NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW

RE: **25 & 35 SPRINGSIDE AVENUE.** Site Plan and Inland Wetlands Review for the construction of a one-story addition to two existing buildings and 41 residential dwelling units. (Owner: Maynot, LLC; Applicant: Twin Hills Properties, LLC and Velo Property Group)

REPORT: **1559-03**

INLAND WETLANDS FINDING: Approval with Conditions

SITE PLAN 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. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
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. 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.

- Application drawings. 13 sheets received June 20, 2019. Revisions received July 3, July 11, and July 15, 2019.
  - A-2.00 & A-2.01: West Elevations. Drawing date April 10, 2019. Received June 20, 2019.
  - B-1: Improvement Location Map. Drawing date June 8, 2019. Received June 20, 2019.
  - S-0: Spring Glen Demolition Erosion Control and Phasing Plan. Drawing date June 15, 2019. Received June 20, 2019.
  - S-1: Spring Glen Proposed Site Plan. Drawing date June 15, 2019. Received June 20, 2019.
  - S-2: Spring Glen Drainage and Utility Plan. Drawing date June 15, 2019. Received June 20, 2019.
  - D-1 – D-3: Detail Sheets. Drawing date June 15, 2019. Received June 20, 2019.
  - LT-1 & LT-2: Spring Glen Outside Lighting. Drawing date June 15, 2019. Received June 20, 2019.
  - Spring Glen Solar at 10 AM, noon, and 3 PM. Drawing date June 15, 2019. Received June 20, 2019.
  - Aerial snapshots of the site and floodplain map. Submitted June 20, 2019.
  - Stormwater Management Plan Cover Sheet. Submitted June 20, 2019.
- Stormwater Management Plan with excerpts from the Soil Survey of New Haven County, Connecticut, including Table 9 regarding sanitary facilities, Table 15 regarding Physical and Chemical Properties of Soils, and details on Podunk soil type. Submitted June 124, 2019.
- Elevation Certificate, Expiration Date of July 31, 2015. Received June 20, 2019.
- Memorandum from SEEDnh, dated June 26, 2019.
- Email memorandum from Diane Ifkovic, FEMA, regarding floodproofing dated June 27, 2019, forwarded to City Plan by Adam Haston. Received June 27, 2019.
- Inlands Wetlands Application Report, dated July 15, 2019. Received July 15, 2019.

PROJECT SUMMARY:

Project:	Springside Avenue Condominiums	
Address:	25 & 35 Springside Avenue	
Site Size:	49,278 SF	
Zone:	RM-1	
Parking:	Parking compliant with 37 parking spaces and 4 bicycle parking spaces	
Owner:	Mayanot, LLC Adam Haston	**Phone:** 203-936-8770
Applicant:	Twin Hills Properties LLC, Velo Property Group, Adam Haston	
Architect:	SEEDnh	
Site Engineer:	James Sakonchick, PE, LS	**Phone:** (860) 621-3638

BACKGROUND
Previous CPC Actions: None

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone, with the zoning relief granted. The applicant received approval for a special exception to add more than 3 dwelling units. The total density of 41 units is otherwise permitted as-of-right.

Site description/existing conditions: The 1.29-acre site is situated on an irregularly-shaped lot, bound on the north and east by the Wintergreen Brook. The site has two existing brick, residential buildings. There are 29 existing units (including a basement unit in the north building). The site has a driveway that runs between the two buildings and the parking is to the rear of the site.

Proposed activity: The applicant proposes adding a third floor to each building. The third floor will add 6 units to the north building and 8 units to the south building. The basement unit in the north building will be removed. The applicant proposes combining two existing units on the first floor of the north building. The total unit count will be 41 units, which is permitted as of right in the zone. See chart below, the gray boxes reflect the proposed changes. The applicant proposes redoing the parking area to include some pervious paving elements and additional parking spaces. By taking advantage of the parking credit provided in the ordinance, the site will be fully parked, including bicycle parking. Because the substantial improvement being made in is located within a floodplain, the applicant must make both buildings flood-compliant; the applicant proposes "wet-floodproofing" which means the basement will be made a floodable space by adding flood vents to the foundation.

Unit counts.

		Basement	First Floor	Second Floor	Third Floor	Totals
Existing:	**North Building**	1	6	6	N/A	13
	South Building	0	8	8	N/A	16
Proposed:	**North Building**	0	5	6	6	17
	South Building	0	8	6	8	24

Total: 41

Motor vehicle circulation/parking/traffic: The applicant proposes keeping the drive aisle between the buildings which provides two-way access to a parking area in the rear of the site.

Bicycle parking: The site will provide at least 6 bicycle parking spaces in the basement as required by the zoning ordinance to comply with parking requirements. The proposal includes 20 bicycle parking spaces in one building and 22 in the other above and beyond the parking requirement.

Trash removal: Each building will have refuse bins in the basement within an enclosed room with odor-controlling fan system. A private company will empty regularly.

Signage: Must meet zoning ordinance requirements.

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: 655 CY
Start Date: Late 2019 Completion Date: Late 2021
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 both during 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 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: 15,400 SF
50% of non-roof hardscape: 7,700 SF

Shaded (average)	**7,800 SF**
SRI > 29	**1,754 SF**
Sunlit Pavers	10,292 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**9,554 SF**
% SHADED/HIGH SRI PROPOSED	**62.0%**

Project Timetable: Two years—End of 2019 to end of 2021.

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.

INLAND WETLANDS REVIEW
CLASSIFICATION
☒ Class N: Non-Regulated Uses
☐ Class A: Uses Permitted by Right
☐ Class S: CTDEP Regulated Operations and Uses
☐ Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
☐ Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses,

and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification: The final buildings are outside of the inland wetlands; the improvements being made will capture the first inch of stormwater runoff which will no longer drain into the wetlands. Proper Erosion controls are proposed during the construction such that the construction will take place entirely within the building footprint.

Proposed regulated activity: The applicant proposes earth moving, filling and construction within the 50-foot buffer to construct the third floor of each building and to upgrade the existing parking lot and provide a new infiltration system. Buildings will be upgraded to comply with FEMA requirements.

Wetland/watercourse area altered:
Wetlands: 0 acres open water body: 0 acres stream: 0 linear feet

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations: **THIS IS NOT A CLASS B OR C APPLICATION.**

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

INLAND WETLAND FINDING

The Commission believes that the required findings for a Class N application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions on page 1.

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.

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

ADOPTED: July 17, 2019
Edward Mattison
Chair

ATTEST: Aïcha Woods
Executive Director, City Plan Department