



# **COASTAL AREA MANAGEMENT REPORT**

**LOCATED AT  
143 ROWAYTON AVENUE  
NORWALK, CONNECTICUT**

**PREPARED FOR  
HILLCREST PARTNERS, LLC**

**PREPARED BY:  
KOUSIDIS ENGINEERING, LLC**

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## **1.0 – INTRODUCTION**

Kousidis Engineering, LLC has prepared this Coastal Area Management (CAM) application for 143 Rowayton Avenue (the “Property”), on behalf of Hillcrest Partners, LLC. The property is 16,001 +/- sq.ft. and is located between the eastern shore of the Five Mile River and the western edge of Rowayton Avenue. The Property is currently developed with 2 commercial buildings, 22 parking spaces, 4 boat slips and associated dock structures and a bulkhead. Currently, 96.5% of the Lot Area is covered by the existing buildings and paved parking lot. Under existing conditions, storm water runoff runs untreated from the Property into the Five Mile River, and there is no publicly accessible open space on the site.

Hillcrest Partners, LLC proposes replacing the existing commercial buildings and parking area with 1 building containing 4 residential units. Impervious site coverage will be decreased from 96.5% to 53.5% via the introduction of substantial site landscaping, including an “Entry Garden” in front of the proposed residential building. Approximately 2,500 sf of the Property will be designated as a Public Access Area in accordance with the standards of the Rowayton Avenue Village District (the “RVD”). Hillcrest proposes installing a stormwater management system on the Property to improve water quality prior to discharge into the Five Mile River and to mitigate adverse impacts to the water quality of the Five Mile River. 4 boat slips will remain on the Property, as will the bulkhead.

### **1.1 – Project Purpose**

Hillcrest proposes replacing the 2 existing commercial buildings with 1 residential building which will house a total of four residential dwellings, (3 three-bedroom residential units and 1 four-bedroom residential unit). A parking area below the proposed building and site landscaping with associated site improvements are also being proposed. All improvements will adhere to the RVD regulations, and impervious site coverage will be reduced by approximately 43%. The proposal will result in the introduction of a stormwater management system to improve water quality prior to discharge into the Five Mile River. There are 10 parking spaces proposed below the proposed structure and 3 additional in the proposed driveway area. Reference is made to Site Development Plan set prepared by Kousidis Engineering, LLC, as well as a Drainage Report prepared by Kousidis Engineering, LLC.

### **1.2 – Existing Conditions**

The Property is approximately 16,001 sq.ft., and 96.5% of the Lot Area is composed of composed of impervious surfaces. The property currently consists of two commercial buildings covering 3,581 sq.ft. and an asphalt drive of 11,346 sq.ft. The topography of the property slopes to the west towards the Five Mile River. Under existing conditions, stormwater runoff from the entire property flows unfiltered into the Five Mile River. The image on the following page illustrates the location of the project site in relation to the Five Mile River, which is visible West of the site. The location of the coastal zone boundary line of extent is not shown on the map as the site is well within the coastal zone boundary.

**Location of the Site in relation to the Coastal Boundary and the Five Mile River**  
*Norwalk, CT*



*Image taken from Google Maps*

## **2.0 – COASTAL AND ENVIRONMENTAL RESOURCES**

As per the requirements of the Coastal Area Management (CAM) Application, Kousidis Engineering, LLC reviewed the site and surrounding areas for coastal and environmental resources. The completion of this review ensures that the proposed project design adheres to the applicable policies and regulations associated with the site.

### **2.1 – Consistency with General Goals and Policies**

The proposed project is consistent with the general goals and policies outlined in C.G.S. 22a-92(a), as follows:

- (1) To ensure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.

The proposed project is consistent with the uses permitted in the RVD zone and existing uses in the area. The site abuts the Five Mile River and a new drainage system consisting of a permeable driveway with a select fill wick has been designed to detain water quality volume and filter runoff prior to discharge into the Five Mile River. The proposed Public Access Area located on the waterward side of the Property compliments the residential uses and is consistent with development along the coast.

- (2) To preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446i, 446k, 447, 474 and 477.

The proposed project will follow the policies, established in the chapters listed above, regarding the preservation and enhancement of the coastal resources of the site and surrounding areas. The water quality of storm water runoff on the site will be improved with the installation of a subsurface drainage system. See the Drainage Analysis provided by Kousidis Engineering, LLC for more specific details. Any possible short-term adverse impacts caused by sediment and erosion during construction will be mitigated by implementation of the “Sediment & Erosion Controls Plan” included in the application materials.

- (3) To give high priority and preference to uses and facilities which are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.

The proposed development will not encroach into the shoreland and will not impede access to the waterfront dock. The proposed Public Access Area along the coast of the Five Mile River will also further goals and policies of the CAM Act. In this way, the proposed project will enhance, rather than interfere with existing use of the waterfront.

- (4) To resolve conflicts between competing uses on the shorelands adjacent to marine and tidal waters by giving preference to uses that minimize adverse impacts on natural coastal resources while providing long term and stable economic benefits.

No activity which may cause conflicts between competing uses on shorelands are proposed. A drainage system has been designed for the water quality volume to minimize adverse impacts on natural coastal resources.

- (5) To consider in the planning process the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and reduce the necessity of public expenditure to protect future development from such hazards.

The Property is located inside of the 100-year (AE-13 ft) flood zone for the Five Mile River. The proposed structure will have no horizontal structural units in the flood zone. The finished floor is proposed at elevation 16.5 ft. with 1.5 ft. of decking below the finished floor leaving 2 ft. of clearance between structural members and the base flood elevation.

