

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 235-237 WINCHESTER AVENUE, Site Plan Review for Rehabilitation of existing 18-Unit Residential Structure in an RM-2 Zone (Owner: Ken Hill, MBMB, LLC; Applicant Arnold Gans).

REPORT: 1456-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. 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.
2. Comments under **Site Plan Review** on page 3 shall be addressed and reviewed administratively by the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
3. 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
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 to prior to City Plan signoff on final plans for building permit.
5. A Site Restoration Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, 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. Trash disposal/recycling shall be in conformance with public works regulations.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
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. 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.
12. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. 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, Copy of tax map segment at locator map, Blow up of tax map (1" = 8') as site plan with summary narrative 08/18/11, Floor Plan undated and unstamped, Basement Plan 1/4" = 1', Building elevations 1/4" = 1' (north elevation calls out exterior materials).

Additional sheet received 9/19/11: City details, plan showing topography from Dept. of Engineering, Plan showing location of existing utilities in Winchester Av, Site location map. Letter from All American Waste describing private trash pickup received 9/19/11.

Drainage computations, drawing showing location of trash removal location, detail for leaching gallery, exterior lighting bollard details all received 9/21/11.

PROJECT SUMMARY:

Project: Rehabilitate existing 18-unit building as 18-units
Address: 235 Winchester Avenue
Site Size: 6,750 SF
Zone: RM-2
Financing: City loan, private funds
Project Cost: \$900,000 (approximate)
Parking: 1:1 required in RM-2, none provided due to preexisting non-conforming use
Owner: Ken Hill, MBMB,LLC **Phone:** 203-420-5677
Applicant: Arnold Gans, Architect **Phone:** 203-506-8234
Agent: same **Phone:** same
Architect: same **Phone:** same
Site Engineer: n/a
City Lead: Eric Johnson, Livable City Initiative

BACKGROUND

Previous Commission Actions: none

Zoning: Pre-existing non-conforming use.

Proposed Activity: Ken Hill, MBMB LLC, proposes to rehabilitate the existing structure within its existing shell at 235 Winchester Avenue as 18 rental units on a 6,750 SF site in an RM-2 Zone near Science Park. The small site is on the east side of Winchester Avenue south of the corner of Hillside Avenue adjacent to BA zoned property to its north. As the pre-existing non-conforming use never accommodated parking on site, no parking is provided. The building is listed on the New Haven Historic Resources Inventory and is within the Winchester Repeating Arms National Register Historic District. While the building's façade remains in tact, its side and rear walls have been stripped of exterior clapboards and architectural features in a previous renovation effort. The applicant intends to excavate below grade to create living and storage space within the basement level, and to create four floors with the existing three floors above. A retaining wall along the north side of the building will be removed and the site will be regraded in this area to accommodate a walkway along the north side of the building from the rear to the front of the site. The south side of the building will also be excavated to create light and emergency egress to the basement apartments.

Stormwater Drainage: Drainage has not been engineered to date. Area drains are shown but no detailed provided.

Utilities: A utility meter location is shown on the south side towards the front of the building where access by meter readers appears to be difficult. Utility connections (water, gas, cable, electric) are not shown.

Circulation/Loading/Parking: The site has no curb cut and there is neither parking or loading. Since the building is pre-existing non conforming, no parking can be required (although 1:1 is required by zoning), but as a practical matter the applicant will need to provide parking spaces for his tenants. To date no accommodation for parking has been arranged.

Trash removal: Applicant has submitted a letter from a waste hauling company describing how trash pickup could be accommodated with 96-gallon totes to be located to the north of the building. The site plan has been modified to show their screened location.

Landscaping /Lighting: The rear yard is shown to be landscaped at the perimeter with evergreen trees (arborvitae) and plantings (ground cover) in the front and side yards adjacent to the front of the building. The site has one street tree needing trimming and an empty tree pit. Pedestrian scale bollards will be used to light areas of the site. Lighting fixture locations are not shown on the site plan.

Project Timetable: Application states project start to be fall 2011 and to take approximately 12 to 14 months to complete.

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 exceptions:

Planning:

- *Sidewalk to be replaced with new concrete sidewalks in accord with standard City detail, to include two tree pits and green tree belt*
- *An arborist or landscape contractor shall be consulted to prune the existing street tree; an additional tree of 2 ½" or more caliper and of similar species shall be installed in the location of the empty tree pit*
- *Provide locations where exterior light bollards will be placed*

Disability Services:

- *Assure accessibility of the building*

Engineering:

- *Certain work may require temporary construction easements from adjacent parcel owners*
- *Call out proposed grades where grade changes are shown on south and north sides of building*
- *Show separation of roof drainage from sanitary lines*
- *Show to where catch basins drain*
- *Show locations of existing/proposed utilities (water, gas, cable, electric)*
- *Provide Standard City details for temporary and permanent pavement restoration*

ACTION

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

ADOPTED: September 21, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director