

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 58 TRUMBULL STREET. Site Plan Review for conversion of residential space to use as offices and a school in an RO zone. (Owner/Applicant: 58 Trumbull, LLC; Agent: Arnold Gans for Arnold Gans Architects)

**REPORT:** 1528-03

**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 23, 2022. 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. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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.
4. 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.
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
9. 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.
10. 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 paper, mylar, and digital PDF on CD or flash drive.

**Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received December 27, 2016.**

- Architectural plans. Received December 27, 2016.
- Parking narrative. Received January 17, 2017.
- Bike rack details. Received February 16, 2017.
- Recorded mutual access easements for shared driveway with 54 Trumbull Street. Received February 16, 2017.
- Photos of existing slate patio. Received February 27, 2017.
- Details for slate patio extension. Received March 6, 2017.

- Recorded mutual access easements for shared driveway with 54 Trumbull Street. Received February 16, 2017.
- Application drawings. 2 sheets received February 8, 2017. Revisions received February 13, 2017.
  - EX-01 Proposed: Proposed site plan.
  - EX-01: Property/Topographic survey. Revised December 23, 2016.

**PROJECT SUMMARY:**

**Project:** Residential conversion to school and office

**Address:** 58 Trumbull Street

**Site Size:** 12,480 SF (0.29 acres)

**Zone:** RO (Residence-office)

**Financing:** Private

**Parking:** 7 car spaces (including 1 HC van-accessible) and 7 bicycle spaces

**Owner/Applicant:** 58 Trumbull, LLC

**Agent/Architect:** Arnold Gans for Arnold Gans Architects

**Phone:** 203-506-8234

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

None.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RO zone.

**Site description/existing conditions:**

The subject property was constructed as a private residence in 1807 and moved to its present site in 1830. The building was converted to office use in the mid 20<sup>th</sup> Century, and has served as the business office for an art dealer and the offices of several medical professionals. However, the office use was never formalized in the City records, which still list the property as a residential only use.

**Proposed activity:**

The applicant is seeking to formalize the office use that has been active for many decades for a portion of the building. Additionally, a portion of the building will be converted to an education use for a private organization that serves about 20 to 30 high school-aged students. The existing grounds, decks, enclosures, accessory buildings, and entries will all be restored or repaired. The only addition to the site will be the addition of a handicapped access ramp and an extension of the existing slate patio to provide a handicapped-accessible route.

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

The parcel includes a rear parking lot that is shared with 54 Trumbull Street. The portion of the lot on 58 Trumbull Street's property includes a two-car garage and will be re-stripped to provide parking spaces for five additional vehicles. The shared lot is accessed via a common driveway from a Trumbull Street curb cut that both parcels have rights to via easement.

**Bicycle parking:**

A seven-space bicycle rack will be added to the in the parking lot in the rear of the building.

**Trash removal:**

A small dumpster will be placed behind the fence next to the garage in the rear of the property, and will be rolled out into the parking lot for emptying on an as-needed basis.

**Signage:**  
None proposed.

**Sec. 58 Soil Erosion and Sediment Control:**  
Not applicable.

**Sec. 60 Stormwater Management Plan:**  
Not applicable.

**Sec. 60.1 Exterior Lighting:**  
Not applicable.

**Sec. 60.2 Reflective Heat Impact:**  
Not applicable.

**Project Timetable:**  
The applicant has already conducted some internal construction in order to stabilize the building and will continue with the remainder of the project as soon as approval is granted.

**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.

**ACTION**

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

**ADOPTED:** March 23, 2017  
Edward Mattison  
Chair

**ATTEST:**  
  
Karyn M. Gilvarg, AIA  
Executive Director