

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 110 DELL DRIVE, PDU #95, Change in Professional Team (Developers: Dell Drive Associates LLC to Prospect Developers, LLC); Minor Modifications to Approved Detailed Plans (Applicant: Prospect Developers, LLC).

REPORT: 1440-09

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Change in Professional team to Prospect Developers LLC is approved.
2. Name change of PDU #95 to Red Ridge Preserve is approved.
3. Site Plan change of entry gate with key card access is not approved; demarcate entry with pillars, bollards, plantings or other means acceptable to the City Plan Department, and provide sign for Mourning Dove Circle with notation that it is a private drive.
4. Other elements of approved Detailed Plans shall remain in effect (Soil Erosion and Sediment Control Plan, Landscape Plan, Grading and Drainage Plan and Lighting Plan).
5. Prior to issuance of any Certificate of Occupancy for any unit, the Developer shall submit a plan and narrative describing the means by which private accessory structures will be accommodated on limited common element "home sites" in a manner that is both equitable and in accordance with all provisions of both PDU-#95 and the underlying RS-2 zoning district. Such plan and narrative shall be incorporated into the common ownership documents which shall be recorded on the City's Land Records per condition #9 below,
6. Any proposed work within the City right-of-way will require separate permits.
7. The applicant shall record on the City land records an original copy of this Planned Development Action 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).
8. Prior to issuance of Certificate of Occupancy for any unit, the Developer shall submit for review and approval to Corporation Counsel the common ownership documents, including language that the driveway and roadway shall be maintained as a private drive in perpetuity and signed as a private road, and that trash pickup, snow plowing, roadway and common property maintenance shall be the responsibility of the owner(s) in common.
9. Prior to issuance of Certificate of Occupancy for any unit, common ownership documents as approved by Corporation Counsel shall be recorded on the Land Records at the City Clerk, and a copy of the recorded documents showing volume and page number shall be provided to the City Plan Department.
10. Prior to issuance of Certificate of Completion, the applicant shall submit to the City Plan Commission a detailed report showing the outcome of construction and a request that the Commission certifies that all the requirements of Section 65 of the New Haven Zoning Ordinance relating to planned developments have been met.
11. The Commission may authorize the City Plan Director or her designee to issue a Certificate of Completion for the project once authorized by the Commission.
12. A Bond in an amount of \$25,000 shall be retained by the City Plan Department, until such time as the roadway receives a final coating and the PDU is deemed complete by the City Plan Commission.
13. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Completion. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Letter from Michael Massimino of Prospect Developers LLC 04/21/10; Letter from M. Massimino taking over responsibility for soil erosion and sediment control plan 04/21/10; Letter from Chris Vigilante of Dell Drive Associates authorizing Prospect Developers 04/05/10; Layout and Dimension Plan by Godfrey-Hoffman Associates 08/01/00 rev. 05/04/10; Declaration Map for Redridge Preserve by Godfrey-Hoffman 05/03/10; Entry gate detail; Fee of \$350 from Mass Construction, LLC.

PROJECT SUMMARY

Project: 20 detached single-family units
Project Name: Red Ridge Preserve (formerly Woodhaven Village)
Address: 110 Dell Drive (Private Drive: 1 through 20 Mourning Dove Circle)
Site Size: 4.03 acres
Parking: 2 spaces per DU
Zone: PDU (underlying RS-2)
Financing: Private
Project Cost: \$2.4 million (original estimated cost)
City Lead: City Plan Dept. **Phone:** 203-946-6379

Original Development Team:

Developer: Nutmeg Housing Development Corp. (Steven F. Darley)
Dell Drive Associates, LLC (Chris Vigilante, Principal) (*approved 07/22/09*)
Site Engineer: Godfrey-Hoffman Associates LLC
Architect: Ronald E. Zocher, New Haven
John Matthews AIA (*approved 07/22/09*)
Landscape Architect: E. Robert Gregan, North Branford
Land Consultant: Norm Bolduc, Bolduc Land Consultants (*approved 07/22/09*)

Proposed Changes to Development Team:

