

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:** 47 MIDDLETOWN AVENUE, Site Plan Review and Coastal Site Plan Review for Use as Parking Lot for Rolling Stock (Owner: CT Department of Transportation; Applicant: Housing Authority of New Haven).

**REPORT:** 1440-05

**ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL**

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by May 19, 2016.
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. Any proposed work within City right-of-way will require separate permits.
4. Applicant shall consult with Urban Resources Initiative regarding the addition of street trees in the tree belt along the property in accord with the City's new *Complete Streets Design Manual 2010*.
5. Final determination of traffic markings, V-loc locations, signs and traffic controls on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.

**Submission:** Development Permit Application inc. SESC narrative, Application fee waived, Letter from CT DOT 03/22/10, Survey by Juliano Associates 03/23/10. Site Plan & Building elevations by Juliano Assoc.

**PROJECT SUMMARY:**

<b>Project:</b>	Parking Lot for Housing Authority Rolling Stock	
<b>Address:</b>	47 Middletown Avenue	
<b>Site Size:</b>	33,331 SF (0.765 ac)	
<b>Zone:</b>	BA, CAM	
<b>Parking:</b>	41 spaces shown; narrative states 25	
<b>Owner:</b>	Conn DOT	<b>Phone:</b> 860-594-2379
<b>Applicant:</b>	Housing Authority of New Haven	<b>Phone:</b> 203-498-8800 x1040
<b>Agent:</b>	John Prokop, Dept of Public Works	<b>Phone:</b> 203-946-7700
<b>Site Engineer:</b>	Juliano Associates	<b>Phone:</b> 203-265-1489
<b>City Lead:</b>	City Plan Dept.	<b>Phone:</b> 203-946-6379
<b>Project Manager:</b>	Gary Hogan, HANH	<b>Phone:</b> 203-498-8800

**BACKGROUND**

**Previous relevant Actions of the Commission:** none

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone.

**Proposed Activity:** The Housing Authority of New Haven proposes to alter an undeveloped State-owned site at 47 Middletown Avenue to serve as a parking lot for Housing Authority rolling stock. The State has given permission for the City of New Haven Housing Authority to park fleet vehicles provided a security fence with gate and lock and security lighting are installed, a kiosk to provide power outlets, time clock, etc. is installed and the sloped area adjacent to the highway will remain intact, and a site plan is prepared. The site is immediately adjacent to Interstate 91, across the street from the Department of Public Works headquarters and Middletown's

intersection with Fawn Street. Clinton Avenue is to the north of the site. It is currently a grassy lot surrounded by a chain link fence. The site will have a small 90 SF utility building. Approximately 10" of ground cover will be removed and replaced with 8" processed gravel and 2" millings. A new chain link fence will be installed on existing post, curbing will be installed inside the fence and a new 28' wide curb cut and concrete driveway apron with swing gate will be installed further to the east than the existing gate. Existing trees on site will be retained and maintained.

**Stormwater Drainage:** One existing catch basin will remain without modification. Due to the gravel surface no drainage improvements are required.

**Soil Erosion and Sediment Control Review.** Provisions for a continuous silt fence along Middletown and Clinton Avenues are reflected in the SESC narrative. The catch basin will be surrounded with hay bales. Frank Emery of HANH is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, 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*.

Mr. Emery 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.

**Landscaping /Lighting:** Security cameras and UP's Light the Night fixtures will be used.

#### **COASTAL SITE PLAN REVIEW**

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

**Characteristics and Condition of Coastal Resources at or Adjacent to the site:** This site is removed from the Quinnipiac River by less than 1000'. No coastal resources exist at or adjacent to the urban site, removed from the water.

**Project Timetable:** The grading work will be done by the Department of Public Works and is not expected to take longer than 1 week.

#### **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 comments:

**City Plan:**

- Tree belt has no trees. Work with Urban Resources Initiative to install some street trees in accordance with the City's new *Complete Streets Design Manual*.

#### **COASTAL FINDING:**

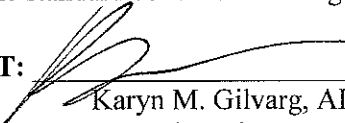
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse

effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

**ACTION**

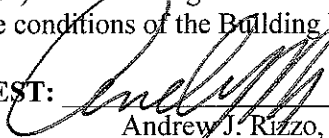
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** May 19, 2010  
Edward Mattison  
Chair

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

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

**DATE ADOPTED:** 5/21/10

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official