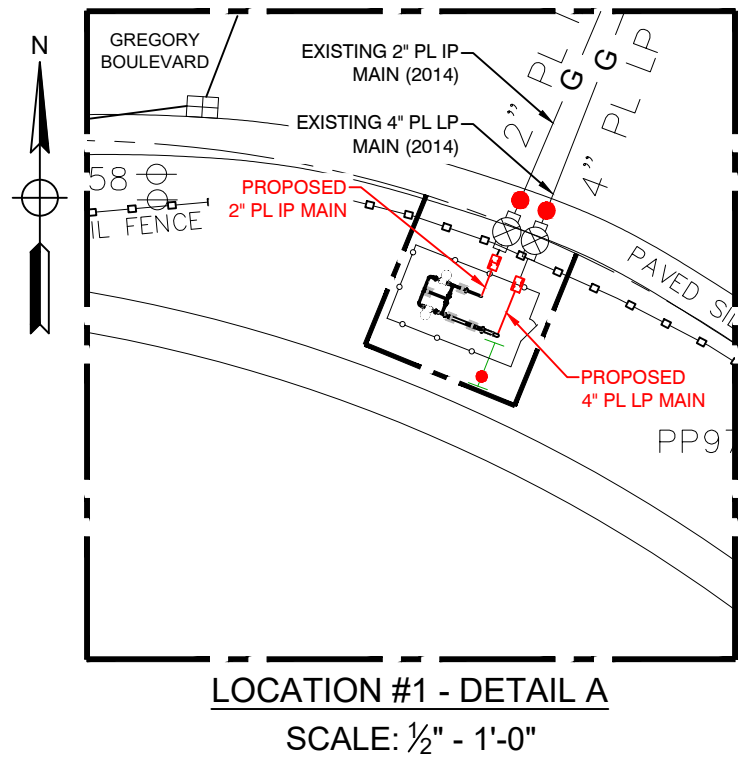
KEY MAP
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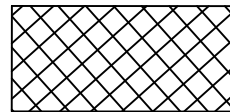


SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FOR PERMIT
ONLY

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
PLAN 5			
SCALE: 1"=40'		SHEET 05 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-05	A

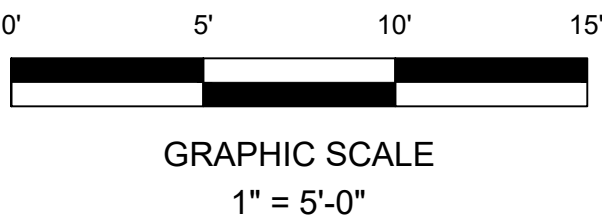
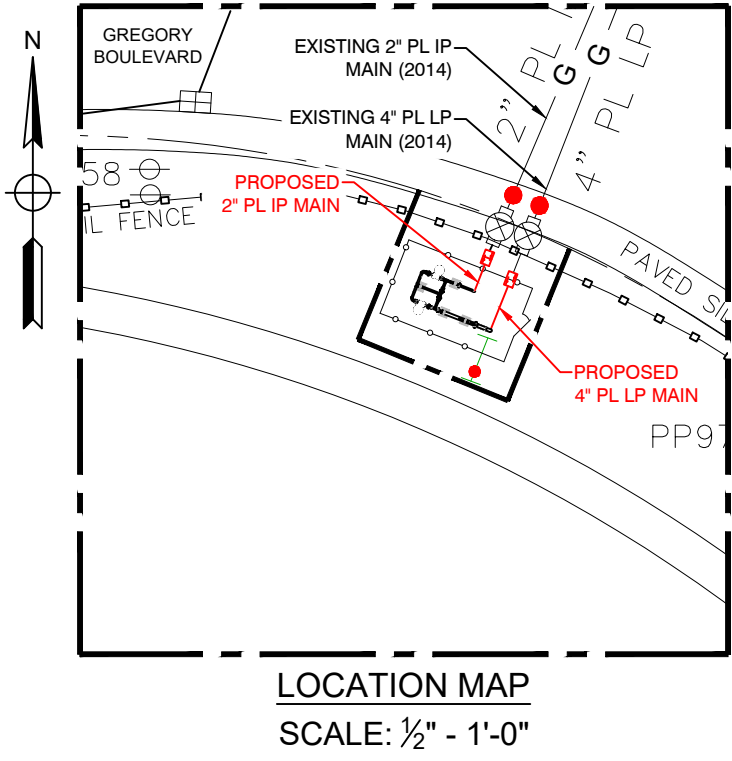
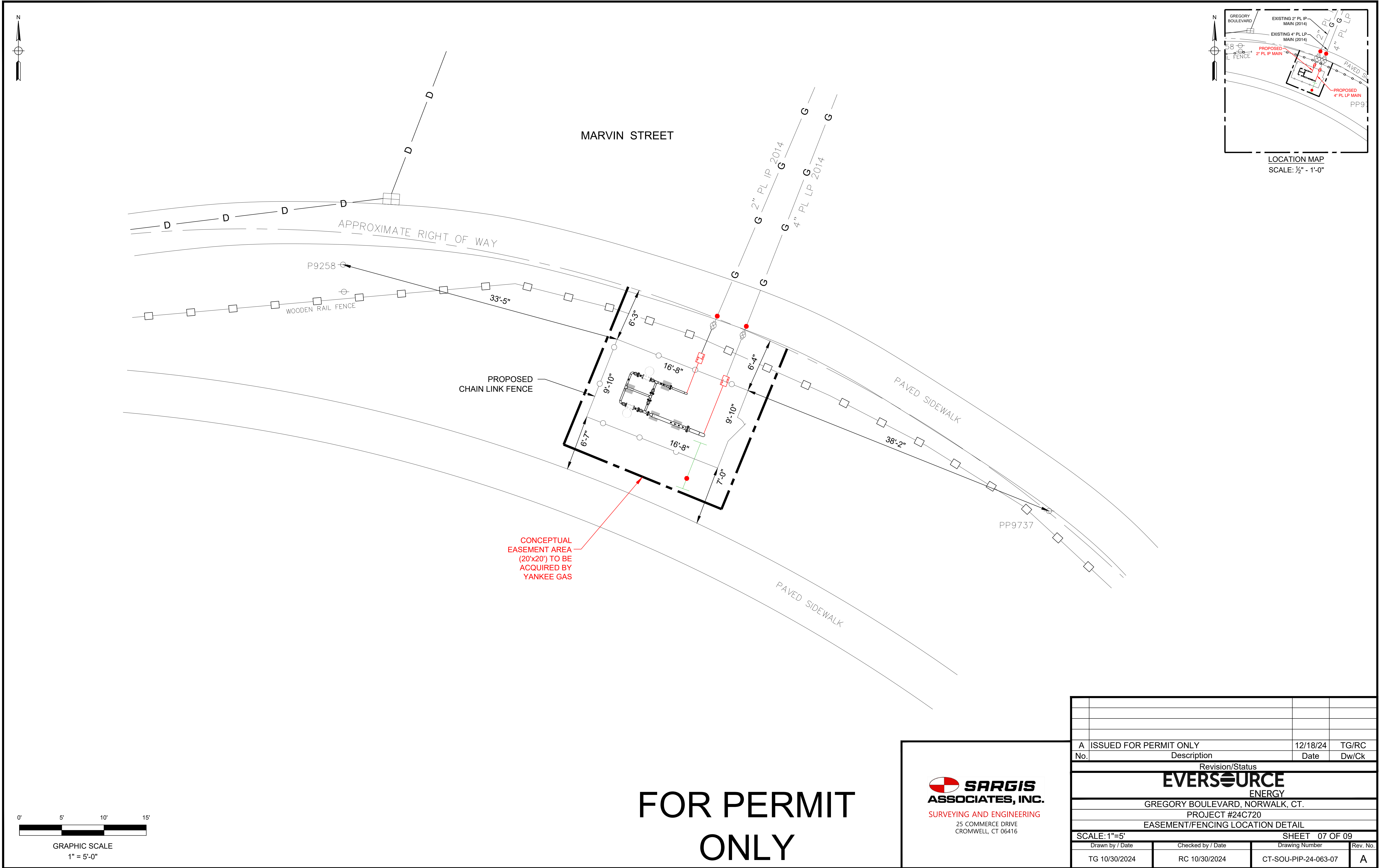


 = PIPING TO BE REMOVED DURING TIE-IN OR CUT AND CAP

FOR PERMIT
ONLY

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
PREPARATORY AND FINAL TIE-IN DETAILS			
SCALE: AS NOTED		SHEET 06 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-06	A

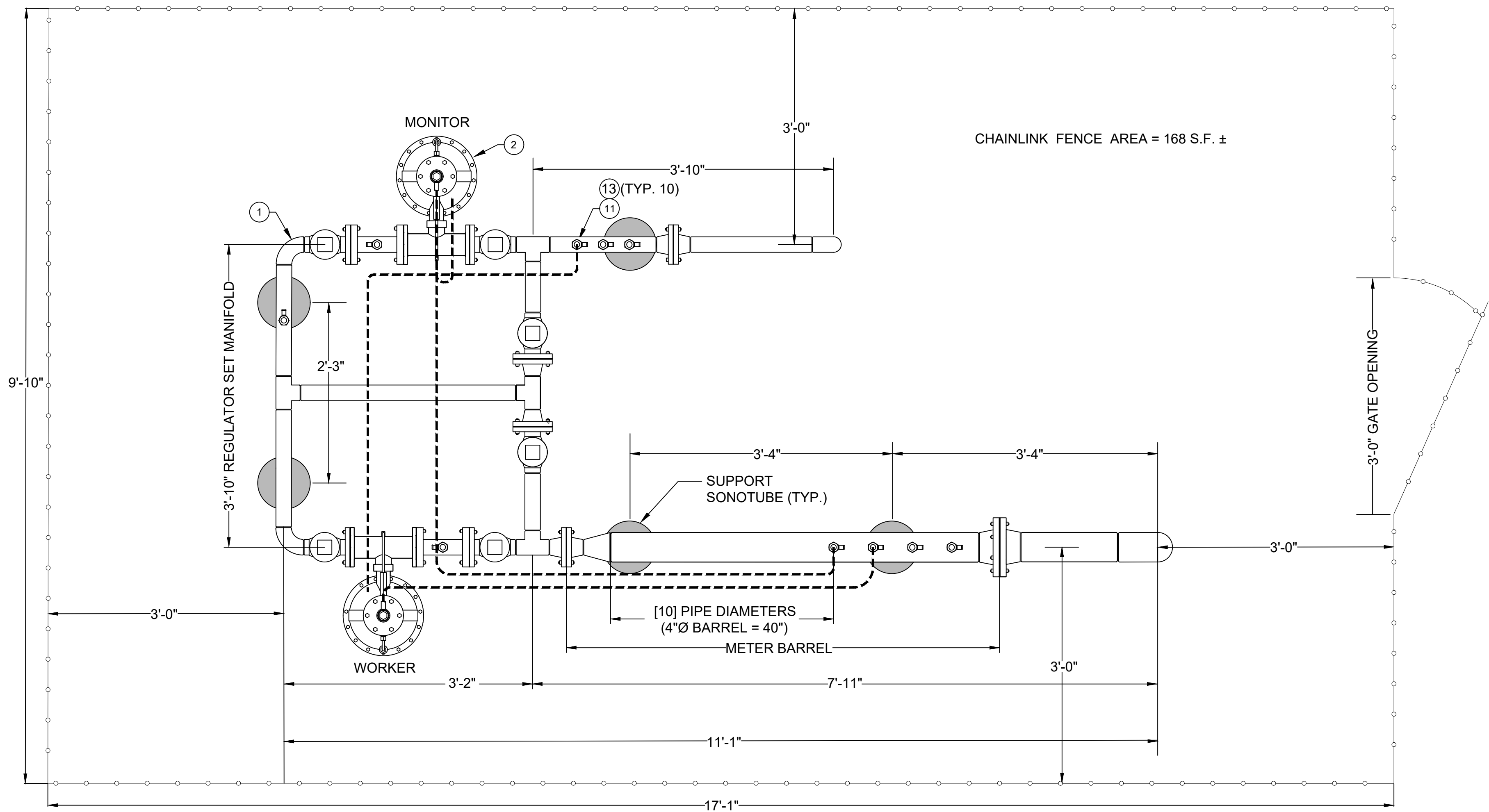


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SARGIS ASSOCIATES, INC.
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CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
EASEMENT/FENCING LOCATION DETAIL			
SCALE: 1"=5'		SHEET 07 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-PIP-24-063-07	A



