

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

RE: 1155 WHALLEY AVENUE. Site Plan Review including Inland Wetlands Review for new 124-unit elderly housing development to be known as West Rock Views in a BA and RM-2 zones. (Owner/Applicant: West Rock Views LLC; Lawrence Waldorf Managing member).
REMAND PER COURT ORDER.

REPORT: 1480-05 (Remand)

INLAND WETLANDS FINDING: Approval with Conditions

SITE PLAN ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Inland Wetland and Site Plan approval is valid for a period of five (5) years after the date of decision, to April 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.

PRIOR TO CITY PLAN SIGN-OFF FOR BUILDING PERMITS

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, 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.
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.
5. A site restoration bond 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.
6. Updated Soil Erosion and Sedimentation Plans must be submitted to City Plan for review and sign-off once a Contractor is chosen, reflecting means and methods for SESC.
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.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Approval is limited to elderly housing units. Pursuant to the state and federal Fair Housing Acts, the applicant or its successor prior to C.O. shall record on the land

- records a “Declaration of Age Restriction” demonstrating compliance with the statutory provisions for elderly housing.
12. Transformers shall be moved to the side yard space.
 13. Remove note from all drawings: “Limits of wall shall be determined in the field by the engineer.” (The concern is the field determination.) Extent, design and detailing for site wall adjacent to West River shall be reviewed and approved by City Engineer prior to construction.
 14. Two (2) parking spaces within the “Visitor’s Lot” off Whalley Avenue must be marked and reserved for use by residents only.
 15. Planting Plans shall be revised and resubmitted for review and approval by City Plan Staff. Changes shall reflect need for adequate sight distance for Whalley Avenue entry/exit. Coordinate planting locations with proposed rip-rap/armored areas along the West River and Valley Street drive.
 16. Include City standard tree protection notes and details on Site Preparation and/or Demolition Plans.
 17. The easements held by the Regional Water Authority shall be released and the release recorded on the land records with a copy supplied to City Plan.
 18. Full copies of the existing Slope Rights Easements (two separate easements) shall be provided to City Plan Staff for review.
 19. A copy of the negotiated easement to CTDOT for drainage improvements shall be recorded on the land records with a copy supplied to City Plan.
 20. A letter of acceptance by CTDOT of proposed changes to the drainage system shall be supplied to City Plan.
 21. If the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP, a copy of this permit must be supplied to City Plan.

PRIOR TO CITY PLAN SIGN-OFF FOR CERTIFICATE OF OCCUPANCY

22. 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.
23. Flood elevation certificate certifying finished floor elevation shall accompany request for Certificate of Occupancy.
24. A Final Letter of Map Amendment must be obtained from FEMA, recorded on the land records and with a copy supplied to both City Plan and the Building Department.
25. 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.
26. 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 (disc or flash drive) [.pdf file].

PROJECT SUMMARY:

Project: 124-Unit Elderly Housing Development
Address: 1155 Whalley Avenue
Site Size: 2.90 acres (126,326 SF)
Zone: BA and RM-1
Parking: 60 Spaces under building, 15 Spaces in Visitor Lot (inc. 4 HC)
Land Owner: West Rock Views, LLC
Applicant: Lawrence E. Waldorf, Managing Member **Phone:** 410-326-2787
Agent: same
Agent: Joseph Williams Shipman & Goodwin **Phone:** 203-836-2804.
Architect: John Torello
Site Engineer: Robert Amantea, Design Development Group **Phone:** 203-235-9809
City Lead: City Plan Dept. **Phone:** 203-946-6379

Submission: Development Permit application including SPR, SESC, & IW components, dated 04/24/13 received 05/03/13, Application Fee \$270: Application forms inc. Flood Plain Development Permit application, reduced site plans: S1, S4, S5; Conn DOT Reconstruction Detail, List of Drawings, checklist per 64(f), Inland Wetlands Narrative & Soil Reports, Flood Damage Prevention District Narrative, Sign narrative, Parking Narrative, Exterior Lighting narrative & Details, Reflective heart impact narrative, Staging Plan narrative, CLOMA application 04/29/13, Drainage Report by Design Development Group 04/24/13, Geotechnical Report by RECON Engineering 05/26/2000, Phase II Environmental Assessment 09/02 for Rockport Mortgage Corp. by Heynen Engineers, Miscellaneous correspondence, CPC draft 1475-03 not adopted.

