

**NEW HAVEN CITY PLAN DETAILED PLAN REVIEW FOR PDD # 49
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

RE: 375 WINCHESTER AVENUE . Detailed Plan Review and Site Plan Review for minor change to PDD #49 Science Park. (Owner: Science Park; Applicant: Erik Clemons for ConnCAT; Agent: Bruce Wujcik of Svigals and Partners).

REPORT: 1505-03

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 May 20, 2020. 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. A 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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.
11. 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 both mylar and digital format [.pdf file].

**Submission: SPR Application Packet including DATA forms. NARRATIVE attached.
Application fee: \$280. Received May 6, 2015.**

- Application Drawings (5 sheets). Drawing Date May 1, 2015. Received May 13, 2015.

PROJECT SUMMARY:

Project: ConnCAT Culinary Arts Program
Address: 375 Winchester Avenue
Zone: PDD # 49 Science Park
Financing: private
Parking: 25 spaces, including 1 HC
Owner: Science Park Development Corp.
Applicant: ConnCAT (Eric Clemons)
Agent: Bruce Wujcick (Svigals)
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDD #49 Science Park.

Site Description/existing conditions:

The existing building at 375 Winchester Avenue is part of the overall Science Park Development, originally approved as PDD #49 Science Park 2014 (CPC 1498-01).

Proposed Activity:

ConnCAT is a non-profit affiliate of NCAT (National Center for Arts and Technology), which is dedicated to providing a world-class educational and training facility for the Culinary Arts. The program for the new facility will include administrative offices, a commercial kitchen, classroom, and support spaces. The program will provide affordable, accessible and industry-specific adult Culinary Arts job training for ex-offenders.

Circulation/Parking/Traffic:

The site is accessed from a driveway curb cut off Winchester Avenue. As the building and related parking are in use now, the only changes to the site include re-stripping of existing parking to current ADA standards and the installation of a front entry sidewalk. Applicant anticipates a subsequent change to the site plan including a dining terrace should funding become available in the future.

Trash removal:

Trash removal will not change from the current configuration with access from the main parking area.

Signage: No site signage will be installed under this phase of the program.

Sec. 58 Soil Erosion and Sedimentation Control:

X 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 cy

Start Date: Summer 2015

Completion Date: TBD

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 both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- 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 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:

No changes to the existing stormwater system are contemplated. Should the applicant decide to build the proposed terrace at the front of the facility, a new site plan application with stormwater management plans will be required.

Sec. 60.1 Exterior Lighting:

No changes to existing Lighting is shown on plans.

Sec. 60.2 Reflective Heat Impact:

Not applicable.

Project Timetable:

Construction to begin this Summer 2015.

SITE PLAN REVIEW & DETAILED SITE PLAN REVIEW

The existing building exterior wall will not be significantly altered.

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,

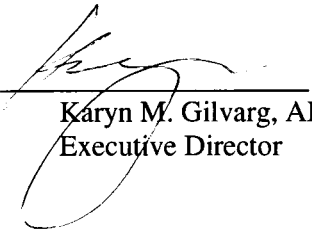
Regulations and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Provide and show new ADA-accessible curb cut and curb ramp at end of new front-entry sidewalk. Include all City-standard details for work.

ACTION

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

ADOPTED: May 20, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director