

# NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 894 WHALLEY AVENUE, Site Plan Review for addition of 3 transition Parking Spaces in RM-2 zone for branch bank (Owner/Applicant: Webster Bank, NA).

**REPORT:** 1459-02

**ACTION:** Approval with Conditions

## CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years to December 21, 2016, and the approval will expire if work is not complete or extensions are not granted in accord with Connecticut General Statutes Section 8-3(i).
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. Comment under **Site Plan Review** on page 2 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 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. 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.
6. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to City acceptance of Work. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Development Permit Application, Application fee of \$270, Plans 11/17/11 by Design Professionals: Cover Sheet w/ BZA Decision letter 10/20/11 & locator map, Boundary Survey 11/19/10, Topographic Survey 07/20/11, Site Plan with details & SESC narrative 11/17/11, reduced set of plans @ 8 ½ x 11.

## PROJECT SUMMARY:

**Project:** Create 3 new parking spaces on bank property  
**Address:** 894 Whalley Avenue  
**Site Size:** 15055 SF (0.346 acres)  
**Zone:** Split zoned parcel (Parcel portion fronting on Whalley = BA, Parcel portion fronting on Fountain St. = RM-2)  
**Project Cost:** not available  
**Parking:** 11 spaces including 3 transition spaces proposed; includes 1 HC van space  
**Owner:** Webster Bank  
**Applicant:** David St. Amant (Webster Bank) **Phone:** 203-699-2690  
**Agent:** Peter DeMallie, Design Professionals, Inc. **Phone:** 860-291-8755  
**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 BA and RM-2 zones with the zoning relief granted: Special Exception granted 10/15/11 for 3 transition spaces in the RM-2 zone (11-61-S). A condition of approval required Site Plan Review by the City Plan Commission.

**Site:** Webster Bank owns a site at 894 Whalley Avenue in the Westville area which also fronts on Fountain Street. Webster proposes some parking lot modifications in order to remove an encroachment on 49 Fountain Street property and to add 3 spaces to its lot. The site for the existing branch bank has two access drives, one from Whalley (one way in only) and one from Fountain Street (two-way). All traffic must exit onto Fountain

Street. The site slopes up slightly from Whalley to Fountain with grades at 19' at Whalley and 26' at Fountain. There is also a drive-in teller on the site. The site is densely surrounded by commercial uses on either side at 892 and 898 Whalley Avenue and in the rear by residential uses at 45 and 49 Fountain Street and a commercial use at 33 Fountain Street to the east of the driveway.

**Proposed Activity:** The submitted site plan shows 11 parking spaces (9'x18') including 1 HC van space. The sole changes involve moving some existing parking spaces away from the property line behind an existing residential property at 49 Fountain Street and creating 3 new spaces with bituminous curbing on a part of the site which is now open space.

**Stormwater Drainage:** The parking lot has two existing catch basins/dry wells to capture stormwater. No drainage improvements are proposed as part of the proposed site plan.

**Soil Erosion and Sediment Control Review.** A silt fence will be installed around the area where the new parking spaces will be constructed to keep any potential runoff on site. A tree in this location will be protected during construction. Filter fabric will be placed in the mid site catch basin. 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*.

**Circulation/Loading/Parking:** As noted above, vehicular access is from Whalley Avenue and from Fountain Street with egress onto Fountain Street. No loading is required and 11 parking spaces including 1 HC space are proposed.

**Trash removal:** There is a free standing dumpster on site without an enclosure, currently situated on a landscaped island and no changes are proposed. This report will recommend that a permanent dumpster location be determined.

**Landscaping /Lighting:** The existing 18" maple tree and green space around the three new spaces will be enhanced by additional landscaping. Green space will be expanded in the planted area in the west corner of the site. Other trees on site will be protected and will remain. Existing lighting will be maintained on site.

**Project Timetable:** Work is scheduled to begin in spring 2012 and will take about 1 week.

#### **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 the following comment:

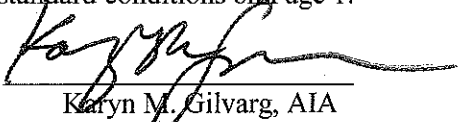
#### **Planning:**

- *Revise site plan to show permanent dumpster location.*

#### **ACTION**

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

**ADOPTED:** December 21, 2011  
Edward Mattison  
Chair

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