

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 17-35 KENSINGTON STREET. Site Plan Review for the construction of a three-story building consisting of 15 residential dwelling units in an RM-2 zone. (Owner: City of New Haven; Applicant: Kristin Anderson of The Community Builders; Owner: Emily Weckman of To Design)

REPORT: 1562-01

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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
6. 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.
7. 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.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
10. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
11. 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.
12. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
13. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
14. 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.
15. 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).

ADDITIONAL CONDITIONS OF APPROVAL

16. A copy of the final Land Disposition Agreement shall be provided to the City Plan Department prior to sign-off on final plans for building permit.
17. A copy of the Parks Commission letter of approval shall be provided to the City Plan Department prior to sign-off on final plans for building permit.
18. A copy of the final Access Easement Agreement, recorded on the land records, shall be provided to the City Plan Department prior to sign-off on final plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$360. Received September 19, 2019.

- Stormwater Management Report dated August 19, 2019. Received September 19, 2019.
- Draft Access Easement Agreement. Received October 10, 2019.
- Application drawings. 22 sheets received September 19, 2019. Revisions received October 3 and October 12, 2019.

PROJECT SUMMARY:

Project: Kensington Park Apartments Phase II Phase 2
Address: 17-35 Kensington Street
Site Size: 29,367 SF (0.67 acres)
Building size: ~6,000 SF
Zone: RM-2
Parking: 15 parking spaces (including 3 accessible spaces)
Owner: City of New Haven, CT
Applicant: Kristin Anderson of The Community Builders **Phone:** (413) 584-4636
Agent: Emily Weckman of To Design **Phone:** (860) 612-1700 ext. 200
Site Engineer: Harry E Cole & Son

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 RM-2 zone.

Site description/existing conditions: The project site encompasses an area of approximately 29,367 SF (0.67 acres) and is comprised of five existing parcels occupied by Kensington Park. The site is bounded by Kensington Street in the west and residential property in the north, east, and south.

Proposed activity: The proposed project includes combing the five existing parcels into one lot and constructing a three-story multi-family apartment building with 15 residential dwelling units. Additional site work includes the installation of an ornamental fence along the perimeter of the site, stormwater management improvements, new concrete walks, and landscaping.

Motor vehicle circulation/parking/traffic: The applicant proposes to install a bituminous parking lot with 15 parking spaces, including three accessible spaces, and a new curb cut along Kensington Street.

Bicycle parking: Three (3) bike racks will be provided by the entrance on Kensington Street. The bike racks will accommodate at least six (6) bicycles.

Trash removal: A dumpster enclosure area will be provided within a private drive along the southern end of the site.

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

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: 1,462 CY
Start Date: September 2020 Completion Date: March 2022
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;
- 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 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: 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: 8,953 SF
50% of non-roof hardscape: 4,477 SF

SRI > 29	17,563 SF
Concrete	1,765 SF
StreetBond coating	2,972 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	4,737 SF
% SHADED/HIGH SRI PROPOSED	52.9%

Project Timetable: Construction is expected to begin in September 2020 and be completed by March 2022.

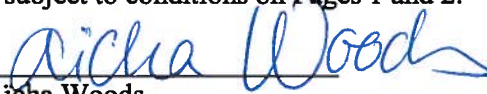
SITE PLAN REVIEW

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 Pages 1 and 2.

ADOPTED: October 16, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department