NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **193 & 195 BURWELL STREET.** Site Plan Review for outdoor storage in an IH zone. (Owner/Applicant: 215 Burwell Street LLC; Agent: Bernard Cermola of Cardinal Engineering Associates)

REPORT: **1553-04**

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 February 20, 2024. 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. 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.
6. 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.
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. 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, and SESC forms. NARRATIVE attached. Application fee: $360. Received November 26, 2018.

- Stormwater Management Plan dated November 15, 2018. Received November 26, 2018. Revised January 11, 2019. Received January 11, 2019.
- Application drawings. 3 sheets received November 26, 2018. Revisions received January 11, 2019, January 17, 2019, January 22, 2019, and February 14, 2019.
    - Site Plan. Drawing date November 16, 2018. Received November 26, 2018. Revised January 11, 2019. Received January 11, 2019. Revised January 15, 2019. Received January 17, 2019. Revised January 17, 2018. Received January 22, 2019. Revised and Received February 14, 2019.
    - VTD. Vehicle Tracking Diagrams. No date. Received February 14, 2019.
    - SED-01: Sediment and Erosion Control Notes. Drawing date November 16, 2018. Received November 26, 2018. Revised and Received February 14, 2019.
    - SED-02: Sediment and Erosion Control Details. Drawing date November 16, 2018. Received November 26, 2018. Revised and Received February 14, 2019.
    - MISC-01: Sediment and Erosion Control Details. Received January 17, 2019. Revised and Received February 14, 2019.

PROJECT SUMMARY:
Project: Container storage
Address: 193 & 195 Burwell Street
Site Size: 15,600 SF (0.36 acres)
Outdoor Storage: 2,700 SF
Zone: IH (Heavy Industry)
Owner/Applicant: 215 Burwell Street, LLC
Agent: Bernard Cermola of Cardinal Engineering Associates, Inc. **Phone:** (203) 641-0986
Site Engineer: Cardinal Engineering Associates, Inc.

BACKGROUND
Previous CPC Actions:

- **CPC 1504-06:** Resolution correcting zoning map to comply with zoning ordinance amendment. Approved April 14, 2015.

Note: Companion CPC Report 1553-06 for a Special Permit for more than 500 square feet of outdoor storage in an IH zone.

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 an area of approximately 15,600 SF (0.36 acres) and consists of a bituminous driveway and a gravel parking lot. The site is bounded by Burwell Street in the north, a grassy wetland in the south, and residential property in the east and west.

Proposed activity:
The applicant proposes to convert the existing vacant lot into a container storage area. The proposed project includes grading and the placement of a gravel wearing surface over granular fill on the site. The project also includes the installation of a bituminous paved apron along Burwell Street, the construction of a 6 FT privacy fence around the perimeter of the site, and stormwater management improvements. The applicant proposes to store up to 2,700 SF four empty storage containers on site, ranging in size from 10 to 30 cubic yards. The applicant proposes to store three (3) 20 or 30 cubic yard containers and three (3) 10 cubic yard containers on site with the possibility of nesting of smaller containers. One gated driveway will be provided along Burwell Street for delivery truck ingress and egress to and from the site.

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: January 2019 Completion Date: April 2019

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 site work;
- 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: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Site work is expected to begin in January 2019 and by completed by April 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: February 20, 2019
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Interim Economic Development Administrator