PLAN VIEW

BILL OF MATERIALS					
ITEM	Stock Code	SIZE	DESCRIPTION	QTY	UNITS
1	551597	2"	MANIFOLD, REGULATOR, FOR 2" REGULATORS IN WORKER/MONITOR CONFIG PER SPC M-10 (REQUIRES MODIFICATION AS SHOWN)	1	EA
2	620098	2"	REGULATOR, 2" FLNG FISHER 99L, W/ 7/8" ORIFICE	2	EA
7	588502	4"	FLANGE, PIPE, RAISED FACE, 4 IN, BUTT WELD, STD WALL, STEEL, ASTM A694 GR F52, ANSI B16.5, 600 LB	2	EA
8	545360	4"	ELBOW, PIPE, 90 DEG, 4 IN X 0.237 IN THK WALL, BUTT WELD ENDS, CS, ASTM A234 GR B, ANSI B16.9, LONG RADIUS	2	EA
9	562138	4"	VALVE, BALL, 4 IN, STEEL, WELD X WELD, 150 LB, FULL PORT OPENING, EPOXY COATED, 9.75 IN LONG, BALLOMAX	1	EA
11	562179	1/4"	VALVE, BALL, BRASS, MNPT X FNPT W LOCKING HANDLE, PARKER MV 608-4, OR EQUIV.	10	EA
13	554869	1/4"	PLUG, TEST, 1-1/2" L, PETE'S PLUG II OR EQUIV., BRASS	10	EA
17	620206	2"	STAND, SUPPORT, UPLIFT CONNECTOR, FOR 2 IN TO 3.5 IN PIPE SADDLES W/ 5/8 IN ROD, MT-C-PSG 5/8 OC, 10/BOX	2	EA
18	593327	2"	CONNECTOR, PSCU 2 IN PIPE SADDLE W/ COATED U-BOLTS, 5/8 IN ROD, 10 PER BOX	2	EA
20	620209	---	STAND, SUPPORT, FOR MT-80 S OC (2 IN X 4 IN) GIRDER 10 FT LG	4	EA
21	BY OTHERS	BY OTHERS	8" SONOTUBE	4	EA
22	TBD	4"	ASSEMBLY, BARREL, 2" 150# FLG IN X 4" 150# FLG OUT W/ (3) 1/2" 3000# THREADOLETS AND (1) 1/4" 3000# THREADOLET PER SPC XXXX	1	EA
23	546712	4"	FLANGE, PIPE, BLIND, RAISED FACE, 4 IN, CS, ASTM A105 GR II, ANSI B16.5, 150 LB, FORGED, (8) 5/8 IN DIA BOLTS, IAW YG SCP B-2	1	EA
24	547453	2"	GASKET, RING, 2 IN NPS, 2.375 IN ID, 4.125 IN OD, 1/16 IN THK, C-4401, ANSI B16.21, 125-150 LB, FOR FLANGE	12	EA
27	620207	4"	STAND, SUPPORT, UPLIFT CONNECTOR, FOR 4 IN TO 6 IN PIPE SADDLES W/ 7/8 - 1 IN ROD, MT-C-PSG 7/8-1 OC, 10/BOX	3	EA
28	593341	4"	CONNECTOR, PSCU 4 IN PIPE SADDLE W/ COATED UBOLTS, 7/8 - 1 IN ROD, 10 PER BOX	3	EA
29	550811	4"	GASKET, FULL FACE, 4 IN NPS, PHENOLIC INSULATOR/POLY SLEEVES/DBL WASHERS, CLASS 150	1	EA
30	546589	2"	FLANGE, PIPE, RAISED FACE, 2 IN X 6 IN OD, SLIP-ON, CS, ASTM A105 GR II, ANSI B16.5, 150 LB, FORGED, (4) 5/8 IN DIA BOLTS, SPC. MS-FL-2	2	EA
31	545363	2"	ELBOW, PIPE, 90 DEG, 2 IN X 0.154 IN THK WALL, BUTT WELD ENDS, CS, ASTM A234 GR B, ANSI B16.9, LONG RADIUS	2	EA
32	562137	2"	VALVE, BALL, 2 IN, STEEL, WELD X WELD, 150 LB, FULL PORT OPENING, EPOXY COATED, 7 IN LONG, BALLOMAX	1	EA

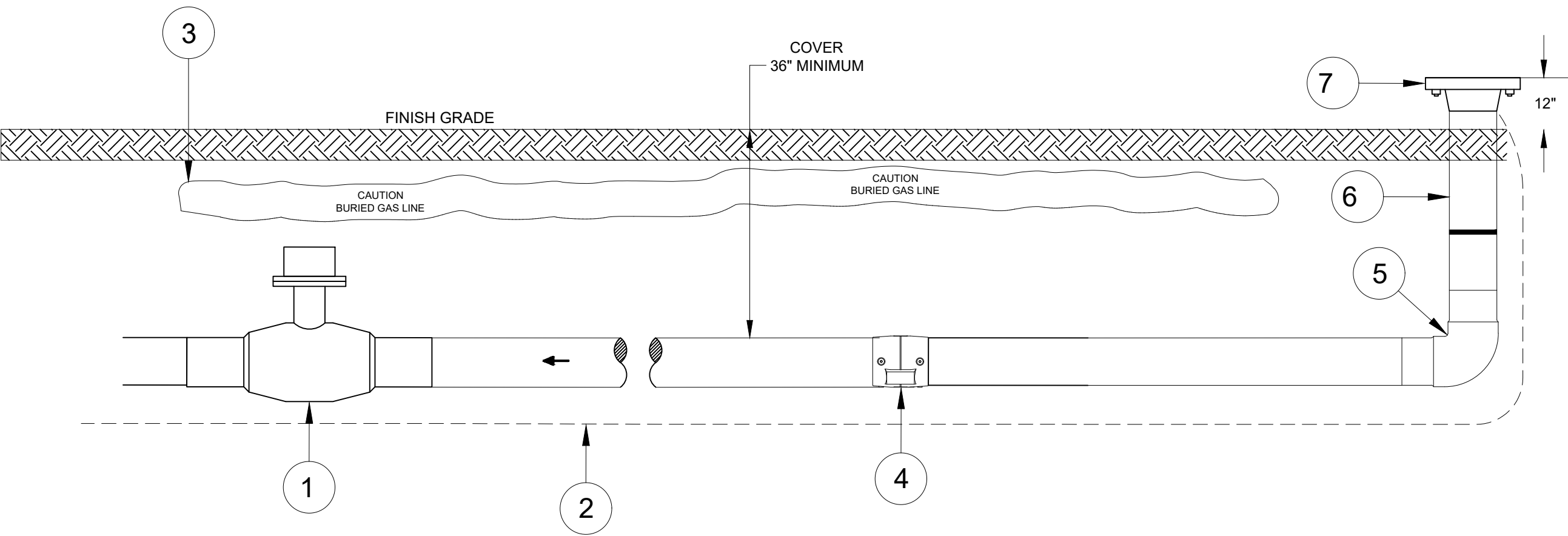
- NOTES:
1. LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT LOCATIONS OF THE TIE-INS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION TO SUIT FIELD CONDITIONS.
 2. PIPE SUPPORTS SHALL BE INSTALLED AT THE LOCATIONS SHOWN.
 3. ALL PENETRATIONS AT THREADOLETS SHALL HAVE A DRILLED DIAMETER EQUAL TO THE THREADOLET ID.
 4. FABRICATOR SHALL FIELD VERIFY ORIENTATION OF EXISTING FLANGES.
 5. SENSING LINE TAPS SHOULD BE INSTALLED [10] PIPE DIAMETERS DOWNSTREAM OF REGULATORS WHENEVER POSSIBLE.
 6. DEPTH OF SUPPORT SONOTUBES MAY VARY DEPENDING ON BOTH THE SOIL ON-SITE, AND THE HEIGHT OF THE WATER TABLE.

FOR PERMIT ONLY



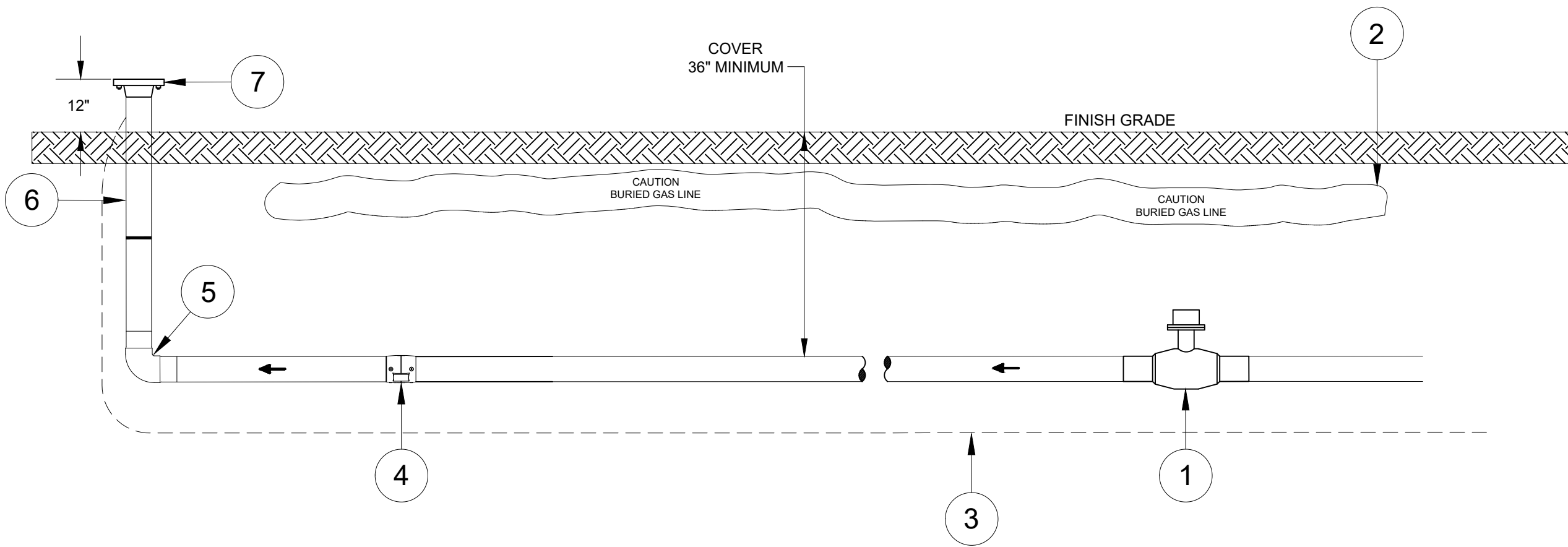
SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
TEMPORARY REGULATOR STATION PLAN & SECTION VIEWS			
SCALE: 1"=1'-0"		SHEET 08 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	
TG 10/30/2024	RC 10/30/2024	CT-SOU-REG-24-064-08	
			Rev. No.
			A



TEMPORARY REGULATOR INSTALLATION - LP OUTLET
N.T.S.

- 1 4" PL VALVE
- 2 TRACER WIRE
- 3 WARNING TAPE
- 4 4" PL ELECTROFUSION COUPLING
- 5 4" PL 90° ELBOW
- 6 4" ANODLESS RISER
- 7 4" ST WELD FLANGE



TEMPORARY REGULATOR INSTALLATION - IP INLET
N.T.S.

- 1 2" PL VALVE
- 2 WARNING TAPE
- 3 TRACER WIRE
- 4 2" PL ELECTROFUSION COUPLING
- 5 2" PL 90° ELBOW
- 6 2" ANODLESS RISER
- 7 2" ST WELD FLANGE

FOR PERMIT
ONLY

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

A	ISSUED FOR PERMIT ONLY	12/18/24	TG/RC
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
GREGORY BOULEVARD, NORWALK, CT.			
PROJECT #24C720			
TEMPORARY REGULATOR STATION SECTION VIEWS			
SCALE: NOT TO SCALE		SHEET 09 OF 09	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 10/30/2024	RC 10/30/2024	CT-SOU-REG-24-064-09	A



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

February 14, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-19 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance
#2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance
#2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance

The City of Norwalk is requesting that the Planning & Zoning Commission review and provide a report for the 8-24 referral for the city to obtain an easement through the property located at the three properties listed above for the purposes of installing and maintaining gas line infrastructure.

This item is being referred to the Planning & Zoning Commission per [Connecticut General Statute Sec. 8-24](#) which states that, “*No municipal agency shall...locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes...until the proposal to take such action has been referred to the [Planning & Zoning] commission for a report.*”

The Planning & Zoning Commission’s role is to determine whether the requested 8-24 referral is consistent with the goals, policies and actions listed in the [Plan of Conservation and Development](#).

The following resolution is offered:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-19 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance 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.

Ms. Niedzielski Eichner said this is a nice model and aligns with the goal to make the burden on the taxpayer as efficient as possible. Ms. Valadares said the rate will be based on the impervious area on the property.

**** MOTION PASSED UNANIMOUSLY**

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

**** MS. SMYTH MOVED TO GO INTO EXECUTIVE SESSION AT 8:13 P.M. TO DISCUSS THE FOLLOWING ITEMS**

A. CORPORATION COUNSEL

1. CITY OF NORWALK V. 587 CT AVE, LLC ET AL. - DOCKET NO. FST-CV-23-50295023-S - EXECUTIVE SESSION

2. DISCUSSION AND AUTHORIZATION FOR RESOLUTION ACQUISITION OF REAL PROPERTY. - EXECUTIVE SESSION

**** MOTION PASSED UNANIMOUSLY**

The members of the public were excused.

The members of the Common Council came out of Executive Session at 9:03 p.m.

During Executive Session, no motions were made and no votes were taken.

A. CORPORATION COUNSEL

1. CITY OF NORWALK V. 587 CT AVE, LLC ET AL. - DOCKET NO. FST-CV-23-50295023-S - EXECUTIVE SESSION

This was discussion only.

2. DISCUSSION AND AUTHORIZATION FOR RESOLUTION ACQUISITION OF REAL PROPERTY. - EXECUTIVE SESSION

**** MS. SMYTH MOVED THE FOLLOWING AMENDMENT:**

THE CITY IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE AND OR TAKE BY EXERCISE OF EMINENT DOMAIN THE REAL PROPERTY AND PARCEL KNOWN AS 493 CONNECTICUT AVENUE, NORWALK, CONNECTICUT, THE PROPERTY FOR SANITARY SEWER PURPOSES.

**AND FURTHER THAT THE MAYOR, HARRY W. RILLING OR HIS DESIGNEE
IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL
AGREEMENTS, DOCUMENTS AND OTHER INSTRUMENTS NECESSARY
TO PURCHASE, ACQUIRE AND OR TAKE BY EXERCISE OF EMINENT
DOMAIN POWERS OF THE PROPERTY**

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO APPROVE THE ACQUISITION OF REAL
PROPERTY RESOLUTION AS AMENDED**

**** MOTION PASSED UNANIMOUSLY**

VIII. RESOLUTIONS FROM COMMON COUNCIL

There were no resolutions from Common Council members this evening.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were no motions postponed to a specific date this evening.

X. SUSPENSION OF RULES

There were no suspensions of the rules this evening.

XI. ADJOURNMENT

**** MS. SHANAHAN MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further discussion, and the meeting was unanimously adjourned at 9:05 p.m.

ATTEST: _____
Irene Dixon, City Clerk



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

February 14, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-22 8-24 Referral – City of Norwalk – Referral of acquisition of 493 Connecticut Avenue

The City of Norwalk is requesting that the Planning & Zoning Commission review and provide a report for the 8-24 referral for the city to obtain an easement through the property located at the three properties listed above for sanitary sewer purposes.

