

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 129 AMITY ROAD. Site Plan Review for the construction of a pharmacy and associated parking lot in a BA zone. (Owner: Estate of Frank Perrotti, Jr.; Applicant/Agent: Robert Tobin of Robert L. Tobin Architect)

**REPORT:** 1544-04

**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 May 16, 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 for building permits. A digital copy of the recorded site plan 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 Greater New Haven Water Pollution Control Authority; 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. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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, and SESC forms.**

**NARRATIVE attached. Application fee: \$270. Received April 19, 2018.**

- Site Stormwater Management Report dated April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018.
- Reflective Heat Index Memo dated May 4, 2018. Received May 9, 2018.
- Stormwater Maintenance Plan. Received May 9, 2018.
- Lighting specification sheets received April 19, 2018.
- Property owner project authorization letter dated March 27, 2018.

- Application drawings. 17 sheets received April 19, 2018. Revisions received May 9, 2018 and May 14, 2018.
  - C-1.0: Site Demolition Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-2.0: Site Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-2.1: Driveway Sightline. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-2.2: Site Lighting Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-3.0: Grading & Lighting Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-4.0: Soil Erosion & Sedimentation Control Plan. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-4.1: Soil Erosion & Sedimentation Control Details & Notes. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-5.0: Details. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - C-5.1: Details. Drawing date April 19, 2018. Received April 19, 2018. Revised May 9, 2018. Received May 9, 2018. Revised May 14, 2018. Received May 14, 2018.
  - D-1: Demolition Plan. Drawing date April 19, 2018. Received April 19, 2018.
  - A-1: First Floor Plan Suite 1 & Community Conference Room. Drawing date April 19, 2018. Received April 19, 2018.
  - A-2: Elevations. Drawing date April 19, 2018. Received April 19, 2018.
  - A-3: Roof Plans and Details. Drawing date April 19, 2018. Received April 19, 2018.
  - A-4: Furniture Plan & HC Lavatory Details. Drawing date April 19, 2018. Received April 19, 2018.
  - RC-1: Reflected Ceiling Plan Emergency/Fire Alarm & Lighting. Drawing date April 19, 2018. Received April 19, 2018.
  - E-1: Electrical Power & TEL/LAN Layout. Drawing date April 19, 2018. Received April 19, 2018.
  - Drawing No. 1: Property and Topographic Survey. Drawing date April 2, 2018. Received April 19, 2018.

**PROJECT SUMMARY:**

**Project:** Construction of new pharmacy

**Address:** 129 Amity Road

**Site Size:** 32,186 SF (0.74 acres)

**Building size:** 7,904 SF

**Zone:** BA (General Business)

**Financing:** Private

**Parking:** 32 parking spaces (including 4 HC spaces)

**Owner:** Estate of Frank Perrotti, Jr.

**Applicant/Agent:** Robert L. Tobin of Robert L. Tobin Architect

**Site Engineer:** James Rotondo of Godfrey Hoffman Associates

**Phone:** (203) 386-8100

**Phone:** (203) 239-4217

**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 32,189 SF (0.74 acres) with three buildings occupied by a retail garden center and a 21-car parking lot. The site is bounded by retail property and Wilbur Cross Parkway in the north and east, and Amity Road in the south and west.

**Proposed activity:**

The application includes the conversion of an existing 7,904 SF building into a pharmacy and the demolition of two existing buildings that are currently being used as a retail garden center. Proposed building improvements consist of entrance renovations, exterior cosmetic improvements, and interior refitting for the new occupant. Proposed site improvements will include repaving of the parking lot, the installation of a stormwater detention basin, and sidewalk renovations. The site will be used to operate a Connecticut Medical Marijuana Dispensary Facility. The license is pending approval from the Connecticut State Department of Consumer Protection. Approval to operate and any amendments to the facility's permit by the Department of Consumer Protection will be shared with the City Plan Department.

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

The site is currently accessed through two existing curb cuts from Amity Road and a third driveway that traverses over the adjacent State of Connecticut property. The applicant proposes to repave and regrade the parking lot to provide ADA-compliant parking and access. The existing lot consists of 21 parking spaces and the proposed project will increase the total number of spaces to 32, including 4 accessible parking spaces. A new curb cut will be installed on the southerly portion of the site to replace one of the existing curb cuts. The second most northerly curb cut will remain. The site driveway is proposed as one-way entering on the southerly driveway and exiting through the northerly driveway. The applicant has proposed to inform the City Plan Department of the feedback and/or plans set forth by the Office of State Traffic Administration (OTSA) regarding the intersection adjacent to the southerly driveway along State-owned Amity Road.

**Bicycle parking:**

The applicant proposes to install a bike rack along the sidewalk adjacent to the eastern side of the 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 southern portion of the building.

**Signage:**

The applicant proposes to install a stop sign and a "one way do not enter" sign.

**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: 150 CY

Start Date: July 2018

Completion Date: October 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: Not applicable**

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

**SITE PLAN ACTION**

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

**ADOPTED:** May 16, 2018  
Edward Mattison  
Chair

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

