

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

**RE:** 234, 240, AND 250 GREENE STREET AND 29 WOOSTER PLACE. Site Plan Review for the conversion of former school into 23 residential dwelling units in a RM-2 zone. (Owner/Applicant: Greene Street Holdings, LLC; Agent: Caleb Hamel of Susman, Duffy & Segaloff, P.C.)

**REPORT:** 1559-06

**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 July 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. 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received June 20, 2019.**

- Development Permit Application.
- Green Street Civil Set, including Survey, Demolition Plan, Site Plan, Layout Plan, Drainage, Grading and Utilities, Sediment and Erosion Control Plan, Landscape Plan, Reflective Heat Impact, Lighting Plan, Site Details Submitted June 20, 2019. Revisions received July 3 and July 11, 2019.
- Architectural drawings dated June 17, 2019. Received June 20, 2019.
- Project Narrative. Received June 20, 2019. Revised July 10, 2019.
- Stormwater Management Report. Submitted June 20, 2019. Revised July 2, 2019.
- Letter from BL Companies addressed to Pete Lozis, P.E., Re: Response to Comments Prepared July 5th, 2019 and dated July 10, 2019. Received July 11, 2019.
- Letter from the Church of Saint Michael's consenting to the filing of the application, dated July 10, 2019. Received July 11, 2019.
- Copy of file-stamped Cross Easement Agreement by and between The St. Michael's Church Corporation and Green Street Holdings, LLC, dated April 12, 2019. Received July 11, 2019.

#### **PROJECT SUMMARY:**

**Project:** Apartment Conversion – Greene Street  
**Address:** 234, 240, and 250 Greene Street & 29 Wooster Place  
**Site Size:** 0.79 acres or 34,412.4 SF  
**Building size:** 234 Greene Street = 7,844.2sf; 240 Greene Street = 4,580.1sf; 250 Greene Street = 3,002.1sf  
**Zone:** RM-2 (High-Middle Density)  
**Parking:** The site will provide 25 total spaces: 16 standard, 7 compact, and 2 accessible spaces)  
**Owner:** Greene Street Holdings, LLC  
**Applicant:** Greene Street Holdings, LLC  
**Agent:** Caleb Hamel, Esq., Susman, Duffy & Segaloff, P.C. **Phone:** 203-624-9830  
**Site Engineer:** BL Companies **Phone:** 860-249-2200

#### **BACKGROUND**

**Previous CPC Actions:** None

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

**Site description/existing conditions:** The site is three parcels to the east of St. Michael's Church, which have been combined into a single lot. It is bound by Greene Street to the north and the discontinued portion of Chestnut Street to the east. There are 3 existing buildings previously used as a convent and religious school buildings.

**Proposed activity:** The applicant proposes renovating all three buildings to accommodate a total of 23 residential units, with a mix of one-bedroom and two-bedroom units ranging from 800 to over 1600 square feet. The former convent at 250 Greene Street will be converted to 7 units, while the other two buildings will contain 8 units each. The former convent will also include dedicated storage units for the new units. The former school's gymnasium at 234 Greene Street will be retained and converted to amenity space serving all of the residential buildings. On top of the gymnasium, a new one-story addition will be added, containing 2 of the building's 8 total residential units, along with a large patio area similar in style to a widow's walk.

**Motor vehicle circulation/parking/traffic:** The existing parking lot will continue to be used but will be restriped and upgraded, containing not only the parking necessary to serve the proposed development, but also several parking spaces serving the church. The site's principal driveway on Greene Street will, in accordance with a request by the Department of Traffic, Transportation, and Parking, be widened to a proposed 24 feet,

accommodating two-way traffic. Emergency access for the church extends through the site's parking lot to the school's parking lot to the west.

**Bicycle parking:** The applicant is providing 4 bicycle parking spaces on site.

**Trash removal:** The trash enclosure and concrete dumpster pad will be located along the southern side of the parking lot.

**Signage:** None proposed at this time. All signage must meet zoning ordinance requirements.

**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: 81.2 cy

Start Date: Fall 2019

Completion Date: Fall 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 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*.

**Note: Because the project is between 0 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 SUBMISSION**

- 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: 19,333 SF  
50% of non-roof hardscape: 9,666.5 SF

<b>Shaded (average)</b>	<b>3,981 SF</b>
<b>SRI &gt; 29</b>	<b>5,791 SF</b>
SRI Compliant Concrete Walk	5,628 SF
Existing Canopy Structure	163 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>9,772 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>50.5%</b>

**Project Timetable:** Finished Fall 2019

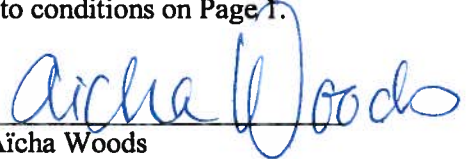
**SITE PLAN REVIEW**

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:** July 17, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department