This item is being referred to the Planning & Zoning Commission per [Connecticut General Statute Sec. 8-24](#) which states that, “No municipal agency shall...acquire land for...other municipally owned property...until the proposal to take such action has been referred to the [Planning & Zoning] commission for a report.”

The Planning & Zoning Commission’s role is to determine whether the requested 8-24 referral is consistent with the goals, policies and actions listed in the [Plan of Conservation and Development](#).

The following resolution is offered:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-22 8-24 Referral – City of Norwalk – Referral of acquisition of 493 Connecticut Avenue 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-20 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance 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.

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-21 8-24 Referral – City of Norwalk – Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance 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.

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: Bryan Baker, AICP, Principal Planner

Re: #2025-06 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 6, and 8 relating to setbacks within the SD-LI, SD-HI and SD-MC zones; updating terminology to reference the Norwalk Complete Streets ordinance and design guide; revising where certain building types are permitted; updating language to reference stormwater and drainage best practices per the MS4 program; revisions to parking space dimensions; incentives to certain workforce housing criteria and clarifications to site plan review and special permit requirements

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 March 5, 2025.

The zoning map can be found here:

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

The existing Zoning Regulations can be found here: <https://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 a portion of Table 4.3.1-D (CD-2) to the following:

Vehicular Parking Requirements (continued)	
Garage Design	Min. interior dimensions 8.5 ft. x 19 ft. per vehicle Parking space. For Two-Family Detached Dwellings and Duplexes, if Garage is attached and faces street: max. Garage width is 20 ft. total and shall be setback offset from the Principal Entrance by a min. of six (6) feet.

2. Modify portions of Tables 4.3.1-L and M (SD-LI and SD-HI) to the following:

Setbacks	
Principal Building	
Front Setback, Principal Frontage	35 ft. min. from centerline 10 ft. min
Front Setback, Secondary Frontage	10 ft. min
Side Setback, per Side	None, except 10 ft. min. if Abutting Residential Zone
Rear Setback	None, except 10 ft. min. if Abutting Residential Zone

Setbacks	
Accessory Building	
Front Setback, Principal Frontage	30 ft. min
Front Setback, Secondary Frontage	30 ft. min
Side Setback, per Side	None, except 10 ft. min. if Abutting Residential Zone
Rear Setback	None, except 10 ft. min. if Abutting Residential Zone

3. Modify a portion of Table 4.3.1-N (SD-MC) to the following:

Setbacks	
Principal Building	
Front Setback, Principal Frontage	5 ft. min
Front Setback, Secondary Frontage	5 ft. min
Side Setback, per Side	5 ft. min
Rear Setback	25 ft. from mean high water, which area must be dedicated for public Use and water quality Improvements; except that the Rear Setback may be reduced by the Planning and Zoning Commission where the proposed Use preserves and enhances water-dependent uses or where the reuse of existing Building and Structures is considered to be consistent with the purposes of the District.

Setbacks	
Accessory Building	
Front Setback, Principal Frontage	25 ft. min
Front Setback, Secondary Frontage	25 ft. min
Side Setback, per Side	5 ft. min
Rear Setback	25 ft. from mean high water, which area must be dedicated for public Use and water quality Improvements; except that the Rear Setback may be reduced by the Planning and Zoning Commission where the proposed Use preserves and enhances water-dependent uses or where the reuse of existing Building and Structures is considered to be consistent with the purposes of the District.

4. *Modify Section 4.3.3.G.1 (Visibility) on page 196 to the following:*

TMP advises that Article 4, Section 4.3.3.G.1 (Visibility) read: "For all Corner Lot of Building Site(s) and for all Driveways, any Fence, Wall, hedge, Structure, or planting shall comply with the **Norwalk Complete Streets Design Guide**, as amended."

1. For all Corner Lot or Building Site(s) and for all Driveways, Fence, Wall, hedge, Structure, or planting shall comply with the **Norwalk Complete Streets Design Guide** Department of Public Works Roadway Standards, as amended.

5. *Modify Section 4.3.9.G on page 275 to include the following revisions:*

Bb. Large Multifamily Building shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) ~~Shall comply with the Workforce Housing standards Section 6.12~~

(2) Within the CD-3, any Development between fourteen (14) and twenty-nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than twenty-nine (29) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(3) Within the CD-3C:

a. Large Multifamily Building Types shall not be permitted on a Main Street street typology per the City of Norwalk Complete Streets Design Guide, as amended, unless:

i. The Frontage Buildout is compliant and at least 50% of the required Frontage Buildout contains a permitted non-residential Use; and

ii. The remaining portion of the Frontage Buildout contains either tenant amenity space, Artist Live/Work, and/or Townhouse(s) with a Stoop or Terrace/Lightwell Private Frontage Type and separate entrance for each Townhouse unit, or any combination thereof.

b. Any Development between thirty (30) and one hundred and forty-nine (149) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than one hundred and forty-nine (149) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(4) Within the CD-4:

a. Large Multifamily Building Types shall not be permitted on a **Main Street street typology per the City of Norwalk Complete Streets Design Guide, as amended, Water Street, Belden Avenue, Commerce Street or within the O-MSVD** ~~State Roadways, Minor Arterials or Major Arterials~~ unless:

i. ~~1) The portion of the Building Enfronting the Street contains Townhouses with a Stoop and separate entrance for each unit, or below-grade units Enfront the Street with Terrace/Lightwell(s); and 2) the Lot or Building Site Enfronts Martin Luther King Jr. Boulevard; or~~

ii. The Frontage Buildout is compliant and at least 50% of the required Frontage Buildout contains a permitted non-residential Use; and

iii. The remaining portion of the Frontage Buildout contains either tenant amenity space, Artist Live/Work, and/or Townhouse(s) with a Stoop or Terrace/Lightwell Private Frontage Type and separate entrance for each Townhouse unit, or any combination thereof.

b. Any Development greater than twenty-nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5.

Bg. Medical Office shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within the CD-3 Zone:

- a. Unless located on a **Main Street, Downtown Street, Neighborhood Connector, or Urban Corridor street typology per the City of Norwalk Complete Streets Design Guide, as amended, or as otherwise Permitted and/or required within the O-EVTZ** ~~State Roadway, Collector Road, Minor Arterial,~~ Medical Office may only be located on Corner Lots **or Building Sites.**
- b. A Site Plan Application is required for Medical Office between 2,500 SF and 5,000 SF.
- c. Medical Office over 5,000 SF require a Special Permit pursuant to Section 8.4.8.

Bk. Offices shall be permitted in accordance with the applicable Use Table, subject to the following:

(2) Within the CD-3 Zone:

- a. Unless located on a **Main Street, Downtown Street, Neighborhood Connector, or Urban Corridor street typology per the City of Norwalk Complete Streets Design Guide, as amended, or as otherwise Permitted and/or required within the O-EVTZ** ~~State Roadway, Collector Road, Minor Arterial,~~ Offices may only be located on Corner Lots **or Building Sites.**
- b. A Site Plan Application is required for Offices between 2,500 SF and 5,000 SF.
- c. Offices over 5,000 SF require a Special Permit pursuant to Section 8.4.8.

By. Restaurant shall be permitted in accordance with the applicable Use Table, subject to the following:

(3) Within the CD-3 Zone:

- a. Unless located on a **Main Street, Downtown Street, Neighborhood Connector, or Urban Corridor street typology per the City of Norwalk Complete Streets Design Guide, as amended, or as otherwise Permitted and/or required within the O-EVTZ** ~~State Roadway, Collector Road, Minor Arterial,~~ Restaurants may only be located on Corner Lots **or Building Sites.**
- b. A Site Plan Application is required for Restaurants between 2,500 SF and 5,000 SF.
- c. Restaurants over 5,000 SF require a Special Permit pursuant to Section 8.4.8.

Bz. Retail Sales shall be permitted in accordance with the applicable Use Table, subject to the following:

2. Within the CD-1L, CD-1M, CD-1S and CD-2:

- a. Package Stores and Vape shops/sales are prohibited.
- b. The hours of operation are limited to 6:00am **EST** to 8:00pm **EST**.
- c. The building typology is consistent with the permitted structures in the zone.
- d. The property Enfronts a **Neighborhood Connector, Urban Corridor, and/or Main Street street typology per the City of Norwalk Complete Streets Design Guide, as amended** ~~City Collector, City Minor Arterial, City Major Arterial or State Roadway, as indicated on the~~

City's Roadway Classification Map, revised to January 2017, as amended:
 24x36RoadClass (PDF) (norwalkct.gov)

- e. The property is located on a Lot that does not exceed the minimum Lot Area for the zone.
 - f. There shall be a minimum of 1,000 feet between any retail establishment.
 - g. The total Footprint of the Structure does not exceed 2,500 square feet.
 - h. The Principal Building is located no further than 20 feet from the Principal and Secondary Frontage.
 - i. The Principal Entrance is accessed from the **Neighborhood Connector, Urban Corridor, and/or Main Street street typology per the City of Norwalk Complete Streets Design Guide, as amended** ~~City Collector, City Minor Arterial, City Major Arterial, or State Roadway.~~
 - j. The area between the Building and Street(s) may be Improved with an outdoor seating area, not to exceed 250 SF, with the remainder of the area being landscaped with native plantings.
 - k. All parking is located to the side or rear of the Structure and is not visible from Abutting Parcels.
 - l. There is a minimum ten (10) foot landscape buffer between the subject Parcel and any Abutting residential Parcel.
 - m. The amount of parking provided is consistent with Retail use, as required in Table 4.3.12.B-1 and be located and screened as required in Article 4.3.12.
 - n. In addition to signage allowed in Article 7, a Post Sign is permitted and one (1) Blade Sign or one (1) Wall Sign is also permitted.
 - o. Signs shall not be internally illuminated and may only be lit by downward facing decorative lighting.
 - p. No temporary signs, portable signs or banners shall be installed.
 - q. A maximum of two (2) Dwelling Units are permitted as accessory units to the principal use.
3. Within the CD-3 Zone:
- a. Unless located on a **Main Street, Downtown Street, Neighborhood Connector, or Urban Corridor street typology per the City of Norwalk Complete Streets Design Guide, as amended, or as otherwise Permitted and/or required within the O-EVTZ** ~~State Roadway, Collector Road, Minor Arterial,~~ Retail Sales may only be located on Corner Lots **or Building Sites**.
 - b. A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF.
 - c. Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.
- Cg. Small Multifamily Building shall be permitted in accordance with the applicable Use Table, subject to the following:
- 1. ~~Shall comply with the Workforce Housing standards Section 6.12, Workforce Housing.~~
 - 2. Within the CD-4, Small Multifamily Building Types shall not be permitted on a **Main Street street typology per the City of Norwalk Complete Streets Design Guide, as amended, Water Street,**

Belden Avenue, Commerce Street or within the O-MSVD, State Roadways, Minor Arterials or Major Arterials except if unless:

- a. **The Lot or Building Site Area is less than or equal to 5,000 SF; or**
 - b. **The Frontage Buildout is compliant and at least 50% of the required Frontage Buildout contains a permitted non-residential Use; and**
 - c. **The remaining portion of the Frontage Buildout contains either tenant amenity space, Artist Live/Work, and/or Townhouse(s) with a Stoop or Terrace/Lightwell Private Frontage Type and separate entrance for each Townhouse unit, or any combination thereof.**
- Cn. Waterfront Clubs shall be permitted in accordance with the applicable Use Table, subject to the following:
- (f) Auditorium, Community Center, or other Place of Assembly; Child Day-Care Center; Youth Day Camp; Restaurant; Office; Government Agencies & Charitable Organizations; Library; Community Garden; Green; Park; Playground; Pocket Park: Sport Field; Farmers Market; Boathouses; Boat Landings and Boat Docks; Live Music; Outdoor Dining; Rooftop Garden; Solar Panels – Freestanding; Sports Court; Solar Panels – Rooftop use(s); **and seasonal employee housing** shall be permitted as Accessory Use(s)

6. *Modify Section 4.3.12.B.12 and 15 on page 292 and 293 to the following:*

12. The applicable Shared Parking Factor is determined under Table 4.3.12.B-5 (Shared Parking Factor) for any two **or more** Principal Uses within the **same** Lot or Building Site ~~or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.~~

TMP advises that Article 4, Section 4.3.12.B.13, as well as any associated compact parking space dimension guidance from Section 4.3.12.C, be deleted.

15. ~~Up to 35% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.~~

7. *Modify Section 4.3.12.C on page 298 to the following:*

TMP advises that Article 4, Section 4.3.12.B.13, as well as any associated compact parking space dimension guidance from Section 4.3.12.C, be deleted.

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICULAR PARKING SPACE DIMENSIONS)

Angle of Parking (Degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7 ft.	22 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	15 ft.	22 ft.

Delete Table 4.3.12.C-2:

7. ~~Compact Parking Spaces shall be grouped in contiguous, uniform Parking Spaces and shall have Signs placed in appropriate locations indicating PARKING FOR COMPACT VEHICLES ONLY. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-street Compact Vehicular Parking Space Dimensions).~~
8. ~~Approval of a Parking layout with compact Parking Spaces shall be subject to an application for a Zoning Permit for Development, Construction, or Activity that is exempt from Site Plan Review, or a Site Plan, as applicable, which demonstrates that sufficient Parking is capable of being provided to meet the minimum requirements of these regulations for full-size Parking Spaces. In no event shall the provision of compact Parking Spaces result in an increase in the floor area or the number of Dwelling Units permitted with the provision of full-size Parking Spaces.~~

8. *Modify Section 4.3.12.E.6 and 12 on page 302 to the following:*

TMP advises that Article 4, Section 4.3.12.E.6 be revised to read: "Driveways and entrances and exits for off-street parking accommodations in all Districts shall be offset ~~other than Districts CD-1L, CD-1M, CD-1S, and CD-2 shall be at least 25 feet~~ from a street or Internal Drive at an intersection **by the minimum distance(s) provided in the Complete Streets Design Guide, as amended, specific to the intended use of the driveway.**"

6. Driveways and entrances and exits for off-street Parking accommodations in all Districts **shall be offset** ~~other than Districts CD-1L, CD-1M, CD-1S, and CD-2 shall be at least 25 feet~~ from a street or Internal Drive at an intersection **by the minimum distance(s) provided in the Complete Streets Design Guide, as amended, specific to the intended use of the driveway.**
13. Single-Family Detached Dwellings, located on **Neighborhood Connector or Urban Corridor** ~~an arterial or collector street (as defined by the Norwalk Department of Public Works)~~ within the CD-1L, CD-1M, CD-1S and CD-2 zones, shall provide adequate backup space with a minimum depth of 10 feet, which may be used as an alternate Parking Space, to avoid backing directly onto a Street.

