

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 90 TOWNSEND AVENUE. Site Plan Review and Coastal Site Plan Review for raising and relocation of private residence to mitigate future flooding.
(Owner/Applicant: Robert Castiglione; Agent: Benjamin Wheeler of Design Professionals, Inc.)

REPORT: 1505-02

ACTION: Approval with Conditions

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 **May 20, 2020**. 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 on final plans.
3. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department 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 restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. 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
8. Flood elevation certificate/Flood Development Permit certifying finished floor elevation shall accompany application for building permits.
9. Any proposed work within City right-of-way will require separate permits.
10. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received February 19, 2015.

- Flood Plain Development Permit application. Received February 19, 2015.
- BZA Variance approval letter dated February 11, 2015. Received February 19, 2015.
- Site Plan drawing dated January 14, 2015. Received February 19, 2015.
- Application drawings. 8 sheets received February 19, 2015.
 - Title Sheet
 - A-1.1: First Floor Plan. Drawing date January 15, 2015.
 - A-2.1: Second Floor Plan. Drawing date January 15, 2015.
 - A-3.1: Third Floor Plan. Drawing date January 15, 2015.
 - A-4.1: Elevation. Drawing date January 15, 2015.
 - A-4.2: Elevation. Drawing date January 15, 2015.
 - A-4.3: Elevation. Drawing date January 15, 2015.
 - A-4.4: Elevation. Drawing date January 15, 2015.

PROJECT SUMMARY:

Project:	Residential Dwelling (2-Unit)	
Address:	90 Townsend Avenue	
Site Size:	5,720 SF (0.13 acres)	
Zone:	RS-2 (General Single-family)	
Financing:	Private	
Parking:	1 space	
Owner:	Robert Castiglione	Phone: 203-623-6443
Applicant:	Robert Castiglione	Phone: 203-623-6443
Agent:	Benjamin Wheeler, Design Professionals, Inc.	Phone: 860-291-8755
Architect:	Capital Studio Architects, LLC	Phone: 860-289-3262
Site Engineer:	Benjamin Wheeler, Design Professionals, Inc.	Phone: 860-291-8755
City Lead:	City Plan Department	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

1495-05: Flood Damage Prevention Ordinance Variance. **Denied.**

1504-07: Special Exception to allow front yard parking and to allow 1 onsite parking space where 2 spaces are required in a General Single Family (RS-2) District.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone, with the zoning relief granted. As a result of Board of Zoning Appeals Appeal 15-10-V, a use variance was granted on February 10, 2015 to allow a side yard of 1.92 feet where 12 feet is required, front yards of 14.8 feet and 20 feet where 20 feet and 25 feet, respectively, are required, and side wall heights of 18 feet and 26 feet where maximum heights of 3.84 feet and 20.2 feet, respectively, are required in an RS-2 zone.

On May 13, 2015, the BZA granted permission for a Special Exception (15-26-S) to allow front yard parking and to allow one parking space where two are required.

Site Description/existing conditions: The existing home has a floor area of 1,700 SF on a 0.13 acre lot. During Hurricane Sandy, the home suffered extensive structural damage.

Proposed Activity: In order to repair the damage from Hurricane Sandy, the owner has applied for a grant through the Community Development Block Grant – Disaster Recover, Owner Occuped

Rehabilitation and Rebuilding Program (CDBG/OORR). To mitigate future flood damage the home will be raised by 4.86 feet, which will put it out of the flood plain. In order to meet the City's Flood Damage Prevention Ordinance, the home will be moved 25 feet landward from the Connecticut Coastal Jurisdiction Line. Existing soils will be regraded and existing land features obstructing the home's new location will be removed.

Circulation/Parking/Traffic: The home has a front-yard driveway that is accessed from a curb cut on Townsend Avenue.

Trash removal: Trash is removed as part of the City's regular residential curbside pickup.

Signage: Not applicable.

Sec. 58 Soil Erosion and Sediment 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: 18.6 CY

Start Date: Spring 2015

Completion Date: Fall 2015

Responsible Party for Site Monitoring: Not Provided

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 construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- insuring 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:

Though the applicant is technically required to submit a Stormwater Management Plan due to the property lying in a coastal zone, staff requests a waiver from this requirement for the following reasons:

- No significant changes are being made to existing grading;
- Soils in the area are sandy and infiltrate rapidly; and
- There is no real potential for significant non-point source pollution.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not required.

COASTAL SITE PLAN REVIEW

The Commission'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:

Coastal Flood Hazard Area: The site is located in flood zones AE and VE.

Nearshore Waters/Navigable Waters: Morris Cove abuts the property on its west side. This water body is accessible to the the public for boating and other recreational activities.

Developed Shorefront: The site has an existing stone wall that separate Morris Cove from its property line. The adjacent sea wall is slated to be replaced by a project initiated within the City's Engineering Department in the next couple of years.

Positive Impacts on Coastal Resources:

Coastal Flood Hazard Area: The existing home's finished floor elevation will be raised 4.86 feet to put it above BFE + 1 as required by our Flood Ordinance. In addition, the house is being moved in its entirety out of the VE zone (highest risk). Both of these movements have a positive impact by reducing the relative risk to the structure and property in the future due to flood or high hazard storms.

Nearshore Waters/Navigable Waters and Developed Shorefront: The vertical and horizontal movement of the structure minimizes impacts to both navigable waters and the developed shorefront within the same property footprint.

Potential negative impacts on coastal resources and mitigation of such impacts:

Coastal Flood Hazard Area: Though the structure remains in a high hazard flood zone (AE), moving it inland lessens the risks to itself and other surrounding properties.

Nearshore Waters/Navigable Waters: None.

Developed Shorefront: None.

Project Timetable: Spring 2015 – Fall 2015

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 with the following comments:

- The BZA Variances as received must be recorded on the land records with a copy provided to City Plan.

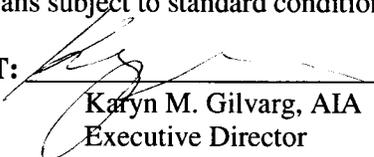
COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

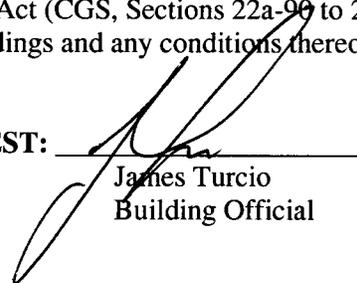
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

ADOPTED: May 20, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

ADOPTED: May 20, 2015

ATTEST: 
James Turcio
Building Official