

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** WHALLEY AVENUE. Site Plan Review for pedestrian safety improvements and traffic calming measures through Westville Village. (Owner/Applicant/Agent: City Engineer Giovanni Zinn of City of New Haven)

**REPORT:** 1514-07

**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 January 20, 2021. 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. 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.
7. Any proposed work within City right-of-way will require separate permits.
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 format [.pdf file].

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. Received December 22, 2015.**

- Application drawings. 19 sheets received December 8, 2015.
  - C-1: Cover sheet.
  - LO-1: Sheet Layout. Drawing date October 13, 2015.
  - EX-1-EX-4 : Topographic Survey–Existing Conditions. Drawing date October 13, 2015.
  - EX-1A-EX-2A: Existing Conditions from GIS Mapping. Drawing date October 13, 2015.
  - SP-1-SP-4 : Topographic Survey–Proposed Conditions. Drawing date October 13, 2015.
  - SP-1A-SP-2A: Existing Conditions from GIS Mapping. Drawing date October 13, 2015.
  - D1-D-3: Details. Drawing date October 13, 2015.
  - Sheets 18-19: Traffic Control Signal.

**PROJECT SUMMARY:**

**Project:** Whalley Avenue Traffic Calming  
**Address:** Whalley Avenue, between Harrison Street and West Park Avenue  
**Site Size:** N/A  
**Zone:** N/A  
**Financing:**  
**Parking:** N/A  
**Owner:** Giovanni Zinn, for City of New Haven **Phone:** 203-946-6417  
**Applicant:** Giovanni Zinn, for City of New Haven **Phone:** 203-946-6417  
**Agent:** Giovanni Zinn, for City of New Haven **Phone:** 203-946-6417  
**Site Engineer:** Richard Miller **Phone:**  
**City Lead:** City Plan Department **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:** None.

**Zoning:**

N/A

**Site Description/existing conditions:**

Whalley Avenue, between Harrison Street and West Park Avenue, is about a 3,200-foot stretch of Connecticut State Routes 63 and 10 through Westville Village, with high volumes of both vehicles and pedestrians.

**Proposed Activity:**

In order to improve pedestrian safety throughout the corridor, the City Engineering Department has designed a number of traffic calming along this stretch of road. Proposed improvements include new raised medians, tree plantings, signage, striping, handicapped ramps, sidewalks, thermoplastic crosswalks, thermoplastic islands, utilities, and curbs.

**Circulation/Parking/Traffic:**

The traffic patterns, number of travel lanes, and parking spaces on Whalley Avenue will not change, although the lanes will be narrowed. This project will not include any bicycle lanes, but does include wide shoulders that could potentially be converted into bicycle lanes at a later date.

**Trash removal:**

N/A

**Signage:**

A number of standard traffic control, parking, and pedestrian-oriented signs will be installed throughout the length of the proposed project. Additionally, the lighting fixtures to be installed on the medians will include arms that signs and banners can be affixed to on a temporary basis.

**Sec. 58 Soil Erosion and Sedimentation 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: 0

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 both the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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:** Not applicable.

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

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

**Project Timetable:** The project is expected to begin in spring 2016, with construction lasting approximately two months.

#### **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 standard conditions on Page 1.

**ADOPTED:** January 20, 2016  
Edward Mattison  
Chair

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