NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **949 WHALLEY AVENUE.** Site Plan and Coastal Site Plan Review for the conversion of former Hallock's warehouse into the Church of Scientology in a BA zone. (Owner/Applicant: Church of Scientology of Connecticut; Agent: Brian Brewer of Kimley-Horn)

REPORT: **1548-10**

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 November 14, 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. 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. Species and locations of proposed street trees must be coordinated with the Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. 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 October 17, 2013.

- Stormwater Report dated August 30, 2018. Received September 4, 2018. Revised November 7, 2018. Received November 8, 2018.
- Application drawings. 22 sheets received August 16, 2018. Revisions received September 4, 2018, September 21, 2018, October 19, 2018, and November 8, 2018.
    - CI-100: Cover Sheet. Drawing date August 14, 2018. Received August 16, 2018.
    - CI-101: General Notes. Drawing date August 14, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CV-101: Existing Conditions Survey. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CD-100: Demolition and Erosion Control Plan. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CD-101: Erosion-Sediment Control Notes. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CS-101: Site Plan. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CS-501 & CS-502: Construction Details. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CG-100: Grading and Drainage Plan. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CU-100: Utility Plan. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CU-301 & CU-501: Stormwater and Utility Profiles and Details. Drawing date December 6, 2012. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - CU-502: Underground Detention Details. Drawing date October 18, 2018. Received October 19, 2018.
    - LP-100, LP-150, LP-151: Landscape Plan, Details, and Notes. Drawing date June 21, 2018. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - IR-100, IR-150, IR-151: Irrigation Plan, Notes, and Details. Drawing date June 21, 2018. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - LL-100 & LL-150: Lighting Plan and Details. Drawing date June 21, 2018. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - S-100: General Notes & Dumpster Enclosure Design. Drawing date August 10, 2018. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
    - S-101: Light Pole, Monument Sign, and Transformer Pad Designs. Drawing date August 10, 2018. Received August 16, 2018. Received August 16, 2018. Revised October 18, 2018. Received October 18, 2018.
- Architectural drawings. 24 sheets received August 16, 2018. Revisions received November 14, 2018.

PROJECT SUMMARY:
Project: Church of Scientology of Connecticut
Address: 949 Whalley Avenue
Site Size: 29,185.2 SF (0.67 acres)
Zone: BA (General Business)
Financing: Private
Parking: 28 parking spaces (including 1 HC accessible space)
Owner/Applicant: Church of Scientology of Connecticut **Phone:** (203) 387-7670
Agent: Brian Brewer of Kimley-Horn and Associates, Inc. **Phone:** (804) 672-4709
Architect: Gensler **Phone:** (404) 507-1030
Site Engineer: Kimley-Horn and Associates, Inc.

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 BA zone.

Site description/existing conditions:
The project site encompasses a lot area of approximately 29,185 SF (0.67 acres) and consists of a vacant multi-story building and a parking area. The site was formerly occupied by Hallock's warehouse and showroom until 2003. The site is bounded by Valley Street and commercial property in the north, Blake Street in the southeast, and Beecher Park in the southwest.

Proposed activity:
The proposed project consists of the renovation of the existing 18,907 SF building into a community meeting space for the Church of Scientology of Connecticut. Proposed site improvements include the installation of stormwater management infrastructure, landscaping, and the repaving of the existing parking lot.

Motor vehicle circulation/parking/traffic:
The applicant proposes to provide 24 parking spaces, including one (1) handicap accessible space and 6 compact spaces, on site. Vehicle ingress and egress will be provided via a curb cut along Whalley Avenue.

Bicycle parking:
The applicant proposes to install bike racks adjacent to the northeastern building entrance. The bike racks will accommodate at least 6 bicycles.

Trash removal:
Rolling trash receptacles will be placed within a 6' wooden screen fence on a concrete pad within the proposed grassy lawn adjacent to the building and the sidewalk along Whalley Avenue.

Signage:
The applicant proposes to install a 2' X 8' monument sign at the entrance of the site adjacent to the parking lot and the eastern curb cut along Whalley Avenue. Signage will need review and sign-off by zoning prior to installation.

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: 5.8 CY
Start Date: November 2018 Completion date: January 2020

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.*

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: 10,072 SF
50% of non-roof hardscape: 5,036 SF

SRI > 29	
StreetBond coating	7,764 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**7,764 SF**
% SHADED/HIGH SRI PROPOSED	**77.08%**

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 within the coastal boundary on a developed non-waterfront or waterfront adjacent site consisting of a commercial building and a paved parking lot. The site is located approximately 300 feet away from the West 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 developments are anticipated.*
2. Potential beneficial impacts	*The project includes the construction of a new stormwater management system that is designed to capture run-off through a 50-year storm. As a result, more stormwater runoff will be captured on site and there will be less runoff into the West River.*
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 a waterbody or watercourses.*
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 in November 2018 and be completed by January 2020.

PUBLIC HEARING
A public hearing was held on October 17, 2018. The meeting minutes and a recording of the hearing, CPC meeting 1549, is available from the City Plan Department.

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: November 14, 2018
Edward Mattison
Chair

ATTEST: MPL
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: November 14, 2018

ATTEST: _____
James Turcio
Building Official