

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 888 Winchester Avenue. Site Plan Review for multifamily housing redevelopment. (Owner: Youth Continuum; Applicant/Agent: Mark Fisher of TO Design, LLC).

**REPORT:** 1502-04

**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 February 18, 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 site restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. 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.
8. Any proposed work within City right-of-way will require separate permits.
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. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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 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, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received January 22, 2015.**

- Application drawings (16 sheets: Cover, Existing Condition Survey, L-1.0, L-2.0, L3.0, L3.1, L.0, L-5.0, L-5.1, L5.2, ES-1.0, PH-1.0, A1.1, A1.2, A2.1, A2.2). Drawing date January 22, 2015. Received January 22, 2015.
- Revised application drawings. 18 sheets received February 17, 2015.
  - Cover. Drawing date January 22, 2015.
  - Property/Topographic Survey. Drawing date July 20, 2012.
  - L-1.0: Demolition Plan. Revision date February 17, 2015.
  - L-2.0: Layout Plan. Revision date February 17, 2015.
  - L-3.0: Grading Plan. Revision date February 17, 2015.
  - L-3.1: Utility Plan. Revision date February 17, 2015.
  - L-4.0: Planting Plan. Revision date February 17, 2015.
  - L-5.0: Site Details. Revision date February 17, 2015.
  - L-5.1: Site Details. Revision date February 17, 2015.
  - L-5.2: Site Details. Revision date February 17, 2015.
  - L-5.3: Utility Details. Revision date February 17, 2015.
  - L-5.4: Utility Details. Revision date February 17, 2015.
  - ES-1.0: E&S Sedimentation Control Plan. Revision date February 17, 2015.
  - PH-1.0: Photometric Plan. Revision date February 17, 2015.
  - A1.1: Foundation/Basement/First Floor Plans. Drawing date January 22, 2015.
  - A1.2: Second Floor/Roof Plans. Drawing date January 22, 2015.
  - A2.1: Exterior Elevations. Drawing date January 22, 2015.
  - A2.2: Exterior Elevations. Drawing date January 22, 2015.
- Stormwater Management Report dated January 21, 2015. Received January 22, 2015. Revised report received February 18, 2015.

**PROJECT SUMMARY:**

**Project:** Youth Continuum (Multi-family Housing)  
**Address:** 888 Winchester Avenue  
**Site Size:** 10,215 SF  
**Building size:** 2,740 SF  
**Zone:** Residential High-Middle Density (RM-2)  
**Financing:** Private  
**Parking:** 7 spaces, including 1 HC and bicycle rack for 2 bicycles  
**Owner:** Youth Continuum **Phone:** 203-562-3396  
**Applicant:** Mark Fisher of TO Design, LLC **Phone:** 860-612-1700 x20  
**Agent:** Mark Fisher of TO Design, LLC **Phone:** 860-612-1700 x20  
**Site Engineer:** Thomas Arcari of Harry E. Cole & Son **Phone:** 860-628-4484  
**City Lead:** City Plan Department **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

CPC 1469-03: Site Plan Review for new Building for Group Home in a RM-2 Zone.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Residential High-Middle Density (RM-2) zone.

**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. The building that previously occupied the site was used as a group home, but was demolished. The lot is now vacant and is a mix of a grassy area, dirt lot, and bituminous concrete pavement. Driveway access to the site is from Lander Street.

**Proposed Activity:** The owner proposes to demolish all bituminous concrete pavement, chain-link fencing, and concrete at the site and construct a new two-story building with a 2,740 square foot footprint that contains seven efficiency apartments. The building would also include a computer room, exercise room, and storage areas on the basement level. The owner would also reconstruct a concrete driveway, bituminous concrete parking area with seven parking spots (including one handicapped van space), and six-foot high wooden fence.

**Circulation/Parking/Traffic:** The building's seven-space parking lot would be accessed through a single driveway on Lander Street. Both Lander Street (along the north side of the site) and Winchester Avenue (along the east side) have sidewalks allowing pedestrian access to the site as well.

**Trash removal:** A dumpster surrounded by a vinyl fence will be located in the southwest corner of the parking lot. 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.

**Signage:** No signage is indicated in the plans. Should building identification or site wayfinding and control signage be desired, detail drawings should be provided to ascertain compliance with zoning regulations.

**Sec. 58 Soil Erosion and Sedimentation Control:**

- 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: 98

Start Date: April 2015

Completion Date: January 2016

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: (Deficient report, cannot evaluate.)**

**STANDARDS (compliant if checked)**

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

**Sec. 60.1 Exterior Lighting:**

**REQUIRED SUBMISSION (compliant if checked)**

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture; (**NOT PROVIDED**)
- Photometrics. (**NOT COMPLIANT**)

**NOTE: PROVIDE CUT SHEETS AND REVISED LIGHTING PLAN TO MEET ORDINANCE.**

**STANDARDS (compliant if checked)**

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane; (**CUT SHEETS NOT PROVIDED**)

- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

**Sec. 60.2 Reflective Heat Impact:**

**STANDARDS**

- 50% of all on-site non-roof hardscape or paved areas will be either:
  - shaded AND/OR
  - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	3,474 SF
50% of non-roof hardscape:	1,737 SF
Shaded (based on average values per code):	0 SF
Areas with SRI > or = 29	1,845 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	1,845 SF
% SHADE/HIGH SRI PROPOSED	53%

**Project Timetable:** The project is expected to be completed in a single phase lasting from April 2015 to January 2016.

**SITE PLAN REVIEW**

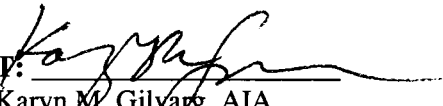
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Confirm zoning compliance with Tom Talbot
- Coordinate city light relocation with city engineer; and
- Revise and resubmit lighting plans in accordance with Section 60.1.

**ACTION**

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

**ADOPTED:** February 18, 2015  
Edward Mattison  
Chair

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