

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 45 DIXWELL AVENUE. Site Plan Review for the two-story expansion and renovation of the existing 'r kids, Inc. Family Center in a RM-2 zone. (Owner/Applicant: Randi Rubin Rodriguez for 'r kids, Inc.; Agent: Craig Newick of Newick Architects)

**REPORT:** 1563-23

**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 November 20, 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, SITE, and SESC forms.**

**NARRATIVE attached. Received November 15, 2019.**

- JPGA Drainage report. Dated November 13, 2019. Received November 15, 2019.
- Recorded BZA relief letter. Received November 15, 2019.
- Application drawings. 8 sheets received November 15, 2019.
- Photometrics, submitted November 18, 2019.
- Correspondence with R. Ceballos regarding GNHWPCA comments to stormwater submission, dated November 18, 2019.

**PROJECT SUMMARY:**

**Project:** 'r kids, Inc. Family Center Expansion  
**Address:** 45 Dixwell Avenue  
**Site Size:** 12,731 SF (0.29 acres)  
**Zone:** RM-2 (High-Middle Density)  
**Parking:** 4 parking spaces (including 1 accessible space)  
**Owner:** Randy Rubin for 'r kids, Inc. **Phone:** (203) 865-5437  
**Applicant:** Same as above  
**Agent:** Craig Newick of Newick Architects **Phone:** (203) 777-6928  
**Site Engineer:** Secondino & Son

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted. On January 8, 2019, the applicant was granted Board of Zoning Appeals permission to permit the expansion of an existing Family Service Center, variances to permit 55% building coverage where 30% maximum is allowed, front yard of 0ft where 17ft is required and side yard of .68ft where 8ft is required, and a special exception to allow 4 on-site parking spaces where 14 on-site parking spaces are required in an RM-2 District.

**Site description/existing conditions:** The project site is approximately 12,731 SF (0.29) and is occupied by the existing one-story 'r kids Family Center building. The site is bounded by commercial and residential use in the north and south, residential use in the east, and Dixwell Avenue in the west.

**Proposed activity:** The applicant proposes to construct a two-story addition to the existing one-story building. Additional site work includes landscaping, site lighting, and stormwater management improvements.

**Motor vehicle circulation/parking/traffic:** Four parking spaces, including one accessible space, will be provided on site.

**Bicycle parking:** None proposed.

**Trash removal:** Plan shows a toter/roll-out dumpster at the end of the driveway. Staff will roll the toter to the street for collection by a private company. Plan must satisfy City Ordinance that does not permit trash vehicles to back out across the sidewalks.

**Signage:** Signage (not part of this application) must comply with the new signage regulations passed in October 2019.

**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: 33 CY

Start Date: November 2019

Completion Date: July 2020

Responsible Party for Site Monitoring: Secondino & Son

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 construction;

- 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 MEET REQUIREMENTS per GNHWPCA standards and thus does not fall under CNH jurisdiction**

**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:** Not applicable.

**Project Timetable:** Construction is expected to begin in November 1, 2019 and be completed by July 30, 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, 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:** November 20, 2019  
Edward Mattison  
Chair

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