

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised Ma y 27, 2016

C.A.M. SITE PLAN REVIEW APPLICATION

A. APPLICATION INFORMATION (11 copies of all documents required)

1. **FILING FEE** : - Payment of this application fee must be made by *credit or debit card only*, cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use processing fee).

Application Fee shall be paid upon filing.

2. Owner of record and owner's address: All applications must include the signature of the applicant and, if the applicant is not the owner, the signature of the owner(s) of record. If the applicant is unable to obtain the signature of the owner(s) on the application form, a letter of authorization signed by the property owner(s) may be submitted instead.

Hillcrest Partners LLC
131 Rowayton Avenue
Norwalk, CT 06853

3. Applicant's name and address

Hillcrest Partners LLC
c/o Carmody Torrance Sandak & Hennessey
707 Summer Street
Stamford, CT 06901
Attn: William J. Hennessey, Jr.

4. Address of property

143 Rowayton Avenue, Norwalk, Connecticut

5. Assessor's Map No.

Map No. 9 SE

6. District, Block & Lot No.

6-1E-2-0 through 6-1E-2-6.

7. List all adjoining property owners and all property owners directly across the street from the subject property

See Schedule B attached hereto.

8. Zoning of property (including land within 100')

Rowayton Avenue Village District

9. Plan of Conservation and Development designation

Mixed Use - Village

10. Plot Plan certified by Licensed Land Surveyor (substantially correct Class A-2 Survey)

See enclosed survey prepared by William W. Seymour & Associates, P.C., entitled "Topographic & Zoning Location Survey Prepared for Charles P. Eaton, 143 Rowayton Avenue, Norwalk, Connecticut," dated June 1, 2020, revised to November 18, 2020.

11. Existing conditions map

See enclosed survey prepared by William W. Seymour & Associates, P.C., entitled "Topographic & Zoning Location Survey Prepared for Charles P. Eaton, 143 Rowayton Avenue, Norwalk, Connecticut," dated June 1, 2020, revised to November 18, 2020.

12. Proposed construction plan

See enclosed Building Plans, Elevations & Sections, prepared by Beinfield Architecture, LLC, dated December 11, 2020 entitled:

- "Title Sheet, A0.00;"
- "Rendering Looking North West, A0.60;"
- "Rendering Looking North East, A0.61;"
- "3D Massing Views, A0.65;"
- "FAR Diagramatic Plans, A0.70;"
- "Public Access Diagram, A0.71;"
- "View Corridor Diagram, A0.72;"
- "Flood Vent Plan, A0.74;"
- Material Reference Board, A0.75;"
- "Material Reference Board, A0.76;"
- "Architectural Site Plan, A0.90;"
- "Aerial Location Map, A0.95;"
- "Basement Plan, A1.00;"
- "First Level Plan, A1.10;"
- "Second Level Plan, A1.20;"
- "Half Story Plan, A1.30;"
- "Roof Plan, A1.40;"
- "East Elevation, A2.00;"
- "South Elevation, A2.10;"
- "West Elevation, A2.20;"
- "North Elevation, A2.30;"
- "Elevations, A2.40;" and
- "Sections, A3.00."

13. Grading plan (existing and proposed contours at 2' intervals)

See enclosed Project Site & Utility Plans prepared by Kousidis Engineering, LLC, dated December 11, 2020 entitled, "Grading, Drainage & Utilities Plan."

14. Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)

See enclosed Project Site & Utility Plans prepared by Kousidis Engineering, LLC, dated December 11, 2020 entitled, "Grading, Drainage & Utilities Plan."

15. Planting Plan (street trees & screening)

See enclosed Landscape Plans prepared by Wesley Stout Associates, revised to December 11, 2020, entitled:

- "Landscape Layout & Lighting Plan, L-1.0;"
- "Site Details, L-3.0;" and
- "Site + Landscape Details, L-3.1."

16. Easements (utility, sight preservation, conservation, pedestrian)

See enclosed Survey.

17. Location on aerial photo (Request prints for most current year available from D.P.W.; (one copy required)

See Aerial Location Map prepared by Beinfield Architecture, dated December 11, 2020, entitled "Aerial Location Map, A0.95."

18. Location of buildings on adjoining properties

See Aerial Location Map prepared by Beinfield Architecture, dated December 11, 2020, entitled "Aerial Location Map, A0.95."

19. Zoning Officer's comments (parking calculations, square footage of buildings, proposed use, building setback lines, area of parcel, flood hazard zone (first floor elevation.)

N/A.

20. R.O.W. width

See enclosed Survey.

21. Paved road width

See enclosed Survey.

22. Sidewalks

See enclosed Site Plan prepared by Kousidis Engineering, LLC, dated December 11, 2020, entitled "Site Layout Plan."

23. Curbs

See enclosed Site Plan prepared by Kousidis Engineering, LLC, dated December 11, 2020, entitled "Site Layout Plan."

24. Corner radii (sight line easements at corners)

See enclosed Site Plan prepared by Kousidis Engineering, LLC, dated December 11, 2020, entitled "Site Layout Plan."

25. Erosion/sedimentation controls

See enclosed plan prepared by Kousidis Engineering, LLC, dated December 11, 2020, entitled "Sediment & Erosion Controls Plan."

26. Schedule of project

The Applicant intends to commence construction upon receipt of Zoning Commission approval and issuance of a Building Permit.

