



CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM

July 7th, 2022

TO: Planning and Zoning Commission – Louis Schulman, Chair

FROM: Michelle Andrzejewski, Senior Planner

SUBJECT: #2022-27 CAM – William & Gillian Graves – 52 Sammis Street – Construction of new single-family residence

District: 6 **Block:** 15 **Lot:** 9 **Zone:** A Res. **Flood Zone:** AE (EL.15)

ZONING HISTORY: Existing .396 acres, with existing single-family home to be demolished and a new single-family home to be constructed and made FEMA flood compliant. The property is situated on the South side of Sammis Street and Farm Creek could be found the South

PROPOSED USE/STRUCTURE:

New single-family structure will be in compliance with FEMA regulations which includes the structure to be elevated with the first finished floor at elevation 17.0, built on foundation with flood vents. The property is within Flood Zone AE (EL.15) effective 7/8/2013. Flood certifications are required for the main structure, any accessory structures, and all electrical and mechanical installations. No seawall exists on site, and none is being proposed. New below grade retention is proposed to mitigate and improve runoff from the new construction. No variances were needed or applied for. Application complies with the Building Zone Regulations.

SIGN-OFFS: Department approvals/comments includes Health Department, SNEW-water, Eversource Energy, and Harbor Management Commission,

Pending reviews as of 7/1 include DEEP, Conservation Department, and DPW/WPCA but are expected to be received prior to the 7/7 meeting.

VIOLATIONS: There are no violations on the property.

The following resolution is offered:

DRAFT RESOLUTION TO APPROVE

THEREFOR BE IT RESOLVED that application #2022-27 CAM – William & Gillian Graves – 52 Sammis Street – Demolish existing single family and reconstruct new single-family residence be **APPROVED** subject to the following conditions:

1. That the building and site will be developed in accordance with the following plans:
 - a. Per Zoning Location Survey dated 5/17/2022 revised to 5/25/2022 prepared by Arcamone Land Surveyor, LLC Norwalk, CT
 - b. Per architectural plans dated 6/4/2022 prepared by Daniel Conlon Architects, Wilton, CT
 - c. Per engineering plans dated 4/25/2022 prepared by Fairfield County Engineering LLC, Norwalk, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all City storm-water management requirements are met; and
4. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
7. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
8. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks and have flood certifications; and
9. That any proposed on-grade flood and erosion controls, including seawalls, be subjected to City review and DEEP approval; and
10. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the main dwelling structure and any accessory structures; and
11. That the applicant assesses the vitality of the rear vegetation to south abutting tidal waters by wetland scientist then implement and restore a vegetated buffer with native plants species and mitigate non-native if present, plan to be submitted to planning and zoning staff for approval prior to zoning permit; and

12. That the applicant considers relocation of stormwater retention system to the north (front of structure) of the property to reduce impacts to coastal resources; and

BE IT FURTHER RESOLVED that this proposal complies with Section 118-1110 and all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 15th, 2022. You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this CAM approval automatically becomes null and void.

DRAFT RESOLUTION TO DENY

THEREFOR BE IT RESOLVED that application #2022-27 CAM – William & Gillian Graves – 52 Sammis Street – Demolish existing single family and reconstruct new single-family residence and as shown on zoning location survey dated 5/17/2022 revised to 5/25/2022 prepared by Arcamone Land Surveyor, LLC Norwalk, CT, and architectural plans dated 6/4/2022 prepared by Daniel Conlon Architects, Wilton, CT, and as shown on the engineering plans dated 4/25/2022 prepared by Fairfield County Engineering LLC, Norwalk, CT, be **DENIED** subject to the following conditions:

1.

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 15th, 2022.
