

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 843 & 845 WHALLEY AVENUE. Site Plan and Coastal Site Plan Review for the conversion of existing commercial space into offices for Children's Community Programs of Connecticut, Inc. in a BA-2 zone. (Owner: Atlantis Holdings LLC and Citadel Holdings LLC; Applicant: Children's Community Programs of CT, Inc. Agent: James Segaloff)

REPORT: 1555-13

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 April 17, 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. 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.
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. 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, and CSPR forms.
NARRATIVE attached. Application fee: \$360. Received February 21, 2019.**

- Site Stormwater Management Plan dated March 7, 2019. Received March 7, 2019. Revised March 21, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 4, 2019. Additional revisions received April 12, 2019.
- Light Specifications. Received March 7, 2019. Revisions received March 21, 2019.
- Application drawings. 3 sheets received February 21, 2019. Revisions and additional drawings received March 7, 2019, March 21, 2019, April 4, 2019, and April 12, 2019.
 - C-1: Existing Conditions Plan. Drawing date January 31, 2019. Received February 21, 2019. Revised March 20, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 4, 2019.
 - C-2: Site Development Plan. Drawing date January 31, 2019. Received February 21, 2019. Revised March 20, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 4, 2019. Revised March 11, 2019. Received March 12, 2019.
 - C-3: Stormwater Management & Erosion Control Plan. Drawing date January 31, 2019. Received March 7, 2019. Revised March 20, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 4, 2019.
 - C-4: Typical Details. Drawing date January 31, 2019. Received March 7, 2019. Revised March 20, 2019. Received March 21, 2019. Revised April 3, 2019. Received April 4, 2019. Revised March 11, 2019. Received March 12, 2019.
 - C-5: Typical Details. Drawing date January 31, 2019. Received March 7, 2019. Revised April 3, 2019. Received April 4, 2019.
 - C-6: Photometric Plan. Drawing date March 20, 2019. Received March 21, 2019.
 - AB-100: Basement Use Plan. Drawing date March 7, 2019. Received March 7, 2019. Revised April 12, 2019. Received April 12, 2019.
 - AB-101: First Floor Use Plan. Drawing date March 7, 2019. Received March 7, 2019. Revised April 12, 2019. Received April 12, 2019.
 - AB-102: Second and Third Floor Use Plan. Drawing date March 7, 2019. Received March 7, 2019. Revised April 12, 2019. Received April 12, 2019.
 - AB-200: Existing South Elevation and East Elevation. Drawing date March 7, 2019. Received March 7, 2019. Revised April 12, 2019. Received April 12, 2019.
 - AB-201: Existing North Elevation and West Elevation. Drawing date March 7, 2019. Received March 7, 2019. Revised April 12, 2019. Received April 12, 2019.

PROJECT SUMMARY:

Project: Office conversion for The Children's Community Programs of Connecticut, Inc.

Address: 843, 845-849 Whalley Avenue; 11 Tour Avenue; 414 West Rock Avenue

Site Size: 22,575 SF (0.52 acres)

Zone: BA-2 (Village Center)

Parking: 19 parking spaces (including 1 accessible space)

Owner: Atlantis Holdings LLC and Citadel Holding LLC

Applicant: Children's Community Programs of CT, Inc.

Agent: James H. Segaloff, Esq. of Susman Duffy & Segaloff, P.C.

Phone: (203) 654-2604

BACKGROUND

Previous CPC Actions:

No previous actions have been taken.

Note: Companion CPC Report 1555-14 for a Special Permit for a proposed use of more than 5,000 square feet in a BA-2 zone.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA-2 zone.

Site description/existing conditions:

The project site encompasses an area of approximately 22,575 SF (0.52 acres) and consists of a vacant two-story building and a parking area. The site is bounded by commercial and residential property in the north, east, and west, and Whalley Avenue in the south.

Proposed activity:

The proposed project includes the conversion of the first floor of the existing building into administrative office space for The Children's Community Programs of Connecticut, Inc. The applicant also proposes to repair or replace the existing wooden fence that is screening the rear parking area from the adjacent properties and install new stormwater management infrastructure on site. No changes to the exterior of the building are proposed.

Motor vehicle circulation/parking/traffic:

The applicant proposes to resurface and restripe the existing parking area to include 19 parking spaces, including one (1) accessible parking space. Access to the site will be provided via a curb cut along Whalley Avenue and an additional curb cut along Tour Avenue and an exit only egress on West Rock Avenue.

Bicycle parking:

The proposed project includes the installation of a bike rack and a bicycle storage area in the parking lot. Proposed bike infrastructure on site will accommodate at least ten bicycles.

Trash removal:

A fenced waste receptacle enclosure area will be provided on site near Tour Avenue.

Signage:

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: 645 CY

Start Date:

Completion Date:

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*.

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: 11,105 SF
 50% of non-roof hardscape: 5,552.5 SF

SRI > 29	
StreetBond coating	5,737 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	5,737 SF
% SHADED/HIGH SRI PROPOSED	51.7%

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): A portion of the project site is located within Special Flood Hazard Area (the area subject to inundation by the 1% annual chance flood (100-year flood)) Zone AE, as defined by FEMA Flood Insurance Rate Maps (FIRM) panels 09009C0429J effective July 8, 2013.

Shorelands: The project site is within the coastal boundary on a developed non-waterfront adjacent site consisting of a two-story building and a paved parking area. It is located approximately 220 ft from the West River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None.

2. Potential beneficial impacts	<i>The project includes the construction of a new stormwater infiltration system that is designed to reduce peak stormwater flows and volumes on site. Infiltration of roof and parking lot runoff will control pollution and the volume of water entering the West River.</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 watercourses.</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: TBD

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: April 17, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Director, City Plan Department

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: April 17, 2019

ATTEST: 
James Turcio
Building Official