

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 383-385 DIXWELL AVENUE, 36-38 and 46 SHELTON AVENUE, Site Plan Review for Parking Lot for Church at 400 Dixwell Avenue in a RM-2 Zone (Owner/Applicant: St. Matthew Unison Free Will Baptist Church).

REPORT: 1469-01

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. 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. 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. 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.
5. Any proposed work within the City right-of-way will require separate permits.
6. 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.
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. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to use of the site for parking. 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 rec'd 7/2/12, Application fee of \$270, Site Plan 08/25/11, revised 07/23/12, 9/4/12, Detail sheet.

PROJECT SUMMARY:

Project: parking lot for church at 400 Dixwell Avenue
Address: 383-385 Dixwell Avenue, 36-38 & 46 Shelton Avenue
Site Size: 20,525.2 SF
Zone: RM-2
Financing: private
Parking: 40 spaces + additional spaces at the 400 Dixwell site inc. 3 HC spaces
Owner: St. Matthew Unison Free Will Baptist Church
Applicant: same **Phone:** 203-777-0472

Agent: Naro Lee, Trustee **Phone:** 203-812-8361
Site Engineer: Brown & Associates Surveying Services, Inc. **Phone:** 203-288-1087
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: Special Exception for front yard parking (CPC 1465-06, 05/16/12: BZA granted 06/12/12)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted.

Site Description/existing conditions: The currently vacant site fronts on both Dixwell Avenue and Shelton Avenue between Munson and Argyle Streets. Previous buildings have been demolished and some remnants of paving and foundations remain. The curbs, sidewalks and tree belt in this section of Dixwell Avenue were improved under the Dixwell Redevelopment and Renewal Plan with pavers in the tree belt, bollards, and scored concrete sidewalks, and granite curbs. There are three curb cuts into the site off Dixwell and two off Shelton. Curbs on Shelton Avenue are bluestone and sidewalks are in poor condition. There is currently a repaving project on Dixwell Avenue underway from Munson Street to the Hamden Town line.

Proposed Activity: The site is proposed to be cleared of existing pavement and foundation remnants, regraded and dry well drainage structures added and then paved and striped for parking. The church across the street has parking spaces where 2 handicapped spaces will be added (for a total of 3 handicapped spaces including 1 van space to accommodate all the HC space required for the church). Chain link fencing with sliding gates will be added along the two street faces of the new lot. Driveways on Dixwell will be consolidated to a single drive; two aprons to the east will be removed. The curb, sidewalk and tree belt will be restored to City standards. There will be two driveways onto Shelton on either side of an existing residential structure at 40-42 Shelton Avenue under separate ownership. The sidewalk will be replaced on the Shelton frontage.

Stormwater Management Plan: Stormwater will be accommodated in the new dry wells with overflow to go to the manhole in Shelton Avenue.

Soil Erosion and Sediment Control Review: A total of 1,076 cubic yards of material will be moved, removed or added at the site. Anti tracking pads will be installed at the entries to the site. A silt fence will be installed along the lot lines. Naro Lee 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. Mr. Lee is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the removal 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. Lee 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.

Circulation: Vehicles may enter and exit the lot either from Dixwell Avenue or Shelton Avenue. From Shelton, the north drive is for ingress/egress and south drive for egress only.

Lighting/Landscaping: There are four lightpoles each with two fixtures which are required to comply with the City's ordinances. Existing large trees around the perimeter will be maintained and new flowering cherry trees will be planted in six locations. Shrubs are proposed behind the chain link fencing to the west of the Dixwell Avenue driveway.

Signage: No signage is proposed.

Project Timetable: The project is expected to be initiated once site plan approval is in place and to be complete within approximately two weeks of start time.

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:

- *Retain 42" maple tree on property line between 40-42 Shelton Avenue and north drive to Shelton Avenue.*
- *Drainage calculations to be provided and approved by City Engineer prior to initiation of site work.*
- *Provide Standard City details for driveway apron, temporary and permanent pavement restoration.*

ACTION

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

ADOPTED: September 18 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director