

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 60 PECK STREET, Site Plan Review for new 4,700 SF Grocery Convenience Store in a RM-1 Zone (Owner/Applicant: Wilson Reyes).

REPORT: 1458-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. 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.
2. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. 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 prior to City Plan signoff on final plans for building permit.
5. 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.
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. Trash disposal/recycling shall be in conformance with public works regulations.
8. Any proposed work within City right-of-way will require separate permits.
9. Sidewalks or curbs on the perimeter of the project deemed to be in damaged or non-existent condition shall be replaced 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. 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.
12. 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 [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Application fee of \$270, Site Plan by Lindquist Surveying (Douglas F Lindquist, Land Surveyor) revised 11/3/11 including Zoning Table, Notes, City details, fence detail and lighting detail. Architectural Plans: 1st floor plan & 4 building elevations by Neftali Arroyo 03/23/11. Architectural Site Plan & Floor Plan by Zared Design 07/14/11; Drainage Computations 11/3/11 by Diane Crosby Lindquist, Licensed Engineer.

PROJECT SUMMARY:

Project: New 4,700 SF Grocery/Convenience Store
2,300 SF sales & service area, 1,216 SF office (2nd floor)
Address: 60 Peck Street
Site Size: 14,000 SF
Zone: RM-1, CAM
Financing: Private
Project Cost: N/A
Parking: 14 spaces including 1 HC van space
Owner: Wilson Reyes **Phone:** 203-868-5611
Applicant: same
Site Engineer: Diane Lindquist **Phone:** 203-0736-0197
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: CPC 1452-11, 05/18/11: Favorable advice to Board of Zoning Appeals Coastal Site Plan Review and SE for Convenience Store & Front Yard Parking , Variance for larger sales area than permitted (11-28-S, 11-32-V, 11-04-CAM) approved by BZA 07/21/11.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone with the zoning relief granted by the Board of Zoning Appeals.

Proposed Activity: Wilson Reyes proposes to construct a grocery/convenience store on a vacant parcel at the corner of Peck and Downing Streets in the Fair Haven neighborhood, adjacent to the new Quinnipiac Terrace development. Undeveloped Peck Alley is to the south of the site. Mr. Reyes proposes to offer all grocery items including meats, dairy, and frozen foods in an underserved area. The site will first be prepared for new construction by removal of remaining foundations and regrading. A large tree in poor condition on Peck Street will be removed. Soil erosion and sediment control measures will be installed. The two-story building will be constructed towards the north side of the site with parking to the south of the building. The plan includes new sidewalks and driveway aprons.

Stormwater Drainage: The lot slopes slightly from the northwest to the southeast corner. A drywell near the southeast corner will collect runoff and roof drainage with an overflow to a manhole in Downing Street. Drainage computations have been provided.

Soil Erosion and Sediment Control Review. Wilson Reyes 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 site preparation 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*.

Once the construction contract has been awarded for the project, the contractor shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. The name of an individual responsible for monitoring the soil erosion measures on a day to day basis shall be provided to the City Plan Department, prior to City Plan signoff on a building permit. Such person 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/Loading/Parking: Vehicles will enter the site from Downing Street. Deliveries will be made via a driveway off Peck Street where vehicles will pull into the driveway, off load to the loading dock and then pull

through the lot and exit onto Downing Street. The 12' wide driveway from Peck Street will be gated off during evening hours and after hours.

Trash removal: The dumpster is located in the southwest corner of the site. A trash removal vehicle will enter the site from Downing Street and will be able to pick up refuse without backing over the sidewalk.

Landscaping /Lighting: The site is surrounded on three sides by aluminum picket fencing. One the west side is a partial retaining wall which will be extended to the north and topped with a wooden stockade fence to screen the residential property to the west. Behind the picket fencing to the north and east is grassed area.

Project Timetable: Site clearance and stabilization 11/11, building construction 03/12 –expected completion 06/12.

Other permits required: Health Dept. permits, Dept. of Public Works road opening permit; there may be others.

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:

- *Provide City details for temporary and permanent pavement restoration (for utility cuts in streets)*

Transportation:

- *Add HC ramp & cross walk across Peck Street to the north*
- *If gate is desired at driveway off Peck Street, show gate swinging in; show locations of fencing.*

Building Official:

- *Will require architect's stamped plans in compliance with the site plan for building permit*
- *Resolve second means of egress in accord with the building code*
- *Will require two HC restrooms per code*

City Plan:

- *Provide 2nd Floor Plan*
- *Provide retaining wall and stockade fence detail*

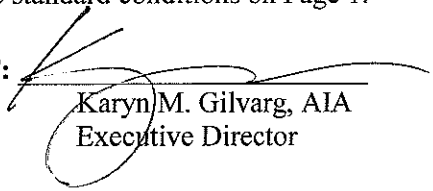
COASTAL PLANNING CONSIDERATIONS

The site is located approximately 750' from the Quinnipiac River and requires Coastal Site Plan Review. The Commission has previously advised the Board of Zoning Appeals there will be no adverse impacts on coastal resources as none exist at or adjacent to the site.

ACTION

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

ADOPTED: November 16, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director