9. *Modify Section 6.2.2.G.1 and 5 on page 338 to the following:*
 1. All Development and land disturbance activities shall be in compliance with the ~~2004~~ Connecticut Stormwater Quality Manual, as amended, **any applicable stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to CGS 22a-430 and 22a-430b**, and the City of Norwalk's 2017 Drainage Manual, as amended.
 5. The City ~~may~~ **shall** require a drainage maintenance plan for all improvements constructed.

10. *Modify sections 6.4.2.C and D on pages 339, 340 and 341 to the following:*

Requirements.

1. DPW's 2017 Drainage Manual, Section 8: Soil and Erosion Controls, **as amended**, requirements shall be required in addition to the requirements in this Section
2. To be eligible for certification, a Soil Erosion and Sediment Control Plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site based on the best available technology; **and shall maintain consistency with the Connecticut Stormwater Quality Manual, as amended, and any applicable stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to CGS 22a-430 and 22a-430b.** The 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (DEEP Bulletin 34), as amended, describes the principles, methods and practices necessary for certification. Alternative principles, methods and practices may be used with prior approval of the Planning and Zoning Commission.
4. Any other information deemed necessary and appropriate by the Applicant or requested by the Planning and Zoning Commission or its designated agent. **The Commission may implement additional measures to protect/improve water quality as it deems necessary.**

Standards.

1. Plans for soil erosion and sediment control shall be developed in accordance with these regulations **and shall maintain consistency with the Connecticut Stormwater Quality Manual, as amended, and any applicable stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to CGS 22a-430 and 22a-430b,** using the principles as outlined in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (DEEP Bulletin 34), as amended. Soil Erosion and Sediment Control Plans shall result in a Development that minimizes erosion and sedimentation during Construction, is stabilized and protected from erosion when completed and does not cause off-site erosion and/or sedimentation.

Inspection.

Inspection shall be made by the Planning and Zoning Commission, or its designated agent, during Development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Planning and Zoning Commission may require the permittee to verify, through progress reports, that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained. **A final inspection shall be required before any bond is authorized to be released by the Planning and Zoning Commission.**

11. *Modify Section 6.12.4.2 on page 368 to the following:*

All Zoning Permits for the Construction of **Multifamily Dwellings and/or** Developments containing ten (10) or more Dwelling Units shall designate:

- a. A minimum of ten percent (10%) of the total number of Dwelling units as workforce housing units, affordable to households earning no more than eighty percent (80%) of the state median income. In addition, these applications shall be accompanied by an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of residential construction cost to be paid into a fund to be used to construction, rehabilitate, or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed sixty percent (60%) of the state median income; or
- b. A minimum of ten percent (10%) of the total number of Dwelling Units as Workforce Housing Units, affordable to households earning no more than sixty percent (60%) of the state median income. **Development(s) that utilize this provision are not required to provide more than one (1) parking space per Dwelling Unit;** and
- c. If the total number of workforce housing units required does not equal a whole number, the applicant shall either designate one (1) additional unit as a workforce unit or pay an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of residential construction cost on the fractional remainder, to be paid into a fund to be used to construct, rehabilitate, or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed sixty percent (60%) of the state median income.

12. *Modify Section 6.12.4 on page 368 to the following:*

Two-bedroom Dwelling Unit(s) designated as a Workforce Housing Unit(s) and complying with Sections 6.12.4.1 and 6.12.4.2, may count as 1.5 workforce housing units for the purposes of complying with the ten percent (10%) requirement, provided that the aggregate number of two-bedroom Dwelling Unit(s) in such Development that are counted as workforce housing units shall not exceed the aggregate number of market-rate two-bedroom Dwelling Unit(s) in such Development.

13. *Modify Section 8.4.5.C on page 404 to the following:*

8. **Any Use listed as Permitted in Table 4.3.9.A, and any Use listed as Permitted with Limitations in Table 4.3.9.A provided that the limitations for that specific Use does not require a Site Plan Review and further provided that such Use does not require a Site Plan Review per Section 4.3.9.C.**

14. Modify Section 8.4.5.I.7.n.(1) on page 409 to the following:

15. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** TMP advises that “Driveway Sight Triangles & Intersection Corner Sight Triangles (for Corner Lots)” be added as a requirement for Site Plan Applications. A frequent comment from TMP and DPW on site plan reviews is for Applicants to add these so that they can be checked and confirmed.

f. Show and Include the following:

(x) Driveway sight triangles & intersection corner sight triangles (for Corner Lots or Building Sites)

TMP recommends that Article 8, Section 8.4.5.I (7.n.1) (page 411) be revised to read: “Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement, **pavement markings, and traffic control signage.**”

n. The following additional plans and information:

- (1) Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement, **pavement markings, and traffic control signage;**

15. *Modify Section 8.4.5.N.2.a. on page 413 to the following:*

- a. Whether the Development design and intensity are appropriate for and tailored to the unique characteristics of the site such as **complies with Section 4.3.5 Building Standards; Section 4.3.16 Private Landscape Standards; Section 6.2 Grading, Tree Removal, and Drainage; Section 6.3 Import/Export of Earth Materials; Section 6.4 Soil Erosion & Sediment Control; and Section 6.9 Flood Hazard Zone Overlay;** significant wooded areas, Specimen Trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

16. Modify Section 8.4.5.N.2.f. on page 413 to the following:

TMP recommends the following changes be made to the regulations on Site Plan Review Criteria:

“f. In reviewing Site Plans, the following standards shall be taken into consideration:

(1) All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred **to each applicable reviewing authority** ~~the Department of Public Works and the Transportation, Mobility and Parking Department~~ for review and recommendations.

(2) The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.

(a) All proposed uses which will generate over five hundred (500) vehicle trips per day, **or over fifty (50) vehicle trips in any peak hour**, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan

(b) The Traffic Impact Analysis shall include the following information: the present roadway conditions, existing roadway capacity, traffic accidents for the previous three years, ~~vehicle miles traveled (VMT)~~, existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, ~~existing and projected vehicle miles traveled (VMT)~~, existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and, proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.”

Finally, TMP advises that any revisions made to the Site Plan Review Criteria in response to both comments #3 and #4 above should also be copied or applied similarly to the section regarding Special Permit review criteria as well.

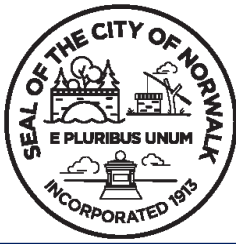
- f. In reviewing Site Plans, the following standards shall be taken into consideration:
- (1) All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to ~~the Department of Public Works and the Transportation, Mobility and Parking Department~~ **each applicable reviewing authority** for review and recommendations.
 - (2) The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of

service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.

- (a) All proposed uses which will generate over five hundred (500) vehicle trips per day, **or over fifty (50) vehicle trips in any peak hour**, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan.
- (b) The Traffic Impact Analysis shall include the following information: the present roadway conditions, **the street typology per the City of Norwalk Complete Streets Design Guide, as amended, and how the Development will benefit and/or adversely impact the goals of the City of Norwalk's Complete Streets ordinance**, existing roadway capacity, traffic accidents for the previous three years, ~~vehicle miles traveled (VMT)~~, existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, ~~existing and projected vehicle miles traveled (VMT)~~, existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and, proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.

17. Modify Section 8.4.8.G.2 on page 421 to the following:

2. In addition, prior to granting a Special Permit, the Planning and Zoning Commission shall consider the following conditions where applicable:
 - a. The Density of Use and the bulk of Buildings.
 - b. All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to ~~the Department of Public Works and the Transportation, Mobility and Parking Department~~ **each applicable reviewing authority** for review and recommendations.
 - c. The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.
 - i. All proposed uses which will generate over five hundred (500) vehicle trips per day, **or over fifty (50) vehicle trips in any peak hour**, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan.
 - ii. The Traffic Impact Analysis shall include the following information: the present roadway conditions, **the street typology per the City of Norwalk Complete Streets Design Guide, as amended, and how the Development will benefit and/or adversely impact the goals of the City of Norwalk's Complete Streets ordinance**, existing roadway capacity, traffic accidents for the previous three years, ~~vehicle miles traveled (VMT)~~, existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, ~~existing and projected vehicle miles traveled (VMT)~~, existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and, proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.
 - d. Availability of mass transit facilities and provision of **the appropriate street amenities for the street typology on which the Lot or Building Site is located as described in the City of Norwalk Complete Streets Design Guide, as amended** ~~sidewalks, with a minimum clearance of five (5) feet without obstructions.~~



Transportation Mobility & Parking

To: Steven Kleppin – Director, Planning & Zoning
Bryan Baker – Principal Planner, Planning & Zoning
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
Jim Travers – Director, TMP
Garrett Bolella, P.E., PTOE, RSP1 – Assistant Director, TMP
Date: November 26, 2024
Subject: **TMP Comments on Zoning Regulations and Proposed Revisions**

The City of Norwalk Transportation, Mobility, and Parking Department (TMP) has reviewed the current zoning regulations for the City of Norwalk, effective February 19, 2024, as well as the proposed text amendments dated October 24, 2024 (under Application #2024-57R, #2024-58R, and #2024-59R). As the City agency in charge of managing the street design, roadway operation, and policies for citywide transportation, mobility, and parking, TMP has direct experience with some of the internal issues and community issues that have resulted or may result from certain regulations in the zoning code. TMP is offering feedback for improvement on the current and proposed zoning regulations under the following general topics:

- Driveway Widths
- Incorporating Complete Streets and TMP into Review Processes
- Parking Requirements/Allowances
- Child Day-Care Centers
- Miscellaneous Clarifications

Some of the comments which will probably not require as much deliberation and discussion are marked with the highlighted text, “[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]”, in the hope that they can be incorporated into the soonest upcoming revision of the zoning regulations.

Driveway Widths

1. TMP recommends more flexibility with the proposed 24 ft maximum for driveways / vehicular entrances in commercial zones. Many major commercial uses (e.g. shopping plazas along Route 1 and Main Avenue), and some recently approved developments such as Wegmans and 71-75 Connecticut Ave, currently have or are proposed to include driveways wider than 24 feet.

TMP recommends that the 24-foot driveway maximum include exceptions for commercial driveways in all zones where these land uses are permitted, for driveways that have the two directions divided by a raised median and/or multiple lanes in one or both directions are required for maintenance of traffic flow, based on the findings of a traffic study.

The design of all driveways shall comply with the Norwalk Complete Streets Design Guide, as amended.

Reference: Table 4.3.1-G on page 123 (applies to CD-3C zone) and similar tables throughout Section 4.3.1 that apply to other zones which allow commercial land uses. See proposed revision #15 in October 24, 2024 Referral Letter (#2024-57 R) from Norwalk Planning & Zoning staff for proposed updates to the driveway widths.

2. TMP recommends more flexibility with the proposed 10 ft maximum for residential driveways. The proposed edits make an allowance for widening of the driveway after a certain distance within the Frontage Line (property line), which is intended to better provide for a second vehicle in the driveway or allow for a “bypass lane” for cars parked in the driveway in tandem, which is important for multi-family dwellings with street-facing garages.

But the proposed regulation does not support single-family or multi-family dwellings that happen to have short driveways. For instance, 289 East Avenue was approved by the Planning & Zoning Commission in 2023. It is a single-family residence, currently within the CD-2 zone, that is constrained by a small lot size and a water body on one side. The garage is less than 20 feet back from the property line, so the driveway is nearly 20 feet wide, to accommodate a second vehicle. In a second example, 41 Pine Point Road is a single-family residence within the CD-1S zone, that was remodeled in 2023 and also has a garage set less than 20 feet back from the property lines, so has a driveway that is also nearly 20 feet wide to accommodate a second vehicle.

Norwalk residents often face difficulty parking in constrained driveways, leading to higher usage of on-street parking, which is near capacity in certain neighborhoods. Residents and Public Works crews face difficulty navigating narrow streets that are also heavily parked. TMP’s mission to build Complete Streets sometimes involves converting a parking lane into a sidewalk or bike lane. This is more challenging when there is higher demand for on-street parking. TMP believes that it should be easier for residents to park their vehicles off-street, which is made more difficult for certain properties by the current driveway width regulations. The proposed changes do not go far enough to resolve these issues.

TMP recommends that a range of acceptable residential driveway widths be provided for builders and property owners, with a preferred width of 10 feet and a maximum width of 20 feet. The concept of using a preferred and maximum width is similar to the way the guidelines in the forthcoming Complete Streets Design Guide are set up (to be available publicly by December 12, 2024). Providing a preferred width sets the expectation for builders and property owners but the maximum width allows for flexibility should it be needed. Driveway widths higher than the preferred width of 10 feet may be allowable or even more desirable, based on factors such as existing building/garage locations, proposed driveway location in relation to adjacent driveways and streets, lot width and depth, terrain, on-street parking availability, and number of residential units.

Reference: Table 4.3.1-E on page 80 (applies to CD-2 zone) and similar tables throughout Section 4.3.1 that apply to other zones which allow residential land uses. See proposed revision #2 in October 24, 2024 Referral Letter (#2024-58 R) from Norwalk Planning & Zoning staff for proposed updates to the driveway widths.

