

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 438 EAST STREET. Use variances to allow for the use of a church and sober house in an existing structure and Coastal Site Plan Review. Zone: IL. (19-95-CAM) (Owner: Edsan-Fewes, LP; Applicant: 180 Center Corp.)

REPORT: 1563-18

ADVICE: Coastal Site Plan: Approval

PRINCIPAL APPLICABLE REGULATIONS

Section 55(b)(2) and (3): Coastal Management District. (2) Application. Whenever a nonexempt building, structure, use or activity is to be located within this district, the application for a building permit submitted pursuant to the State Building Code, the application for a variance or special exception submitted pursuant to subsections 63.C and D of this zoning ordinance, and application and general plan and detail plans of planned development districts pursuant to section 65 of the zoning ordinance, shall be accompanied by an application for coastal site plan review upon the forms provided by the zoning enforcement officer. (3) Review. The board or official receiving the application for coastal site plan review shall refer the application to the city plan commission for a written report. The commission shall review the application in accordance with the Connecticut Coastal Management Act, as amended, to determine whether the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities are acceptable.

BACKGROUND

The project involves the interior renovation of an existing 7,000sf structure to allow for the use of a church and sober house in a Light Industrial Zoning District where these uses are otherwise not permitted. The applicant "The 180 Center" currently operates at 795 Grand Avenue as a religious institution which provides a four phase, eighteen-month, residential ministry program for men suffering from a variety of mental and/or chemical dependency issues. The proposal will operate in the same manner providing up to 16 beds for the sober house use and accommodation for 50 parishioners of the church. The applicant hopes to interact with other community services in the area including the methadone clinic, the social services department on Humphrey Street and the Emergency Men's Shelter on Grand Avenue.

NOVEMBER 12 PUBLIC HEARING

The attorney representing the applicant (Bernard Pellegrino) presented the application explaining that the structure has been vacant for 10 years and fallen into disrepair with the applicant seeking to utilize this space as a church and sober house. The coastal aspect of the application states that there is no impact on the CAM resources and clean up of the site will help to remedy any environmental issues.

No members of the public spoke either in support or opposition of this application.

PLANNING CONSIDERATIONS:

COASTAL SITE PLAN REVIEW

The Board's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site: This site is in close proximity to the Mill River but does not sit adjacent to it.

Coastal Flood Hazard Area (Flood Zone): The property is within Flood Zone X Areas determined to be outside the 0.2% annual chance floodplain. Map#09009C0441J (Revised July 8, 2013)

Nearshore Waters: The site is approximately 535ft to the West of the Mill River.

Shorelands: The site is within the coastal boundary on a previously developed non-waterfront/non-waterfront-adjacent site consisting of a 7,000sf concrete/cinder structure, impervious surface and grassy areas.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None.
2. Potential beneficial impacts	The new use will eliminate a vacant structure while minimizing any damaging impact to the waterbody. Stormwater runoff will be captured on site and there will be less and higher-quality runoff
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	No
6. Is public access provided to the adjacent waterbody or watercourse?	No
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

Sec. 60 Stormwater Management Plan:

New stormwater calculations have been reviewed by the City Engineer to his satisfaction at this time.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Coastal Site Plan to be in compliance with Section 55 under the New Haven Zoning Ordinance.

ADOPTED: November 20, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department