

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 651 PROSPECT STREET, Site Plan Review for new Athletic Field in RS-2 and RS-1 Zones (Property Owner: Saint Francis Home for Children, Inc., Applicant: The Foote School Association).

REPORT: 1431-01

ACTION: Approval with Conditions

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 August 19, 2014.
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.
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 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.
5. 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.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. 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.
9. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
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 and TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application, Stormwater Management Report by TPA Design Group 08/04/09, Property and Topographic Survey by URS 07/09, Plan Ste 07/23/09, revised 08/05/09: Existing Conditions and Demolition Plan, Grading/Sedimentation and Erosion Controls, Erosion Control Narrative & Details, Landscaping/Fence Plan, Irrigation Plan, Site Details, Details for Work in City Right-of-Way.

PROJECT SUMMARY:

Project: Demolition of existing buildings; Construction of new soccer field
Address: 651 Prospect Street (MBP 250-0493-01300)
Site Size: 166,481 SF (3.822 acres)
Zone: RS-2 & RS-1
Financing: Private
Project Cost: \$200,000
Parking: N/A
Owner: Saint Francis Home for Children, Inc. **Phone:** 203-777-5513

Applicant: The Foote School Association **Phone:** 203-777-3464
Agent: David Golebiewski, TPA Design Group **Phone:** 203-562-2181
Site Engineer: TPA Design Group **Phone:** 203-562-2181
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: 131 Highland St., SPR for new Faculty Parking area (CPC 1285-02, 03/15/2000)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-1 and RS-1 zones.

Foote School is in the process of purchasing the property at 651 Prospect Street, at the corner of Prospect and Highland Streets in the East Rock section of New Haven. The property, currently owned by Saint Francis Home for Children, has buildings constructed in the 1950's which are proposed to be demolished. (Note: A "Certification of Notification of Intent to Demolish" these properties has been filed with the City Plan Department in conformance with the Demolition Delay Ordinance). The lot is in process of being split from the remaining property of Saint Francis Home to the north on Prospect Street which will continue to be used in that capacity.

The intent of Foote School is eventually build a new building on its existing athletic field across Highland Street at 50 Loomis Place, hence the reason for the need for the new soccer field at the 651 Prospect location.

Existing Conditions: The project site has buildings, parking and landscaped areas, and is relatively flat and appropriate for an athletic field. The site is enclosed on the Highland Street side by a stone wall which continues around the corner onto Prospect Street. There are some large evergreen and deciduous trees along the Highland Street frontage, inside the stone wall. The sidewalk along Highland is asphalt and in poor condition; the sidewalk along Prospect Street is concrete with areas needing replacement due to general age and tree roots.

Proposed Activity: Once demolition of the existing structures and parking areas is complete and the foundation excavations have been backfilled, soil erosion and sediment control measures will be installed, the site will be graded as necessary in accordance with the grading plan and water quality basins and swale will be established. Final grading will be established for the regulation size field, grass or sod will be planted and some landscaping added. 6' black vinyl clad chain link fencing will be installed along the new property line to the north, and a new ornamental black fence with gate will be installed in the Prospect Street break in the wall where a curb cut will remain. The grass strip will be restored along the Highland Street side and where necessary along Prospect Street. An existing curb cut on Highland Street will be closed and new curbing installed. The new field will be have conventional turf and an irrigation system.

Stormwater Drainage: Under the proposed drainage Plan, the impervious areas of the site will be returned to pervious. When completed the proposed soccer field will drain to two water quality basins at the NE and SE corners of the site. Test pits have shown that the soil is capable of absorbing the runoff.

Soil Erosion and Sediment Control Review. A total of 1,600 cubic yards of material will be moved, and 2,400 cubic yard will be added to the site. David Sacco of TPA 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. Sacco 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.

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.

Landscaping /Lighting: Landscaping and some new trees will be added along the Highland Street side of the field. There will be no field lighting.

Project Timetable: The project will be initiated early fall 2009 and completed by the end of 2009.

PLANNING CONSIDERATIONS

There is a crosswalk with signal on Highland Street at the terminus of Loomis Place which is where children will cross the street to get to the new field. Due to imperfect site lines on Highland Street, the school should be prudent in instructing the students that there should be no crossing other than at the crosswalk.

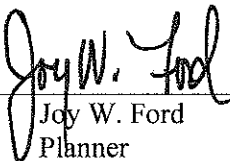
SITE PLAN REVIEW

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.

ACTION

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

ADOPTED: August 19, 2009
Edward Mattison
Chair

ATTEST: 
Joy W. Ford
Planner