

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 651 PROSPECT STREET, Site Plan Review for new Parking Lot in a RS-2 Zone
(Owner/Applicant: St. Francis Home for Children, Inc.).

REPORT: 1432-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by September 16, 2015.
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. Any proposed work within City right-of-way will require separate permits.
6. Any damaged sidewalk panels on the perimeter of the property shall be replaced or repaired in accord with City of New Haven standard details.
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. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
9. 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, fee of \$240, Copy of Zoning compliance letter 05/20/09, Narrative 08/20/09, Site Drainage calculations by URS 08/18/09, reduced set of plans by URS 08/18/09, Plan set 8/19/09 rev. 9/8/09: Location Map, Existing Conditions Plan, Demolition Plan, Site Layout Plan, Materials Plan, Grading and Drainage Plan, Detailed Entrance Grading Plan, Soil Erosion and Sediment Control Plan, Site Planting Plan, Site Surface Details, Planting Details, Drainage SESC Details, Pavement Markings and signage details. Site Photos.

PROJECT SUMMARY:

Project: Demolition of existing building portion; Construction of new parking lot
Address: 651 Prospect Street (MBP 250-0493-01300)
Site Size: 35,497 SF (Parcel A)
Zone: RS-2
Financing: Private
Parking: 17 space parking lot (inc. 1 HC space)
Owner: Saint Francis Home for Children, Inc. **Phone:** 203-777-5513
Applicant: Paula Moody
Agent: Attorney Lorinda Coon **Phone:** 860-527-1141
Site Engineer: URS Corp. **Phone:** 203-562-2181
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: Site Plan Review for Parcel B (1431-01, 08/19/09).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone per settlement agreement with the Board of Zoning Appeals. This lot will be split from the remainder of the parcel (Parcel B = 166,481 SF) which has been purchased by the Foote School Association.

Existing Conditions: The project site has buildings, parking and landscaped areas, and is flat and appropriate for a parking lot. The site is enclosed along Prospect Street by a 4' brownstone wall with a pillar to the south of the driveway entry. There is a low brick retaining wall to the north of the drive. The sidewalk along the frontage of the property on Prospect Street is in decent condition except for a few areas which need refurbishment. The driveway apron is intended for one way traffic.

Proposed Activity: Saint Francis Home for Children, Inc. proposes to relocate and reconfigure its parking lot on Parcel A at 651 Prospect Street between Highland and Huntington Streets. A small parking lot will be constructed for 17 vehicles intended for staff and visitors with appropriate drainage facilities and screening and a new handicapped accessible entrance for the building. An existing driveway will be retained and used for access and egress. A new commercial driveway apron will be installed to the full width of the drive with sidewalk prevailing across the drive.

An existing building connecting the historic Cook house with the 1950's structures on Parcel B will be demolished upon the severance of the two lots to facilitate the new parking area. Once demolition of the existing structure and existing parking area 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 to drain to two new dry wells. The asphalt paving will be laid and striped for parking, and new turf and planting beds will be established. Arborvitae will be planted along the new south property line. A new handicapped accessible entrance will be constructed adjacent to the south side of the building.

Stormwater Drainage: Under the proposed drainage plan by URS, the current sheet flow to Prospect Street will be captured in two new connected catch basins with any overflow draining overland towards Prospect Street.

Soil Erosion and Sediment Control Review. Only a minimal amount of material (375 CY) will be moved on the site. A construction entrance will be placed on the existing drive. Inlets will be protected. Silt fencing will be placed along the east side of the parking lot site. Paula Moody of St. Francis Home 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. She 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*.

Ms. Moody shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. She 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, she is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Landscaping /Lighting: Arborvitae will be planted along the fence line between the Foote School property and this property, and grass will be re-established around the parking area. Lighting of the parking lot is not proposed.

Project Timetable: The project will be initiated and completed in the fall of 2009.

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: September 16, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director