

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 182 WINCHESTER AVENUE, Site Plan Review for Demolition of existing former Industrial Building and stabilization of site in an IL Zone (Owner/Applicant: Yale University).

REPORT: 1451-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by April 20, 2016.
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. Prior to initiation of demolition, applicant shall provide the City Plan Department with evidence that the building has been documented in drawings and digital photographic form, which will be available at the Yale University Library and the City Library (if the City Library agrees).
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 demolition permit.
5. Final 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 demolition 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. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
9. Any future use of the site will require Site Plan Review by the City Plan Commission in accord with Section 64.f. of the Zoning Ordinance.

Submission: Development Permit Application & Narrative, Application fee of \$270, Plan Set by URS 3/17/11: Cover Sheet with locator map, Building/Utility Demolition Plan, Grading and Soil Erosion and Sediment Control Plan, Site Logistics Plan, Haul Route, Pedestrian Detour Plan, General Notes, Utility contacts, Details.

PROJECT SUMMARY:

Project: Building Demolition and site stabilization
Address: 182 Winchester Avenue
Site Size: 59,325 SF (1.36 ac.)
Zone: IL, Winchester Repeating Arms National Register Historic District
Financing: Private
Parking: N/A 3 spaces shown on site during demolition
Owner: Yale University (John Bollier) **Phone:** 203-432-6754
Applicant: same
Agent: David Cripe **Phone:** 203-436-3905
Civil Engineer: URS Corp. **Phone:** 860-529-8882
SESC Responsible Party: Daniel Roth, Petra Const. **Phone:** 203-865-6043, cell: 203-410-3190
Soil Erosion Monitor: Rick Wollman, Petra Const. **Phone:** 203-865-6043, cell: 203-410-3404

City Lead: City Plan Dept.
Project Manager: David Cripe

Phone: 203-946-6379
Phone: 203-436-3905, cell: 203-410-3404

BACKGROUND

Proposed Activity: Yale University proposes to demolish a former industrial structure at 182 Winchester Avenue, located immediately south of 25 Science Park, just east of the Farmington Canal Greenway. It has been determined that the building purchased by the University in 2009 is in severely deteriorated condition and would be too costly to restore. Following the demolition the site will be final graded, loamed and seeded with grass.

Historic significance: The building is within the Winchester Repeating Arms National Register Historic District and was constructed c. 1907. It is not part of the Winchester Repeating Arms Company Industrial Complex, an area within the district, that was built in 1915. It was known as the English and Mersick Co. Factory, owned jointly by Pflueger Hardware and English and Mersick, to manufacture carriage and automobile fittings and hardware. It was later owned by McKesson and Robbins Company, c. 1935, for drug manufacturing and distribution. In 1979, the property was sold to Allied Associates and later sold to Sawco Associates in 2003. Both of these companies manufactured and distributed automobile parts and supplies. In 2009, Yale University purchased the property and it is not occupied. The building is an example of a cast-in-place, concrete pier factory and a typical construction technique used in New England at the time. Due to its historic listing, the demolition is subject to the City's 90-day delay of demolition process. Yale is in the midst of the process which will terminate on May 30, 2011.

Soil Erosion and Sediment Control Review. The site will be enclosed on three sides with silt fence and haybales. There will be a sole construction entrance in the location of the existing driveway into the site. Catch basins will be protected from siltation. There will be a water truck stationed on the site to control any dust that is generated during the demolition process. The application states that 1,100 cubic yards of material will be added to the site following the demolition. Daniel Roth of Petra Construction Company is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system, or material being tracked off-site. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the demolition phase. 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*. Rick Wollman of Petra is named as the on site monitor of Soil Erosion and Sediment Control measures.

Mr. Roth 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.

Abatement/Demolition Procedure: The building has already been screened with blue mesh protective netting across the entire east and south façades. The first step in the process will be abatement of any hazardous materials "ACM". Containment areas will be set up inside and outside the building, and materials will be sorted and then removed from the site to a legal disposal facility. An abatement monitoring company will confirm all ACM removal has been completed prior to initiation of demolition. Permanent sheeting will be installed at the back of sidewalk to allow for safe removal of the building foundations to 5' below the slab. Due to the building's proximity to the back of sidewalk on Winchester Avenue, the building will be demolished carefully from its west, top to bottom, back to front towards the street side. A crane type piece of mechanical equipment outfitted with a "claw" attachment will be used to munch down the upper levels of the building to a level of approximately twenty five (25) feet. Upon lowering of the upper portion, an excavator outfitted with a similar attachment will be used to demolish the lower levels of the building. The debris material created from the demolition process will be sorted into "like" material piles,

emptied into separate containers at the site and disposed of off-site at a legally suitable location to be recycled whenever possible.

Construction Operations Plan/Site Logistics Plan: Pedestrian traffic will be directed to cross Winchester Avenue at Munson Street and at Compton Street. In addition a covered pedestrian walkway separated by jersey barriers from vehicular traffic will be installed along the western side of Winchester Avenue in the parking lane. At the moment when the building façade is to be demolished, construction personnel stationed at either end of the project will direct pedestrians to the safety of the east side of the street. It will be up to the Building Inspector to determine when/whether the street must be temporarily closed for short periods of time for safety reasons.

Tree Protection: The street trees in front of the project will be trimmed by a licensed arborist prior to initiation of demolition and protected during the project with 4' orange plastic fencing which may also be used to protection higher limbs from damage by falling debris.

Site Restoration: Following the demolition fill will be brought into the site to bring it up to the grade of the sidewalk. The sidewalk will be replaced in accord with standard City details and the tree pits and tree belt will be restored with grass. A new driveway apron will replace the existing one, and the entry will be preserved for maintenance access to the site. The site will be loamed and seeded as a lawn. Existing ornamental picket fencing along west and south sides will be protected during demolition and retained.

Project Timetable: The project is scheduled to begin on or about June 1, 2011 and to be complete with the project on or about June 1, 2012.

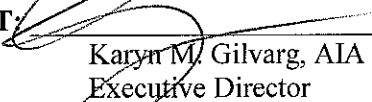
SITE PLAN REVIEW

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: April 20, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director