

# NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

**RE:** 720 MIDDLETOWN AVENUE, Coastal Site Plan Review for Addition to building in an IL Zone  
(Owner/Applicant: Tom Martone).

**REPORT:** 1451-15

**FINDING:** Minimal Impact on Coastal Resources; Approval with Conditions of site plan

## CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by June 15, 2016.
2. The applicant shall record on the City land records an original copy of this Coastal 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. Site Plan Comments shall be addressed and resolution reflected on final plans, prior to their circulation for signoff and prior to building permit issuance:
  - Six parking spaces are shown. 1 is required to be a HC van space (6' w/ 6' crosshatch aisle and sign)
  - Show finished floor elevations of both the existing building and the addition.
4. 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 issuance of building permit. The Fire Marshall shall also review the plans.
5. Flood elevation certificate [Flood Development Permit certifying finished floor elevation] shall accompany application for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** CSPR Application dated 03/11/11. Fee of \$135.00 pd. inc. DEP surcharge. Site Plan by Conklin & Soroka, Inc. rev. 05/09, 6/6/11, building plans.

### BACKGROUND:

Clem and Tom Martone, contractors, have submitted a Coastal Site Plan Review application to construct an addition on an existing metal building fronting on Gando Drive but with a 720 Middletown Avenue address in the northeast corner of the City. The site is bisected by the North Haven town line and the rear fronts on Bernhard Road.

The proposed two-story structure intended for storage has a masonry base and clapboard upper story with a shed roof sloping towards the rear. There is a metal canopy covered structure along the rear of the existing building. The site is mostly processed stone although at the time of a site visit there was dirt surface to the east of the addition.

### SITE PLAN COMMENTS

#### Prior to building permit:

- Six parking spaces are shown. 1 is required to be a HC van space (6' w/ 6' crosshatch aisle and sign)
- Show finished floor elevations of both the existing building and the addition.
- File a Flood Development Permit with the Building Inspector.

**COASTAL PLANNING CONSIDERATIONS**

Because the property is located within the Coastal Management Zone and within 1000' of coastal resources, Coastal Site Plan Review is required. The site is located within Zones AE and X on FEMA FIRM #09009C0431H dated 12/17/10. Building construction is subject to the requirements of the City's Flood Damage Prevention Ordinance, and a FEMA elevation certificate is required. No other coastal resources exist at or adjacent to this previously disturbed urban site. The Commission anticipates no adverse impacts on coastal resources. The site is removed from the harbor and Long Island Sound.

**FINDING:**

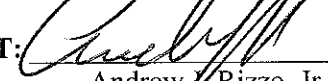
The City Plan Commission finds the site plan generally consistent with the legislative goals and policies of the Connecticut Coastal Management Act and therefore makes a finding of no coastal impact. The Commission hereby approves the site plan as submitted with conditions as stated on page 1.

**ADOPTED:** June 15, 2011  
Roy Smith, Jr.  
Vice 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:** 6/17/11

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