

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 1168 WHALLEY AVENUE. Site Plan Review for conversion of an existing pharmacy to a general retail store in a BA zone. (Owner: William Sloat for Supercrown Realty, LLC; Applicant: Daniel Plotkin for Northeast Retail Leasing & Management Co., LLC; Agent: David Sacco, P.E. of TPA Design Group)

**REPORT:** 1539-02

**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, 2022. 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
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. Provide one set of bound, conformed drawings to the City Plan Department prior to Building Permits.

**Submission:** SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

**NARRATIVE attached. Application fee: \$270.) Received November 16, 2017.**

- Drawings Sheet Set entitled "Site Plan Approval Submission". 10 sheets. Dated November 16, 2017. Revised January 9, 2018. Received January 11, 2018.
  - o Property and Topographic Survey. Drawing date October 30, 2017. Received January 11, 2018.

- Site Layout Plan. Drawing date November 16, 2017. Revised January 9, 2018. Received January 11, 2018.
- Grading, Drainage, and Erosion Control Plan. Dated November 16, 2017. Revised January 9, 2018. Received January 11, 2018.
- Erosion and Control Notes & Details. Dated November 16, 2017. Received January 11, 2018.
- Planting Plan. Dated November 16, 2017. Revised January 9, 2018. Received January 11, 2018.
- Miscellaneous Details (Drawing Number 6). Dated November 16, 2017. Revised December 11, 2017. Received January 11, 2018.
- Miscellaneous Details (Drawing Number 6). Dated November 16, 2017. Received January 11, 2018.
- Miscellaneous Details (Drawing Number 7). Dated November 16, 2017. Received January 11, 2018.
- Site Lighting Photometric Plan. Drawing date December 18, 2017. Received January 11, 2018.
- Reflective Surface Calculations for Site Reuse. Dated November 16, 2017. Revised December 11, 2017. Received December 12, 2017.
- Stormwater Management for Retail Reuse. Dated November 16, 2017. Revised December 5, 2017. Received December 12, 2017.
- Letter from traffic engineer comparing the anticipated Family Dollar traffic to the former CVS use. Dated January 12, 2018. Received January 12, 2018.

**PROJECT SUMMARY:**

**Project:** Family Dollar

**Address:** 1168 Whalley Avenue

**Site Size:** 33,705 SF (0.77 acres)

**Building size:** 9,857 SF

**Zone:** BA

**Financing:** Private

**Project Cost:** \$785,000

**Parking:** Removal of 15 parking spaces, 2 handicapped spaces to be maintained

**Owner:** William Sloat for Supercrown Realty, LLC

**Phone:** (860) 558-2552

**Applicant:** Daniel Plotkin for Northeast Retail Leasing & Management Co.

**Phone:** (860) 683-9000

**Agent:** David Sacco, P.E. of TPA Design Group

**Phone:** (203) 562-2181

**Site Engineer:** Clarence Blair Associates, Inc.

**Phone:**

**BACKGROUND**

**Previous CPC Actions:** No previous CPC actions have been taken.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone.

**Site description/existing conditions:**

The project site encompasses a lot area of approximately 33,705 SF (0.77 acres) with a vacant one story building and a 40-car parking lot. The site is bounded by Whalley Avenue to the north, Fairfield Street to the south, commercial properties to the east and northwest, and residential property to the west.

**Proposed activity:**

The application includes the conversion of the existing 9,857 SF vacant retail building, previously used by a CVS Pharmacy, to a Family Dollar for continued retail use. Proposed building improvements consist mainly of entrance relocation, exterior cosmetic improvements and interior refitting for the new occupant. Proposed site improvements will include repaving, storm drainage including detention/infiltration, regrading to provide ADA-

compliant parking and access as well as address steep cross-slopes on drive lanes, and replacement of some impervious surfaces with lawn or plantings.

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

The applicant has proposed to repave and regrade the existing parking lot to provide ADA-compliant parking and access as well as address steep cross-slopes on drive lanes. The existing lot consists of 40 parking spaces. The proposal consists of reducing the total number of parking spaces to 25, including 2 handicapped spaces. The applicant has proposed to improve vehicle circulation on site through the removal of 11 parking spaces along the northern property line, the expansion of the two-way lane for entering and exiting the site via Whalley Avenue, and the installation of stop signs.

**Bicycle parking:**

The applicant proposes to install a bike rack along the sidewalk adjacent to the northern side of the existing building. The rack will accommodate at least four bikes.

**Trash removal:**

A fenced dumpster and enclosure area will be constructed in the parking lot adjacent to the southeastern portion of the building. Trash removal and exterior maintenance will be the tenant's responsibility per discussion at the City Plan Commission meeting on January 17, 2018.

**Signage:**

The applicant proposes to install five stop signs and stop bars.

**Sec. 58 Soil Erosion and Sedimentation 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: 870 cy

Start Date: early 2018

Completion Date: mid 2018

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 both the demolition and 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*.



**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 SUBMISSION**

- 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.

TOTAL SF of non-roof hardscape: 15,605 SF  
50% of non-roof hardscape: 7,803 SF

<b>Shaded (average)</b>	<b>843 SF</b>
<b>SRI &gt; 29</b>	<b>4,713 SF</b>
Cement	1,333 SF
Parking striping	0 SF
StreetBond or chip-seal coating	3,380 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>5,556 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>35.6%</b>

The applicant cannot achieve the 50% level using reasonable methods due to the orientation and steep slopes of the proposed site: StreetBond may in fact make the site more slippery at steep slopes, a quality not desired nor desirable. The applicant proposes to achieve the standard via the use of new white roofing materials (9857 SF) which will bring highly reflective surfaces to a grand total of 15,413 SF.

**Project Timetable:**

Construction is expected to begin in early 2018 with completion by mid-2018.

**PUBLIC HEARING**

A public hearing will be held on January 17, 2018. A transcript of all testimony is available at the City Plan Department.

**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.

**SITE PLAN ACTION**

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

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

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