

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1331 STATE STREET. Site Plan Review for the expansion of an existing gas station and the construction of a convenience store in a BA zone. (Owner/Applicant: PMG SLB I LLC; Agent: Meaghan Miles of Carmody, Torrance, Sandak & Hennessey LLP)

REPORT: 1552-05

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 January 23, 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. 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. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. 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.
11. 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: \$540. Received November 15, 2018.

- Recorded BZA relief dated October 12, 2018. Received November 15, 2018.
- Conceptual Site Model and Closure Strategy dated December 12, 2017. Received December 6, 2018.
- Stormwater Management Report dated August 27, 2018. Received November 15, 2018. Revised December 3, 2018. Received December 6, 2018.
- Stormwater Management Facility Operations & Maintenance Manual dated August 27, 2018. Received November 15, 2018. Revised December 3, 2018. Received December 6, 2018.
- Lighting Narrative dated October 4, 2018. Received November 15, 2018.

- Fuel Truck Circulation Plan dated August 17, 2018. Revised January 15, 2019. Received January 15, 2019.
- Application drawings. 16 sheets received November 15, 2018. Revisions received December 20, 2018. Revisions received January 16, 2019.
 - C-CVER: Cover Sheet. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018.
 - C-LAYT: Layout Plan. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-GRAD: Grading & Drainage Plan. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-UTIL: Utilities Plan. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-LAND: Landscape Plan. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-LGHT: Lighting Plan. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-SESC: Soil Erosion & Sediment Control Plan. Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-CTLS: Construction Details (6 sheets). Drawing date August 17, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - V-SURV: Boundary and Topographic Survey. Drawing date March 30, 2018. Received November 15, 2018. Revised December 19, 2018. Received December 20, 2018. Revised January 15, 2018. Received January 16, 2019.
 - C-LAYT: Conceptual Floor Plan & Elevation. Drawing date August 17, 2018. Received November 15, 2018. Revised January 15, 2018. Received January 16, 2019.

PROJECT SUMMARY:

Project: Gas Station Expansion

Address: 1331 State Street

Site Size: 22,015 SF (0.51 acres)

Building size: 2,450 SF

Zone: BA (General Business)

Financing: Private

Parking: 8 parking spaces (including one (1) accessible space and one (1) loading space)

Owner/Applicant: PMG SLB I LLC

Phone: (203) 252-2642

Agent: Meaghan Miles of Carmody, Torrance, Sandak & Hennessey LLP

Phone: (203) 325-8608

Site Engineer: Maser Consulting Connecticut

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 BA zone, with the zoning relief granted. On October 12, 2018, the applicant was granted Board of Zoning Appeals Permission for a variance to permit a side yard of 0ft where 5ft are required, a Special Exception for the expansion of an existing gas station, and a Certificate of Approval of Location for gas sales in a BA District.

Site description/existing conditions:

The project site encompasses an area of approximately 22,015 SF (0.51 acres) and is currently occupied by a gas station consisting of five (5) fuel pump stations, a fuel pump canopy, a 624 SF convenience store, and a 384 SF masonry building. The site is bounded by commercial property in the north, Amtrak/Hartford Line train tracks in the east, Ferry Street in the South, and State Street in the west. There are currently two (2) curb cuts to State Street and along (1) to Ferry Street.

Proposed activity:

The applicant proposes to expand the existing gas station and redevelop the site. Proposed revisions to the site include installing one (1) new fuel pump station to the existing five (5) fuel pump stations and relocating all stations to the area under a proposed new canopy. The applicant also proposes to demolish the existing 624 SF convenience store structure and construct a new 2,450 SF convenience store long the eastern property line. Additional site work includes the installation of security cameras and lighting, landscaping, stormwater management, and vehicle circulation improvements.

Motor vehicle circulation/parking/traffic:

The proposed project includes the elimination of the existing two (2) curb cuts along State Street and the construction of a single, centralized curb cut on State Street. The applicant also proposes to stripe eight (8) parking spaces, including one (1) accessible space and one (1) loading space, on site.

Bicycle parking:

The applicant proposes to install bike racks along the northern corner of the parking lot. The bike racks will accommodate at least five (5) bicycles.

Trash removal:

A trash enclosure and dumpster pad will be installed in the eastern corner of the site, adjacent to the proposed convenience store.

Signage:

The applicant proposes to install one (1) pole mounted sign and a sign along the convenience store and canopy. Proposed signage will be subject to zoning approval.

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: 740 CY

Start Date: Summer 2019

Completion Date: Fall 2020

Responsible Party for Site Monitoring: Gary Kilfeather of Petroleum Marketing Group, Inc.

Phone Number: (703) 615-8864

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 both the demolition and 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: Not applicable

Project Timetable: Construction is expected to begin in Summer 2019 and be completed by Fall 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.

SITE PLAN ACTION

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

ADOPTED: January 23, 2019
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Acting Economic Development Administrator