Plan sets received 05/03/13: Property Survey by Godfrey Hoffman 01/08/90 updated 02/08/13; Civil Plans by Design Development Group: **S1** Site Data & Location including illustrative site plan, existing topography, location map, zoning table, List of Drawings, Statement of Use 06/99 rev. 03/10/13; **S2 & S3** Existing Conditions Map 04/24/13; **S4 & S5** Site Development Plan 04/24/13 rev. 06/08/13; **S5A, S5B, S5C** Site Details 04/24/13, rev 06/14/13; **S6 & S7** Site Sections 04/24/13; **S8** Survey & Topo Map showing area requested for CLOMA 10/24/12; **S9** Retaining Walls and Concrete Details 10/01/01, rev. 08/21/07; 8, **SL1** Landscaping Plan & Schedule undated; **SL2** Site Details: Lighting, Retaining wall at river bank, fence details 07/24/99 rev. 03/10/13.

Architectural Plans by Torello Associates: **A1-A7, A9, A9a, A10-A15, A17, A20.** dated 03/01/01, rev. 10/01/01: Foundation Plan, Floor Plans, Typical Unit Plans, Lobby & Stair Tower Plans, Building Elevations, typical Wing & Exterior Wall elevations

Addendum to application received 06/21/13: SCCRWA Letter 05/05/13, Revised Inland Wetlands application form & narratives, 05/29/13 letter from CDM Smith with responses; Revised Inland Wetland narrative; Planting Details for Upland Review area 06/11/13 by Soil Resource Consultants; Response to CDM Smith 05/31/13 letter. Received 07/12/13 (electronically only): Drainage Area map; Letter to CTDOT dated July 10, 2013; Rotated Building Plan, S-5 Siteplan, S-5A, S-5B, Site Plan June 2013 Rotation. Received 07/15/13 (via fax): Storm Sewer Design Worksheets (3 pages) via Design Development Group. Received 07/19/13: (email only) E&S Control Plan sheets 1 and 2; response to CDM Smith letter of July 16; Summary to Storm Drainage Report. Received 07/24/13: Revised drawing package including Sheets S-1, S-2, S-3, S-4, S-5, S-5A, S-5B, S-5C, S-6, S-7, S-8, E&S-1, E&S-2, SL-1, S-9, and 1 of 1.

Other materials received: Drainage calculations for perforated pipe in stone trench CB-1 to CB-5 received 07/15/13.

Email from Attorney Joseph Rini granting time extension 07/01/13.

Additions per remand:

Materials received on July 31, 2013: Document entitled "Westview Senior Housing, 1155 Whalley Avenue, New Haven, Connecticut. Presentation to the New Haven City Plan Commission". Bound, 8 1/2" x 11" report, 25 pages including Introduction, Team Biographies, Site Characteristics and Details (color drawings, cross sections and conceptual details), Responses to Report to the New Haven City Plan Commission, and New Project Documents (email from Neil Creem, C-LOMA documents from FEMA).

Materials received on November 19, 2014: Enlargements of Site Characteristics and Details as submitted above. Enlargement of Generic Chart Listing TSS (Total Suspended Solids) Removals rates.

Materials Received on February 6, 2015:

- Cover letter from Joseph P. Williams. Dated February 5, 2007. Received February 6, 2015.
- Storm Water Management Report prepared by Design Development Group. Dated January 10, 2015. Received February 6, 2015.
- Application drawings. 11 sheets received February 6, 2015.
 - S-1: Site data & location.
 - S-2: Existing conditions map. Revision date June 3, 2013.
 - S-3: Existing conditions map. Drawing date April 24, 2013.
 - S-4: Site development plan. Revision date January 20, 2015.
 - S-4A: Storm drainage layout. Drawing date January 20, 2015.
 - S-5: Site development plan. Revision date January 20, 2015.
 - S-5A: Site details. Revision date May 22, 2013.
 - S-5B: Site details. Revision date May 22, 2013.
 - S-6: Sections. Revision date May 30, 2014.
 - S-7: Sections. Revision date May 30, 2014.
 - S-8: Survey and topo map showing area requested for CLOMA. Revision date June 12, 2013.

