

January 4, 2023



S. E. MINOR & CO., INC.  
Consulting Engineers & Surveyors  
33 West Elm Street  
Greenwich, CT 06830

City of Norwalk  
Conservation and Planning & Zoning  
125 East Avenue, Norwalk, CT 06851

Att.: Norwalk Planning and Zoning Commission  
c/o Amelia Williams – Land Use Planner

Re: Jay Garrett  
17 East Beach Drive  
Norwalk, CT 06851

Dear Commission Members,

This letter serves as a response to the comments from Marcy Balint, Senior Coastal Planner in the Land and Water Resources Division of the Connecticut Department of Energy and Environmental Protection (CTDEEP) received via email on December 28, 2022.

Ms. Balint raised three main points of concern;

- (1) The Land and Water Resources Division supports the concept of raising the existing house and constructing the new portions to meet FEMA and NFIP standards. However, a concern is raised regarding considerably increasing the living area of the residence. Would granting an approval of a larger new residence, even if built to applicable standards, will result in a significant exposure of life and property to flood hazards, and will knowingly put people in harm's way.
- (2) CTDEEP does not support the overflow of runoff from an increase in coverage at the site to be directed to street catch basins
- (3) Existing trees are not shown on the existing conditions survey. Tree protection should be included.

We appreciate Ms. Balint's comments and concerns. The project team has considered these concerns as part of the design development. Our responses are as follows;

- (1) It is our opinion the proposed development will not result in an increase of significant exposure of life and property to flood hazards and will not knowingly put people in harm's way. As stated in Ms. Balint's email, the proposed development only marginally adds to such exposure. The existing surrounding neighborhood is significantly developed with high coverage. The proposed development does not exceed the allowable lot coverage or allowable building height in this zone. The

proposed flood vents and proposed stormwater network have been designed such that any existing flooding conditions should not be exacerbated.

(2) The proposed stormwater network has been designed such that there will be no increases in peak flow of runoff in the 1 through 50-year design storm events and there will be no increase in runoff volume in the 1 through 100-year storm events. In fact, there will be decreases to peak flow and volume to the catch basin. In our professional opinion, if the stormwater network is installed according to plan, there will be no adverse impact to any point of concern, including the street catch basin.

(3) The existing trees were not captured on the existing topographic survey. We have added approximate locations of existing trees to the site plan that will be verified in the field. It is proposed to protect all the trees on site to the maximum extent practicable except for two of them. All the trees that straddle the property boundaries will remain and be protected. We expect that only two trees within the yard space adjacent to East Beach Drive will need to be removed in order to install the necessary stormwater network. These same two trees are closest to the residence and would pose a general safety risk.

Please contact us should you have any questions regarding this matter.

Sincerely,

Robert D. Sandolo Jr., P.E.  
Senior Project Engineer  
S.E. Minor & Co.

Larry Leibman  
Chief Environmentalist  
S.E. Minor & Co.

January 4, 2023



S. E. MINOR & CO., INC.  
Consulting Engineers & Surveyors  
33 West Elm Street  
Greenwich, CT 06830

City of Norwalk  
Conservation and Planning & Zoning  
125 East Avenue, Norwalk, CT 06851

Att.: Norwalk Planning and Zoning Commission  
c/o Amelia Williams – Land Use Planner

Re: Jay Garrett  
17 East Beach Drive  
Norwalk, CT 06851

Dear Commission Members,

This letter serves as a response to the comments from Marcy Balint, Senior Coastal Planner in the Land and Water Resources Division of the Connecticut Department of Energy and Environmental Protection (CTDEEP) received via email on December 28, 2022.

Ms. Balint raised three main points of concern;

- (1) The Land and Water Resources Division supports the concept of raising the existing house and constructing the new portions to meet FEMA and NFIP standards. However, a concern is raised regarding considerably increasing the living area of the residence. Would granting an approval of a larger new residence, even if built to applicable standards, will result in a significant exposure of life and property to flood hazards, and will knowingly put people in harm's way.
- (2) CTDEEP does not support the overflow of runoff from an increase in coverage at the site to be directed to street catch basins
- (3) Existing trees are not shown on the existing conditions survey. Tree protection should be included.

