

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 59 AND 65 DIXWELL AVENUE. Site Plan Review for conversion and addition for residential use in an RM-2 zone. (Owner/Applicant: Fatma Catalbasoglu; Agent: Fernando Pastor of SEEDnh)

REPORT: 1524-04

ACTION: Approval with Conditions

STANDARD 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, until November 16, 2021. 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site restoration bond in an amount of \$2,500 per dwelling unit (total of \$17,500) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. 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.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. 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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

14. Applicant to provide one complete bound, signed and sealed stormwater management plan;
15. The owner must combine the parcels into a single lot and record it on the land records, with a copy provided to City Plan; and
16. Applicant to address GNHWPCA comments supplied via email on November 14, 2016.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
Application fee: \$270. Received October 21, 2016.

- Stormwater Management Plan, dated October 1, 2016. Revised version dated October 29, 2016 received November 4, 2016.
- Reflective Heat Reduction, dated October 1, 2016. Received October 21, 2016.
- Lighting Design Comments, received October 21, 2016.
- Application drawings. 8 sheets received October 21, 2016. 8 revised sheets received November 4, 2016.
 - C-1: Zoning Information. Revision date October 1, 2016.
 - E-1e: Existing Conditions Plan. Drawing date June 12, 2016.
 - S-1e: Proposed Site Plan. Revision date October 29, 2016.
 - S-1-L: Proposed Lighting Foot Candle Plan. Drawing date June 13, 2016.
 - D-1-3: Detail Sheets. Revision date October 29, 2016.
 - NH-1: New Haven Standard Details. Drawing date October 29, 2016.

Other relevant information:

- Email from Ricardo Ceballos at GNHWPCA with comments on proposed stormwater management system, received November 14, 2016.

PROJECT SUMMARY:

Project: Residential conversion

Address: 59 and 65 Dixwell Avenue

Site Size: 15,229 SF (0.35 acres)

Zone: RM-2 (Residential High-middle Density)

Financing: Private

Parking: 11 spaces (including 1 HC van-accessible)

Owner: Fatma Catalbasoglu

Phone: 203-606-4013

Applicant/Agent: Fernando Pastor of SeedNH

Phone: 203-640-7327

Architect: Fernando Pastor of SeedNH

Site Engineer: Jim Sakonchick of Kratzert, Jones, & Associates **Phone:** 860-621-3638

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone.

Site Description/existing conditions:

The site consists of an approximately 9,500 SF vacant building that most recently functioned as a funeral home (59 Dixwell Avenue) and an asphalt parking lot with a two-car garage (65 Dixwell Avenue). The property is in a mixed residential/commercial area, with an apartment complex to the north and east, one- and two-family homes across the street, and the Broadway commercial district to the south.

Proposed Activity:

The applicant proposes to renovate and add additional floors to the existing building for use as a seven-unit apartment building. Portions of the paved parking lot will be removed and converted to a green space for residents' use, a rain garden, and porous concrete pavers.

Circulation/Parking/Traffic:

All traffic will enter through an existing curb cut on Dixwell Avenue. There will be a total of nine parking spaces on the existing lot, plus two spaces in the existing garage. A bike rack will be added to the site.

Trash removal:

Trash bins will be available for residents' use within a screened trash collection area at the rear of the parking lot.

Signage:

None.

Sec. 58 Soil Erosion and Sediment Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 290

Start Date: February 2017

Completion Date: one year after construction start

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phase;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

A portion of the site will drain to a combined sewer area, which is under the jurisdiction of the Greater New Haven Water Pollution Control Authority (GNHWPCA). Plans were submitted and preliminarily approved by GNHWPCA, subject to revisions (see Additional Conditions of Approval #15 on page 1); the following checklist refers to the portion of the site that is subject to New Haven Zoning Ordinance Section 60 regulations only.

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	6,750 SF
50% of non-roof hardscape:	3,375 SF
Shaded (based on average values per code):	2,620 SF
Areas with SRI > or = 29	1,440 SF

TOTAL PROPOSED SHADED/HIGH SRI AREA
% SHADE/HIGH SRI PROPOSED

4,060 SF
60.1%

Project Timetable:

Construction is expected to begin in February 2017 and last approximately one year.

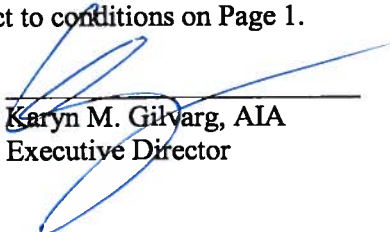
SITE PLAN REVIEW

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 conditions on Page 1.

ADOPTED: November 16, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director