Incorporating Complete Streets and TMP into Review Processes

3. The City of Norwalk now has a Complete Streets Ordinance and a forthcoming Complete Streets Design Guide (to be available publicly by December 12, 2024). Complete Streets has changed the scope of how we view our streets. More than just conduits for vehicular traffic flow, streets are meant to be safe, healthy, and accessible public spaces that serve vehicular, pedestrian, transit, and cyclist mobility. Street improvements should not solely be focused on traffic flow efficiency but rather whether the street is supporting economic and community development, livability, walkability, affordability, and equitable mobility.

Thus, it is important for the Site Plan Review Criteria to include how developments can positively or negatively impact Norwalk streets from this perspective. The way that Section 8.4.5.N (2.f) (page 415-416) is written currently does not provide the reviewing departments with enough flexibility to add requirements, based on the size and scale of the development. For instance, TMP may request a sidewalk widening over five feet or a curb extension for a new large residential development, neither of which would be required to maintain vehicular traffic level of service or safety, but which could greatly enhance the walkability and livability of a neighborhood and would be in alignment with the City's Complete Streets principles.

TMP recommends that text be added or modified to clarify that the City and the Commission review Site Plans for any adverse impacts or any positive benefits to the Complete Streets principles.

Reference: Article 8, Section 8.4.5.N (2.f), (Site Plan Review -> Site Plan Procedures – Review Criteria), page 415-416.

4. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** TMP also recommends the following minor revisions to the Site Plan Review Criteria:
 - Site plan referral should be made not just to DPW and TMP, but to all reviewing departments/agencies.
 - Traffic engineers in Connecticut typically use the Institute of Transportation Engineers' Trip Generation Manual to develop estimates of a development's vehicular trip generation based on land use and other factors. Certain land uses lack data in this national standard manual for daily trip generation rate estimates but do have hourly trip generation rate estimates, which are more relevant for level of service traffic analyses anyway. Therefore, the minimum trip generation criteria should also include a minimum hourly threshold as an alternative to the minimum daily threshold.
 - Under the traffic impact analysis requirements, references to vehicle miles traveled (VMT) should be removed since this is rarely assessed as a part of traffic studies in Connecticut.

TMP recommends the following changes be made to the regulations on Site Plan Review Criteria:

“f. In reviewing Site Plans, the following standards shall be taken into consideration:

(1) All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred **to each applicable reviewing authority the Department of Public Works and the Transportation, Mobility and Parking Department** for review and recommendations.

(2) The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.

(a) All proposed uses which will generate over five hundred (500) vehicle trips per day, **or over fifty (50) vehicle trips in any peak hour**, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan

(b) The Traffic Impact Analysis shall include the following information: the present roadway conditions, existing roadway capacity, traffic accidents for the previous three years, ~~vehicle miles traveled (VMT)~~, existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, ~~existing and projected vehicle miles traveled (VMT)~~, existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and, proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.”

Finally, TMP advises that any revisions made to the Site Plan Review Criteria in response to both comments #3 and #4 above should also be copied or applied similarly to the section regarding Special Permit review criteria as well.

5. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** The Department of Public Works Roadway Standards are to be superseded by the forthcoming Norwalk Complete Streets Design Guide (to be available publicly by December 12, 2024), which will contain some legacy standards from the DPW Roadway Standards, such as the one pertaining to driveway sightlines. Intersection corner sightline regulations will be incorporated into the forthcoming Norwalk Complete Streets Design Guide.

TMP advises that Article 4, Section 4.3.3.G.1 (Visibility) read: “For all Corner Lot of Building Site(s) and for all Driveways, any Fence, Wall, hedge, Structure, or planting shall comply with the **Norwalk Complete Streets Design Guide**, as amended.”

Reference: Article 4, Section 4.3.3.G.1 (Visibility) on page 196. See proposed revision #20 in October 24, 2024 Referral Letter (#2024-57 R) from Norwalk Planning & Zoning staff for current proposed updates.

6. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** TMP advises that the regulation for minimum distance from a driveway to an intersection be governed by the forthcoming Complete Streets Design Guide (to be available publicly by December 12, 2024), similar to the section on visibility at intersection corners and driveways.

TMP also recommends that different offset requirements be applied to driveways based on their intensity of traffic volume and types of vehicle use, similar to how the previous DPW roadway standards had a higher minimum offset requirement for major driveways compared to minor driveways. Regardless, the offset requirements will be determined and written into the forthcoming Complete Streets Design Guide.

TMP advises that Article 4, Section 4.3.12.E.6 be revised to read: "Driveways and entrances and exits for off-street parking accommodations in all Districts shall be offset ~~other than Districts CD-1L, CD-1M, CD-1S, and CD-2 shall be at least 25 feet~~ from a street or Internal Drive at an intersection **by the minimum distance(s) provided in the Complete Streets Design Guide, as amended, specific to the intended use of the driveway.**"

Reference: Article 4, Section 4.3.12.E.6 (Parking -> Access), page 298.

7. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** TMP should have the ability to request a traffic impact analysis or parking study of an applicant. For Site Plan Applications, only the Planning and Zoning Commission is listed as being able to make this a requirement.

TMP should also have the ability to determine or play a role in determining the scope of such analyses, as has been the case for recent developments such as 10 Norden Place, 779 & 789 Connecticut Avenue (Costco), and 24 Belden Avenue.

TMP recommends that these regulations be modified to read:

"(15) If required by the Planning and Zoning Commission **and/or TMP**, a Traffic Impact Analysis;
(16) If required by the Planning and Zoning Commission **and/or TMP**, a Parking study;"

Reference: Article 8, Section 8.4.5.I (7.n.15 & 7.n.16) (Site Plan Review -> Site Plan & Application Requirements – General), page 413.

8. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** For commercial recreation establishments with 1,500 square feet or more of Floor Area, TMP advises that the "traffic and parking management plan to be reviewed by the Commission" also be reviewed by TMP staff.

TMP advises that the regulation be broadened to read:

“1 per 500 square feet of total Usable Floor Area if less than 1,500 square feet of Floor Area. If 1,500 square feet or more of Floor Area, subject to the submission of a traffic and parking management plan to be reviewed by the Commission **and City staff (including, but not limited to, TMP).**”

Reference: Article 4, Table 4.3.12.B-1 on page 291. See proposed revision #43 in October 24, 2024 Referral Letter (#2024-57 R) from Norwalk Planning & Zoning staff for current proposed updates.

9. **[FOR IMMEDIATE REVISION IN ZONING REGULATIONS]** TMP advises that valet parking / managed parking operating plans also be reviewed by TMP staff, in addition to the Planning and Zoning Commission.

TMP advises that the proposed Valet Parking Requirements be broadened to read:

“a. Off-street Parking for a Hotel, Extended Stay Hotel and a Hotel with a separate Office space may be provided **through** the use of indoor valet Parking facilities, subject to **review of an operating plan by City staff (including, but not limited to, TMP) and** approval of an operating plan by the Planning and Zoning Commission.

b. Off-street parking for Residential Developments, including the Residential portion of Flex, Live/Work, Mid-Rise, and Mixed-Use Building Type(s), containing more than fifty (50) Dwelling Units and located in CD-4 may be provided through the use of valet Parking, tandem spaces, compact and/or vehicle stacker devices, subject to **review of a Parking Operation and Management Plan by City staff (including, but not limited to, TMP) and** approval by the Planning and Zoning Commission.” ~~and submission of a Parking Operation and Management Plan.~~

Reference: Article 4, Section 4.3.12.B.18 (may become section 19) on page 289. See proposed revision #4 in October 24, 2024 Referral Letter (#2024-58 R) from Norwalk Planning & Zoning staff for current proposed updates.

Parking Requirements/Allowances

10. The proposed allowance for tandem parking for Two-Family Detached Dwellings and Duplexes is concerning to TMP. The regulation would allow duplexes to be built/operate with residents sharing the same single-lane driveway. But the reality is that, since people do not enjoy having their vehicle boxed in by another, one unit/household’s vehicle would take the driveway and the other unit/household’s vehicle would likely be parked on-street. While this is technically legal, the increase in multi-family residential units in neighborhoods originally designed as single-family homes has increased the demand for on-street parking substantially to the point where it has become a quality-of-life issue in certain areas.

For example, on Laura Street in South Norwalk, due to the residential unit density on a street that has driveways intended for a single-family homes, the demand for on-street parking is so high that significant changes to street directionality (conversion from two-way to one-way) are required in order to get the space needed to build a sidewalk while maintaining parking availability. A recent South Norwalk community meeting hosted by the Norwalk Redevelopment Agency in November 2024 featured complaints from multiple residents about a lack of parking

capacity and parking demand spilling over into illegal spaces which create safety hazards, such as at intersection corners and crosswalks.

TMP recognizes that limiting driveway widths and the overall amount of impervious space on a lot are important concerns. However, TMP advises that the Commission explore other possibilities to reduce the environmental/aesthetic impacts of wide driveways without creating a situation where people would be more likely to just park on-street, adding to the safety and quality-of-life issues that are resulting in certain neighborhoods. As a potential option, TMP supports efforts which may make it easier/simpler to add parking in the back of homes. TMP's previous comment on flexibility in allowing driveway widths higher than 10 feet also applies here.

An additional note on the organization of the regulations: The inclusion of the general tandem space regulations (proposed Article 4, Section 4.3.12.B.19.C & D) within the "Valet Parking Requirements" seems confusing. TMP advises that C & D be moved into their own sub-section outside of "Valet Parking Requirements."

Reference: Article 4, Section 4.3.12.B.18 (may become section 19) on page 289. See proposed revision #4 in October 24, 2024 Referral Letter (#2024-58 R) from Norwalk Planning & Zoning staff for current proposed updates.

11. TMP is concerned about the effect that the current regulation exempting Lots/Building Sites and Structures within the CD-4 and CD-4W zones from the citywide minimum parking requirements. There have not been any recent parking supply/demand studies in these neighborhoods; **TMP strongly believes that an in-depth study is needed to understand the potential impacts of this decision and that a change in this regulation should be implemented to establish a more sustainable approach to parking demand.**

For instance, an application for 24 Belden Avenue was recently submitted in November 2024, which includes a 96-room hotel and 100 residential units, in addition to 44,000 SF of office space and 30,000 SF of retail. 24 Belden Avenue is in CD-4 so is not subject to the minimum parking requirement. Therefore, no additional parking is being proposed as part of this development. There are 85 existing parking spaces in an on-site garage and it is claimed that 205 spaces shared with 26 Belden can be used as well. However, this parking would be shared with the existing on-site office/retail uses as well as the existing residential parking demand from 26 Belden. No parking study was provided to justify whether or not this existing parking capacity would be sufficient for the increase in parking demand expected as part of this development. The traffic study aptly notes that public parking is available in the Yankee Doodle Garage on the other side of Burnell Boulevard, and it is likely that long-term permit parking demand will spill over into this garage. The more permit parking demand there is at the Yankee Doodle Garage, the more constrained TMP and the Parking Authority are to provide short-term parking for shoppers, restaurant patrons, and visitors in the Wall Street neighborhood. The Parking Authority is currently proposing rate increases for permits to help manage the supply of available parking due to this current regulation.

TMP has similar concerns for potential future developments in the South Norwalk neighborhood. At a recent community meeting for the Lexington & South Main Community Development Plan in November 2024, the most frequent transportation-related complaint from residents was about excess demand for on-street parking. Some residents cited that even if there was enough parking for the residents on a certain block, there were some cases where excess demand from other blocks/neighborhoods would spill over to their block, spreading the problem. New, large-scale residential developments should be constructed in such a way so as to not exacerbate the safety and quality-of-life issues that can result in the surrounding neighborhoods from excess on-street parking demand.

TMP acknowledges the role that minimum parking requirements can have on the way developments are planned and constructed. However, TMP believes that even developments in Norwalk's urban core can provide an appropriate amount of off-street parking and still support multi-modal mobility simultaneously, through intelligent planning and design. Stronger incentives for transportation demand management (TDM) may also support these goals. The City's design review process through the lens of Complete Streets can ensure that new developments can meet all of these standards.

Reference: Article 4, Section 4.3.12.B.5 (Parking -> Parking Required), on page 288.

12. TMP is concerned about the shared parking regulation and Shared Parking Factor table in Article 4, Section 4.3.12.B.10 (Parking -> Parking Required, page 288).

It currently reads: "The applicable Shared Parking Factor is determined under Table 4.3.12.B-5 (Shared Parking Factor) for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block."

TMP recognizes the merits of shared parking in reducing the amount of unused parking space during certain times when activities associated with one land use are less intense. Maximizing parking space efficiency can reduce environmental impact, reduce development costs, and improve walkability and streetscape aesthetics.

But the Shared Parking Factor table provided under Table 4.3.12.B-5 seems overly simplistic. For instance, it does not take into account the sizes and hours/operations of the various land uses, nor does it take into account the neighborhood context. These factors can have a significant effect on the number of parking spaces required. There is a nationally accepted standard for modeling shared parking demand, *Shared Parking, 3rd Edition*, published by the Urban Land Institute (ULI). Reduction of parking capacity below the standard minimum requirement should be justified by a parking study which properly utilizes these standards.

Additionally, the regulation allows for the Shared Parking Factor to be applied between Lots/Building Sites on any Adjacent Block. This is understood to mean that parking reduction would be allowed whether or not there is any formal agreement in place which actually ensures

that parking could be shared between the two Lots, and without any consideration for existing parking availability or previous shared parking agreements for the two Lots.

TMP's concerns relate to the general issue that public parking facilities and on-street parking could reach capacity in certain areas, and allowing developments to be constructed with less parking capacity than they actually need could exacerbate this issue. In recent years, TMP has received numerous resident street safety and quality-of-life complaints which relate to a lack of on-street parking availability. Adoption of a shared parking regulation should be considered more carefully.

Reference: Article 4, Section 4.3.12.B.9-11 (Parking -> Parking Required), page 288-289.

