

## **NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

**RE:** 2 THORN STREET, Site Plan Review for Change in Use and interior 2<sup>nd</sup> floor Addition for total of 51,080 SF office space in an IL Zone (Owner: Jen-Con Properties; Applicant: Lynn Madden, APT Foundation).

**REPORT:** 1461-03

**ACTION:** Application has been Withdrawn

### **BACKGROUND**

**Proposed Activity:** The applicant proposed renovations and improvements to the existing building including construction of a new second floor within a portion of the existing structure to create approximately 51,000 SF of interior office space on two floors. The remainder of the lot is proposed to be converted to parking for staff and clients of the Apt Foundation. The parking area is proposed to be enclosed with curbing and landscaped islands and new lighting will be added. New wooden fencing will be added along the entryway to the north and along the residential properties to the south. All barbed wire and razor wire will be removed from existing chain link fencing to be retained. A small building off the northeast corner of the building will be demolished.

In order to maximize parking availability the applicant proposes constructing modular block retaining walls (up to 10' in height) along the north and west property lines, and also partially along the south property line to contain the steep grades at the property line. The building official will require that these walls be fully engineered due to their height.

An ADA compliant HC concrete walk with handrail will serve pedestrians arriving by bus from the corner of West and Thorn Streets.

### **PLANNING CONSIDERATIONS**

In reviewing the documents from the New Haven Land Records provided by the applicant regarding this property, the Commission realizes that while the site fronts on Thorn Street and West Street, due to grade changes the sole vehicular access to the site is provided from Ella T Grasso Boulevard over an access easement owned by the City and under a long term lease (lease is active until 2021). The lease which was initiated by the City and property owner Nacca of Interstate Pallet in the 1980s is renewable every fifteen years and has been renewed twice to date. The Commission believes it may not in the City's best interest to be in the business of owning an easement such as this one which must be maintained and for which the City is liable. It would be in the best interest of the City to sell the right of way to the lessor so that it can be properly referenced in a land sales agreement when any of the properties fronting upon it change hands.

As the applicant proposes a substantial investment into this new facility, it may be in the applicant's best interest to further research the Land Records to determine what rights exist over the easement to the abutters, who has access to it and who maintains it, and to initiate discussion with its lessor and owner to determine the best course of action.

### **SITE PLAN REVIEW**

Submitted plans were reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Building Department and Department of Transportation, Traffic and Parking with the following comments still to be resolved should the application be resubmitted:

- *Final grades are not shown; utilities are not shown; provide final grading and utility plan*
- *No reflective heat input plan in place. (See Zoning Ordinance Section 60)*

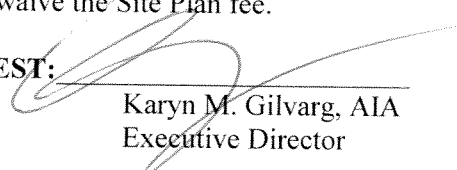
- *Demonstrate that the lighting plan meets the requirements of Zoning Ordinance Section 60.1; Add calculation to lighting plan.*
- *Provide signage details*
- *Provide hours of operation*
- *Modular block retaining walls will require engineered plans for building permit.*
- *Comply with review comments of Greater New Haven Water Pollution Control Authority.*

**SITE PLAN ACTION**

Application was withdrawn by the applicant (letter received March 21, 2012). Should it be resubmitted within a year's time the Commission will waive the Site Plan fee.

**ADOPTED:** March 21, 2012  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director