Materials received on July 1, 2015:

- Storm Water Management Report prepared by Design Development Group. Dated January 10, 2015. Received February 6, 2015. Revised 6-29-2015. Received July 1, 2015.
- Application drawings. 22 sheets received July 1, 2015.
 - C1: Site data & location. Revision date June 29, 2015.
 - Property survey. File date January 1, 1998.
 - SCH-1. Schematic development plan. Revision date June 29, 2015.
 - S-1. Building location map. Revision date May 26, 2015.
 - S-2: Existing conditions map. Revision date May 26, 2015.
 - S-3: Existing conditions map. Revision date May 26, 2015.
 - S-4: Site development plan. Revision date June 29, 2015.
 - S-5: Site development plan. Revision date May 26, 2015.
 - S-6: Storm drainage layout. Revision date June 29, 2015.
 - E&S-1: Erosion and sedimentation control plan. Revision date May 26, 2015.
 - E&S-2: Erosion and sedimentation control plan. Revision date May 26, 2015.
 - SD-1: Site details. Revision date May 26, 2015.
 - SD-2: Site details. Revision date May 26, 2015.
 - SD-3: Site details. Revision date June 29, 2015.
 - SD-4: Site details. Revision date May 2015 (date is cut off)
 - SD-5: Site details. Revision date May 26, 2015.
 - SL1: Landscaping plan. Revision date May 26, 2015.
 - A-2: Ground level plan. Revision date May 26, 2015.
 - A-10: Lobby plans. Revision date May 26, 2015.
 - E2: Ground level plan. Revision date October 31, 2001.
 - E3: First floor plan. Drawing date April 9, 2001.
 - SL-A: Site lighting point calculations. Drawing date June 30, 2015.

MATERIALS were received November 9, 2015 and WERE WITHDRAWN by Attorney Joseph Williams via email to Attorney Roderick Williams on November 20, 2015.

Materials received on December 10, 2015:

- Storm Water Management Report prepared by Design Development Group. Dated January 10, 2015. Received February 6, 2015. Revised 6-29-2015. Received July 1, 2015. Revised 10-26-

2015. Received November 9, 2015. Withdrawn. Revised 11-17-2015. Received December 10, 2015.

- Application drawings. 30 sheets received December 10, 2015.
 - C1: Site data & location. Revised 11-17-15.
 - Property survey. File date January 1, 1998.
 - SCH-1. Schematic Development Plan. Revised 11-17-15.
 - S-1. Building location map. Revised May 26, 2015.
 - S-2: Existing Conditions Map. Revised 11-17-15.
 - S-3: Existing Conditions Map. Revised 11-17-15.
 - S-4: Site Development Plan. Revised 11-17-15.
 - S-5: Site Development Plan. Revised 11-17-15.
 - S-5A: Grading Plan. Dated Sept 24, 2015. Revised 11-17-15.
 - S-5B: Grading Plan. Dated Sept 24, 2015. Revised 11-17-15.
 - S-6: Storm Drainage Layout. Revised 11-17.15.
 - S-7A: Sections 25,350+00 – 25,500+00. Revised 11-17.15.
 - S-7B: Sections 25,157+00 – 25,300+00. Revised 11-17.15.
 - S-7C: Sections 24,966+00 – 25,113+00. Revised 11-17.15.
 - S-7D: Sections 24,780+00 – 24,920+00. Revised 11-17.15.
 - S-7E: Sections 24,675+00 – 24,780+00. Revised 11-17.15.
 - S-8: Access Road Profile. Revised 11-17.15.
 - S-9: Profile – Storm Sewer Relocation. Revised 11-17.15.
 - SP-1: Site Phasing Plan. Dated November 25, 2015.
 - E&S-1: Erosion + Sedimentation Control Plan. Dated November 25, 2015.
 - E&S-2: Erosion + Sedimentation Control Plan. Dated November 25, 2015.
 - E&S-3: E +S Details. Dated November 25, 2015.
 - SD-1: Site Details. Revised 11-17.15.
 - SD-2: Site Details. Revised 11-17.15.
 - SD-3: Layout- Cultec Chambers. Revised 11-17.15.
 - SD-4: Site Details. Revised 5-26-2015.
 - SI-A: Sight Lighting Point Calculations. Dated 6/30/15.
 - SL1: Landscaping plan. Revised 11-6-2015.
 - A-2: Ground Level Plan. Revised 5/20.15.
 - A-10: Lobby plans. Revised 4/30/13.