13. TMP advises removal of the stipulation allowing up to 35% of the parking spaces for a Parking Area/Lot/Structure with fifty (50) or more spaces to be Compact Parking spaces.

Allowing so many Compact Parking spaces limits the functional capacity of a parking facility for standard size vehicles, and has been shown to lead to many underutilized parking spaces, defeating their purpose of maximizing parking facility space efficiency. The current zoning regulations already allow for parking space widths as low as 8 feet, which is on the lower end of the best-practice range for parking space widths. Parking space widths of 7.5 feet would not work well for most vehicles, including vehicles typically considered as "compact".

TMP advises that Article 4, Section 4.3.12.B.13, as well as any associated compact parking space dimension guidance from Section 4.3.12.C, be deleted.

*Reference: Article 4, Section 4.3.12.B.13 (Parking -> Parking Required), page 289.
Article 4, Section 4.3.12.C.7-8 (Parking -> Design), page 295.*

Child Day-Care Centers

14. Regarding the proposed changes to the regulations for Child Day-Care Centers in the Sub-Urban zones, TMP supports condition (iv) which reads that the Child Day-Care Center "shall not impair traffic flow, including but not limited to the safety of neighborhood student(s) before and after school, the operation of pick up and drop off, etc.". TMP has received complaints in recent years from day care operations in residential areas, especially pertaining to on-street parking while parents/guardians wait to pick up their children.

However, it is unclear how we expect applicants to demonstrate that their Child Day-Care Center will not "impair traffic flow", especially for new centers. Even once operating, there is no clear guideline or Decision-Making Authority called out to enforce problematic Day-Care Center roadway operations.

Reference: Article 4, Section 4.3.9.G.x, on page 267. See proposed revision #2 in October 24, 2024 Referral Letter (#2024-59 R) from Norwalk Planning & Zoning staff for current proposed updates.

Miscellaneous Clarifications

15. [FOR IMMEDIATE REVISION IN ZONING REGULATIONS] TMP advises that “Driveway Sight Triangles & Intersection Corner Sight Triangles (for Corner Lots)” be added as a requirement for Site Plan Applications. A frequent comment from TMP and DPW on site plan reviews is for Applicants to add these so that they can be checked and confirmed.

Reference: Article 8, Section 8.4.5.I (7.f) (Site Plan Review -> Site Plan & Application Requirements – General), page 409-410.

16. [FOR IMMEDIATE REVISION IN ZONING REGULATIONS] TMP advises that the Site Access and Circulation Plan requirement for Site Plan Applications also include on- and off-site pavement markings and traffic control signage. This information is sometimes missing on site plans but is important for understanding and confirming an Applicant’s Site Access and Circulation.

TMP recommends that Article 8, Section 8.4.5.I (7.n.1) (page 411) be revised to read: “Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement, **pavement markings, and traffic control signage.**”

Reference: Article 8, Section 8.4.5.I (7.n.1) (Site Plan Review -> Site Plan & Application Requirements – General), page 411.

17. [FOR IMMEDIATE REVISION IN ZONING REGULATIONS] TMP recommends that walkways to/from the access door of buildings be listed as an exception in the regulation restricting Pavement of Front Yard. Although they may be permitted already in practice, adding a clarification to the regulations would be helpful.

Reference: Article 4, Section 4.3.16.L (Private Landscape Standards -> Pavement of Front Yard), page 307.



Memorandum



To: City of Norwalk, CT

From: CDM Smith

Date: June 26, 2024

Subject: Task 2A - MS4 Legal Authority, Review of Existing Ordinances and Regulations

Introduction

In accordance with the engineering services agreement to provide assistance to the City of Norwalk's Municipal Separate Storm Sewer (MS4) Permit Compliance, CDM Smith reviewed the City's existing regulations for compliance with the *General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems* (MS4 General Permit), effective September 29, 2023, with an expiration of September 30, 2025.

The MS4 General Permit requires permittees to review and update their legal authorities in three main areas: illicit discharge, detection, and elimination (IDDE), construction site runoff, and post-construction stormwater management. CDM Smith reviewed the permit and available guidance documents published by the Connecticut Nonpoint Education for Municipal Officials (CT NEMO) program.

The Department of Energy and Environmental Protection recently released revised versions of Connecticut Guidelines for Soil Erosion and Sediment Control as well as the Connecticut Stormwater Quality Manual. These guidance documents are effective as of March 30, 2024. Although these are not yet referenced in the current MS4 permit, these documents are recommended for reference in all City documents and are expected to be referenced in the next renewal of the MS4 permit.

CDM Smith reviewed the following City of Norwalk documents for consistency with the permit, as provided to CDM Smith by the City:

- City of Norwalk City Code, Charter, and Ordinances, including legislation through Nov. 14, 2023.
- City of Norwalk, Zoning Regulations, Effective February 19, 2024
- City of Norwalk, Connecticut Drainage Manual, Effective June 1, 2017

The following sections provide tables with the permit requirements, applicable sections of the City Code or regulations, and review comments with required changes and suggestions. The following highlighting is used to denote the required follow up effort.

- Red highlight represents that the existing City Code or regulation does not meet the permit requirement and requires modifications.
- Yellow highlight represents that the existing City Code or regulation partially meets the permit requirement but could be improved to provide greater legal authority or clarification. CDM

Smith has provided suggestions for these items which should be considered optional for the City.

- No highlight represents that the existing City Code or regulation meets the permit requirement with no additional suggestions.

IDDE Legal Authority

Table 1 provides a summary of the review performed by CDM Smith of the City Code and Drainage Manual to prohibit and enforce illicit discharges to the stormwater system.

Table 1: IDDE Legal Authority

Permit Requirement	Applicable Regulation	Recommendations
Prohibit illicit discharges to its storm sewer system, such as the dumping/disposal of materials into the MS4 (including but not limited to the following examples: residential, industrial, and commercial wastes, trash, used motor vehicle fluids, pesticides, fertilizers, food preparation waste, leaf litter, grass clippings, and animal waste).	City Code – 93-7 Discharge prohibitions.	The existing City Code does not meet the permit requirement. While similar, the City Code exempts discharge of waterline flushing, non-commercial car washing, air conditioning condensate, and “any water source not containing pollution”. It is recommended that these four references be removed.
	City of Norwalk, Connecticut Drainage Manual – Section 1.5 Illicit Discharges	The existing Drainage Manual text meets this permit requirement but references the City Code as an attachment which requires edits.
Investigate suspected illicit discharges.	City Code – 93-10 Monitoring of discharges	The existing City Code meets this permit requirement.
Control discharge of spills.	City Code – 93-13 Notification of spills & City Code – 93-14 Enforcement.	The existing City Code meets this permit requirement.
Remove/Eliminate illicit discharges (including from those properties not owned/operated by permittee and discharge in the MS4) as soon as possible upon detection. Where elimination is not possible within 60 days of its confirmation, establish a schedule for its elimination in no more than 180 days.	City Code 93-8 Suspension of MS4 access.	At the end of Paragraph (B)(1), add the timeline requirement to eliminate illicit discharge within 180 days if elimination within 60 days is not possible. Example text: “Where elimination is not possible within 60 days of source confirmation, a schedule for its elimination will be set for no more than 180 days.”
	City Code 93-20 Violation Deemed a Public Nuisance	Consider additional language in this section to further define the power to eliminate these discharges. Suggested text: “Any nuisance to the public health shall be summarily abated or restored at the violator’s expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.”

Implement appropriate enforcement procedures and actions. Authorize fines or penalties to recoup permittee's costs.	City Code – 93-14 Enforcement.	The existing City Code meets this permit requirement.
	City Code – 93-16 Enforcement measures after appeal.	
	City Code – 93-21 Penalties for offenses.	

Construction Site Legal Authority

Table 2 provides a summary of the review performed by CDM Smith of the Zoning Regulations and Drainage Manual to protect water quality during construction projects.

Table 2: Construction Site Legal Authority

Permit Requirement	Applicable Regulation	Recommendations
Developers, construction site operators, or contractors shall maintain consistency with the 2002 Guidelines for Soil Erosion and Sedimentation Control, as amended, the Connecticut Stormwater Quality Manual, and all stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to CGS 22a-430 and 22a-430b. Note: Connecticut Guidelines for Soil Erosion and Sediment Control and the Stormwater Quality Manual were recently updated, Effective March 30, 2024. These are the updated documents that DEEP recommends using, and they are expected to be referenced in the upcoming MS4 permit update.	Zoning Regulations Article 6 – Section 6.2.2 Permits, Standards, and Approvals	Modify Paragraph (G)(1) to require developers, construction site operators, and contractors to maintain consistency with the Connecticut Stormwater Quality Manual (as amended), and any applicable stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to CGS 22a-430 and 22a-430b. Edit the wording in Paragraph (G)(5) to “The City shall require a drainage maintenance plan for all improvements constructed” Note that the Erosion and Sedimentation Control Guidelines and the Stormwater Quality Manual were updated in 2024. Referencing “as amended” or “most current version” is recommended.
	Zoning Regulations Article 6 – Section 6.4.2 Soil Erosion & Sediment Control Plan	Modify Paragraphs (C)(2) and (D)(1) to require developers, construction site operators, and contractors to maintain consistency with the Connecticut Stormwater Quality Manual (as amended), and any applicable stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to CGS 22a-430 and 22a-430b. Note that the Erosion and Sedimentation Control Guidelines and the Stormwater Quality Manual were updated in 2024. Referencing “as amended” or “most current version” is recommended.
The implementation of additional measures to protect/improve water quality (in addition to the above requirements) as deemed necessary by the municipality or institution.	Zoning Regulations Article 6 – Section 6.4.2 Soil Erosion & Sediment Control Plan	The existing regulation meets this permit requirement for implementation of additional measures by the Commission. It could be improved by adding a note to paragraph (C)(4) that directly states, “the Commission may implement additional measures to protect/improve water quality as it deems necessary.”
	City of Norwalk, Connecticut Drainage Manual – Appendix A-6	The existing regulation meets this permit requirement. It could be improved if item #4 was modified to say: “Additional control measures are to be installed during construction if required by the Commission, Planning, or Engineering to protect/improve water quality as it deems necessary.”

Permit Requirement	Applicable Regulation	Recommendations
The permittee shall carry out all inspection, surveillance and monitoring procedures necessary to determine compliance with municipal regulations, ordinances or programs or institutional requirements related to the management of the permittee's MS4. Specifically, inspections shall be conducted, where allowed, to inventory the number of privately-owned retention ponds, detention ponds and other stormwater basins that discharge to or receive drainage from the permittee's MS4.	Zoning Regulations Article 6 – Section 6.4.2 Soil Erosion & Sediment Control Plan	The existing regulation meets this permit requirement for inspection of erosion and sedimentation controls after installation. It could be improved by also requiring an inspection before any site alterations if this would be beneficial to the inspector, but this is not required.
	Zoning Regulations Article 6 - Section 6.4.2 Soil Erosion & Sediment Control Plan	Consider adding new paragraph under “C. Requirements”: Inspection of Required Improvement to provide more detail on inspection requirements. “At a minimum, inspections shall include: an initial site inspection prior to approval of any plan; inspection of site erosion controls; inspection of the stormwater management system prior to backfilling of any underground drainage or stormwater conveyance structures; and a final inspection before [the surety is released].”
	City of Norwalk, Connecticut Drainage Manual – Section 8.5.5 Inspection and Maintenance	The existing regulation meets this permit requirement.
The owner of a site seeking development approval from the permittee shall provide and comply with a long-term maintenance plan and schedule to ensure the performance and pollutant removal efficiency of privately-owned retention ponds, detention ponds and other stormwater basins that discharge to or receive discharge from the permittee's MS4 including short-term and long-term inspection and maintenance measures to be implemented by the private owner	City of Norwalk, Connecticut Drainage Manual – Section 1.6.6 Stormwater Management Systems Operation and Maintenance Plan	The existing regulation meets this permit requirement.
The permittee shall control through interagency or inter-jurisdictional agreements, the contribution of pollutants between the permittee's MS4 and MS4s owned or operated by others	City of Norwalk, Stormwater Drainage Manual – Section 1.3 Regulatory Framework and Standards	This section of the Drainage Manual could be improved by adding “if additional MS4s are impacted by a project, additional coordination may be required.”
	Zoning Regulations Article 8 - Section 8.4.5 Site Plan Review	Modify the regulations to add the following text "If a project may potentially impact another drainage systems not owned by the City, such as CT DOT, State or Federal Institutions, or another municipality, applicant must notify the appropriate representative." Possible locations for this text include Section 8.4.5, I.7.n.(10) or Section 8.4.5, I.7.n.(12)

Post-Construction Legal Authority

Table 3 provides a summary of the review performed by CDM Smith of the Zoning and Subdivision Regulations to protect water quality after construction is complete by providing permanent protections and focusing on low impact development (LID).

Table 3: Post-Construction Legal Authority

Permit Requirement	Applicable Regulation	Recommendations
The permittee shall establish an ordinance, bylaw, regulation, standard condition of approval or other appropriate legal authority that requires, to the MEP, that a developer or contractor seeking the permittee's approval shall consider the use of low impact development ("LID") and runoff reduction site planning and development practices prior to the consideration of other practices in the permittee's land use regulations, guidance or construction project requirements to meet or exceed those LID and runoff reduction practices identified in the Stormwater Quality Manual. Note: The Stormwater Quality Manual was recently updated, Effective March 30, 2024. This is the updated document that DEEP recommends using and is expected to be referenced in the upcoming MS4 permit update.	City of Norwalk, Stormwater Drainage Manual – Section 1.4.2 LID Site Planning and Design Strategies	The existing regulation meets this permit requirement.
	Zoning Regulations Article 4 - Section 4.3.9 Part G Uses Permitted with Limitations (4)(ac)(3)(k)	The existing regulation meets this permit requirement.
	Zoning Regulations Article 6 - Section 6.2.2 Part G Drainage Standards (3) and (4)	The existing regulation meets this permit requirement.
	Zoning Regulations Article 6 - Section 6.11.2 Part A Requirements	The existing regulation meets this permit requirement.
	Zoning Regulations Article 8 - Section 8.4.5 Part N Site Plan Procedures (2)(g)(1)(a) & (2)(g)(3)	The existing regulation meets this permit requirement.
For development or redevelopment of sites that are currently developed with Directly Connected Impervious Area (DCIA) of forty percent or more, retain onsite half the water quality volume for the site.	City of Norwalk, Stormwater Drainage Manual – Section 1.4.3 Stormwater Quantity Detention	Modify this section or add a new paragraph to include this requirement and to direct the applicant to show that this requirement is being met. Require pre and post development DCIA calculations.
	City of Norwalk, Stormwater Drainage Manual – Section 3.4 Design Criteria	Modify this paragraph or add a new paragraph to include this requirement and to direct the applicant to show that this requirement is being met. Require pre and post development DCIA calculations.
	Zoning Regulations Article 8 - Section 8.4.5 Part N Site Plan Procedures (2)(g)(1)(a) & (2)(g)(3)	Modify these paragraphs to include this requirement for sites with greater than 40% DCIA. Currently the requirement is based only on building footprint. "75% or more of the developer's stormwater" vague should be revised to half (or more) of the water quality volume retention required in the 2024 Stormwater Manual.

