

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 95 EAST PEARL STREET. Site Plan and Coastal Site Plan Review for the expansion of an existing parking lot in a RM-1 zone. (Owner: Iglesia De Rios Pentecostal M.I; Applicant/Agent: Richard Miller of RHM Consultants LLC)

REPORT: 1557-03

ACTION: Approval

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until May 15, 2024. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received April 4, 2019.

- Application drawings. 4 sheets received April 4, 2019. Revisions and 4 additional sheets received April 25, 2019.

- Site Plan Existing Conditions. Drawing date November 2018. Received April 4, 2019. Revised April 2019. Received April 25, 2019. Revised and received May 15, 2019.
- Site Plan. Drawing date November 2018. Received April 25, 2019.
- STD-NH-33A: Sedimentation and Erosion Control Details. Drawing date December 1, 2009. Received April 4, 2019.
- STD-NH-37: Drywell and Catch Basin Details. Dated December 1, 2009. Received April 4, 2019.
- STD-NH-32A: Tree Planting Details. Dated December 1, 2009. Received April 4, 2019.
- STD-NH-24: U-Channel Post Detail. Dated December 1, 2009. Received April 4, 2019.
- Accessible Parking Sign and Bike Rack Details (3 sheets). Not dated. Received April 25, 2019.
- Coastal Site Plan Review (CSPR) Worksheet and Narrative. Received April 4, 2019. Revised and received May 10, 2019.
- Copy of Certificate of Appropriateness. Dated December 13th, 2018. Received April 4, 2019.
- Copy of file-stamped notice of granted zoning relief, for appeal 12-44-S seeking a special exception for front yard parking regarding 7 parking spaces in the RM-1 Zone. Dated September 20, 2012. Received April 4, 2019.
- Copy of file-stamped notice of granted zoning relief, for appeal 18-72-S and 18-73-CAM, seeking a special exception to allow a front yard of 0 ft where 17 ft is required and a coastal site plan for a parking lot in an RM-1 District. Dated February 21, 2019. Received April 4, 2019.

PROJECT SUMMARY:

Project: Parking Area
Address: 95 East Pearl Street
Site Size: 6,831 SF
Zone: RM-1
Parking: Proposes 17 total parking spaces (3 existing on the church parcel; 14 proposed)
Owner: Inglesia De Dios Pentecostal M.I. **Phone:** 203-824-6831
Applicant: Richard H. Hiller, PE, LS, RHM Consultants LLC **Phone:** 203-800-1115

BACKGROUND

Previous Zoning Actions:

- BZA 18-72-S, 18-77-CAM: Approved; Special Exception to allow a front yard of 0 where 17 feet are required and a coastal site plan for a parking lot in the RM-1 Zone. (February 19, 2019).
- CPC 1553-07: Recommended Approved; CPC Advisory Report regarding Special Exception to allow a front yard of 0 where 17 feet are required and a coastal site plan for a parking lot in the RM-1 Zone. (January 23, 2019.)
- BZA 12-44-S: Approved; Special Exception for front yard parking regarding 7 parking spaces in the RM-1 Zone. (July 10, 2012.)

Site description/existing conditions: The property was a vacant parcel with grass and trees, until the current owner purchased the property nearly 10 years ago; the lot was used illegally for parking. The applicant built a retaining wall and regraded the site in preparation for approval of paved parking.

Proposed activity: Parking lot

Motor vehicle circulation/parking/traffic: There is a two-way entrance/exit on East Pearl Street to an existing parking area, containing handicap-accessible spaces. Vehicles can continue to the right, into one-way circulation to the rear of the site. There is a two-way entrance/exist on Pierpont Street to access 10 perpendicular parking spaces. No parallel parking spaces are proposed.

Bicycle parking: There is one proposed bicycle rack on the church parcel.

Trash removal: N/A

Signage: N/A

Sec. 58 Soil Erosion and Sediment Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 60 cy to be added.

Start Date: To start after approval

Completion Date: One month from start date

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Note: Because the project is less than 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;

- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: NOT APPLICABLE.

Sec. 60.2 Reflective Heat Impact: NOT APPLICABLE.

Staff notes that the applicant has added buffers with grass and trees to add pervious surface and reduce reflective surfaces in the spirit of this section of the ordinance even though it is not required.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The proposed project increases the amount of impervious surface on the site and increases stormwater runoff. The site is sloped significantly toward the shorelands. These impacts are being mitigated by a stormwater management plan that helps capture stormwater runoff, and a vegetative buffer on the edge of the parking area that is furthest downhill.
2. Potential beneficial impacts	Stormwater runoff will be captured on site.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None

4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	Not waterfront
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not waterfront
6. Is public access provided to the adjacent waterbody or watercourse?	Not waterfront
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, and seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	N/A
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

SITE PLAN REVIEW:

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

COASTAL FINDING:

Taking into consideration all the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION:

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: May 15, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Director, City Plan Department