

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 71 WELTON STREET. Site Plan Review for conversion of existing building to a manufacturing use in an IH zone. (Owner: AJM CT Realty, LLC; Applicant: New Haven Chlor-Alkali, LLC; Agent: Attorney Marjorie Shansky)

**REPORT:** 1528-04

**ACTION:** Approve 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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; 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.
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. 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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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 paper, mylar, and digital PDF on CD or flash drive.

Note: As there is no significant site work there is no bond requirement.

### ADDITIONAL CONDITIONS OF APPROVAL

12. The applicant will provide documentation of Department of Homeland Security requirement for barbed wire to City Plan Department or Corporation Counsel of the City of New Haven
13. Applicant must include at least three bicycle parking spaces on site.

**Submission: SPR Application Packet including DATA, WORKSHEET and SITE forms. Application fee: \$270. Received February 17, 2017.**

- Stormwater Management Summary. Received February 17, 2017.
- Stormwater Management Plan, dated March 7, 2017. Received March 7, 2017. Revision dated March 17, 2017 received March 20, 2017.
- Reflective Heat Impact from Hardscape or Paved Surfaces, dated March 7, 2017, with revision dated March 10, 2017. Received March 10, 2017.
- Letter from Attorney Nancy Mendel re: reflective heat impact materials dated March 23, 2017. Received March 23, 2017.
- Letter from Marjorie Shanksy re: barbed wire at site dated March 23, 2017. Received March 23, 2017.
- Application drawings. 4 sheets received February 17, 2017.
  - Property Survey. Drawing date February 14, 2017.
  - C-1.0: Site Plan. Drawing date February 14, 2017. Revisions dated March 17, 2017 received March 20, 2017.
  - C-2.0: Floor Plan. Drawing date February 14, 2017.
  - Elevations. Drawing date February 12, 2017.
  - C-1.1: Shade Study. Drawing date March 10, 2017. Received March 10, 2017.

**PROJECT SUMMARY:**

**Project:** Change of use of existing building from warehouse to manufacturing

**Address:** 71 Welton Street

**Site Size:** 56,224 SF

**Zone:** IH (Heavy Industrial)

**Financing:** Private

**Parking:** 20 spaces (including 1 HC van-accessible)

**Owner:** AJM CT Realty, LLC

**Phone:** 203-772-3350

**Applicant:** New Haven Chlor-Alkali, LLC (d/b/a H. Krevit & Company)

**Phone:** 203-772-3350

**Agent:** Attorney Marjorie Shanksy

**Phone:** 203-469-3004

**Site Engineer:** James Rotondo of Godfrey Hoffman Associates, LLC

**Phone:** 203-239-4217

**City Lead:** City Plan Department

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

**CPC 1430-03**, July 22, 2009: Site Plan Review including Coastal Site Plan Review for new 20,000 SF Warehouse Building in an IH Zone.

**CPC 1433-A**, October 21, 2009: Amended site plan.

The site is within the Coast Management District and was previously reviewed as a Coastal Site Plan (see above); as the current scope of work does not include any significant site work, the previous site plan is being amended to include the addition of a hydro-dynamic separator to the stormwater system.

**Zoning:**

The site plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone, with the relief granted by the BZA to permit a manufacturing facility in an IH zone via Special Exception 17-31-S on March 21, 2017.

**Site description/existing conditions:**

The parcel on Welton Street is situated between State Street and the Quinnipiac River, just south of the Hamden town line and immediately adjacent to an active railroad that runs along the site's eastern border. The site includes two buildings, one of approximately 5,500 SF used for storage, and another of nearly 17,000 SF used for manufacturing of bleach, using two different processes; the "Powell Process" uses caustic soda and hydrochloric

acid, newer process uses only salt, water, and electricity. It is this newer process that the building being repaired will be used for. The large, manufacturing building received CPC approval for construction and use as a warehouse in 2009 (CPC 1430-03 and 1433A). At some point since the building's construction, chemical manufacturing began taking place in the building, which came to the City's attention after the fact. An explosion at the facility in December 2016 damaged this newer building. The site plan approval is sought in order to make repairs to this building. The entire site is completely developed, occupied by either buildings, parking area, or supporting structures, and is surrounded by chain-link fenced topped with barbed wire.

