

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

RE: 205 FAIRMONT AVENUE. Site Plan and Coastal Site Plan Review for conversion of existing warehouse for operation of a construction business in a RM-2/BA zone. (Owner/Applicant: 205 Fairmont Avenue, LLC.; Agent: Raymond Lemley)

REPORT: 1552-03

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 December 19, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
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 sign-off on final plans for building permit.
7. 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.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
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. 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).

ADDITIONAL CONDITIONS OF APPROVAL

14. Applicant is to submit revised plans with proper ADA accessible parking space and sign details to the

Department of Traffic, Transportation and Parking prior to sign-off on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. November 15, 2018.

- Lighting Specifications dated August 26, 2017. Received November 13, 2018.
- Stormwater Analysis Report dated August 30, 2018. Received November 13, 2018. Revised December 12, 2018. Received December 13, 2018.
- Application drawings. 4 sheets received November 13, 2018. Revisions received December 6, 2018 and December 13, 2018
 - Improvement Location Map. Drawing date August 13, 2018. Received November 13, 2018.
 - Proposed Site Plan. Drawing date April 18, 2016. Received November 13, 2018. Revised December 12, 2018. Received December 13, 2018
 - Details of Photometric Lighting Plan. Drawing date August 25, 2017. Received November 13, 2018.
 - D-1: Proposed Drainage Plan Details. Drawing date August 24, 2018. Received November 13, 2018. Revised December 12, 2018. Received December 13, 2018
- Architectural drawings. 6 sheets received November 13, 2018.

PROJECT SUMMARY:

Project: Building renovation for operation of a construction business

Address: 205 Fairmont Avenue

Site Size: 41,566 (0.95 acres)

Zone: RM-2 (High-Middle Density Residential) and BA (General Business)

Parking: 11 spaces (including 1 HC)

Owner/Applicant: 205 Fairmont Avenue, LLC

Phone: (203) 715-7154

Agent: Raymond Lemley

Phone: (203) 499 8631

Site Engineer: Land Surveying Services, LLC

BACKGROUND

Previous CPC Actions:

- **CPC 1542-01:** Site Plan and Coastal Site Plan Review for conversion of existing warehouse for operation of a construction business in an RM-2/BA zone. Withdrawn June 20, 2018.
- **CPC 1533-02:** Site Plan Review and Coastal Site Plan Review for conversion of existing warehouse to use as a construction business in an RM-2 and BA zone. Withdrawn November 15, 2017.
- **CPC 1529-18:** Coastal Site Plan Review for a construction company in BA and RM-2 zones. Approved April 20, 2017.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 and BA zones, with the zoning relief granted. On May 9, 2018, the applicant was granted Board of Zoning Appeals Permission/Approval with conditions for a Use Variance and a Coastal Site Plan Review to permit a construction company with over 2,000 SF of building area in a General Business (BA) and Middle-High Density Residential RM-2 District.

Site description/existing conditions:

The project site encompasses a lot area of approximately 41,566 SF (0.95 acres) with a vacant one-story warehouse building and a parking area. The site is bounded by Fairmont Avenue in the north and west, Lancraft Street in the south, and residential property in the east.

Proposed activity:

The application includes the conversion of an existing 27,000 SF warehouse structure for the operation of a construction business. Proposed building improvements consist mainly of interior renovations for an office space, storage of construction material and equipment, and mechanical upgrades. The applicant has indicated that there will be no construction assembly or manufacturing at the facility and expected business hours will be Monday-Friday from 6:30 A.M. to 6:00 P.M. and Saturday from 7:00 A.M. to 2:00 P.M. Proposed site improvements will include repaving, striping, stormwater management improvements, and landscaped buffers along the perimeter of the parking lot.

Motor vehicle circulation/parking/traffic:

The applicant has proposed to repave and stripe the existing parking area to include 10 parking spaces and one (1) handicap parking space for company vehicle and employee parking. All parking will be on site within the fenced in parking area or inside the building. Ingress and egress to the facility will remain on Fairmont Avenue which borders an industrial zone.

Bicycle parking:

The applicant proposes to install bike racks adjacent to the northwestern edge of the existing building. The bike racks will accommodate at least five (5) bicycles.

Trash removal:

A dumpster area will be constructed east of the parking spaces.

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: 0 CY

Start Date: December 2018

Completion Date: September 2019

Responsible Party for Site Monitoring: Yumbla Construction

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 construction;
- 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: 12,480 SF
50% of non-roof hardscape: 6,240 SF

Shaded (average)	0 SF
SRI > 29	6,240 SF
StreetBond coating	6,240 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	6,240 SF
% SHADED/HIGH SRI PROPOSED	50%

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 (Flood Zone): The project site is within Flood Zone X, areas determined to be outside the 0.5% annual chance (100-year) floodplain as defined by FEMA Flood Insurance Rate Map (FIRM), New Haven County, CT, Map No 09009C0442J (July 8, 2013).

Shorelands: The site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved parking lots and grassy areas. It is located more than 600 feet from the Quinnipiac River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None. The proposed project will not increase impervious surfaces on site. Potential adverse impacts from existing impervious surfaces will be mitigated through the use of an improved stormwater infiltration system and related pollution-control amenities. See Coastal Area Management Report for additional information.

2. Potential beneficial impacts	The project includes the construction of a new stormwater management system that is designed to capture all run-off through the 100-year storm event. As a result, more stormwater runoff will be captured on site and there will be less runoff into the Quinnipiac 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 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 late 2018 and be completed by September 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: December 19, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Acting 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: December 19, 2018

ATTEST: [Signature]
James Turcio
Building Official