

**Elizabeth A.B. Suchy**  
Partner  
Main: 203-425-4200  
Direct: 203-252-2656  
Fax: 203-325-8608  
[esuchy@carmodylaw.com](mailto:esuchy@carmodylaw.com)

707 Summer Street  
Stamford, CT 06901-1026

September 29, 2020

**Via Email To:** [acherichetti@norwalkct.org](mailto:acherichetti@norwalkct.org)

Alexis Cherichetti, senior environmental officer  
City of Norwalk – Conservation Commission  
125 East Avenue – 1<sup>st</sup> floor  
Norwalk, CT 06851

**Re: *The Housing Authority of the City of Norwalk  
164 West Cedar Street and Suncrest Road, Norwalk, CT (Colonial Village)  
Proposed new multi-family development***

Dear Ms. Cherichetti:

As you know, this firm represents The Housing Authority of the City of Norwalk in connection with the application for significant regulated activity submitted in connection with its plan to develop seven (7) acres of vacant land at the above-referenced property with 18 new dwellings offering 69 units, and associated site improvements.

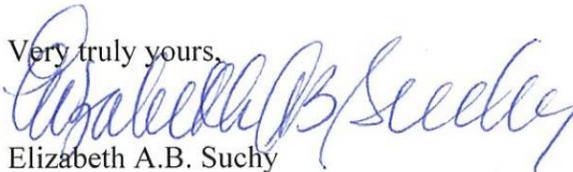
In response to various questions posed by members of the City of Norwalk Conservation Commission (“Commission”), we offer the following information to clarify and supplement the submission and testimony before the Commission earlier this month.

- As to low-impact development features, the current design provides a comprehensive approach to stormwater management, worth reiterating and re-emphasizing at this point. Specifically, the project includes:
  - One (1) large rain garden with a footprint of more than 4,000 sq. ft.
  - Four (4) below-ground infiltration chamber systems, totaling more than 10,000 sq. ft.
  - More than 37,000 sq. ft. (0.85± acres) of permeable pavement including 9,000 sq. ft. of walking trail and 28,000 sq. ft. of permeable pavement parking spaces.
  - Proposed grading which directs more than 80% of standard impervious pavement and walkways to drain across permeable pavement prior to entering the stormwater management systems through catch basins.
  
- Signage at the beginning and end of the path for onsite users is under consideration.

**Suchy to Cherichetti**  
**September 29, 2020**  
**Page 2 of 2**

- Medallions or similar signs on posts along the trail to identify protected wetlands and watercourses are being considered, as is “No Dumping” signage along the property line.
- Staff does not encourage the installation or use of boulders, fencing or other forms of demarcation of the wetland line, so none are proposed.
- As explained, all proposed work for the site improvements is outside of the wetlands, with the exception of hand work for removal of nonnative plants and associated replanting. In some areas, the proposed erosion controls are shown adjacent to the edge of the wetlands but are not encroaching into the delineated wetlands line. All proposed grading for the walking path and other proposed improvements are on the uphill side of the erosion controls and are out of the wetlands.
- Wetland mitigation work is proposed for the wetland edge. Understanding that nonnative invasive plants are distributed throughout the wetlands, the project’s intent is to remove and manage the nonnative plants within 10 feet of the proposed walking path, which will include two (2) small areas of wetlands, one (1) behind Building #8 (220± sq. ft.) and one (1) behind Building #9 and #10 (460± sq. ft.).

Should you or commissioners have further questions or comments, please do not hesitate to contact me and I will share those with the applicant and its consultants.

Very truly yours,  
  
Elizabeth A.B. Suchy

EABS