We appreciate Ms. Balint's comments and concerns. The project team has considered these concerns as part of the design development. Our responses are as follows;

- (1) It is our opinion the proposed development will not result in an increase of significant exposure of life and property to flood hazards and will not knowingly put people in harm's way. As stated in Ms. Balint's email, the proposed development only marginally adds to such exposure. The existing surrounding neighborhood is significantly developed with high coverage. The proposed development does not exceed the allowable lot coverage or allowable building height in this zone. The

proposed flood vents and proposed stormwater network have been designed such that any existing flooding conditions should not be exacerbated.

(2) The proposed stormwater network has been designed such that there will be no increases in peak flow of runoff in the 1 through 50-year design storm events and there will be no increase in runoff volume in the 1 through 100-year storm events. In fact, there will be decreases to peak flow and volume to the catch basin. In our professional opinion, if the stormwater network is installed according to plan, there will be no adverse impact to any point of concern, including the street catch basin.

(3) The existing trees were not captured on the existing topographic survey. We have added approximate locations of existing trees to the site plan that will be verified in the field. It is proposed to protect all the trees on site to the maximum extent practicable except for two of them. All the trees that straddle the property boundaries will remain and be protected. We expect that only two trees within the yard space adjacent to East Beach Drive will need to be removed in order to install the necessary stormwater network. These same two trees are closest to the residence and would pose a general safety risk.

Please contact us should you have any questions regarding this matter.

Sincerely,

Robert D. Sandolo Jr., P.E.  
Senior Project Engineer  
S.E. Minor & Co.

Larry Leibman  
Chief Environmentalist  
S.E. Minor & Co.

January 4, 2023



S. E. MINOR & CO., INC.  
Consulting Engineers & Surveyors  
33 West Elm Street  
Greenwich, CT 06830

City of Norwalk  
Conservation and Planning & Zoning  
125 East Avenue, Norwalk, CT 06851

Att.: Norwalk Planning and Zoning Commission  
c/o Amelia Williams – Land Use Planner

Re: Jay Garrett  
17 East Beach Drive  
Norwalk, CT 06851

Dear Commission Members,

This letter serves as a response to the comments from Marcy Balint, Senior Coastal Planner in the Land and Water Resources Division of the Connecticut Department of Energy and Environmental Protection (CTDEEP) received via email on December 28, 2022.

Ms. Balint raised three main points of concern;

- (1) The Land and Water Resources Division supports the concept of raising the existing house and constructing the new portions to meet FEMA and NFIP standards. However, a concern is raised regarding considerably increasing the living area of the residence. Would granting an approval of a larger new residence, even if built to applicable standards, will result in a significant exposure of life and property to flood hazards, and will knowingly put people in harm's way.
- (2) CTDEEP does not support the overflow of runoff from an increase in coverage at the site to be directed to street catch basins
- (3) Existing trees are not shown on the existing conditions survey. Tree protection should be included.

We appreciate Ms. Balint's comments and concerns. The project team has considered these concerns as part of the design development. Our responses are as follows;

- (1) It is our opinion the proposed development will not result in an increase of significant exposure of life and property to flood hazards and will not knowingly put people in harm's way. As stated in Ms. Balint's email, the proposed development only marginally adds to such exposure. The existing surrounding neighborhood is significantly developed with high coverage. The proposed development does not exceed the allowable lot coverage or allowable building height in this zone. The

proposed flood vents and proposed stormwater network have been designed such that any existing flooding conditions should not be exacerbated.

(2) The proposed stormwater network has been designed such that there will be no increases in peak flow of runoff in the 1 through 50-year design storm events and there will be no increase in runoff volume in the 1 through 100-year storm events. In fact, there will be decreases to peak flow and volume to the catch basin. In our professional opinion, if the stormwater network is installed according to plan, there will be no adverse impact to any point of concern, including the street catch basin.

(3) The existing trees were not captured on the existing topographic survey. We have added approximate locations of existing trees to the site plan that will be verified in the field. It is proposed to protect all the trees on site to the maximum extent practicable except for two of them. All the trees that straddle the property boundaries will remain and be protected. We expect that only two trees within the yard space adjacent to East Beach Drive will need to be removed in order to install the necessary stormwater network. These same two trees are closest to the residence and would pose a general safety risk.

Please contact us should you have any questions regarding this matter.

Sincerely,

Robert D. Sandolo Jr., P.E.  
Senior Project Engineer  
S.E. Minor & Co.

Larry Leibman  
Chief Environmentalist  
S.E. Minor & Co.