

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

RE: 115 PEAT MEADOW ROAD, Inland Wetlands Review and Site Plan
Review for conversion of former Post Office facility to New Car Dealer in a
BB Zone (Property Owner: Sonata 22; Applicant/Tenant: Quality Hyundai).
REPORT: 1474-05
INLAND WETLANDS ACTION: Approval
SITE PLAN ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and inland wetland approval is valid for a period of five (5) years following the date of decision, until February 20, 2018. 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. 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.
4. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project site 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.
5. A Flood Elevation Certificate certifying the finished floor elevation shall be provided to the building official prior to issuance of building permit.
6. Any proposed work within the 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. Commercial traffic shall not use Peat Meadow Road to exit the site.
9. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule is required.
10. 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 [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit application with Site, Inland Wetland and SESC Sections, Check for \$270; Reduced set of site plans & floor plans, electronic copy of existing conditions, floor plans, bldg elevations, electronic copy of civil plans and stormwater management plan report.

Drainage Calculations by BL Companies 07/14/13; Civil Plans by BL Companies 01/11/13: Cover Sheet, Alta/ACSM Land Title Survey (2 sheets) 10/24/12; Demolition Plan; Site Plan with Notes and Zoning Information; Grading Drainage and Utility Plan; Landscape Plan, Landscape Notes and Details, Lighting Plan and Schedule, Sedimentation and Erosion Control Plan, SESC Notes, Detail Sheets (4 Sheets). Cut sheet on new luminaires received 2/7/13.

Architectural Plans by Design Two 12/01/12: Existing Floor/Demo Plans, First Floor Plan, Large Scale Floor Plan, Exterior Elevations rev. 02/01/13, Elevation Details, Equipment and Furniture Layout Plan. Sketch Plans showing signage size and locations 02/01/13

PROJECT SUMMARY:

Project: Conversion of 24,000 SF former postal facility as new car dealership
Address: 115 Peat Meadow Road
M/B/P: 072/0982/00300
Site Size: 262,974 SF (6.037 acres)
Building size: 24,000 SF (23,557 SF floor area)
Zone: BB
Financing: private
Parking: 201 spaces (including 125 vehicle inventory spaces)
Owner: Sonata 22 (Quality Hyundai)
Applicant: Joseph Blichfeldt III
Agent: Christopher Gagnon, BL Companies **Phone:** 203-608-2476
Site Engineer: BL Companies, Meriden **Phone:** 203-608-2476
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: Zone Change BA to BB (CPC 1461-01, 02/15/12)

Related action: Certificate of Approval of Location for new car dealer (CPC 1474-02)

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

Site Description/existing conditions: The site is bordered by Peat Meadow Road and predominantly residential properties to the west, US 1 and Interstate 95 to the south, to the north are a mix of park (Peat Meadow Park) and industrial use (New Haven Terminal), and directly to the east in East Haven there is a large used auto sales center (Carmax). The site has a 24,000 SF existing structure which was the former postal facility, parking spaces and lighting and which will be reused and renovated for the new facility. The site is currently accessed by means of Peat Meadow Road and a right to pass over the driveway that runs from Peat Meadow Road, along the northern boundary of this property into East Haven, along the rear of the Carmax facility and eventually in a southerly direction to Frontage Road. There is a vegetative buffer of approximately 200 feet and a change in elevation between currently developed portions of this property and Peat Meadow Road. To the east is a vegetated swale which accepts runoff from the site. There are two billboards at the southeastern and southwestern corners of the site leased by others.

Proposed Activity: The applicant proposes to reuse the former USPS facility and site as a new Hyundai dealership. The existing building will be entirely renovated with a new exterior façade, roof, and interior floor plan for the new use. Existing parking areas will be refurbished; a driveway from Peat Meadow Road will be demolished and front and rear parking areas will be connected by a new drive in the southeast corner of the site. An existing drive off the rear access drive will be refurbished as the main entry to the site. The grade will be raised slightly on the east side of the building to address accessibility issues to the building. Updated lighting, landscaping and signage will be added.

Stormwater Management Plan: The site has an existing stormwater management system made up of 11 catch basins connected by 12" and 18" HDPE pipe which drain to an outlet in the northeast corner, and the same system will be utilized with no modifications. An extremely small increase in runoff resulting from the additional impervious area is off set by the removal of the existing drive off Peat Meadow Road. BL Companies states there will be no negative impacts

resulting from the proposed redevelopment of the site, and that the project is in accord with Zoning Ordinance Section 60.

