

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 93 HILLSIDE AVENUE. Soil Erosion and Sediment Control Review for the construction of a two-family apartment building in a RM-1 zone.
(Owner/Applicant/Agent: Scott and Lisa Santoroski)

REPORT: 1548-02

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 September 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 on final plans.
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 sign-off 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. 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. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
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. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
NARRATIVE attached. Application fee: \$360. Received August 16, 2018.

- Letter from Richrach Properties – Hillside Ave, LLC
- Application drawings. 8 sheets received August 16, 2018. Revisions received August 28, 2018 and September 13, 2018.
 - Cover Sheet. Drawing date July 18, 2018. Received August 16, 2018.
 - Property Survey/Existing Conditions. Drawing date August 31, 2009. Received August 16, 2018.
 - Site Plan. Drawing date July 18, 2018. Received August 16, 2018. Revised August 27, 2018. Received August 28, 2018. Revised September 13, 2018. Received September 13, 2018.

- Foundation Plan. Drawing date July 18, 2018. Revised August 27, 2018. Received August 28, 2018. Revised September 13, 2018. Received September 13, 2018.
- Grading/Drainage & SESC Plan Class A. Foundation Plan. Drawing date July 18, 2018. Revised August 27, 2018. Received August 28, 2018. Revised September 13, 2018. Received September 13, 2018.
- Soil Erosion and Sedimentation Control. Drawing date July 18, 2018. Received August 16, 2018.
- Erosion Control Narrative. Drawing date July 18, 2018. Received August 16, 2018.
- Details. Drawing date July 18, 2018. Received August 16, 2018. Revised September 13, 2018. Received September 13, 2018.
- 1823-1: Elevations. Not dated. Received August 16, 2018.
- 1823-2: Floor Plans. Not dated. Received August 16, 2018.
- 1823-3: Details. Not dated. Received August 16, 2018.

PROJECT SUMMARY:

Project: Two-family house

Address: 93 Hillside Avenue

Site Size: 7,030 SF (0.16 acres)

Zone: RM-1 (High-Middle Density)

Parking: Two parking spaces

Financing: Private

Owner/Applicant/Agent: Scott and Lisa Santoroski

Phone: (203) 804-1685

Engineer: Nafis & Young Engineers, Inc.

Phone: (203) 484-2793

BACKGROUND

Previous CPC Actions:

No previous actions have been taken.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone.

Site description/existing conditions:

The project site is a vacant grassy lot that contains slopes of greater than 15% and that encompasses an area of approximately 7,030 SF (0.16 acres). The site is bounded by Hillside Avenue in the west and residential property in the north, east, and south.

Proposed activity:

The applicant proposes to construct a two-story wood frame building with two dwelling units on an existing vacant lot. Proposed site work includes regrading 21% of the site and the construction of a 6 FT retaining wall from the abutting property's retaining wall to the foundation of the proposed building and another 3 FT retaining wall in the backyard. The proposed project also includes the installation of a high capacity infiltrator chamber with stone connected to the proposed building's roof leaders and the planting of erosion control matting and grass.

The applicant also proposes to install a silt fence and haybales around the perimeter of the property to control soil and sediment erosion during construction.

Motor vehicle circulation/parking/traffic:

Two bituminous drive aisles and parking spaces will be provided on either side of the proposed building.

Signage:

None 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: 127 CY

Start Date: September 2018

Completion Date: December 2018

Responsible Party for Site Monitoring: Scott Santoroski

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*.

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction is expected to begin in September 2018 and be completed by December 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.

ACTION

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

ADOPTED: September 20, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli
Deputy Economic Development Administrator

