



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

MEMORANDUM

April 7th, 2022

TO: Planning and Zoning Commission – Louis Schulman, Chair

FROM: Michelle Andrzejewski, Land Use Planner

SUBJECT: #2022-11 SUBD – Jennifer Lynn Iannacone – 162 Strawberry Hill Avenue – 2 lot re-subdivision

OVERVIEW:

OWNER/APPLICANT: Jennifer Lynn Iannacone & Chris Iannacone

PROPERTY ADDRESS: 162 Strawberry Hill Avenue

DBL: 5-3A-3 **FLOOD ZONE:** N/A

NUMBER OF LOTS PROPOSED: Two (2) Re-subdivision

ZONE: B Residence

EXISTING LOT AREA: 23, 360 sqft OR .54 acres

EXISTING USE: The property has one existing SFR and detached garage that was demolished.

Property is currently vacant.

CURBS AND SIDEWALKS: Existing sidewalk and curb.

PUBLIC SEWER / WATER: Yes

WETLANDS/WATERCOURSES: None

REQUIREMENTS: ([Subdivision regulations linked for your reference](#))

SUBDIVISION VS RESUBDIVISION:

- **SUBDIVISION-** means the division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the commission, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision

- RESUBDIVISION means a change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

ARTICLE 30: 118-340 B. RESIDENCE ZONES (C.) :

- Lot and building requirements. See the Schedule of Residential Uses and all other applicable sections of these regulations.
 - Rear lots shall not be permitted in the B Residence Zone.
 - Lots shall be large enough to contain a circle fifty (50) feet in diameter located behind the front setback line.

LOT AREA MINIMUM REQUIRED: 6,250 sqft (12,500 sqft total for 2 lots)

EXISTING LOT AREA: 23,360 sqft OR .54 acres

PROPOSED LOT AREAS:

LOT 1A = 12,615 sqft OR .30 acres

LOT 1B = 10,745 sqft OR .24 acres

LOT WIDTH OR FRONTAGE REQUIRED: 50' wide

PROPOSED LOT WIDTH:

LOT 1A = 71' wide

LOT 1B = 54' wide

NOTE: There is not a lot depth requirement however, all the requirements of each lot including 50' diameter circle, width, setbacks, and coverage limits the possibilities of configurations regarding the depth.

SIDEWALKS & CURBS REQUIRED:

- Sidewalks shall be required for all lots where the Commission finds that use, intensity of development, and/or safe pedestrian circulation warrant their installation. All sidewalks shall have pedestrian ramps at the corners of street intersections to allow use by the handicapped. Construction of sidewalks shall comply with the "City of Norwalk, Connecticut Department of Public Works Roadway Standards, May 1982" as amended. The Commission shall state for the record its findings in each subdivision under this section.
- Curbs shall be required for all lots where the Commission finds that site conditions including use, intensity of development, safe pedestrian or vehicular traffic movement, storm water drainage, and / or street gradients warrant their installation. Where required, the material shall be as required by the "City of Norwalk, Connecticut Department of Public Works Roadway Standards, May 1982" as amended. The Commission shall state for the record its findings in each subdivision or resubdivision under this section.



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TREE REQUIREMENTS:

- Shade and / or flowering trees shall be planted on the street frontage of all new lots, within the property lines, according to the following standards:
 - Shade trees shall be planted approximately 30 feet apart and flowering trees shall be 25 feet apart subject to the location of driveways, cross streets, and walks.
 - Such trees shall be at least two feet but not more than ten (10) feet within the property lines of the building lots. Existing trees, of an acceptable type, if located within the above defined areas should be noted on the submitted plans and may be substituted for one or more of those required if the Commission deems them sufficiently conforming.
 - Whenever possible, native species shall be used. When near or in proximity to wetlands, native species must be used. Species of shade and flowering trees shall tolerate urban conditions.
 - The diameter of new trees shall be approximately three inches (3") for shade trees and two and one-half inches (2 1/2") for flowering trees.
 - Trees shall be of a species and planted in such locations as to prevent interference with overhead power utility lines.
 - Neither evergreen nor similar low-branching species of trees shall be permitted in fulfillment of this regulation.
 - The size, type and location of such trees shall be subject to the approval of the Commission.