Permit Requirement	Applicable Regulation	Recommendations
For all new development and for redevelopment of sites with less than forty percent DCIA, retain the water quality volume for the site.	City of Norwalk, Stormwater Drainage Manual – Section 1.4.3 Stormwater Quantity Detention	Modify this section or add a new paragraph to include this requirement and to direct the applicant to show that this requirement is being met. Section 1.4.5 refers to the water quality volume (WQV), but it is not up to date with the latest WQV from the 2024 Stormwater Manual.
	City of Norwalk, Stormwater Drainage Manual – Section 3.4 Design Criteria	Modify this paragraph to refer to latest WQV from the 2024 Stormwater Manual.
In cases where the runoff reduction requirement cannot be met, the developer/contractor shall submit, for the permittee’s review, a report detailing factors limiting the capability of achieving this goal. In such cases, the permittee shall approve a stormwater mitigation project on another site proposed by the developer/contractor or approve a fee to be deposited into a dedicated account of the permittee for use by the permittee to fund in whole or in part the retrofit of one or more existing DCIA.	City of Norwalk, Stormwater Drainage Manual – Section 3.4 Design Criteria	Modify this paragraph or add a new paragraph to include this requirement and to direct the applicant to show that this requirement is being met.
	Zoning Regulations Article 6 - Section 6.11.2 Part C Natural Drainage	Modify this paragraph or add a new paragraph to include this requirement and to direct the applicant to show that this requirement is being met, where applicable.

The MS4 Permit also requires that “All permittees shall identify and, where appropriate, reduce or eliminate existing local regulatory barriers to implementing LID and runoff reduction practices to the Maximum Extent Practicable (MEP). These may include site planning requirements, zoning regulations, street design regulations, or infrastructure specifications that address minimal dimensional criteria for the creation of roadways, parking lots, and other DCIA.”

This permit requirement can be interpreted and implemented in many ways. To assist the City, CDM Smith reviewed the City’s regulations for fourteen barriers based on CT NEMO’s *Developing a Sustainable Community*. The barriers noted should be eliminated, if and where possible, as recommended, to make LID and runoff reduction methods more practicable. This review is summarized in **Table 4**.

Table 4: LID and Runoff Reduction Barriers

Barrier	Applicable Regulation	Recommendations
Barrier 1 - Street Width	City Code – 95-23 Construction Standards	Modify these paragraphs to encourage minimization of street pavement widths.
Barrier 2 - Cul-de-Sacs		No applicable regulation found. Consider adding regulations minimizing the use of traditional cul-de-sacs or incentivizing the use of landscaped cul-de-sacs.

Barrier	Applicable Regulation	Recommendations
Barrier 3 - Road Drainage	Zoning Regulations Article 6 - 6.11.2 Solar Energy and Natural Drainage Part C. Natural Drainage	This item is addressed in the zoning regulations and is encouraged. No barrier exists.
Barrier 4 - Parking Ratios/Parking Lot Size	Zoning Regulations Article 4 - Section 4.3.12 Parking.	This item is addressed in the zoning regulations and minimization of parking impervious area is encouraged. No barrier exists.
Barrier 5 - Parking Lot Runoff/Alternate Surfaces	Zoning Regulations Article 6 - Section 6.11.2 Solar Energy and Natural Drainage Part C. Natural Drainage	This item is addressed in the zoning regulations and encouraged. No barrier exists.
Barrier 6 - Conservation Subdivision Design	Zoning Regulations Article 4 Section 4.3 Building & Lot/Building Site Standards	While the zoning regulations include some conservation guidance on subdivision design, this could be better defined, and a clear process could be established. Consider adding reference to LID design requirements in 2024 Stormwater Manual.
Barrier 7 - Setbacks and Frontages	Zoning Regulations Article 4 Section 4.3 Building & Lot/Building Site Standards	Minimum setbacks and frontages are defined in the zoning regulations. Minimums can increase impervious cover by dictating driveway lengths and lot width. The city could consider relaxing these requirements.
Barrier 8 - Sidewalks	Zoning Regulations Article 4 Section 4.3.2 Civic District Buildings & Lots Part B. Design; Compliance Zoning Regulations Article 4 Section 4.3.12 Parking Part C. Design	Encourage creating/revising a sidewalk master plan and use of pervious pavement or divert sheet flow to pervious areas. Eliminate isolated, unnecessary sidewalks.
Barrier 9 - Driveways	Zoning Regulations Article 4 Section 4.3.2 Civic District Buildings & Lots	Allow for the use of shared parking, pervious pavements, and two track driveway design. While it appears these options would be allowable in the zoning regulations, they could be incentivized or better promoted.
Barrier 10 - Roof Runoff	Zoning Regulations Article 4 Section 4.3.2 Civic District Buildings & Lots City of Norwalk, Connecticut Drainage Manual – Section 1.4.2 LID Site Planning and Design Strategies	While the zoning regulations and Drainage Manual don't specifically call out roof top drainage, LID techniques are heavily encouraged. While there is no major barrier here, roof drainage could be called out specifically to improve these documents.
Barrier 11 - Stormwater Management Plans	City of Norwalk, Connecticut Drainage Manual – Section 1.4.2 LID Site Planning and Design Strategies	No barrier identified.
Barrier 12 - Buffer Systems and Management	City of Norwalk, Connecticut Drainage Manual – Section 1.4.2.1 Protecting Riparian Buffers.	No barrier identified.

Barrier	Applicable Regulation	Recommendations
Barrier 13 - Clearing and Grading	City of Norwalk, Connecticut Drainage Manual – Section 1.6.4 Landscaping Plan, Section 8.2.3 Select BMPS.	No barrier identified. Drainage Manual encourages LID techniques, requires that clearing and grading are well defined on the plans, and establishes clearing and grading limits. Additional details could be added to the zoning regulations.
Barrier 14 - Tree Conservation & Use of Native Plants	City of Norwalk, Connecticut Drainage Manual – Section 1.6.4 Landscaping Plan	This is not well defined in the Drainage Manual or the zoning regulations. Consider adding language requiring the use of native plants and shrubs as outlined in the CTDEEP Stormwater Quality Manual, provide invasive species plant lists to homeowners, and ensure regulations include protection of specimen trees.

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

March 14, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman

From: Bryan Baker, AICP, Principal Planner

Re: #2025-06 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 6, and 8 relating to setbacks within the SD-LI, SD-HI and SD-MC zones; updating terminology to reference the Norwalk Complete Streets ordinance and design guide; revising where certain building types are permitted; updating language to reference stormwater and drainage best practices per the MS4 program; revisions to parking space dimensions; incentives to certain workforce housing criteria and clarifications to site plan review and special permit requirements

Commissioners,

Please find the draft resolution for application #2025-06 below:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-06 R – be **approved**.

BE IT FURTHER RESOLVED that the reason for these actions is to implement the following goals, policies, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 10, Goal 1: “Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”
 - a. Policy: “Support Complete Streets policies and multimodal level of service analysis to improve streets for all users and varying abilities.”
 - i. Strategy B: “Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”
 1. Action i: “Make land use decisions that support walking, bicycling, and public transit use.”
2. Chapter 11, Goal 1: “Norwalk’s infrastructure and public facilities are resource-efficient, well-maintained, cost-effective, sustainable, and resilient.”
 - a. Policy: “City government actions are guided by sustainability principles.”
 - i. Action xii: “Use green infrastructure and Best Management Practices to manage stormwater on City property.”

- b. Policy: “Promote green infrastructure strategies to improve environmental quality and sustainability.”
- 3. Chapter 12, Goal 1: “General guidelines guide land use decision making.”
 - a. Policy: “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”
 - b. Policy: “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).”
- 4. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
- 5. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”
 - b. Policy: “Support permit streamlining for projects with desired characteristics.”
 - i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”
 - 1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

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

February 25, 2025

Norwalk Planning and Zoning Commission
c/o Bryan Baker, Principal Planner
125 East Avenue
Norwalk, CT 06851

Subject: #2025-06 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 6, and 8 relating to setbacks within the SD-LI, SD-HI and SD-MC zones; updating language to reference stormwater and drainage best practices per the MS4 program; clarifications to site plan review and special permit requirements; and others

Dear Commissioners:

Thank you for notifying this office of the proposed zoning text amendments application noted above. Acting as the Commissioner's staff, our office has reviewed the amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find the proposed amendments consistent.

The proposed amendments to table 4.3.1-N do not reduce setbacks from coastal resources or the state's jurisdiction and add criteria that require accessory buildings to be setback 25 feet from the mean high water line unless their use preserves or enhances water-dependent uses. The proposed amendments to sections 6.2.2.G.1 and 6.4.2.C-D will better align the Zoning Regulations with the Connecticut Stormwater Quality Manual and any relevant stormwater discharge permits issued by DEEP. No other proposed amendments appear to have any adverse impacts on coastal resources or water-dependent uses, and therefore, we find the proposed amendments consistent with the CCMA.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Braden Lynn', with a long horizontal flourish extending to the right.

Braden Lynn
Environmental Analyst
Land and Water Resources Division

BL

Western Connecticut COUNCIL OF GOVERNMENTS



March 3, 2025

Norwalk Planning and Zoning Commission

125 East Avenue

Norwalk, Connecticut

Thank you for the opportunity to review and comment on the attached amendment applications. The opinion of WestCOG staff is that the changes proposed in Application #2025-05 R would have minimal intermunicipal impact and makes no further comment.

Regarding Application #2025-06 R, WestCOG staff provides the following comments:

- The updates to sections 6.2.2.G and 6.4.2 represent a significant improvement to stormwater management with positive impacts on both neighboring municipalities and the health of Long Island Sound. The requirement of consistency with the updated CT Stormwater Quality Manual and the change from 'may' to 'shall' on the requirement of drainage maintenance plans stand out as effective measures to this end and are consistent with recent WestCOG reports and the Regional Plan of Conservation and Development.
- Proposed changes to section 6.12.4 provide an effective incentive to the creation of 2-bedroom Workforce Housing units necessary for young couples and families. Care should be taken moving forward to ensure that these incentives do not excessively displace more affordable single-bedroom/studio units; The 2024 WestCOG Affordable Housing Finance Study recommends to "Encourage a high percentage of studio and one-bedroom units (50% or more of total units), with smaller percentages of two and three-bedroom units." (p93)
- The WestCOG Affordable Housing Study recommends targeting the percentage of affordable units at 15-20% in new developments within urban core areas, of which Norwalk contains a significant portion. WestCOG staff commends the use of 60% state median income in defining workforce housing.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Tucker Beckett

Senior Planner

Western Connecticut Council of Governments

§ 30-7 **Review by Planning and Zoning Commission.**

[Amended 3-10-1959; 9-28-2021]

Existing Wording

*On or before February 15 in each year, the Planning and Zoning Commission shall hold hearings on the proposed capital projects program for the ensuing five years, at which time the Mayor, heads of all departments, boards and agencies or their representatives, the Comptroller, members of the Board of Estimate and Taxation, and members of the Common Council may be heard in respect to estimates for each of these years. The role of the Planning and Zoning Commission shall be to ensure that each capital budget item in the proposed capital projects program is consistent with the City's Master Plan for the physical development of the City. The Planning and Zoning Commission may require the production of all pertinent data in respect to such estimates, including preliminary plans, sketches, layouts and surveys. The Comptroller and the Director of Planning and Zoning shall render assistance to the Planning and Zoning Commission in its consideration of the capital projects program. The Planning and Zoning Commission shall thereupon prepare a report setting forth its determination as to whether each proposed capital budget item for the ensuing fiscal year is or is not consistent with the City's Master Plan for the physical development of the City. Such report may also contain recommendations of the Planning and Zoning Commission with respect to the proposed capital projects program. The Planning and Zoning Commission shall deliver such report to the Mayor as provided in § **30-8** and also to the Common Council, Board of Estimate and Taxation and Comptroller.*

Proposed Changes (§30-7)

The role of the Planning and Zoning Commission shall be to ensure that each capital budget item in the proposed capital projects program is consistent with the City's ~~Master Plan for the physical development of the City~~ **Plan of Conservation and Development**. The Planning and Zoning Commission may require the production of all pertinent data in respect to such ~~estimates, including preliminary plans, sketches, layouts and surveys.~~ **determinations.** **In addition, the Commission may make recommendations to the Mayor regarding specific capital requests which they determine further the goals of the Plan of Conservation and Development.** The ~~Comptroller~~ **Budget Director** and the Director of Planning and Zoning shall render assistance to the Planning and Zoning Commission in its consideration of the capital projects program.

