

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 170 WINTERGREEN AVENUE. Site Plan Review for construction of an indoor firing range in an RM-1 zone. (Owner/Applicant/Agent: Giovanni Zinn for City of New Haven)
REPORT: 1523-05
ACTION: Approval with Conditions

STANDARD 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 October 20, 2021. 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 **ADDITIONAL CONDITIONS OF APPROVAL** 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 Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and 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. 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. Any proposed work within City right-of-way will require separate permits.
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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

12. Two handicapped spaces (one van-accessible) to be added at location closest to building entrance;
13. When the existing main building along Wintergreen Avenue gets a new roof, it must be constructed of a highly reflective material with SRI >29;
14. Reconfigure internal piping of lower stormwater management system to minimize crossing of existing sanitary sewer easement; and
15. Applicant should ensure that sufficient insulation is used so that all noise produced by the indoor shooting range complies with the Noise Control Ordinances (Chapter 18, Article II) of the City of New Haven Code of Ordinances.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Received October 17, 2016.

- Stormwater Management Plan. Revised plan received October 20, 2016.
- Recorded easement for sanitary sewer line access. Received October 20, 2016.
- Reflective heat impact narrative. Received via email on October 20, 2016.
- Application drawings. 7 sheets received October 17, 2016.
 - C-1: Cover Sheet. Revision date October 20, 2016.
 - S-1: Topographic Survey. Drawing date September 22, 2015.
 - SP-1: Proposed Site Plan. Revision date October 20, 2016.
 - SE-1: Sedimentation and Erosion Plan. Drawing date October 19, 2016.
 - SS-1: Solar Study. Drawing date October 19, 2016.
 - D-1: Details. Drawing date October 19, 2016.
 - B-1: Building Elevations and Sections. Drawing date October 19, 2016.

PROJECT SUMMARY:

Project: Conversion of existing building to indoor firing range

Address: 170 Wintergreen Avenue

Site Size: 174,330 SF (4.00 acres)

Zone: Residential Low-Middle Density (RM-1)

Financing: Public

Parking: 46 spaces

Owner/Applicant/Agent: Giovanni Zinn for City of New Haven

Phone: 203-946-8105

Site Engineer: Giovanni Zinn

BACKGROUND

Previous CPC Actions:

CPC 1287-03, May 17, 2000: Site Plan Review for reconstruction of parking area in an RM-1 Zone.

CPC 1451-09, April 20, 2011: Authorization for acceptance of property known as the Sgt. George D Libby United States Army Reserve Center as per regulations under the Defense Base Realignment and Closure Act of 1990

CPC 1482-01, September 18, 2013: Special Permit for new public safety emergency communications tower

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone.

Site Description/existing conditions:

The parcel sits between Southern Connecticut State University to the east and north and a forested wetland area around Wintergreen Brook to the south and west. SCSU's West Campus Residence Complex is immediately adjacent to the parcel's eastern property line, while Wintergreen Avenue Parking Garage is across the street. The site was originally used as a U.S. Army Reserve Center, but is now owned by the City of New Haven. There is a single story building used as a police training facility at the front of the site along Wintergreen Avenue, with a paved parking area garage used for storage and maintenance in the rear.

Proposed Activity:

The applicant proposes to construct an indoor firing range in the rear of the lot. The range is to be used by the New Haven Police Department for training. No work will be conducted within the wetlands upland review area.

Circulation/Parking/Traffic:

Vehicle traffic enters the site via two curb cuts on Wintergreen Avenue, on the east side of the property and one on the west. The vast majority of the parcel is paved, with 46 parking spaces between the training facility and the garage. The space behind the garage is paved and can be used for parking, but it is not striped.

Trash removal:

Garbage is stored within the building and brought back to police headquarters for removal.

Signage:

None

Sec. 58 Soil Erosion and Sediment 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: 594

Start Date: November 2016

Completion Date:

Responsible Party for Site Monitoring: Zach Shapiro

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 during construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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*.

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

**Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS
REQUIRED DOCUMENTATION**

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- 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: NOT APPLICABLE

Sec. 60.2 Reflective Heat Impact: APPLICANT IS REQUESTING A WAIVER

The applicant's rationale for granting a waiver is that the two existing and one proposed structure on site will have reflective rooves, and that trees and reflective coatings are impractical for the site. The existing garage and proposed building will both have roofs with an SRI >29, while the roof of the existing building along Wintergreen Avenue has an unknown SRI, but it may be >29 based on comparison to similarly colored products on the market. If the roof area of these three buildings (33,990 SF) is added to the shaded area (9,768 SF), the total shaded or highly reflective area (43,758) is 31.4 percent of the total hardscape area, including building footprints.

While this is still far short of the 50 percent standard, operational training requirements make the addition of additional tree islands impossible, as they would prohibit tactical training exercise that paved areas will be used for. Specifically, the New Haven Police Department is planning to use simulated streetscapes (assembled using shipping containers and other temporary means) that permanent tree wells would interfere with. Furthermore, an applied reflective coating would not stand up to the wear and tear that the frequent moving of large containers would cause.

Staff concurs with the applicant's rationale and recommends granting the waiver, with the condition that when the roof of the existing training building is replaced, it must be done using highly reflective materials.

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:	105,216 SF
50% of non-roof hardscape:	52,608 SF
Shaded (based on average values per code):	9,768 SF
Areas with SRI > or = 29	- SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	9,768 SF
% SHADE/HIGH SRI PROPOSED	9.3%

Project Timetable:

Site work is expected to begin in November 2016, with project completion in summer 2017.

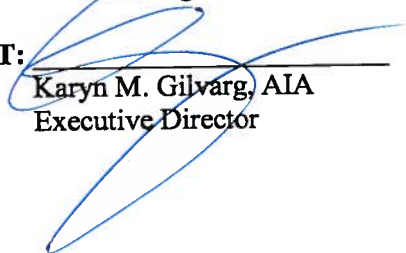
SITE PLAN REVIEW

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 conditions on Page 1.

ADOPTED: October 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director