27. Drainage calculations (11 copies and a PDF file copy required)

See enclosed Drainage Analysis prepared by Kousidis Engineering, LLC, dated December 11, 2020, entitled "Drainage Analysis, Located at 143 Rowayton Avenue Norwalk, Connecticut."

28. Refuse collection areas; include a description of how compliance with the state recycling law will be accomplished.

See enclosed Building Plans.

29. Resource inventory & analysis (natural & manufactured) (11 copies and a PDF file copy required)

See enclosed Coastal Area Management Application (Short Form).

30. Three-dimensional, architectural block model of proposed building(s) and site, at same scale as site plans, if requested by Commission. For large scale developments, a digital media presentation is required for public hearings, with one printed copy to be submitted for the file, if requested by Commission.

See enclosed plan prepared by Beinfield Architecture, LLC, dated December 11, 2020, entitled "3D Massing Views, A0.65;"

The Applicant requests a waiver from providing a three-dimensional block model.

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

See Schedule D

32. Office of the State Traffic Administration application : Where required by the CT. General Statutes, a copy of the Office of the State Traffic Administration (OSTA) application must be submitted as part of this application

N/A

33. Notification of Neighbors:

Neighbors will be noticed in accordance with the standards of the Building Zone Regulations of the City of Norwalk.

34. Payment for Legal Notice Publication:

The Applicant will pay all required fees.

35. Expert Testimony at Public Hearings: It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing (if required), of those person(s) who will provide expert testimony to the Zoning Commission.

Noted

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised March 29, 2002
COASTAL AREA MANAGEMENT APPLICATION
(SHORT FORM)

Date: _____
Type of Request: _____

Name of Applicant: Hillcrest Partners LLC
Address of Applicant: c/o Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT
Address of Project: 143 Rowayton Avenue, Norwalk, CT

All applications must include the signature of applicant and, if the applicant is not the owner, the signature of the owner(s) of record.

Owner's Name: Hillcrest Partners LLC;
Owner's Address: 131 Rowayton Avenue, Norwalk, CT
Name and address of builder: TBD
Phone Number: 203-425-4200

Tax Map: 9SE Dist. 6 Block 1E Lot 2 Zone RVD Flood
Zone: AE (13.0)

1. Identification of coastal resources and description affected by the project (see Coastal Resource Map and Publication #30, check those that apply).

<u>X</u> A. General Resource	<u>N/A</u> H. Costal Hazard Areas
<u>N/A</u> B. Bluffs and Escarpments	<u>X</u> I. Developed Shorefront
<u>X</u> C. Rocky Shorefronts	<u>X</u> J. Islands
<u>N/A</u> D. Beaches and Dunes	<u>N/A</u> K. Shorelands
<u>N/A</u> E. Intertidal Flats	<u>N/A</u> L. Shellfish Concentration
<u>N/A</u> F. Tidal Wetlands	<u>N/A</u> M. Coastal Waters and Embayments
<u>N/A</u> G. Freshwater Wetlands	<u>N/A</u> N. Air Resources and Quality

Description of proposed project with relation to coastal resources identified above.

Development of a four (4) unit multi-family residence on a developed lot abutting Five-Mile River. The area along the river is retained by boulders which will not be disturbed.

2. Identification of significant natural features:

The Five Mile River resides directly to the west of the subject property. The proposal will have no adverse impact to the Five Mile River.

3. Identification of significant historical and cultural resources:

No significant historical or cultural resources are present.

4. Identification of applicable costal policies affected by the project (see Coastal Resource) (Check those that apply).

- | | |
|---|---|
| <u> X </u> A. General Development | <u> N/A </u> I. Sewer & Water Lines |
| <u> N/A </u> B. Water Dependent Use | <u> N/A </u> J. Energy Facilities |
| <u> N/A </u> C. Ports & Harbors | <u> N/A </u> K. Fuels, Chemicals & Hazardous Material |
| <u> N/A </u> D. Coastal Structures & Filing | <u> N/A </u> L. Transportation |
| <u> N/A </u> E. Dredging & Navigation | <u> N/A </u> M. Solid Waste |
| <u> N/A </u> F. Boating | <u> N/A </u> N. Dams, Dikes & Reservoirs |
| <u> N/A </u> G. Fisheries | <u> N/A </u> O. Cultural Resources |
| <u> N/A </u> H. Coastal Recreation & Access | <u> N/A </u> P. Open Space & Agriculture |

Description of proposed project with relation to policies identified above.

General development is being proposed. The Applicant is proposing to demolish existing structures and improvements to construct a four (4) unit multi-family residential development with associated site improvements.

5. Identification and description of Potential Adverse Impacts and Potential Beneficial Impacts of the Project (as defined in Section 3 (15) of Public Act 79-535):

Adverse	Beneficial
<u> N/A </u>	<u> Maintain historic flow pattern. </u>
<u> </u>	<u> Provide adequate Water Quality Volume </u>
<u> </u>	
<u> </u>	

6. Other comments relating to project's relationship to Coastal Area Management Act:

The proposed roof and driveway areas are being directed to the proposed subsurface drainage system which has been adequately sized to detain the water quality volume from the new impervious surface on the site. Under existing conditions, no water quality treatment exists and all runoff goes untreated into the Five Mile River.

William Hennessey, Jr. (SAC)

Applicant (Signature)

William J. Hennessey, Jr. (Agent)

(Print Name)

If agent signs, a letter of authorization from the owner(s) of the property must accompany this application.