Although all of Welton Street is zoned for heavy industrial use, there are residential uses in the vicinity, including single-family homes immediately to the north and across the street from this property, and a nursing home across the street on the corner of Welton and Albert Streets.

**Proposed activity:**

The site has received previous approval for construction of a 20,000 warehouse in 2009. The current site plans and approval are for a manufacturing facility, the change of use is recognized in BZA action 17-31-S, public hearing of March 21, 2017. This application proposes to formalize and legalize this change of use, without making any other changes to the site.

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

The property can be accessed via three entry points from Welton Street: a curb cut on the northern edge of the property, a curb cut immediately opposite Albert Street that leads to a shared parking lot on the neighboring property (67 Welton Street) that is part of the same industrial complex, and a third curb cut in between these two that leads to the same shared parking lot. 13 parking spaces to the north or east of the manufacturing building are most easily accessed from the curb cut on the northern property line, while an additional 7 spaces (plus 11 on the 67 Welton Street parcel) are found in the shared parking lot in the center of the complex. On-street parking was also utilized during a morning site visit on Tuesday, February 21.

**Bicycle parking:**

None proposed. Section 45(A)(9) of the New Haven Zoning Ordinance requires three bike spaces for the proposed use.

**Trash removal:**

Trash and recycling facilities are located on the 67 Welton Street parcel. No changes to the site's existing trash removal procedures are proposed.

**Signage:**

No new signage proposed.

**Sec. 58 Soil Erosion and Sediment Control:**

Not applicable.

**Sec. 60 Stormwater Management Plan:**

There is no site work or creation of additional impervious surfaces proposed with this application, therefore there will be no increase in volume or rate of runoff from the site, and existing hydrologic conditions will be maintained. Stormwater management will remain largely the same as the prior CSPR (1430-03), and all conditions of that prior approval remain in effect. The applicant has submitted a Stormwater Management Plan and will install a hydrodynamic separator sized to provide treatment of stormwater runoff, removing 80 percent of TSS and oil and litter, trapping floatables.

**Sec. 60.1 Exterior Lighting:**

No lighting provided. Not applicable.

**Sec. 60.2 Reflective Heat Impact: APPLICANT REQUESTS WAIVER STANDARDS**

- 50% of all on-site non-roof hardscape or paved areas will be either:  
 shaded AND/OR  
 constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 34,024 SF  
 50% of non-roof hardscape: 17,012 SF

<b>Shaded (average)</b>	<b>4,533 SF</b>
<b>SRI &gt; 29</b>	<b>0 SF</b>
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>4,533 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>13.3%</b>

The applicant has asked for a waiver pursuant to Section 60.2(c)(3), which states:

The requirements of this section may be waived by the commission with jurisdiction based on a showing that the applicant cannot achieve the 50 percent level using reasonable methods but has otherwise maximized the percentage achieved and provided that the applicant cannot reach the equivalent level of reduction using high SRI value material on flat roof surfaces.

When accounting for the white roof of the larger building, but not the smaller building, the applicant is able to raise the shaded/high SRI percentage of the site, but still not to 50 percent.

TOTAL SF of hardscape, including roof: 50,299 SF  
 50% of non-roof hardscape, including roof: 25,150 SF

<b>Shaded (average)</b>	<b>4,533 SF</b>
<b>SRI &gt; 29 (white roof)</b>	<b>16,275 SF</b>
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>20,808 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>41.4%</b>

Because most of the site is covered by a non-reflective, asphalt parking lot and is devoid of trees due to the site's industrial nature, meeting the 50 percent highly reflective/shaded standard is difficult. However, much of the parking lot has the potential to be painted with a reflective coating, increasing the site's reflectivity. The applicant has not provided any information as to why such a coating would be infeasible.

**Project Timetable:**

The project is to repair the existing building and make any interior changes required by the change in use. Construction is proposed to begin immediately. This application is to legalize an existing use, and no site work is needed.

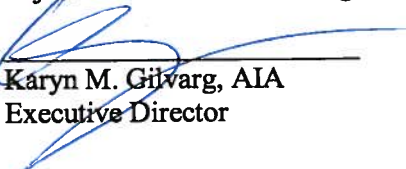
**SITE PLAN REVIEW**

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 exceptions as noted and a waiver granted for meeting Section 60.2 Reflective Heat Impact Standards.

**ACTION**

The proposed actions will not change the coastal impacts as described in the previously approved CSPP 1430-03. 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