

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 1289 CHAPEL STREET. Site Plan Review for the construction of three additional dwelling units on the second floor of an existing building in a BA zone.  
(Owner/Applicant: Chapel Partners, LLC; Agent: Bernard Pellegrino of The Pellegrino Law Firm)

**REPORT:** 1562-03

**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 October 16, 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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, and SITE forms. NARRATIVE attached. Application fee: \$360. Received September 19, 2019.**

- Site Stormwater Management Report dated September 19, 2019. Revised October 3, 2019. Received October 3, 2019.
- Reflective Heat Impact letter dated September 19, 2019. Received September 19, 2019.

- Application drawings. 5 sheets received September 19, 2019. Revisions received October 3 and October 16, 2019.
  - C-1.0: Site Plan. Drawing date September 19, 2019. Received September 19, 2019.
  - C-2.0: Grading & Utility Plan. Drawing date September 19, 2019. Received September 19, 2019.
  - C-3.0: Heat Impact Analysis Plan. Drawing date September 19, 2019. Received September 19, 2019.
  - C-4.0: Details. Drawing date September 19, 2019. Received September 19, 2019.
  - Property & Topographic Survey. Drawing date September 13, 2019.

#### **PROJECT SUMMARY:**

**Project:** Chapel Partners, LLC Mixed-Use Development  
**Address:** 1289 Chapel Street  
**Site Size:** 8,375 SF (0.19 acres)  
**Zone:** BA (General Business)  
**Parking:** 9 on-site parking spaces (including 1 accessible space) & 2 off-site parking spaces (per signed parking lease between Chapel Partners, LLC and Howard K. Hill Funeral Services LLC)  
**Owner:** Chapel Partners, LLC **Phone:** Not provided  
**Applicant:** Same as above  
**Agent:** Bernard Pellegrino, Esq. of The Pellegrino Law Firm **Phone:** (203) 787-2225  
**Site Engineer:** Godfrey Hoffman Associates, LLC **Phone:** (203) 239-4217

#### **BACKGROUND**

**Previous CPC Actions:** No previous actions have been taken.

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

**Site description/existing conditions:** The project site encompassed an area of approximately 8,375 SF (0.19 acres) and is occupied by a two-story building and a parking area. The site is bounded by Amistad Academy Elementary School in the north, Howard K. Hill Funeral Service in the east, Chapel Street in the south, and Cofield Way/Gill Street in the west.

**Proposed activity:** The applicant is proposing renovations to the existing two-story building maintaining the existing retail uses on the first floor and converting the second floor into three residential dwelling units. The rear parking area will be improved to provide parking for the site. Additional site work includes stormwater management improvements and the installation of a decorative fence along the property line adjacent to the parking area.

**Motor vehicle circulation/parking/traffic:** The existing rear parking area will be improved to provide nine (9) parking spaces (including one (1) accessible space) on site. The applicant has also provided a lease agreement for two (2) off-site parking spaces (on the adjacent lot owned by Howard K. Hill).

**Bicycle parking:** Two bike racks, providing space for four (4) bicycles, will be installed adjacent to the parking area.

**Trash removal:** Trash and recycling for the first-floor existing uses is removed and disposed of by the current users. The second-floor residential units will be provided with trash and recycling totes, stored in the parking area, for curbside pickup.

**Signage:** None proposed. All signage must meet the requirements of the zoning ordinance.

**Sec. 58 Soil Erosion and Sedimentation Control:** Not applicable.

**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:** Not applicable. The applicant has not proposed any additional lighting on site. Should the applicant decide to install exterior lighting fixtures, they must submit an Exterior Lighting Plan to staff for review and approval.

**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:  
50% of non-roof hardscape:

4,530 SF  
2,265 SF

<b>Shaded (average)</b>	<b>258 SF</b>
<b>SRI &gt; 29</b>	<b>2,133 SF</b>
Concrete	963 SF
StreetBond coating	1,170 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>2,391 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>53%</b>

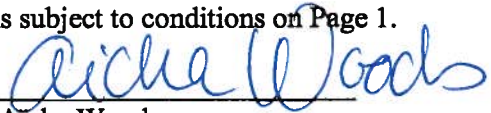
**SITE PLAN REVIEW**

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:** October 16, 2019  
Edward Mattison  
Chair

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