Soil Erosion and Sediment Control Review: Silt fencing will be used in areas where pavement will be removed or added. Catch basins will be surrounded by haybales. Otherwise there is little site disturbance. A total of 191 cubic yards of material will be added to the site. Joe Pierandi of Munger Construction 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, both during the demolition and construction phases. 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. Pierandi 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/Traffic: Traffic will enter and exit the site from the access drive in the rear which is accessible from both Peat Meadow Road and the frontage road in East Haven.

Commercial traffic, customers and patrons will be discouraged from exiting onto Peat Meadow Road. There is an existing median (in deteriorated condition) in Peat Meadow Road which discourages left turns now. Circulation on site is improved by the construction of a connector drive between the east and south parking areas. The applicant is negotiating with the State DOT regarding an additional access drive from Frontage Road across a non-access highway line, but that is not part of the current application.

35 self service parking spaces are provided to the west and south of the building for the service portion of the business. 18 spaces are provided for car sales on the east side. 125 spaces are provided for vehicle inventory and 22 spaces are provided for employee parking. 1 loading space is provided. 1 van accessible space and one regular accessible space are provided on the east side of the building and included in the count.

Trash removal: Trash enclosure to be surrounded by a 6' vinyl coated chain link fence will be adjacent to the loading space on the north side of the building. Trash and recycling removal will be private and will be served from the north access drive.

Lighting: 22 new luminaires will be added to the existing 30' high light poles on the site. The fixtures are full cut off fixtures and the applicant states on the plans that the provisions of Section 60.1 are met.

Landscaping: The entry off the northern access drive includes a traffic circle which has a grass center and much of the site perimeter is grass. The western slope of the site between Peat Meadow Road and the parking area is vegetated with trees and dense brush. New trees and plantings will be added in and around the building and parking areas.

Signage: Two 20' tall Hyundai pylon signs will be mounted on the site, one on an existing light pole on the south side of the site and one at the entry from the access drive on the north side. On the east side of building there will be a dealer name ("Quality") sign in channel letters; at the southeast corner of the building there will be a blue box sign with the vehicle name ("Hyundai"); on the south side there will be a sign denoting "Service" and an LED sign which gives the time and temperature and other messages possible. Total signage is stated to be 444.8 SF where 462 SF are permitted. Other directional and traffic signage will be placed on the site to aid circulation. Two existing billboards leased to others will remain.

Flood Zone: It should be noted that while this property is not located within the coastal management zone, it is located within Flood Zone A on Flood Insurance Rate Map

09009C0442H, December 17, 2010. Zone A is a Zone where no base flood elevation has been determined and a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. The finished floor elevation is determined at 22.56'.

Project Timetable: Construction start Spring 2013 to be completed by Fall 2013.

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.

INLAND WETLANDS REVIEW

Along the east side of the site is a grass swale which collects some surface runoff from this site and the adjacent Carmax site. Due to the fact that proposed activities include construction of a connecting driveway within 50' of the flagged wetlands on the east side of the site, an Inland Wetlands application has been filed.

Determination of Inland Wetland Classification: The Commission has reviewed the options for classification, as stated in the Regulations and has determined that the wetlands application qualifies as a Class B Application. The activity proposed will not have substantial adverse effect on the regulated area or any other part of the inland wetlands and watercourses system. The current Inland Wetland application is deemed complete and formally received by the Commission at its meeting of February 20, 2013.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.

- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND PLANNING CONSIDERATIONS

Existing activities within the 50' upland review area already include a parking lot and a portion of the existing stormwater management system for a total of 0.17 acres (7,363 SF). Proposed activities include the construction of a driveway to connect side and front parking areas within the 50' upland review area resulting in an additional 0.03 acres (1,511 SF), a minimal incursion. Upon completion of the project the total upland area impacts are 0.20 acres (8,874 SF). Silt fencing will be used during construction and the perimeter area will again be planted out with grass which acts as a natural filter as water seeps towards the adjacent wetland/swale. Wetlands soils will not be altered or impacted.

INLAND WETLAND FINDING

The City Plan Commission, acting as the Inland Wetlands Commission, finds that there is no preferable location of the proposed activity on the site, nor are there further technical improvements required in the plans, nor are there mitigation measures to be imposed as conditions. Additional pavement is being removed from the site for a net loss of impervious surface. All of the required findings have been satisfied. An Inland Wetland Permit may be issued.

ACTION

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

ADOPTED: February 20, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director