

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

Revised March 29, 2002

COASTAL AREA MANAGEMENT APPLICATION  
(SHORT FORM)

Date: JUNE 6, 2022

Type of Request: COASTAL SITE PLAN

Name of Applicant: WILLIAM B & GILLIAN JAYSON GRAVES

Address of Applicant: 52 SAMMIS STREET

Address of Project: 52 SAMMIS STREET

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: WILLIAM B & GILLIAN JAYSON GRAVES

Owner's Address: 52 SAMMIS STREET

Name and address of builder: TBD

Phone number: \_\_\_\_\_

Tax Map: 10NW Dist. 6 Block 15 Lot 9 Zone A Flood zone: AE-15

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

A. General Resource  
 H. Coastal Hazard Areas

B. Bluffs & Escarpments  
 C. Rocky Shorefronts  
 D. Beaches & Dunes  
 K. Shorelands

I. Developed Shorefront  
 J. Islands

E. Intertidal Flats  
 F. Tidal Wetlands

L. Shellfish Concentration  
 M. Coastal Waters & Embayments

\_\_\_\_\_ G. Freshwater Wetlands

\_\_\_\_\_ N. Air Resources & Quality

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

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SEE ATTACHED NARRATIVE

2. Identification of significant natural features:

N/A

3. Identification of significant historical and cultural resources:

N/A

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

A. General Development  
 I. Sewer & Water Lines

B. Water Dependent Use

C. Ports & Harbors

D. Coastal Structures & Filling

E. Dredging & Navigation

F. Boating

G. Fisheries

H. Coastal Recreation & Access

J. Energy Facilities

K. Fuels, Chemicals & Hazardous Material

L. Transportation

M. Solid Waste

N. Dams, Dikes & Reservoirs

O. Cultural Resources

P. Open Space & Agricultural

Description of proposed project with relation to policies identified above.

REPLACEMENT OF EXISTING NON CONFORMING (AS TO FLOOD ELEV)  
STRUCTURE WITH CONFORMING STRUCTURE ON PREVIOUSLY DEVELOPED  
PARCEL


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  
NONE

Beneficial  
1.) INCREASED FLOOD SAFETY  
2.) INCREASED STORM WATER  
TREATMENT

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

PROJECT IS CONSISTENT WITH GOALS AND  
POLICIES OF THE COASTAL AREA MANAGEMENT ACT

  
Applicant (Signature)

WILLIAM B. GRAYES  
(Print name)

If agent signs, a letter of authorization from the

-8- GILLIAN JAYSON GRAYES

**Narrative  
Coastal Site Plan Application  
Graves Residence  
52 Sammis Street  
Norwalk, CT 06853**

**June 6, 2022**

**1.0 General**

This narrative is prepared in support of a Coastal Area Management application for the construction of new single family residence, swimming pool and associated site improvements at 52 Sammis Street, Norwalk, CT. The property is situated on the South Side of Sammis Street and fronts on Farm Creek. The property lies entirely within the CAM boundary

**1.1 Existing conditions.**

The property is currently developed as a single family home. The subject parcel is comprised of .3964 acres, and lies in a Residence A Zone. Relative to flood Hazard, the site lies in an AE -15 flood zone. The existing residence is served by municipal water and city sewers. Electrical, phone and CATV service are overhead from a utility pole on the north side of Sammis Street. No storm water management system is in place on the site.

The existing building is nonconforming as to flood regulations (required lowest floor elevation), and aggregate side yard zoning setbacks.

**1.2 Proposed Conditions**

The proposed development of the site includes the demolition of the existing structure and construction of a new single family residence, swimming pool, and associated site improvements. The residence will comply with all applicable zoning regulations including setbacks, coverage and height. The new building will have the bottom of its lowest floor and all mechanical equipment including ductwork a minimum of 1' above the base flood elevation. A crawlspace, garage

and building entry with engineered flood openings is proposed below the lowest floor. A new swimming pool and patio are proposed at elevation 11.75

All development will take place in the AE15 flood zone.

The home will be served by buried utilities, and a new connection to the existing sanitary sewer main in Sammis Street. A storm water management system, detailed on the enclosed engineering drawings and drainage report by Fairfield County Engineers, will reduce the quantity and enhance the quality of storm water runoff over existing conditions. The system will utilize best management practices including sedimentation and erosion controls during construction, and underground infiltration galleries. The proposed development will not alter pre activity drainage patterns or result in an increase in rate or volume of water flow onto adjacent properties.

Sedimentation and erosion controls detailed on engineering drawings by Fairfield County Engineers in accordance with best management practices will protect the Long Island Sound and adjacent properties during construction.

### 1.3 Coastal Resources.

The CT DEEP Coastal Resource map dated 1979 identifies "Tidal Wetlands" and "Intertidal Flats" as being present in the area of the subject site. Review of the property identified "General Resources", and "Coastal Hazard Areas".

No adverse impacts on Coastal Resources are expected.

The proposed development of the site will conform with all State, Federal and Local regulations governing Coastal Hazard Areas., replacing a non-compliant structure with one which is conforming will improve life safety and reduce the likelihood of storm damage.

### 1.4 Coastal Policies

Applicable Coastal Policies include "General Development" and "Sewer and Water Lines". The project as proposed is consistent with these policies as follows:

Under "General Development", the project is consistent with applicable policies of the City of Norwalk including:

- Zoning regulations of the A Zone
- Flood damage prevention
- State of CT Health Code
- Best management practices of the Norwalk DPW drainage manual.

Under "Sewer and Water Lines", the site will continue to be served by municipal water supply and will be served by a new connection to municipal sewers. This is consistent with public policy.

### 1.5 Summary and Conclusion

Based on a review of the proposed development and information concerning coastal resources in the site vicinity, no adverse coastal impacts are anticipated with the project. Activities will be conducted in accordance with all local, state, and federal requirements, including those for sedimentation and erosion control during construction, flood damage prevention, and environmental management of storm water. The proposed use is consistent with state and local goals and policies for coastal management.