

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 35 EASTERN STREET. Site Plan Review for renovations to Alling Memorial Golf Course Club House. (Owner/Applicant/Agent: Giovanni Zinn for the City of New Haven)
REPORT: 1544-06
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 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. Any proposed work within City right-of-way will require separate permits.
6. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
7. 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.
8. 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. Received April 20, 2018.

- Stormwater Management Plan dated April 20, 2018. Received May 20, 2018.
- Application drawings. 14 sheets received April 20, 2018. Revisions received May 10, 2018. 4 Additional sheets received May 14, 2018.
 - C: Cover Sheet. Dated April 19, 2018. Received April 20, 2018.
 - SP-1: Existing Survey. Dated April 19, 2018. Received April 20, 2018.
 - SP-2: Proposed Site Plan. Dated April 19, 2018. Received April 20, 2018. Revised May 10, 2018. Received May 10, 2018.
 - SP-3: Proposed Grading Plan. Dated April 19, 2018. Received April 20, 2018.
 - SP-4: Northern Entrance. Dated April 19, 2018. Received April 20, 2018.
 - SP-5: Eastern Entrance. Dated April 19, 2018. Received April 20, 2018.
 - SP-6: Turning Movements. Dated April 19, 2018. Received April 20, 2018.
 - SP-7: SESC. Dated April 19, 2018. Received April 20, 2018.
 - D-1: Civil Details. Dated April 19, 2018. Received April 20, 2018.
 - D-2: Civil Details. Dated April 19, 2018. Received April 20, 2018.
 - D-3: SESC Details. Dated April 19, 2018. Received April 20, 2018.
 - D-4: Bioswale Details. Dated April 19, 2018. Received April 20, 2018.
 - SS-1: Solar Study. Dated April 19, 2018. Received April 20, 2018.
 - L-1: Lighting Plan. Dated April 19, 2018. Received April 20, 2018.

- SP-8: Planting Plan. Dated April 19, 2018. Received May 14, 2018.
- A300 & A301: Building Elevations. Dated April 6, 2018. Received May 14, 2018.
- A104: Cart Storage Building. Dated April 6, 2018. Received May 14, 2018.

PROJECT SUMMARY:

Project: Rehabilitation of Golf Course Clubhouse

Address: 35 Eastern Street

Site Size: 343,194 SF (7.88 acres)

Zone: RM-1 (Low-Middle Density) and Park

Parking: 106 parking spaces (including 4 HC spaces)

Owner/Applicant/Agent: Giovanni Zinn for the City of New Haven **Phone:** (203) 946-8105

Site Engineer: New Haven Department of Engineering **Phone:** (203) 946-8105

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 RM-1 and Park zones.

Site description/existing conditions:

The project site, occupied by Alling Memorial Golf Course, encompasses a lot area of approximately 343,194 SF (7.88 acres). The golf course is located on the New Haven-East Haven municipal boundary, with most of the golf course located within East Haven and the existing facility, including the golf shop, locker room, cafeteria, and parking lot, is located within New Haven. The New Haven portion of the golf course property is covered by two separate parcels, a 0.98-acre RM-1 parcel and a 2.2-acre park parcel. The project site is bounded by residential property in the north, golf course property in the east and south, and Eastern Street in the west.

Proposed activity:

The applicant proposes to renovate the existing one-story golf shop, locker room, and cafeteria to include the Golf Course Clubhouse and a restaurant. Additional site improvements reconfiguring the existing parking lot and constructing a golf cart storage building north of the clubhouse. The net increase in impervious area on the site is 6,159 SF. The applicant has also proposes to make stormwater management improvements on site, including the installation of three bioretention areas.

Motor vehicle circulation/parking/traffic:

The existing parking lot consists of approximately 80 parking spaces that the proposed project will increase the total number of spaces to 106, including 4 accessible parking spaces. Ingress and egress to the site will remain along Eastern street and a new concrete driveway apron will be installed.

Bicycle parking:

The applicant proposes to install bike racks on site that will accommodate ten bicycles.

Trash removal:

A fenced dumpster pad and enclosure area will be constructed adjacent to the southern side of the restaurant.

Signage:

None proposed.

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: 250 CY

Start Date: Summer 2018 Completion Date: Spring 2019

Responsible Party for Site Monitoring: Giovanni Zinn

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 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 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:

84,859 SF

50% of non-roof hardscape:

42,429.5 SF

Shaded (average)	2,296 SF
SRI > 29	41,302 SF
Concrete	11,974 SF
StreetBond coating	11,516 SF
New high SRI roof	17,812 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	43,598 SF
% SHADED/HIGH SRI PROPOSED	51.4%

Project Timetable: Construction is expected to begin Summer 2018 and be completed by Spring 2019.

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
Leslie Radcliffe
Vice Chair

ATTEST: MPi
Michael Piscitelli, AICP
Deputy Economic Development Administrator