

December 15, 2020

VIA E-MAIL & HAND DELIVERY

Mr. Steven Kleppin
Director
Planning & Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06851
skleppin@norwalkct.org

**RE: Applications for Site Plan Review & Coastal Area Management Site Plan Review
143 Rowayton Avenue, Norwalk, CT**

Dear Mr. Kleppin:

On behalf of Hillcrest Partners, LLC (the “Applicant”), enclosed please find Applications for Site Plan Review and Coastal Area Management Site Plan Review in connection with a proposal to redevelop the property located at 143 Rowayton Avenue, Norwalk, CT (the “Property”). The Applicant submits Applications for Site Plan Review and Coastal Area Management Site Plan Review (collectively the “Applications”), in connection with a proposal to redevelop the Property for multifamily residential use. In particular, the proposal seeks approval to build a thoughtfully designed residential development containing four (4) residential units and associated parking and site improvements.

For further details related to this proposal, please refer to the enclosed application materials which include:

- Eleven (11) copies of a Site Plan Review Application, including the following schedules:
 - Schedule A – Narrative
 - Schedule B – Adjoining/Abutting Property Owner List
 - Schedule C – Legal Property Description; and
 - Schedule D – Tax Status.

- Eleven (11) copies of a Coastal Area Management Site Plan Review Application, including the “Short Form” Application and associated Resources Inventory;

- A Letter of Authority from the Applicant;

- Four (4) full size copies and eleven (11) reduced size copies of 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 Diagrammatic 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.”

- Four (4) full size copies and eleven (11) reduced size copies of Landscape Plans prepared by Wesley Stout Associates, dated December 11, 2020, entitled:
 - “Landscape Layout & Lighting Plan, L-1.0;”
 - “Site Details, L-3.0;” and
 - “Site + Landscape Details, L-3.1;”

- Four (4) full size copies and eleven (11) reduced size copies of Project Site & Utility Plans prepared by Kousidis Engineering, LLC, dated December 11, 2020 entitled:
 - “Site Layout Plan;”
 - “Grading, Drainage & Utilities Plan;” and
 - “Sediment & Erosion Controls Plan;” and

- Four (4) full size copies and eleven (11) reduced size copies of a prepared by William W. Seymour & Associates, P.C., entitled “Topographic & Zoning Location Survey Prepared for

Page 3

Charles P. Eaton, 143 Rowayton Avenue, Norwalk, Connecticut,” dated June 1, 2020, revised to November 18, 2020;

- Eleven (11) copies of a Drainage Analysis prepared by Kousidis Engineering, LLC, dated December 1, 2020, entitled “Drainage Analysis, Located at 143 Rowayton Avenue Norwalk, Connecticut.”

Please let me know if you have any questions or require any additional application materials. I look forward to advice as to when the Zoning Commission will hear the Applications. Thank you for your time and attention regarding this matter.

Sincerely,

Jason A. Klein

Jason A. Klein

Enclosures

cc. Development Team