

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 55 CHURCH STREET. MBLU: 240 2351 00200. Site Plan Review for a change in use of over 5,000 SF to laboratory and office space in an existing building in the BD-1 Zone. (Owner/Applicant: 45-55 Church Street LLC; Agent: James Segaloff).

**REPORT:** 1603-02

**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 March 16, 2027. 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 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. 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.
11. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
12. As-built Survey 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: \$410. Dated and received February 17, 2022.**

- Cover letter, 1 sheet, dated and received February 17, 2022.
- Narrative, 5 sheets, dated and received February 17, 2022, revised March 11, 2022.
- Survey, Site Plan, and Details, 5 sheets, dated and received February 17, 2022, revised March 2, 9, & 10, 2022.

- Floor plans, 7 sheets, dated December 14, 2021, received February 17, 2021
- Board of Zoning Appeals 'Use Variance' staff report, dated December 21, 2020, received February 17, 2021
- Solar Study and Specs, 3 sheets, dated February 23, 2022, received February 24, 2022
- Stormwater Management Report, 19 sheets, dated February 23, 2022, received February 24, 2022, revised March 2, 9, & 10, 2022. Final version 51 sheets.

**PROJECT SUMMARY:**

**Project:** 55 Church Street laboratory and office space

**Address:** 55 Church Street

**Site Size:** 42,324 SF

**Building size:** 14,650 SF

**Zone:** BD-1

**Parking:** 70 parking spaces, 2 loading spaces

**Owner/Applicant:** 45-55 Church Street LLC

**Agent:** James Segaloff

**Site Engineer:** Stantec Architecture Inc

**Phone:**

**Phone:** 203-654-2603

**Phone:** 203-495-1645

**BACKGROUND**

**Previous CPC Actions:**

4/17/2019

1556-06 55 CHURCH Street. Special Permit to install a rooftop wireless telecommunications facility in a BD-1 zone. Cellco Partnership d/b/a Verizon Wireless. Approved WC.

*Note: Two other Special Permits to install wireless telecommunications facilities approved prior to 1556-06 (1403-01, 1394-02).*

3/17/2010

1438-A 55 CHURCH Street. Streetscape Improvements.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-1 zone, with a Use Variance granted to permit research or testing laboratory space in excess of 2,000 SF by the BZA on December 21, 2020, Application #20-82-V.

**Site description/existing conditions:**

The L-shaped parcel is located at the corner of Church Street and Center Street. The existing 8-story building is located at the corner, with a 76-space parking lot behind the building on the southeast side of the parcel with entrance/exit on Crown Street. The building is currently used as office space (68,468 SF).

**Proposed activity:**

The applicant proposes to convert the building to office and laboratory space, install a generator on the site, and re-stripe the parking lot. The final layout will include 37,165 SF of office area and 29,277 SF of laboratory space.

**Motor vehicle circulation/parking/traffic:**

The applicant proposes a reduction from 76 to 70 parking spaces. The 70 spaces include four accessible spaces and two loading spaces. Vehicles enter and exit the lot on Crown Street, with two-way circulation throughout the lot. The lot is monitored and managed by a lot attendant.

**Bicycle parking:**

There is an existing bicycle room on the ground floor of the building.

**Trash removal:**

Trash removal will remain largely the same, with relocation of the dumpsters further east along the north edge of the parking lot and addition of an enclosure for the dumpsters. Garbage/recycling trucks enter the lot on Crown street to collect the refuse from the dumpsters which will be located directly across from the lot entrance.

**Signage:** No new signage proposed at this time. All signage must meet zoning ordinance requirements.

**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: 1.71 CY

Start Date: March 17, 2022

Completion Date: May 17, 2022

Responsible Party for Site Monitoring: Joelvito N. Villaluz

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 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:** Not required—no new exterior lighting is proposed at this time. All exterior lighting must meet zoning ordinance requirements.

**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:

27,017 SF  
13,509 SF

<b>Shaded (average)</b>	
<b>SRI &gt; 29</b>	<b>13,820 SF</b>
Cement	2,900 SF
Parking striping	
StreetBond coating	10,920 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>13,820 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>51.15%</b>

**Project Timetable:** Project will start immediately following CPC approval and will be completed within the 5-year approval time period.

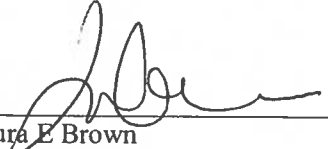
**SITE PLAN REVIEW**

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:** March 16, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
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Laura E Brown  
Executive Director, City Plan Department