Materials received on February 11, 2016:

- Application drawings. 17 sheets received February 11, 2016.
 - C1: Site data & location. Revised 11-17-15.
 - SCH-1. Schematic Development Plan. Revised 2-2-16.
 - S-4: Site Development Plan. Revised 2-2-16.
 - S-5: Site Development Plan. Revised 2-2-16.
 - S-5A: Grading Plan. Dated Sept 24, 2015. Revised 2-2-16.
 - S-5B: Grading Plan. Dated Sept 24, 2015. Revised 2-2-16.
 - S-6: Storm Drainage Layout. Revised 2-2-16.
 - S-7A: Sections 25,350+00 – 25,500+00. Revised 2-2-16.
 - S-7B: Sections 25,157+00 – 25,300+00. Revised 2-2-16.
 - S-7C: Sections 24,966+00 – 25,113+00. Revised 2-2-16.
 - S-7D: Sections 24,780+00 – 24,920+00. Revised 2-2-16.
 - S-7E: Sections 24,675+00 – 24,780+00. Revised 2-2-16.
 - S-8: Access Road Profile. Revised 2-2-16.
 - S-9: Profile – Storm Sewer Relocation. Revised 2-2-16.
 - E&S-1: Erosion + Sedimentation Control Plan. Revised 2-2-16.
 - SD-2: Site Details. Revised 2-2-16.
 - SD-3: Layout- Cultec Chambers. Revised 2-2-16.
- Written Report: “West Rock Views: CPC Report 1480-05 Remand”. 69 pages.

Materials received on February 17, 2016 (AT CPC 1515):

- Letter to West Rock Views from Gary Wassmer and Chris DeAngelis of Cabezas DeAngelis Engineers and Surveyors. Dated February 16, 2016. 3 pages.
- Letter from Leo T. Camosci of LTC Construction. Dated February 17, 2016. 1 Page.
- Resume of Christopher Juliano. 1 Page.

Materials received on April 19, 2016:

- Written Report and Binder: "1480-05R Westview Senior Housing, 1155 Whalley Ave. New Haven, CT. A Final Compilation of Requirements and Submissions. April 4, 2016". 344 pages with tabs.
- Application drawings. 34 sheets site + 18 sheets architectural.
 - C1: Site data & location. Revised 4-18-16.
 - Property survey. File date January 1, 1998.
 - SCH-1. Schematic Development Plan. Revised 4-15-16.
 - S-1. Building location map. Revised 3-14-16.
 - S-2: Existing Conditions Map. Revised 11-17-15.
 - S-3: Existing Conditions Map. Revised 11-17-15.
 - S-4: Site Development Plan. Revised 4-14-16.
 - S-5: Site Development Plan. Revised 4-15-16.
 - S-5A: Grading Plan. Dated Sept 24, 2015. Revised 4-17-16.
 - S-5B: Grading Plan. Dated Sept 24, 2015. Revised 2-2-16.
 - S-6: Storm Drainage Layout. Revised 4-15-16.
 - S-7A: Sections 25,350+00 – 25,500+00. Revised 2-2-16.
 - S-7B: Sections 25,157+00 – 25,300+00. Revised 2-2-16.
 - S-7C: Sections 24,966+00 – 25,113+00. Revised 4-17-16.
 - S-7D: Sections 24,780+00 – 24,920+00. Revised 2-2-16.
 - S-7E: Sections 24,675+00 – 24,780+00. Revised 2-2-16.
 - S-8: Access Road Profile. Revised 2-2-16.
 - S-9: Profile – Storm Sewer Relocation. Revised 2-2-16.
 - SP-1: Site Phasing Plan. Dated November 25, 2015.
 - E&S-1: Erosion + Sedimentation Control Plan. Revised 2-2-16..
 - E&S-2: Erosion + Sedimentation Control Plan. Dated November 25, 2015.
 - E&S-3: E +S Details. Dated November 25, 2015.
 - SD-1: Site Details. Revised 11-17.15.
 - SD-2: Site Details. Revised 2-2-16.
 - SD-3: Layout- Cultec Chambers. Revised 4-18-16.
 - SD-4: Site Details. Revised 5-26-2015.
 - SD-5: Retaining Wall and Concrete Details. Revised 3-26-16.
 - SL-1. Revised 4-15-16.
 - SI-A: Sight Lighting Point Calculations. Dated 4/15/16.
 - E-2: Ground Level Plan. Dated 10-31-01.
 - E-3 First Floor Level. Dated 10-31.01.
 - Z-1: Building Setback from Rear Lot Line. Revised 3-25.16.
 - Z-2: Revised 3-25-16.
 - Z-3: Sections. Revised 3-25.16
 - A-1: Foundation and Footing Plan. Revised 10-1-01.
 - A-2: Ground Level Plan. Revised 5/3/15.
 - A-3 Mezzanine Level Plan. Revised Mar-26-16.
 - A-4: First Floor Plan. Revised 10-1-01.
 - A-5: Second Floor Plan. Revised 10-1-01.
 - A-6: Third Floor Plan. Revised 10-1-01.
 - A-7: Fourth Floor Plan. Revised 10-1-01.
 - A-8: Roof Plan. Revised Mar-26-16.
 - A-9: Typ. Unit Plan. Revised 10-1-01
 - A-9A: Typical Unit Plans. Revised 15 Nov 03.

