

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

RE: 1175 STATE STREET. Site Plan and Coastal Site Plan Review for conversion of an existing building into a self-storage facility and renovations to existing parking lot. (Owner/Applicant: Amerco Real Estate Company; Agent: Caleb Hamel of Susman, Duffy & Segaloff, P.C.)

REPORT: 1545-03

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 June 20, 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. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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 May 17, 2018.

- Stormwater Management Analysis. Dated May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
- Coastal Area Management Report. Dated May 17, 2018. Received May 17, 2018. Revised June 6, 2018. Received June 8, 2018.

- Application drawings. 20 sheets received May 17, 2018. Revisions received June 8, 2018 and June 19, 2018.
 - Cover Sheet. Dated May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - Sheet 1 of 2: ALTA/NSPS Land Title Survey. Drawing date April 26, 2016. Received May 17, 2018.
 - Sheet 2 of 2: ALTA/NSPS Land Title Survey. Drawing date April 26, 2016. Received May 17, 2018.
 - CS002: General Notes & Legend. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - CS101: Site Plan. Drawing date May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018. Revised June 13, 2018. Received June 19, 2018.
 - CS201: Reflective Heat Index Study. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - CS501: Site Details I. Drawing date May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - CS502: Site Details II. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - CS503: Site Details III. Drawing date June 13, 2018. Received June 19, 2018.
 - CG101: Grading, Drainage & Utility Plan. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - CG501: Grading, Drainage & Utility Details I. Drawing date May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - CG501: Grading, Drainage & Utility Details II. Drawing date June 7, 2018. Revised June 8, 2018. Received June 19, 2018.
 - CE101: Soil Erosion & Sediment Control Plan. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - CE501: Soil Erosion & Sediment Control Details. Drawing date May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - LP101: Landscape Plan. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - LP501: Landscape Details. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - LL101: Lighting Plan. Drawing date May 17, 2018. Received May 17, 2018. Revised June 13, 2018. Received June 19, 2018.
 - LL102: Lighting Plan with No Street Lights. Drawing date May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - LL501: Lighting Details. Drawing date May 17, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - A-1: Proposed 1st Floor Plan. Drawing date May 3, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - A-2: Proposed 2nd Floor Plan. Drawing date May 3, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.
 - A-3: Proposed Warehouse. Drawing date May 3, 2018. Received May 17, 2018. Revised June 8, 2018. Received June 8, 2018.

PROJECT SUMMARY:

Project: U-Haul Self-Storage and Mixed-Use Facility

Address: 1175 State Street

Site Size: 259,154 SF (5.95 acres)

Zone: IH

Financing: Private

Project Cost: Not provided

Parking: 110 parking spaces (including 5 HC spaces)

Owner/Applicant: Amerco Real Estate Company

Agent: Caleb F. Hamel

Phone: (203) 562-9830 ext. 211

Architect & Site Engineer: Langan CT, Inc.

Phone: (203) 562-5771

BACKGROUND

Previous CPC Actions:

- **CPC 1436-07:** Site Plan Review including Coastal Site Plan Review for new Use (Group/Training Facility) in an IH zone. Approved January 20, 2010.

Zoning:

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

Site description/existing conditions:

The project site encompasses a lot area of approximately 259,154 SF (5.95 acres) and consists of an existing 2-story building (138,042 SF) with associated paved and gravel parking areas. The existing building is currently utilized by U-Haul and various other tenants. The site is bounded by State Street in the north, Yale Motor Works and Blatchley Avenue in the east, railroad tracks in the south, and James Street in the west.

Proposed activity:

The proposed project consists of the renovation of the existing on-site facilities for U-Haul truck rental and self-storage. Exterior modifications include revised site access locations, re-stripping of parking areas, landscaping, and proposed stormwater improvements.

Motor vehicle circulation/parking/traffic:

Traffic will enter and exit the site through two existing curb cuts on James Street and one existing curb cut on State Street. The proposed parking lot will include 110 parking spaces, including 5 handicap accessible spaces.

Bicycle parking:

The applicant proposes to install bike racks near the east and west entrances of the existing building. The bike racks will accommodate at least 13 bicycles.

Trash removal:

A concrete dumpster pad and enclosure area will be constructed in the southeast corner of the eastern parking area.

Signage:

No new signage is proposed.

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: 150 CY

Start Date: June 2018

Completion Date: September 2018

Responsible Party for Site Monitoring: Tim Onderko of Langan Engineering

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 larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of 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.

TOTAL SF of non-roof hardscape:
50% of non-roof hardscape:

94,502 SF
47,251 SF

Shaded (average)	9,772 SF
SRI > 29	37,508 SF
StreetBond coating	33,758 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	47,280 SF
% SHADED/HIGH SRI PROPOSED	50.0%

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 Flood Hazard Area: The project site is located in Zone X (area of minimal flood hazard) and is adjacent to Special Flood Hazard Area (the area subject to inundation by the 1% annual chance flood (100 year flood)) Zone AE, as defined by FEMA Flood Insurance Rate Map (FIRM), New Haven County, CT, Map No. 09009C0434J, Panel 434).

Shorelands: The project site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of a building and two paved parking areas. The site is located more than 300 feet from the Mill River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	No potential adverse impacts on coastal resources and/or future water-dependent development are anticipated.
2. Potential beneficial impacts	The project proposes improvements to the existing stormwater management system, including the installation of a subsurface detention system and isolator rows. As a result, there will be a reduction in peak runoff flow rates to off-site drainage systems and receiving waters.
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?	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 watercourse.
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 June 2018 and be completed by September 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.

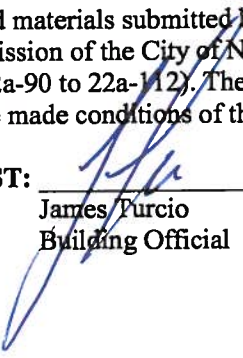
ADOPTED: June 20, 2018
Edward Mattison
Chair

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: June 20, 2018

ATTEST: 

James Turcio
Building Official