DEPARTMENT REVIEWS:

- Similar to other application types like SP, SPR, and CAM, subdivision also require all department reviews signed off or commented by:
 - Department of Public Works (DPW)
 - Water Pollution Control Authority (WPCA)
 - Water and Electric services
 - Health Department
 - Fire Marshall
 - Building Department
 - Transportation, Mobility and Parking (TMP)
 - Conservation Department
 - Planning and Zoning

PROPOSED CONDITIONS:

The applicant proposes 2 new lots and subsequent a new single family residence on each of the lots. This is a resubdivision since the existing property was previously approved within a prior subdivision. This property is adjacent to existing Nathan Hale Elementary school. The lot has been existing as an oversized B lot with a former single family residence with detached garage.

The proposed structures will conform to the B residential zone regulations. More specifically these will both be 2 ½ story single family structures with 2 car integral garages.

SIGN-OFFS: All department approvals/comments have been obtained except final approval from the DPW, TMP, & WPCA. Applicants believe these will be in prior to the 4/7 meeting.

VIOLATIONS: There are no violations on the property.

The following resolution is offered:

DRAFT RESOLUTION TO APPROVE

THEREFORE BE IT RESOLVED that application #2022-11 SUBD – Jennifer Lynn Iannacone – 162 Strawberry Hill Avenue – 2 lot re-subdivision be **APPROVED** subject to the following conditions:

1. That the site be developed in accordance with following plans:
 - a. Per site plan entitled “2-Lot Subdivision Site Plan” prepared by Grumman Engineering LLC, dated 2/7/2022
2. That a certificate of special permit and mylar map of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all department signoffs are submitted prior to the mylar map being filed on the Norwalk Land Records; and
4. That a surety be submitted, in an amount to be determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
5. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
6. That all City storm-water management requirements are met; and
7. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
8. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
9. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and



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10. That the proposed drainage system, when installed, be maintained to work at full capacity; and
11. That the maintenance of the proposed drainage system be noted on the final resubdivision map; and
12. That the maintenance of the proposed drainage system be noted on all zoning permits; and
13. That all conditions required by Norwalk WPCA in regard to the proposed sewer extensions are applicable to this approval.
14. That any and all conditions from Norwalk DPW are applicable to this approval; and
15. That any and all conditions from Norwalk TMP are applicable to this approval; and
16. That the existing sidewalk and curb must be maintained and if any damage to the sidewalk and curb to occur during construction the applicant is responsible to repair and replace these items in accordance with City's Roadway Standards.
17. That a Connecticut licensed engineer submit an engineering certificate that all required drainage and utility improvements were properly installed prior to the issuance of a certificate of zoning compliance; and
18. That this approval is subject to Section 118-1460 C. (Violations & penalties) of the Norwalk Building Zone Regulations; and
19. That the street tree requirement be applied and four (4) street trees be installed and maintained; and
20. That the applicant should consider rooftop solar panels on all new structures.; and

BE IT FURTHER RESOLVED that this application complies with Section 118-340 B Residence Zones, and with all applicable sections of the Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this approval shall April 18th, 2022.

Section 4.25 of the Subdivision regulations requires filing of the approved map in Norwalk Land Records within 90 days after the expiration of the appeal period under section 8-8 of the Connecticut General Statutes or the approval become null and void.

DRAFT RESOLUTION TO DENY

THEREFORE BE IT RESOLVED that application #2022-11 SUBD – Jennifer Lynn Iannacone – 162 Strawberry Hill Avenue – 2 lot re-subdivision be **DENIED** subject to the following conditions:

- 1.
- 2.
- 3.

BE IT FURTHER RESOLVED that the effective date of this denial shall be April 18th, 2022.
