



CITY OF NORWALK
Transportation Mobility & Parking
P- 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856 - 5125

March 8, 2022

Albert G. Vasko
Tierney, Zullo, Flaherty & Murphy, P.C.
Email: avasko@tierneyzullo.com

Subject: Preliminary Site Plan Review
223 Richards Avenue (DBL: 5-63-3-0)
Proposed Office Building, Saint John's Cemetery

Dear Mr. Vasko,

The Transportation, Mobility, and Parking (TMP) Department has completed a review of the following documents related to the construction of a 1,773 square-foot Office Building including 10 parking spaces at 223 Richards Avenue:

- Special Permit Application, revised January 26, 2022;
- Survey, prepared by D'Andrea Surveying & Engineering, PC, revised March 3, 2022; and,
- Final Site Plan Review Set, prepared by D'Andrea Surveying & Engineering, PC, dated March 3, 2022.

Based on the scope, size, and scale of the project, TMP recommends the waiver of requirement for a traffic report, prepared by a professional traffic engineer. However, the following items have been identified that shall be addressed through revisions to the Site Plan.

Site Plan Review

1. Consistent with the Plan of Conservation of Development, the Site Plans should be updated to include sidewalks within the limits of the property boundaries. The

revised Site Plans should include at minimum five (5) foot asphalt sidewalks separated from Richards Avenue by an amenity area to accommodate the utility poles and other roadside traffic appurtenances.

It should be noted that sidewalks exist on both sides of Richard's Avenue immediately south of Saint John's Cemetery's unimproved land (Property ID 5-63-2-0) and just 490 feet north of the northerly property boundary of the improved land (Property ID 5-63-3-0) at Bonnybrook Road.

It should also be noted that the Saint John's Cemetery parcel comprises the majority of the sidewalk gap remaining on the westerly side of Richard's Avenue between Norwalk Community College and Geneva/Scribner Avenue. (Refer to Attached Figure 1).

Recognizing the size and scale of the missing sidewalk segment on Richard's Avenue, TMP proposes to partner with Saint John's Cemetery to complete the sidewalk gap as depicted in Figure 1 (attached). TMP would implement approximately 600 lineal feet of new asphalt sidewalk along the southerly Saint John's Cemetery parcel (Property ID 5-63-2-0), the unimproved cemetery land. Simultaneously the Applicant would construct the required 1,260 lineal feet of sidewalk along the affected portion of the cemetery property (Property ID 5-63-3-0).

2. The existing driveway apron (proposed to remain) should be improved to accommodate the new sidewalk along the Site frontage.
3. Driveway Sight Lines should be graphically illustrated on the revised Site Plans to ensure there are no obstructions within the clear sight triangles, along Richard's Avenue.

Summary

Please note this review is based on all document submitted to date. TMP reserves the right to comment on forthcoming revised/updated site plans.

Sincerely,

Garrett Bolella

Garrett Bolella, P.E., PTOE
Assistant Director

Cc: Jessica Vonashek, Chief of Economic and Community Development
Michael Yeosock, P.E., Principal Engineer - TMP

Fred Esraghi, Traffic Engineer – TMP
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Anthony Carr, Chief of Operations – DPW
Vanessa Valadares, P.E., Principal Engineer – DPW
Christine Cardascia, E.I.T., Junior Engineer
Wilber Giron, P.E. – DPW
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerro, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
DPW Permits

Figure 1