Developer: Prospect Developers, LLC (Michael Massimino, Manager) **Phone:** 203-488-3988
Site Engineer: Godfrey-Hoffman Associates, LLC **Phone:** 203-239-4217
Land Consultant: Godfrey-Hoffman Associates, LLC

Project History: Dell Drive PDU #95 was approved by the Board of Zoning Appeals on August 10, 2000 (00-65-S) and the City Plan Commission approved Detailed Plans on February 14, 2001 (CPC 1299-05), and again after BZA's removal of an elderly restriction on May 15, 2003 (CPC 1335-04). A Change of Development Team and minor modifications to the Detailed Plans were approved by the City Plan Commission on July 22, 2009 (CPC 1430-10).

Infrastructure was installed including drainage structures, underground utilities and a roadway with first coat of asphalt. Building permits were initially issued for 5 units, and one model unit and 4 other foundations in the eastern portion of the site were constructed.

The submitted Declaration Map shows "home sites" within the overall PDU boundary which range in size from 4,333 SF to 14,761 SF as well as showing common elements such as the roadway.

Change in Development Team: Michael Massimino of Prospect Developers, LLC proposes another change in the Development Team as shown above to complete a 20-unit condominium development at 110 Dell Drive in Fair Haven Heights. As the project was originally approved as a Planned Development Unit, the change in developer and professional team, as well as some minor modifications to the site and architectural plans, require the approval of the City Plan Commission.

Mr. Massimino has formed Prospect Developers, LLC which is to become the new Developer of the project, and Godfrey-Hoffman Associates has been selected to return as Civil Engineer and to serve as Land Consultant. John Matthews continues as Architect.

The Commission approves the Changes in Development Team.

Proposed Minor Modifications to approved Detailed Plans:

The Developer has requested the following changes which he believes will result in a more desirable and marketable project:

- Project Name is proposed to be changed from Woodhaven Village to Red Ridge Preserve
- The private drive is proposed to be named Mourning Dove Circle

The Commission approves the name changes as presented.

The Developer has also proposed a keycard access gate at the entry drive

The Commission denies the gate with keycard access. Developer shall demarcate the entry to the community with pillars, bollards, or plantings, acceptable to the City Plan Department. A sign noting the private drive is required.

Topography is an issue with some of the sites. Some of the units are level entry from the rear yard, some full walk-out basements, and in some instances half walk-out basements. The Developer requests clarification on the following possible proposed additions:

- Decks, patios
- Bilco doors, or above ground basement entrances
- Fencing
- Swimming Pools

The Developer shall provide a site plan for the potential areas showing accessory structures and uses regarding decks, patios, bilco doors, above ground basement entrances, and fencing in accordance with Condition #4.

PLANNING CONSIDERATIONS

Soil Erosion and Sediment Control Review: Michael Massimino shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. All drainage structures shall be protected with silt socks and/or hay bales. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Grading: It appears that final grading is incomplete at the western property line behind lots #4 through 9. Material will need to be removed prior to building on these lots.

Mail Delivery and Trash Pickup: The Developer is seeking approval from the United States Postal Service for door to door mail delivery, rather than to a central mail pod. Trash pickup will be private and will be from each unit rather than from a central dumpster.

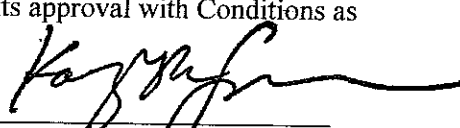
Phasing: The Developer is proceeding with completion of units on the existing foundations as well as several other units. The last units to be completed may be the ones in the center "island" (#s 14 through 17). Should any certificates of occupancy be issued prior to completion of the remainder of the project, the remainder of the work site must be kept in safe clean condition until all COs are issued and the applicant has received a Certificate of Completion from the City Plan Commission.

ACTION

The Commission hereby approves the change in Development Team as noted above and finds the Minor Modifications to the approved Detailed Plans generally in accordance with the Planned Development Unit standards in Section 65 of the New Haven Zoning Ordinance, and hereby grants approval with Conditions as noted on Page 1.

ADOPTED: May 19, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director

