

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 679 DIXWELL AVENUE. Site Plan Review for conversion of existing office space and community building to a place of worship. (Owner/Applicant: Southern New England Conference Association of Seventh-day Adventists; Agent: David Connell of Connell Associates Architects, P.C.)

REPORT: 1509-01

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, until October 21, 2020. 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 **Site Plan Review** 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 Marshall, 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.
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 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. 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 the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
11. 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.

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 [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received August 20, 2015.

- Parking lot agreement for 672 Dixwell Avenue. Received August 25, 2015.
- Location map, exterior lighting plan, and outdoor lighting fixtures. Received August 25, 2015.
- Photometric plan. Received October 19, 2015.
- Drainage report. Received September 22, 2015.
- Application drawings. 6 sheets received August 20, 2015.
 - Improvement location survey. Revision date August 10, 2015.
 - C1 – Site Plan. Revision date October 19, 2015.
 - A1 – Lower level floor plan phases 1 and 2. Drawing date August 20, 2015.
 - A2 – Main level floor plan phase 1. