

**NEW HAVEN CITY PLAN COMMISSION
DETAILED PLAN REVIEW and SITE PLAN REVIEW**

RE: 651-661 PROSPECT STREET, PDU #122, Detailed Plan Review and Site Plan Review for 9-Unit Residential Development (651 Prospect Street LLC).

REPORT: 1477-03

SITE PLAN ACTION: Approval with Conditions

DETAILED PLAN ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this detailed plan review and site plan approval is valid for a period of five (5) years following the date of decision to April 17, 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. Driveway easement over the property at 671 Prospect Street shall be recorded on the land records prior to issuance of certificates of occupancy.
4. Comments under Site Plan Review on page 3 shall be addressed and reflected in the final building permit plan sets prior to circulation for signoff.
5. 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.
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. Any proposed work within the City right-of-way will require separate permits.
8. 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.
9. 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.
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, Check for \$280, Drainage Analysis Report revised 03/27/13 by TPA, Plan Set by TPA Design Group received 03/20/13, rev. 04/03/13 and 04/08/13: Existing Conditions Plan based upon Property Survey by Krazert, Jones Associates, Site Prep Plan, Layout Plan, Erosion and Sediment Control Plan, Grading Drainage and Utility Plan, Lighting & Landscaping Plan, Signing and Striping Plan, Misc Details. Colored rendered site plan 03/20/13. Floor Plans & Building Elevations by ABF Architects, West Hartford, CT 8 ½ x 11 02/01/13 & 01/31/12.

Previous pertinent City actions: Advisory to BZA on Special Exception for PDU (CPC 1475-12, 03/20/13), BZA approval (13-10-S, 04/09/13).

PROJECT SUMMARY:

Project: Convert 3 existing former institutional buildings to 9 residential condominium units
Address: 651 and 661 Prospect Street
Site Size: 55,173 SF (1.266 acres)
Zone: RS-2
Financing: Private
Parking: 18 spaces (including 9 garage spaces and 1 HC van space)
Owner: 651 Prospect St, LLC **Phone:** 203-777-6922
Applicant: Fernando Pastor **Phone:** 203-640-7327
Site Engineer: TPA Design Group, John Zyrlis **Phone:** 203-562-2181
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone, with the zoning relief granted (Special Exception for Planned Development Unit).

Site Description/existing conditions: Pike International, LLC proposes to convert three existing structures on properties totaling approximately 1.2 acres located at 651 and 661 Prospect Street from institutional use to nine dwelling units. The properties are the former location of the St. Francis Home for Children, situated on the east side of the street between Highland and Huntington Street. The properties contain two large structures (approximately 10,000 and 12,000 square feet in area), each of which were originally constructed as single family dwellings early in the previous century. There is also a 700 square foot former carriage house on the property at 651 Prospect. All are included on the National Register of Historic Places as structures of local significance. Adjacent to the south at the corner of Highland Street is an athletic field owned by the Foote School. To the east and north are single family residential properties.

Proposed Activity: The existing buildings will be utilized to create the residential units. One residential garage behind 661 will be retained and two new garages will be constructed so that each unit has a garage space. An existing parking lot adjacent to 651 will be reduced in size to 9 spaces including 1 HC van space. Public spaces will be enhanced by a gazebo in the rear for common use.

Stormwater Management Plan: A drainage analysis Report by TPA concludes existing site produce a total of 2.69 cfs and proposed conditions produce a total of 2.04 cfs or 24% reduction in runoff which meets the requirements of Section 60 of the Zoning Ordinance. The inclusion of a greater green area and reduction of impervious surface provides a 35% reduction of runoff into the City storm sewer system in Prospect Street. The roof drainage systems of 651 and 661 are connected into an on site underground system. Two existing CBs on site have been cleaned and are currently operating to design standards. A trench drain has been added at the north drive to capture runoff.

Soil Erosion and Sediment Control Review: A minimal amount of material (25 CY) will be moved, removed or added on the site. Silt sacks will be added to the on site and off site catch basins. Joe Parente of JMP Consulting LLC 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 and for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction phase. 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*.

Circulation/Parking/Traffic: There are two driveways off Prospect Street which will serve the rear garages and parking area. Both drives are two way even though northern drive is narrow (9'). A stop sign will be added at the north drive to protect pedestrians on the sidewalk. Occasional use by residents will not create a traffic problem.

Trash removal: Two locations for storage of trash and recycling receptacles are shown on site. Trash pick up will be private.

Lighting/Landscaping: Two light poles will be added in the parking area behind 651. Wall mounted lights will be added to the rear of the buildings and on the garages. All are cut off fixtures which meet the city lighting standards.

Green space will be expanded with additional lawn area. Green buffering will be added along the south boundary, and other ornamental and deciduous trees, perennials and ground cover will be added.

Project Timetable: Project start will be late spring 2013 with a 10 month projected construction period.

PLANNING CONSIDERATIONS

A proposed driveway easement over property to the north known as 671 Prospect Street is shown on the site plan. This is an existing condition which has never been formalized by an easement. The easement will be required to be formalized and filed on the land records prior to granting of certificates of occupancy for the project.

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:

- *Building Official notes the two residential units with wall openings proposed in the carriage house located on the property line may require a building code modification from the State Building Inspector.*
- *Driveway easement agreement shall be in place prior to granting of certificates of occupancy.*

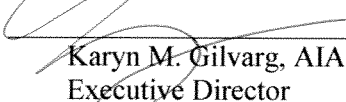
PLANNED DEVELOPMENT ACTION

The Commission hereby finds the submitted Detailed Plans are consistent with the Planned Development Unit General Plans and approves them with the standard conditions on Page 1.

SITE PLAN ACTION

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

ADOPTED: April 17, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director