

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 886-888 WINCHESTER AVENUE, Site Plan Review for new Building for Group Home in a RM-2 Zone (Owner/Applicant: Youth Continuum).

REPORT: 1469-03

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. 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. 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. Once contractor has been secured, the name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
5. A Site 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. Any proposed work within the 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. 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.
9. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Final Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application 08/09/12 rec'd 08/16/12; Application fee \$270; Plans by Milone and MacBroom: Property/Topographic Survey 07/26/12; Proposed Site Plan at 20 scale 08/10/12 rev. 9/11/12 (Site Plan includes enlargement of ADA accessible route); Detail Sheet, Architectural Plans by Connecticut Valley Homes of east Lyme, Inc. manufactured by Simplex Industries, Inc.; Drainage narrative and calculations by Milone and MacBroom 08/31/12; Letter from All American Waste 09/07/12.

PROJECT SUMMARY:

Project: Construct new residential group home building, demolish existing building
Address: 886-888 Winchester Avenue

Site Size: 0.23 acres (10,215 SF)
Building Size: 2,750 SF
Zone: RM-2
Financing: State Bonding, CDBG, Bank loans and grants
Parking: 4 spaces including 1 HC van
Owner: Youth Continuum, Inc. **Phone:** 203-566-3396 x 21
Applicant: Carole Shomo, CEO **Phone:** 203-566-3396 x 21
Agent: Tom Daly **Phone:** 203-271-1773
Site Engineer: Milone and MacBroom **Phone:** 203-271-1773
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 RM-2 zone, with the zoning relief granted (Special Exception for group home 12-60-S, 09/11/12; previous approval granted 00-63-S, 07/12/00).

Site Description/existing conditions: The level site is located on the west side of Winchester Avenue at the corner of Lander Street in close proximity to the Hamden Town line in Newhallville. There is an existing building used as a group home on the site with related dirt parking area, dumpster area, and basketball hoop on former garage foundation. Driveway access to the site is from Lander Street.

Proposed Activity: Youth Continuum, Inc. proposes to demolish its existing residential group home and replace it with a new pre-engineered 2,750 SF accessible structure. The parking area will be paved to include 4 parking spaces, one which is a HC van space. A front yard parking space, driveway and driveway apron on Winchester Avenue will be removed, and the grass strip and concrete curb restored. A new driveway apron and driveway off Lander Street will be constructed. Chain link fencing along Lander Street and the west property line will be removed. Any damaged or cracked sidewalk panels will be replaced to City standard. Any disturbed areas of the site will be replanted with grass.

Building: This is a pre-manufactured two-story building with the first floor includes living room, dining room, pantry, TV/reading area, family room, lounge, 2 staff offices and an accessible bedroom. The 2nd floor has 2 staff offices, and a nurse's office, 2 single bedrooms and 4 double bedrooms.

Stormwater Management Plan/Utilities: Roof leaders will discharge at grade to a splash pad which will sheet flow along with water from the small paved parking area to the grassy area in the rear where a 900 gallon dry will be installed. Utilities will be coordinated with the utility companies.

Soil Erosion and Sediment Control Review: A silt fence will be installed around the perimeter of the project site. The contractor will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system during the construction process. Once a contractor is chosen, an individual responsible for monitoring soil erosion and sediment control measures on a daily basis will be named and the name provided to the City Plan Department. That individual is responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the construction and demolition phases. 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*.

The individual 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.

Trash removal: An area is defined for storing trash and recycling for private pickup. It must be possible to collect trash without backing into or out of the site. The applicant has confirmation from the trash hauler that this is possible.

Project Timetable: The applicant intends to proceed as soon as the site plan approval is given. The new building will be constructed within approximately 90 days. Clients in the existing group home will move into another Youth Continuum group home at 141 Valley Street while the existing building at 888 Winchester Avenue is demolished and the new one constructed.

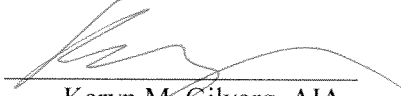
SITE PLAN REVIEW

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: September 18 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director