

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

NEW HAVEN CITY PLAN DEPARTMENT COASTAL SITE PLAN REVIEW

RE: 45 NASH STREET, Site Plan Review including Coastal Site Plan Review for Reuse of former Lovell School for 18 Residential Units in a RM-2 Zone (Owner/Applicant: Frew-Lovell LLC, Bob and Susan Frew).

REPORT: 1453-02

ACTION: Approval with Conditions

COASTAL FINDING:

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 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** on page 3 shall be addressed with the Engineering and City Plan Departments and resolution reflected on final plans, prior to their circulation for signoff.
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 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.
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 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.
7. Trash disposal/recycling shall be in conformance with Department of Public Works regulations.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. 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.
11. 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: Development Permit Application 05/17/11, Application fee of \$270, BZA decision letter 11-26-V, Preferred developer letter 04/08/11, Property Survey by Nafis & Young Engineers 04/01/11, Drainage computations Nafis & Young rec'd 06/07/11, Site Plan w/ zoning table, location map, plant list, and notes regarding stormwater stamped by David L. Nafis 05/18/11 rev. receipt 6/7/11, 6/10/11, detail sheet 6/10/11. Building Plans by Robert Frew Architect: Proposed Floor Plans, Building Long and Cross Sections, Proposed Building elevations; Existing Floor Plans, Sections, and Elevations.

PROJECT SUMMARY:

Project: conversion of former NH public school to 18 market rate rental residential units
Address: 45 Nash Street
Site Size: 26,165 SF
Zone: RM-2, CAM
Financing: Private, applying for tax credits for historic rehabilitation

Project Cost: \$1,575,000 (plus \$450,000 property purchase price)
Parking: 20 parking spaces inc. 1 HC
Owner: Bob and Susan Frew, Frew-Lovell LLC **Phone:** 203-314-4145
Applicant: same **Agent:** same
Architect: Robert Frew **Phone:** 203-314-4145
Site Engineer: David Nafis, Nafis & Young **Phone:** 203-484-2793
City Lead: Michael Pinto, Economic Development **Phone:** 203-946-7810

BACKGROUND

Previous relevant Actions of the Commission: LDA (1450-04, 03/16/11), BZA variance for lot area per unit 11-26-V granted with condition 05/10/11.

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.

Site: The site is surrounded with impervious surface and paved up to the property lines on all sides except for the frontage on Lawrence Street where there is currently a grassed area. The site is surrounded by chain link fencing except where there is historic iron picket type fencing along the building on the south and west sides. The building, constructed in 1888 and most recently used by a program of Wilbur Cross High School, is in good condition.

Proposed Activity: Robert and Susan Frew (Frew-Lovell, LLC) propose to convert the former school to residential use with office use in the basement. The building will be renovated on the exterior to conform to the Secretary of Interior's Standards for Historic Preservation. All windows will be replaced. Floors 1 and 2 will each have 5 units ranging from 555 to 1220 SF. Floors 3 and 4 will have a total of 8 units which are duplexes ranging from 772 to 1472 SF with exterior roof deck areas. The total number of apartment units in the building will be 18. The basement will contain the office of the owners, Frew & Frew as well as some community space, a kitchen, bike storage and other tenant storage. The main entry to the building will be from a canopied entrance on Lawrence Street (to be designed by others) although there will also be an entry through the original front door on Nash Street. There is also a door leading to the rear to access the garbage area. The building will have an elevator.

Asphalt and grass will be removed from the site and only the driveway area through the site and the handicapped and visitors parking spaces will be paved. The remainder of the parking spaces will be dressed with gravel which will be striped to show the spaces. The remainder of the site will be planted with self-sustaining native plantings, including shade trees, shrubs and ground covers.

Stormwater Drainage: The applicant does not propose structured stormwater improvements, but instead proposes to use "green" techniques such as reduced impervious surface, porous pavers, dry wells, rain gardens, and rain barrels. Overflow from the rain barrels will be directed to the drywells. Downspouts and gutters will be replaced where necessary.

The applicant states there are two catch basins on site but they are not shown on the survey. He proposes that the catch basins be removed and replaced with dry wells, and that 4 dry wells be installed, one at each of the building's four corners.

Soil Erosion and Sediment Control Review. Silt fencing is proposed to be installed around the perimeter of the existing paved area prior to removal of pavement. New pavement will be installed as shown on the site plan. Mr. Frew 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 soil tracked off the site and that any dust generated by vehicles or equipment on site be controlled and not be permitted to gravitate off site. 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. Frew 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.

Circulation/Parking: Vehicles will enter and exit the site from Lawrence Street through an existing driveway apron. There is also one way access out to Nash Street via a new driveway. There are 20 parking spaces on site including 1 handicapped space. There is a bicycle rack near the entry area and there is stated to be interior bicycle storage in the basement. There is no notation of a storage area on the basement floor plan.

Trash removal: Trash enclosure will be at the northeast corner of the building in an area which will be screened by landscaping. Enclosure must accommodate recycling as well.

Landscaping /Lighting: There is no landscape plan in the plan set, although a listing of plantings is provided, and some species are shown on the site plan. It is stated the site will be heavily landscaped with self sustaining native plantings. No details on lighting have been provided. The historic wrought iron fencing will be retained in the front of the building, and chain link fencing will be removed, except for along the east and north property lines where it will remain. All of these issues must be resolved prior to issuance of building permit.

Project Timetable: Start construction July 1, 2011. Completion anticipated by August 1, 2012.

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:

Engineering Department:

- ***Prior to Engineering Department signoff on building permit plans, provide an engineered drainage plan by Nafis & Young or other licensed civil engineer (separate from the illustrative site plan) satisfactory to City Engineer:***
 1. ***Existing plan does not address roof drainage. Address roof drainage showing how water from the downspouts reaches the drywells (no piping or surface inlets shown, no existing or proposed grades shown), how roof drainage works when rain barrels are not utilized in the winter months. Show how surface water will drain into two new proposed drywells in locations of existing catch basins (no grades shown)***
 2. ***Roof drains interior to the building must be separated from the sanitary sewer if connected***

City Plan Department:

- ***Provide detail of any new proposed fencing***
- ***Provide exterior lighting fixture locations and details***
- ***Provide landscape plan showing number and type of plantings at each location***

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.

While the site is included within the coastal boundary, there are no coastal resources at or adjacent to the previously disturbed urban site which is remote from the waterfront. This project will have no impact or adverse effects on coastal resources.

COASTAL FINDING:

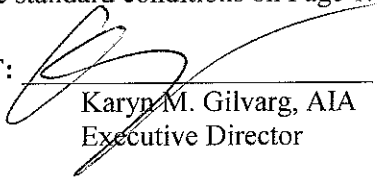
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would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

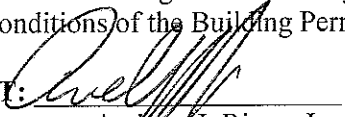
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: 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