

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:** 16 MILLER STREET. Site Plan and Coastal Site Plan Review for the construction of 10 multi-family townhouses and 56 residential dwelling units in a RM-1 and RM-2 zone. (Owner: Serena Neal-Sanjurjo for New Haven Livable City Initiative; Applicant: Jamie Smarr of West River Housing Company LLC; Agent: Kenneth Boroson of Kenneth Boroson Architects)

**REPORT:** 1548-01

**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 for building permits. A digital copy of the recorded report 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. 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.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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: \$360. Received August 16, 2018.**

- Drainage Report dated August 16, 2018. Received August 16, 2018. Revised September 14, 2018. Received September 14, 2018. Revised September 19, 2018. Received September 19, 2018.
- Sanitary Report dated August 16, 2018. Received August 16, 2018.
- Reflective Heat Impact Study dated August 16, 2018. Received August 16, 2018.
- Zoning Table – Current Conditions dated April 17, 2018. Received August 16, 2018.
- Zoning Table – Future Conditions dated April 17, 2018. Received August 16, 2018.
- Letter from CT Department of Transportation dated August 16, 2018. Received August 16, 2018.
- Application drawings. 48 sheets received August 16, 2018. Revisions received September 7, 2018, September 14, 2018, and September 19, 2018.
  - Cover sheet. Received August 16, 2018.
  - C-001: General Notes, Legend, & Abbreviations. Drawing date August 16, 2018. Received August 16, 2018.
  - CE.100: Existing Conditions. Drawing date August 16, 2018. Received August 16, 2018.
  - CD.100: Demolition Plan. Drawing date August 16, 2018. Received August 16, 2018.
  - CL.100: Layout Plan. Drawing date August 16, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 7, 2018.
  - CG.100: Grading and Drainage Plan. Drawing date August 16, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 7, 2018. Revised September 12, 2018. Received September 14, 2018. Revised September 18, 2019. Received September 19, 2018.
  - CU.100: Utility Plan. Drawing date August 16, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 7, 2018.
  - PL.100: Planting Plan. Drawing date August 16, 2018. Received August 16, 2018.
  - CS.100: & CS.101: Sediment and Erosion Control Plan, Notes and Details. Drawing date August 16, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 7, 2018. Revised September 12, 2018. Received September 14, 2018.
  - CT.100: Traffic Plan. Drawing date August 16, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 7, 2018. Revised September 12, 2018. Received September 14, 2018.
  - DT-500 – DT-513: Details. Drawing date August 16, 2018. Received August 16, 2018. Revised September 6, 2018. Received September 7, 2018.
  - SL-1: Exterior Lighting Photometric Calculation. Drawing date August 13, 2018. Received August 16, 2018.
  - Subdivision Map Land of City of New Haven. Dated August 18, 2018. Received August 16, 2018.
  - C.100: Sight Distance RTE.34. Drawing date September 12, 2018. Received September 14, 2018.
  - C.101: Sight Distance Legion Ave. Drawing date September 12, 2018. Received September 14, 2018.
  - A2.01-01R – A2.01-11C: Building 1 – 11 Floor Plans and Elevations (22 sheets). Drawing date August 16, 2018. Received August 16, 2018. Revisions received September 10, 2018.

**PROJECT SUMMARY:**

**Project:** WRSHIP – New Haven Route 34 Housing Development

**Address:** 16 Miller Street

**Site Size:** 182,162 SF (4.18 acres)

**Zone:** RM-1 (Low-Middle Density) & RM-2 (High-Middle Density)

**Parking:** 60 parking spaces (including 8 HC accessible spaces)

**Owner:** Serena Neal-Sanjurjo for New Haven Livable City Initiative

**Phone:** (203) 946-6437

**Applicant:** Jamie Smarr for West River Housing Company LLC  
**Agent/Architect:** Kenneth Boroson of Kenneth Boroson Architects  
**Site Engineer:** DTC

**Phone:** (646) 336-4929  
**Phone:** (203) 624-0662

## **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 RM-1 and RM-2 zones.

### **Site description/existing conditions:**

The project site encompasses an area of approximately 182,162 SF (4.18 acres) and consists of a vacant grassy lot, sidewalks along the east and west ends of the site, multiple trees, and the West River Peace Garden on the west end. The site is bounded by North Frontage Road in the north, Evergreen Court in the east, Legion Avenue in the south, and Ella T. Grasso in the west.

### **Proposed activity:**

The applicant proposes to construct 56 new housing units (35,300 SF), a 3,700 SF office meeting center, and a 3,400 SF playground on site. The proposed housing includes ten (10) townhouse style buildings that have four (4) to six (6) dwelling per building and four (4) dwelling units in the office meeting center building. Additional site work includes the installation of stormwater management infrastructure, concrete sidewalks along the roadways and throughout the site, a parking lot, a gazebo and plaza, new site lighting, landscaping.

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

The proposed project consists of the construction of a parking lot with 60 parking spaces, including eight (8) handicap accessible spaces, between the rows of housing with access from curb cuts along Legion Avenue and North Frontage Road. Per the Commission's recommendation at the City Plan Commission meeting on September 20, 2018, the applicant recognizes the need to work with the community and the city's Traffic, Transportation, and Parking and Police departments to enhance and ensure pedestrian, bicycle, and motor vehicle safety surrounding the project site. Commissioners have respectfully requested that the applicant present any additional planned traffic calming and/or pedestrian safety measures, together with any adjustments in the DOT/City ROW, to the Commission in the future.

### **Bicycle parking:**

The applicant proposes to install bike racks along the eastern side of the parking lot to accommodate at least ten (10) bicycles.

### **Trash removal:**

The applicant proposes to install a concrete dumpster pad and enclosure in the parking lot on site.

### **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: 1,780 SF

Start Date: 2019

Completion Date: 2020

**Responsible Party for Site Monitoring:**

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 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 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:

45,825 SF

50% of non-roof hardscape:

22,913 SF

<b>Shaded (average)</b>	<b>1,330 SF</b>
<b>SRI &gt; 29</b>	<b>21,912 SF</b>
Concrete Walks and Concrete Pavement	19,732 SF
Parking striping	2,180 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>23,242 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>50.7%</b>

**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:**

*Shorelands:* The site is located within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of a grassy lot and several trees. The site is located approximately 350 feet away from the West River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>The proposed development will increase the amount of impervious area on the site and will, therefore, increase the volume and peak rate of runoff generated during a storm event. The potential adverse impacts from the additional impervious surfaces will be mitigated through the use of an improved stormwater detention system. See Drainage Report for additional information.</i>
2. Potential beneficial impacts	<i>The proposed project includes the installation of stormwater management infrastructure, including a detention basin and underground infiltration galleries, that is designed to maximize on-site detention and infiltration capacity and reduce run-off.</i>
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	<i>None.</i>
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No. The site is not appropriate for water-dependent uses.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>The site is not appropriate for water-dependent uses.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>No. The site is not directly adjacent to a waterbody or watercourse.</i>
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)?	<i>No.</i>
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'.	<i>No.</i>

**Project Timetable:** Construction is expected to begin in 2019 and be completed by 2020.

**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:** September 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:** September 20, 2018

**ATTEST:**   
James Turcio  
Building Official

