

ZONING COMMISSION

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

Revised March 29, 2002

**COASTAL AREA MANAGEMENT APPLICATION**  
(SHORT FORM)

Date: 5/26/2022

Type of Request: Coastal Site Plan Approval

Name of Applicant: Mill Pond Holdings LLC

Address of Applicant: c/o Spinnaker Real Estate Partners, LLC, 1 North Water Street, Suite 100, Norwalk, CT 06854

Address of Project: 1 Cemetery Street, Norwalk, CT 06855

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.

Owner's Name: Mill Pond Holdings LLC

Owner's Address: c/o Spinnaker Real Estate Partners, LLC, 1 North Water Street, Suite 100, Norwalk, CT 06854

Name and address of builder: Same as Above

Phone number: 203-524-3916

Tax Map: 23 SW Dist. 3 Block 42 Lot 27 Zone EVTZ Flood zone: AE

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

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

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

The Project, which is located within Special Flood Hazard Area Zones the AE-14 and Zone X as established by FEMA, a portion of which abuts Mill Pond, includes the proposed replacement of the existing structure and the nearly fully impervious balance of the parcel into a two-structure, mixed-use community inclusive of site and landscaping improvements that will serve to reduce the impervious area and improve storm water qauality.

2. Identification of significant natural features:

The subject property is adjacent to Mill Pond

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3. Identification of significant historical and cultural resources:

No known historical or cultural resources are present. The site includes a drainage easement in favor of the City of Norwalk.

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

A. General Development

B. Water Dependent Use

C. Ports & Harbors

D. Coastal Structures & Filling

L. Transportation

I. Sewer & Water Lines

J. Energy Facilities

K. Fuels, Chemicals & Hazardous Material

- |                                |       |                              |
|--------------------------------|-------|------------------------------|
| E. Dredging & Navigation       | _____ | M. Solid Waste               |
| F. Boating                     | _____ | N. Dams, Dikes & Reservoirs  |
| G. Fisheries                   | _____ | O. Cultural Resources        |
| H. Coastal Recreation & Access | _____ | P. Open Space & Agricultural |

Description of proposed project with relation to policies identified above.

A reduction in on-site impervious coverage. A rain garden and infiltration systems are proposed, and overflow is set to provide 100% of the water quality volume.

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>The Proposed Project will not adversely impact adjacent or downstream properties facilities. Or City Owned drainage facilities</u>	<u>Quality of Stormwater leaving the site will be improved over existing condition. Reduction of uncovered surface. Refer to Engineering Report prepared by Redness &amp; Mead.</u>

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

Courtyard areas will provide water quality treatment for the tributary area that is not otherwise realized via the Engineering Report. Pre-treatment is provided for drains. A majority of the parking will be covered this those surfaces not exposed to rainfall and associated runoff. Drains in those areas will be tributary to an oil/grit separator prior to discharging into the sanitary sewer system. Also, a Sediment and Erosion Control Plan, including a system of controls both temporary and permanent, is designed to minimize erosion, and contain and properly dispose of any accumulation of sediment during construction

*Matthew R. Edvardsen*

Matthew R. Edvardsen

Applicant (Signature)

(Print name)

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

## Location on Aerial Photograph

