

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** HARBOUR CLOSE AT ELLA T GRASSO BOULEVARD and SEA STREET. Site Plan Review and Coastal Site Plan Review for construction of 13 townhouse units in an RM-1 zone. (Owner/Applicant: Anthony Nizzardo for City Point Landing, LLC; Agent: Chris DeAngelis, PE of Cabezas DeAngelis, LLC)

**REPORT:** 1539-03

**ACTION:** Approval with Conditions

**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 January 17, 2023. 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 on final plans.
3. 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.
4. 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.
5. Flood Elevation Certificate shall accompany application for building permits.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
8. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
9. 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.
10. 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 paper, mylar, and digital PDF on CD or flash drive.

**ADDITIONAL CONDITIONS OF APPROVAL**

11. One set of conformed, bound, signed and sealed drawings shall be provided to City Plan prior to Building Permit.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received November 16, 2017.**

- Drawing Set (20 sheets). Dated December 16, 2017, Received November 16, 2017.
- Drainage Study dated November 16, 2017. Received November 16, 2017.
- Revised Civil Site Drawing Set (8 sheets). Dated December 21, 2017, Received Dec 21, 2017.
- Response to comments letter from Chris DeAngelis dated December 27, 2017. Received January 2, 2017.
- Response to comments letter and revised plans from Chris DeAngelis dated December 27, 2017. Received January 12, 2018.

- Attachment A: Superior Court Decision, Dated January 23, 2009. Received January 12, 2018.
- Attachment B: Using the ADA Standards. Received January 12, 2018.
- L-1: Shadow Study. Drawing date November 16, 2017. Received January 12, 2018.
- Attachment E: Water Quality Volume Calculations. Dated December 21, 2017. Received January 12, 2018.
- Attachment F: Revised Drainage Calculations. Dated December 27, 2017. Received January 12, 2018.
- Lighting Cut Sheets (2 sheets). Received January 12, 2018.

**PROJECT SUMMARY:**

**Project:** Construction of 13 townhouse units

**Address:** Harbour Close at Ella T Grasso Boulevard and Sea Street (address to be assigned)

**Site Size:** 47,680 SF (1.09 acres)

**Zone:** RM-1

**Financing:** Private

**Project Cost:** TBD

**Parking:** 36 spaces provided

**Owner:** Anthony Nizzardo

**Cell Phone:** (203)-258-8703

**Applicant:** Anthony Nizzardo

**Business Phone:** (203) 378-0667 x303

**Agent/Engineer:** Chris DeAngelis of Cebezas DeAngelis

**Phone:** 203.330.8700

**Architect:** John Cruet, AIA

**Phone:** 203.453.1487

**BACKGROUND**

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone LOW MIDDLE DENSITY.

**Site description/existing conditions:**

The existing property consist of land known as Phase III and was part of the original Harbour Landing Condominium development. The property was re-zoned from PDD 38 to RM-1 in April 2006. The previous application for construction of 3 housing units was never completed.

**Proposed activity:**

The applicant proposes to construct four townhouse-style buildings with a total of 13 residential units.

**Motor vehicle circulation/parking/traffic:**

Parking will be provided on the first floor of the townhouse buildings, and access will be via Harbour Close off Sea Street in accordance with existing records and easements. Additional parking will be provided on-site for visitors. Access to the underground parking garage for Harbour Landing will also be provided through the site. A fire lane access point directly off Sea Street will be provided and maintained for emergencies only.

**Bicycle parking:**

None provided nor required.

**Trash removal:**

There is a trash enclosure at the end of the entry drive which contains a fenced dumpster-container area.

**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: 2,800 CY

Start Date: Spring 2018

Completion Date: Fall 2018

Responsible Party for Site Monitoring: Anthony Nizzardo

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 phase;
- 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 between 1 and 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: SUBMISSION MEETS REQUIREMENTS  
REQUIRED DOCUMENTATION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

**STANDARDS**

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

**Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS**

**STANDARDS**

- 50% of all on-site non-roof hardscape or paved areas will be either:
  - shaded AND/OR
  - constructed of a material with a solar reflectance index of at least 29.

Applicant proposes to construct all non-roof hardscape surfaces with a highly reflective coating (STREETBOND), thus creating highly reflective surface on 100% of non-roof hardscape.

**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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

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

**Characteristics and Condition of Coastal Resources at or Adjacent to the site:**

Coastal Resources at to the site include Coastal Flood Hazard Area and Shorelands.

- Coastal Flood Hazard Area: The southwestern portion of the site lies within SFHA AE with a BFE of 11. The new construction will comply with the City's Flood Ordinance.
- Shorelands: The majority of the site consists of shorelands which are immediate coastal areas with upland features. The applicant proposes to re-establish appropriate vegetation and will install a new stormwater infiltration system which will minimize erosion potential and improve stormwater runoff quantity and quality.

| Coastal Program Criteria   | Comments  |
|--|---|
| 1. Potential adverse impacts on coastal resources and mitigation of such impacts   | Applicant proposes additional impervious surface through construction of units and related vehicular access. This new impervious surface (and possible pollutant loads) is mitigated through the use of a designed stormwater infiltration system and related pollution-control amenities. See Drainage Analysis report for additional information. |
| 2. Potential beneficial impacts  | Applicant proposes to re-stabilize the site with appropriate vegetation and improve stormwater run-off via new drainage systems.  |
| 3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)   | The applicant is proposing construction in a high hazard flood zone, but this activity is mitigated through compliance with our Flood Ordinance; first floor elevations are set a minimum of 1 foot above BFE.  |
| 4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?  | No. Site is not appropriate for water-dependent uses.   |
| 5. Have efforts been made to preserve opportunities for future water-dependent development?  | Site is not appropriate for water-dependent uses.   |
| 6. Is public access provided to the adjacent waterbody or watercourse?   | No, site is not directly adjacent to waterbody or watercourses.   |
| 7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)? | No.   |
| 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.   |

**Project Timetable:** Construction is expected to begin in Spring 2018 and be completed by Fall 2018.

**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 of 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**

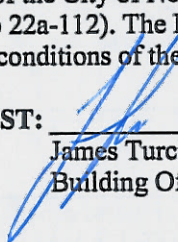
The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

**ADOPTED:** January 17, 2018  
Edward Mattison  
Chair

**ATTEST:**   
Michael Piscitelli, AICP  
Deputy Economic Development Administrator

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

**ADOPTED:** January 17, 2018

**ATTEST:**   
James Turcio  
Building Official