

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 141 VALLEY STREET, Site Plan Review for new Building for Group Home in a RM-1 Zone (Owner/Applicant: Youth Continuum).

REPORT: 1469-02

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. 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 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. Once contractor has been secured, the name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
5. Prior to issuance of a building permit, a FEMA Flood Elevation Certificate shall be filed with the Building Official.
6. A Site 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.
7. Any proposed work within the 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. 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.
10. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Final 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: Development Permit Application 08/09/12 rec'd 08/16/12; Application fee \$270; Plans by Milone and MacBroom: Property/Topographic Survey 07/27/12; Proposed Site Plan at 20 scale 08/10/12 rev. 9/11/12 (Site Plan includes enlargement of accessible route), Detail Sheet, Architectural Plans by Connecticut Valley Homes of East Lyme, Inc. manufactured by Simplex Industries, Inc.; Letter from All American Waste 09/07/12.

PROJECT SUMMARY:

Project: Construct new residential group home building, demolish existing building

Address: 141 Valley Street
Site Size: 29,800 SF
Building Size: 2,750 SF
Zone: RM-1
Financing: State Bonding, CDBG, Bank loans and grants
Parking: 5 spaces including 1 HC van
Owner: Youth Continuum, Inc. **Phone:** 203-566-3396 x 21
Applicant: Carole Shomo, CEO **Phone:** 203-566-3396 x 21
Agent: Tom Daly **Phone:** 203-271-1773
Site Engineer: Milone and MacBroom **Phone:** 203-271-1773
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone, with the zoning relief granted (Special Exception for group home 12-61-S, 09/11/12; previous approval granted 10/16/78).

Site Description/existing conditions: The level site is located on the north side of Valley Street between Blake and Emerson Streets, abutting West Rock Park to the north where the West River flows. There is an existing building used as a group home on the site with related parking lot, dumpster area, basketball hoop, and shed. The site includes a “passway area” of 4,445 SF averaging 17’ in width along the east property line from Valley Street to the park in the rear. No construction is proposed in the passway. The site is located in flood zone AE on Flood Insurance Rate Map 09009C0429H effective December 17, 2010 where the flood elevation is between 21 and 22.

Proposed Activity: Youth Continuum, Inc. proposes to construct a new accessible group home to replace its existing building at 141 Valley Street in Westville. The site will be regraded to insure that the finished floor elevation exceeds the flood elevation. The new building to be set back 91’ from the back of sidewalk is to be constructed behind the existing building so that clients can remain in residence on site until the new building is ready to occupy. An existing driveway apron in the center of the frontage is to be removed and a new apron and driveway will be constructed at the east side of the site. The paved parking area shows 5 parking spaces, one which is a HC van space. Any damaged or cracked sidewalk panels will be replaced where the driveway aprons are being removed or replaced. The granite curb will be restored to City standard. Any disturbed areas will be replanted with grass.

Building: This is a pre-manufactured two story building constructed at elevation 25.5. The first floor includes living room, dining room, pantry, TV/reading area, family room, lounge, 2 staff offices and an accessible bedroom. The 2nd floor has 2 staff offices, and a nurse’s office, 2 single bedrooms and 4 double bedrooms.

Stormwater Management Plan/Utilities: Stormwater from the roof drains will fall on a splash pad, will sheet flow with water from the small paved parking area to the grassy area in the rear. Utilities will be brought in along the west property line.

Soil Erosion and Sediment Control Review: A silt fence will be installed around the perimeter of the project site. The contractor will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system during the construction process. Once a contractor is chosen, an individual responsible for monitoring soil erosion and sediment control measures on a daily basis will be named and the name provided to the City Plan Department. That individual is responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the construction and demolition phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil

erosion. 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*.

The individual 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. 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.

Trash removal: An area is defined for storing trash and recycling for private pickup. A letter has been provided by the trash hauler stating they will collect trash without backing into or out of the site over the sidewalk.

Project Timetable: The applicant intends to proceed as soon as the site plan approval is given. The new building will be constructed first and clients will move into the new facility. The existing building will remain temporarily and will house persons from another Youth Continuum group home at 888 Winchester Avenue until the existing building at 888 Winchester Avenue is demolished and a new one constructed, a twin the one to be constructed here at 141 Valley Street. Once the 888 Winchester clients move back to their site and into the new facility, the existing building at 141 Valley St will be demolished.

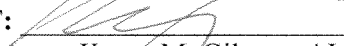
SITE PLAN REVIEW

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 the standard conditions on Page 1.

ADOPTED: September 18 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director