

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1573 QUINNIPIAC AVENUE, Site Plan Review for 4 new single-family residences in addition to existing two-family residence for a total of 6 units on 5 lots in a RS-2 Zone (Owner/Applicant: Joseph Rohinsky).

REPORT: 1477-04

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control 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. The division of lots and related easements shall be recorded on the land records prior to issuance of building permits.
4. Site Plan comments on pages 3-4 shall be addressed and solutions changes reflected on final plans prior to circulation of plans for building permit.
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. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
7. If project is subject to phasing, a construction staging plan will be required.
8. 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.
9. Any proposed work within the State right-of-way will be subject to Conn DOT approval.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition or altered due to utility installations shall be replaced or repaired in accord with City of New Haven standard details (or ConnDOT details if applicable).
11. Final determination of traffic markings, signs and traffic controls on the perimeter of the site will be subject to ConnDOT approval.
12. 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, Application fee of \$270, Project Narrative, Soils and Wetlands Report, Plan Set by James Swift 01/19/13: Topographic Survey by Lewis Associates 04/19/12, Subdivision Plan, Grading and Utility Plan including location map and roof drain calculations, Soil Erosion Control Plan and Details, Construction Details. Storm Drainage Report 01/19/13 by James Swift. Floor plan and rendered elevation of typical house type.

Also considered: Letter from Paul Holmes, ConnDOT District III 01/30/13

PROJECT SUMMARY:

Project: Construction of 4 new single-family residences in addition to existing 2-family residence (Total 6 units)
Address: 1571 and 1573 Quinnipiac Avenue
Site Size: 90,745 SF (2.08 acres)
Zone: RS-2
Financing: Private
Parking: 2 spaces per unit (2 car garages for new units; 4 on ground spaces for existing 2 units)
Owner: Joseph Rohinski **Phone:** 203-521-1107
Applicant: same **Phone:** 203-521-1107
Agent: Bernard Pellegrino Esq. **Phone:** 203-787-2225
Site Engineer: James R. Swift, Shelton **Phone:** 203-926-9665
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous City Actions: Special Exception to allow 2 flag/corridor lots (BZA 13-01-S, granted 02/26/13).

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.

Site Description/existing conditions: The site is located in the northeastern corner of the City on Quinnipiac Avenue south of Foxon Hill Road between Fiore and Assumption Streets. The lot is larger than most nearby lots, and the existing three-story residential structure is one of the earlier buildings in the area. Also on the site are a single-family dwelling to the rear, a building with was formerly in commercial use and some retaining walls. There is a single drive into the site on the north side of the existing residence which winds up to the rear of the site. The site slopes up gradually from Quinnipiac Avenue in the “project area” (elevation 44’ to elevation 70’) and then slopes steeply up in the rear of the site to the east (elevation 76’ to 120’). There are several substantial trees on the site which are not shown on the site plan. No activity or disturbance is proposed in the area of steep slopes. The property to the east including some of the sloped area is City-owned. Bishop Woods School and Parkland are to the south by several properties.

Proposed Activity: The applicant proposes five residential lots on which to situate 6 units, including 4 new single family residential units in a RS-2 Zone. The single-family dwelling and former commercial use building will be demolished, areas of pavement will be removed and the site will be spot graded to create the foundations for the new building sites and finish graded towards the conclusion of the project. The existing two family building is currently in the process of renovation. Lots 1 and 2 will share the existing driveway, and lots 3, 4, and 5 will share a new driveway to the south.

Stormwater Management Plan: The plan shows roof drainage going into individual roof drain leaders, and a drywell on each lot accepts foundation drainage. The Drainage Report by James Swift shows that while there is a slight increase in impervious surface from 0.31 acres to 0.35 acres, the post construction peak flows will be 6.0 cfs (pre-construction 6.5 cfs). The calculations therefore show that the plan meets the standards of Zoning Ordinance Section 60.

Soil Erosion and Sediment Control Review: A total of 498 CY of material will be moved on the site during construction. SESC measures include silt fences downslope of each building site. A construction entrance is shown at the location of the new drive. Ron Rohinsky of Christina Builders 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. Once a contractor is selected, an individual responsible for monitoring soil erosion and sediment control measures on a daily basis will be required to be named. Mr. Rohinsky 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. Rohinsky 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.

Inland Wetlands: A Soil Science Report by ConnSoil 04/16/12 states there are no watercourses or wetlands on the site. It is noted there is a wetland off site adjacent to the north property line, but no activity is noted within 50' of the wetland.

Utilities: Each lot has its own utility connections for water and sanitary sewer. Only the existing two-family residence shows a gas connection. Overhead electrical connections are anticipated although underground wires are preferred.

Circulation/Parking/Traffic: Two driveways will serve the five lots. As Quinnipiac Avenue (CT Route 103) is a State road, the curbcuts and their details are subject to ConnDOT District III approval. Each unit has 2 parking spaces. The new single-family houses will each have a 2-car garage.

Trash removal: Each unit will be responsible for rolling out its own trash and recycling receptacles.

Lighting: No lighting is shown.

Landscaping: There are trees added on north and south property lines where neighbors had requested, and a cedar stockade fence is also shown along the south rear property line. Property owners will likely add their own trees and landscaping. There are three substantial existing trees within the "project area" of the site which the Commission would like to see preserved. There is a grove of trees around the north central property line which should also be preserved.

Project Timetable: The applicant states in the application that the project will be initiated in the spring 2013 to be completed by spring 2014.

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:

- *Individual addresses will be assigned by the Engineering Dept.*
- *Assure that grading around four new buildings directs stormwater away from the foundations.*
- *Provide City of New Haven detail for sidewalk.*

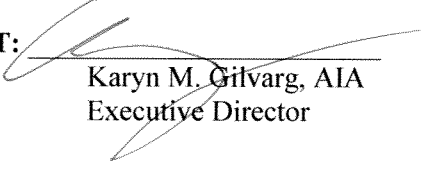
- *Show that sidewalk will be repaired at north drive where utility cuts are located.*
- *Electrical connections are not shown.*
- *There are three substantial trees which should be shown on the site plan and saved if possible; this may require adjustment of foundation and driveway locations.*
- *Add tree protection notation on Plan; add tree protection detail.*
- *There is much debris dumped in the rear of the parcel which should be cleaned up and removed as part of the project.*

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