- A-10: lobby Layout and Handicap Parking. Revised 4/30/13.
- A-11: Lobby Plans. Revised 10-1-01.
- A-12: Lobby Plans. Revised 10-1-01.
- A-13: Stair Tower Plans. Revised 10-1-01.
- A-14: exterior Elevations. Revised Mar-26-16.
- A-15: Exterior Elevations. Revised Mar-26-16.
- A-17: Typical Wing Elevations. Revised Mar-26-16.
- A-20: Typ Exterior Wall Sections. Revised 10-1-01.

BACKGROUND

Previous Commission Actions:

Inland Wetland application and Schematic Site Plan Review	08/08/99	CPC 1276-01
Site Plan Review	10/20/99	CPC 1278-03
Removal of condition of approval regarding deed restriction to elderly occupancy	06/21/01	CPC 1288-08
Time extension of Site Plan Review; Extension granted to 06/01/03	03/20/02	CPC 1317-06
Modification to reflect Change in Professional Team; Reconfiguration of Assisted Living Units.	01/21/04	CPC 1346-10
Final Plan Submission & Change in Development Team	09/21/05	CPC 1376-07
Authorization for Change in Owner/Developer	03/19/08	CPC 1414-28
New IW & Site Plan application tabled as incomplete	03/20/13	CPC 1475-03
Application denied without prejudice	04/17/13	CPC 1475-03
Comments provided by Staff to applicant	05/13	
Application tabled pending receipt of response to comments	06/14/13	CPC 1480-05
Application denied	07/31/13	CPC 1480-05R
Application remanded to CPC for consideration	10/3/14	
CPC Hearing on remand	11/19/14	

OTHER CHRONOLOGICAL ITEMS SUBSEQUENT TO NOVEMBER 19, 2014 CPC MEETING

Staff meets with applicant and Atty Brooks to discuss Remand scope	12/9/14
Notice to Staff/CPC of change in Attorney (to Atty Joe Williams)	01/15
Staff receives updated submission	02/06/15
Staff develops and disseminates SITE PLAN APPLICATION REQUIREMENTS (aka Supplement A)	05/19/15
Staff meets with applicant/attorney team to discuss Supplement A	06/22/15
Staff receives response to Supplement A (aka Supplement B)	06/17/15
Staff meets with applicant/attorney team to discuss Supplements A/B	06/22/15
Staff receives additional drawings	07/01/15
Attorney conference (call) with Judge Berger for further clarification	08/12/15
Staff complete further analysis	
Special Meeting of CPC (#1510)	10/06/15
Staff receives additional drawings and reports	11/9/15
Materials from November 9, 2015 WITHDRAWN by Atty. J. Williams	11/20/15
Staff receives additional material	12/10/15
Email from Atty. J. Williams to Atty. R. Williams	12/10/15
CPC Meeting 1513	12/16/15
Letter sent to Atty. J. Williams per direction of E. Mattison	12/22/15
Peer Review Completed by Cindy Baumann/CDM Smith	01/18/16
CPC Meeting 1514	01/20/16
Revised Drawings submitted to CPC Staff	02/11/16
CPC Meeting 1515	02/17/16
CPC Meeting 1516	03/16/16
Staff requests FINAL, Compiled Submission	03/24/16
Submission Received	04/05/16

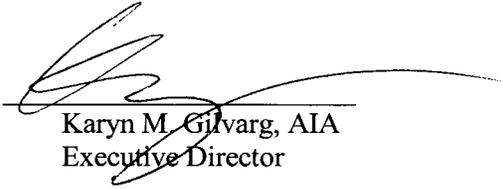
Staff requests changes due to grading incompleteness et al 04/14/16
Revised drawing sets received 04/19/16

The application meets the requirements of the City Plan Commission Site Plan standards (Sec 64), Soil Erosion and Sediment Control (Sec 58), Stormwater Management Plans (Sec 60), Exterior Lighting (Sec 60.1), Reflective Heat (Sec 60.2), and Inland Wetlands and Watercourses (Sec 57) with exceptions as noted in the Conditions of Approval at the beginning of this document.

INLAND WETLANDS FINDING

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

ADOPTED: April 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

SITE PLAN FINDING:

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 except as noted within the Conditions of Approval.

The City Plan Commission approves the submitted Site Plans subject to the Conditions of Approval starting on Page 1.

ADOPTED: April 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director