- (6) To encourage public access to the waters of Long Island Sound by expansion, development and effective utilization of state-owned recreational facilities within the coastal area that are consistent with sound resource conservation procedures and constitutionally protected rights of private property owners.

The 2,500 sq.ft. Public Access Area along the Five Mile River is in accordance with the standards of the RVD.

- (7) To conduct, sponsor and assist research in coastal matters to improve the data base upon which coastal land and water use decisions are made.

The proposed development will not impede the goals of the State or efforts of third parties to conduct, sponsor or assist in research into coastal matters.

- (8) To coordinate the activities of public agencies to insure that state expenditures enhance development while affording maximum protection to natural coastal resources and processes in a manner consistent with the state plan for conservation and development adopted pursuant to part I of chapter 297.

The proposed project is not seeking state funding, however, will still be consistent with the state plan for conservation and development.

- (9) To coordinate planning and regulatory activities of public agencies at all levels of government to insure maximum protection of coastal resources while minimizing conflicts and disruption of economic development.

The proposed development will not impede the duties of planning and regulatory activities of public agencies. This proposal is for the redevelopment of an already developed site with uses allowed within the zone. It allows for the continued economic development of the area and the City of Norwalk without foreclosing any opportunities related to the coastal resource.

- (10) To insure that the state and the coastal municipalities provide adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to insure that any restrictions or exclusions of such facilities or uses are reasonable.

The proposed facility will not adversely affect any facilities which are defined as “in the national interest” in accordance with 22a-93.

## **2.2 – Potential Effects on Coastal Resources**

The subject site is located in an area fully developed on the east side of the Five Mile River. The site is located adjacent to the developed shorefront of the Five Mile River, and, as such, is located within the Coastal Zone Boundary. As part of this evaluation, Kousidis Engineering, LLC has reviewed available information regarding coastal resources in the vicinity of the site to determine whether they would be affected by the proposed project. In general, coastal resources include:

- A. General Resources
- B. Bluffs & Escarpments
- C. Rocky Shorefronts
- D. Beaches & Dunes
- E. Intertidal Flats
- F. Tidal Wetlands
- G. Freshwater Wetlands
- H. Coastal Hazard Areas
- I. Developed Shorefront
- J. Islands
- K. Shorelands
- L. Shellfish Concentrations
- M. Coastal Waters & Embayments
- N. Air Resources & Quality

Based on the Connecticut Department of Environmental Protection (CTDEP) Coastal Resources Map (dated 1979), coastal resources were identified within the boundary of the site, including the following: A. General Resources, C. Rocky Shorefronts, I. Developed Shorefront, M. Coastal Water & Embayments, and N. Air Resources & Quality. The proposed activity abuts the Five Mile River and will not produce and adverse impacts to the coastal resources identified.

## **2.3 – Identification of Significant Natural Features**

Currently, the Property is almost entirely developed with buildings, an asphalt driveway, and parking areas covering approximately 96.5% of the Property. No significant natural features currently exist on this site. The stormwater management design proposed in connection with the pending application incorporates water quality volume treatment measures to improve water quality runoff prior to discharge into the Five Mile River.

## **2.4 – Identification of Significant Historical and Cultural Resources**

No significant cultural resources have been identified at the site. The proposed activity will not require the demolition of structures greater than 50 years in age. Thus, a historic review will not need to be completed as part of the site plan approval process by the City of Norwalk Zoning Commission site plan review process or demolition permit process.

## **2.5 – Identification of Significant Applicable Coastal Policies Affected by Project**

Kousidis Engineering, LLC has reviewed applicable coastal use policies which could be affected by the project, including:

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

The site is located adjacent to the Five Mile River. Due to the site characteristics and the surrounding area, many of these policies are not applicable. The following policies would be affected:

- A. General Development - The proposed development is consistent with the uses permitted in the RVD and historic uses throughout the area. Currently, all runoff enters the Five Mile River untreated. The proposed development will provide water quality volume through installation of a stormwater detention system which will filter runoff prior to discharge into the Five Mile River. The environmental improvements associated with the proposal will result in sound economic growth.

### **3.0 – SUMMARY AND CLOSING**

Based on a review of the proposed development at 143 Rowayton Avenue, as well as information concerning coastal resources in the site vicinity, no adverse coastal impacts are anticipated in relation to this development. Installation of the stormwater management system will improve the water quality prior to discharge into the Five Mile River. This will mitigate any adverse impacts to the water quality of the Five Mile River and provide stormwater treatment where none currently exists. Activities will be conducted in accordance with all local, state, and federal requirements, including those for environmental remediation and management of stormwater. The proposed Public Access Area along the water's edge will further enhance the Property and surrounding coastal community. For these reasons and other stated above, the proposed use is consistent with state goals and policies for coastal management and should be acceptable to the City of Norwalk.

### **4.0 – LIMITATIONS**

In completing this application, Kousidis Engineering, LLC has relied upon information provided by Beinfield Architecture, its subcontractors, information contained in previously prepared documents, and resource maps prepared by others.

This application was prepared specifically for the City of Norwalk on behalf of Charles P. Eaton. No person or other body shall be entitled to rely upon or use information presented in this report without written consent of Charles P. Eaton and Kousidis Engineering, LLC.

### **5.0 – SIGNATURES OF REPORT AUTHORS**

This report has been prepared by Kousidis Engineering, LLC. The names listed below are the principal authors of this report. Requests for information regarding the content of this report should be directed to those individuals.



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