On or before February 15 in each year, the Planning and Zoning Commission (Commission), or a Subcommittee of the Commission shall meet with heads of all departments to review their capital requests for the upcoming fiscal year as well as gain an understanding of anticipated requests over the ensuing five (5) years. On or before February 15 in each year, the Commission shall thereupon prepare a report, to be published on the Commission page on the City of Norwalk website, setting forth its determination as to whether each proposed capital budget item for the ensuing fiscal year is or is not consistent with the City's Plan of Conservation and Development. Such report may also contain recommendations of the Planning and Zoning Commission with respect to the proposed capital projects program. On or before March 1 in each year, the Commission, may hold hearing(s) on the proposed capital projects program for the ~~ensuing five years~~ the upcoming fiscal year, at which time, the Public, Mayor, heads of all departments, boards and agencies or their representatives, the Comptroller, members of the Board of Estimate and Taxation, and members of the Common Council may be heard. ~~in respect to estimates for each of these years. The role of the Planning and Zoning Commission shall be to ensure that each capital budget item in the proposed capital projects program is consistent with the City's Master Plan for the physical development of the City. The Planning and Zoning Commission may require the production of all pertinent data in respect to such estimates, including preliminary plans, sketches, layouts and surveys. The Comptroller and the Director of Planning and Zoning shall render assistance to the Planning and Zoning Commission in its consideration of the capital projects program. The Planning and Zoning Commission shall thereupon prepare a report setting forth its determination as to whether each proposed capital budget item for the ensuing fiscal year is or is not consistent with the City's Master Plan for the physical development of the City. Such report may also contain recommendations of the Planning and Zoning Commission with respect to the proposed capital projects program. The Planning and Zoning Commission shall deliver such report to the Mayor as provided in § 30-8 and also to the Common Council, Board of Estimate and Taxation and Comptroller.~~

§ 30-8 Review by Mayor.

[Amended 11-27-1968; 9-28-2021]

The proposed capital budgets program, together with the report of the Planning and Zoning Commission as provided in § 30-7, shall thereupon, on or before March 5 8 of each year, be transmitted to the Mayor for his, her or their review and recommendations, but he, she or they may not include therein any new capital budget items without first submitting them to the Planning and Zoning Commission for its determination in accordance with § 30-7. If the Planning and Zoning Commission determines that any such new capital budget item is not

consistent with the City's Master Plan for the physical development of the City, this fact shall be recorded by the Mayor when submitting his, her or their recommendations to the Board of Estimate and Taxation and the Common Council.

§ 30-13 Planning and Zoning Commission and Common Council authorized to hold public hearings.

[Amended 9-28-2021]

The Planning and Zoning Commission and the Common Council shall each, in its discretion, hold such public hearings on the capital projects program and the capital budget as either or both of them may deem necessary to ascertain the opinion of the public on the matters under consideration. The Chair of any such hearings shall permit such public participation in such proceedings as may, in his, her or their judgment, be necessary to impart to the Board holding such hearing information of value to it in appraising the opinion of the public in relation thereto. Nothing contained herein, expressed or implied, shall be construed as limiting the free expression of the public in relating to any subject pertinent to such hearing, to restrain such public participation as may unreasonably retard the deliberations thereof, or which may not be germane to the subject under deliberation.

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
March 5, 2025

PRESENT: Chapin Bryce, acting as Chair; Diana Lenkowsky; Louis Schulman; Nick Kantor; Richard Roina; Darius Williams (left the meeting at 6:30 pm); Tammy Langalis (left the meeting at 7 pm but returned at 7:40 pm); Ana Tabachneck (arrived at 6:13 pm)

STAFF: Bryan Baker; Amelia Williams; Michelle Andrzejewski

OTHERS: Alan Lo; Kosta Dafla; Lyle Fishell; Stacey Cohen;

I. CALL TO ORDER

Mr. Bryce 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

Mr. Baker called the roll.

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

Alan Lo began the presentation by stating that the city had requested special appropriations last year related to grant applications for school projects which included HVAC. There would be a significant reimbursement from the state but the city would have to fund their share as part of the application process. The city had been awarded all of the grants that they had submitted applications for. He explained why they were requesting the special appropriation in order to be able to sign contracts.

There was a discussion about whether this special appropriation would go to the Common Council. Mr. Lo noted which schools were part of this application.

Ms. Lenkowsky was seated so she could vote on this resolution and was seated for the remainder of the meeting.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-16 8-24 Referral and Special Appropriation – City of Norwalk – 8-24 Referral and Special Capital Appropriation relating to school HVAC grant projects 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.”

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Nick Kantor; Richard Roina; Darius Williams; Tammy Langalis approved.

No one opposed.

No one abstained.

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

Kosta Daffla began the presentation by explaining how the first floor of the building was currently being used as a commercial space. The second floor is currently empty. The plan was to convert it into two apartments which had previously been used as office space. She explained how the spaces would be configured to make the apartments, including adding a wall for a larger bathroom. There would not be a gas stove but rather, a hotplate and microwave for a kitchen.

There was a discussion about parking for the proposed units which was in the back.

**** MS. LANGALIS MOVED: 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.

A zoning approval and a building permit must be obtained prior to any work on the site.

Ms. Lenkowsky seconded.

At this point, the commission reviewed the resolution. There was a discussion about changing the hotplate to a stove. Ms. Williams said that they would need an over the counter permit for that.

There was a discussion about the number of stories allowed in this zone. Mr. Baker said it was 6 ½ stories.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Nick Kantor; Richard Roina; Tammy Langalis; Ana Tabachneck approved.

No one opposed.

Darius Williams abstained.

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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

Lyle Fishell, the architect on the project, began the presentation by showing the commissioners the floor plans for the existing structure as well as plans for the addition on both the first and second floors. Mr. Fishell said that they would be providing parking although it was not required. He showed them some green space and recreation areas. There was a discussion about the workforce housing units.

Mr. Bryce clarified that Ms. Tabachneck was seated for the remainder of the meeting.

Ms. Williams said the application was consistent with the Coastal Area Management regulations and there would not be any adverse impacts.

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that application #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 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 10/1/2024 that shall be revised to include the designated workforce housing unit and demonstrate compliance with table 4.3.1-H of the Zoning Regulations prepared by Fishell Architecture, Stamford, CT
 - b. Per site plans dated 5/1/2024 that shall be revised to depict accurate existing grading conditions, screening of the parking area per section 4.3.12.C.12, a compliant photometric plan, and cite the driveway easement that has been filed on the NLR prepared by Kousidis Engineering, LLC, Fairfield, CT
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
4. That a permit is obtained from the Department of Public Works prior to the issuance of any Zoning Permit; and

5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
7. That the applicant submit a revised site plan which:
 - a. accurately depicts the existing grade on the property
 - b. cites the volume and page number (2470/76) of the driveway easement that has been filed on the Norwalk Land Records
 - c. confirms the parking area is screened by a hedge and is extended southward along the entire width of the parking area
 - d. provides photometric details that comply with section 4.3.17 of the Zoning Regulations
8. That the parking area comply with section 4.3.12.C of the Zoning Regulations; and
9. All utilities must be located to comply with setbacks and screening requirements; and
10. That no more than three building colors be used per table 4.3.1-H of the Zoning Regulations; and
11. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
12. 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
13. That the applicant's lighting be fully shielded from neighboring properties and in compliance with section 4.3.17 as demonstrated on a photometric plan submitted to and approved by Staff prior to the issuance of a Zoning Permit; and
14. That shrubs be planted continuously around the foundation at Façade to comply with table 4.3.1-H of the Zoning Regulations; and
15. That all plantings be implemented prior to COZC; and
16. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

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17. That prior to the issuance of any Zoning Permit, a draft workforce housing affordability plan be submitted to and approved by City Staff; and

18. That prior to obtaining a Certificate of Zoning Compliance, a final workforce housing affordability plan showing a total of one (1) workforce housing units, evenly disbursed throughout the building, including deed restricted documents shall be filed on the Norwalk Land Records; and

19. All such workforce housing units be deed restricted in perpetuity and meet all requirements of Section 6.12 Workforce Housing regulations; and

20. 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

21. 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 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.

Ms. Langalis seconded.

At this point, the commissioners reviewed the resolution. There was a discussion about the addition of trees and shrubs to the property.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Nick Kantor; Richard Roina; Darius Williams; Tammy Langalis approved.

No one opposed.

No one abstained.

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

Mr. Bryce and Mr. Kantor said that they had watched the videos of the previous meetings. At this point, however, they decided to move this item to later in the meeting to wait for Ms. Tabachneck to return to the meeting.

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

Mr. Bryce opened the public hearing and explained how the public hearing would be run.

Stacey Cohen spoke for the applicant by explaining that the day center had been operating in Norwalk for 20 years under an exemption but now licensing was required. She noted that neighbors had provided letters to the commission. They do take all denominations into the daycare. They would like to apply for grants to continue providing their services. There was a discussion about their current operation and why the licensing was necessary. She explained that they had changed their hours of operation. Because they went from part-time to full-time, they were now required to get a license for a daycare center. She explained the similarities and differences of their programs. There was a discussion about dropoff and pickup.

There was a discussion about the number of children enrolled, as well as the number of children they would be allowed under the license.

Mr. Baker said that Traffic, Mobility and Parking had no issues with the traffic report.

The public was then invited to make comments, but no one did.

Mr. Bryce closed the hearing. He then noted that Ms. Tabacheck and Ms. Lenkowsky were seated for the remainder of the meeting.

**** MR. KANTOR MOVED: 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.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Nick Kantor; Richard Roina; Darius Williams; Tammy Langalis; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

Mr. Bryce opened the public hearing.

Mr. Baker began the presentation by discussing the changes to the regulations for vape shops. He said that the city is having issues with these uses. There would be three amendments and the city would be proposing an ordinance. The regulations would include tobacco and vape shops as one use. He noted that some uses were exempt under state regulations from the local ones. He showed them the proposed changes to the use table in the regulations. There was a discussion about getting a list of approved and unapproved vape shops in the city which Mr. Baker said was being worked on.

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The public was then invited to make comments, but there was no one.

Mr. Bryce closed the hearing.

**** MS. TABACHNECK MOVED: 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 March 14, 2025.

Mr. Schulman seconded.

Mr. Baker noted that the application had been referred to the appropriate bodies and surrounding communities.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Nick Kantor; Richard Roina; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

Michelle Andrzejewski began the presentation by noting that there had been a joint meeting of the Common Council and the Planning & Zoning Commission on January 30, 2025 which had presented the proposed affordable housing plan. She then explained the next steps which was this presentation before the commission. She noted that some edits had been made after the January meeting. This would be a referral to send over to the Common Council and ECD. There would be a public hearing in either April or May.

There was a discussion about the 40 South Main Street facility which offered reasonably priced housing for those coming out of homelessness. Mr. Schulman said that it should be added to the list of organizations in the report and Ms. Andrzejewski said it could be done.

**** MS. TABACHNECK MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #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 be **APPROVED, as amended.**

Mr. Schulman seconded. The motion was unanimously approved by the six commissioners at the meeting.

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

Mr. Schulman said that he had made a motion at the previous meeting. He said he had concerns about people that would be visiting the residents of this facility. They may not have vehicles to drive to the facility and would need public transportation which is not close to the location of the rest home. His previous motion was to deny the application since it was not convenient to public facilities and public transportation.

There was a discussion about the septic plan which Mr. Baker said was a proposed plan. If the current septic plan failed they would have to implement the proposed plan. The current plan is for an accessory use to the single family home which is adequate for the proposed use of a rest home. Mr. Baker clarified that the Health Department had reviewed plans for a 2 bedroom caretaker's quarters. There would be a total of 5 bedrooms.

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**** MR. SCHULMAN MOVED: 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, as amended**, for the following reasons:

1. 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

2. 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 March 14, 2025.

Mr. Kantor seconded.

There was a discussion as to whether the caretaker's quarters had to be classified as an ADU. There was a review of the resolution including whether the road was adequate for emergency vehicles and their effect on the neighbors' properties. There was also a discussion about the licensing from the state as a rest home use.

Louis Schulman; Nick Kantor; Richard Roina; approved.

Diana Lenkowsky; Ana Tabachneck; Chapin Bryce opposed.

No one abstained.

This motion did not pass since it was a tie.

At this point, the commissioners discussed amending the motion to approve. There was a discussion about inspections from the Zoning Department, the Fire Department and the state. There was also a discussion about what the state would receive from the city as to the local zoning permit. There was a discussion about the number of residents which would allow the rest home to be financially viable. There was also a discussion about the recreation room in the rest home portion of the home.

**** MS. TABACHNECK MOVED: 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 two bedrooms for the caretaker's quarters; and
3. That prior to the issuance of a zoning permit, the applicant shall confirm with the State of Connecticut (Department of Social Services) and provide proof to Staff that the Rest Home use with only three beds complies with the Final Decision letter issued by the Department of Social Services of the State of Connecticut; and
4. That the Recreation Room on the caretaker's quarters side of the structure may be converted into a bedroom, provided that Health Department approval is obtained by the applicant; and
5. 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
6. 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
7. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
8. 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 March 14, 2025.

Mr. Schulman said that he would be voting against the motion due to the lack of public transportation.

Ms. Langalis seconded.

Chapin Bryce; Tammy Langalis; Diana Lenkowsky; Ana Tabachneck; approved.

Richard Roina; Louis Schulman; Nick Kantor opposed.

No one abstained.

V. DISCUSSION

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

Mr. Baker noted that Ms. Lenkowsky had pointed out that these proposed changes would be specific to the flood zone and not the CAM zone. He explained that these are staff initiated changes to the regulations and why they were being done. There was also a discussion about public access requirements. There was a discussion about the finish of the exterior walls of the first level.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: February 19, 2025

**** MR. SCHULMAN MOVED to approve the February 19, 2025 minutes, as amended.**

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis approved.

No one opposed.

Nick Kantor; Ana Tabachneck abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Baker.

VIII. COMMENTS OF COMMISSIONERS

Ms. Tabachneck said that Mr. Bryce had done a good job as chair.

Mr. Bryce asked about size minimums for workforce housing units and whether other communities had one.

IX. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Nick Kantor; Ana Tabachneck approved.

No one opposed.

No one abstained.

The meeting was adjourned at 8 p.m.

Respectfully submitted,

Diana Palmentiero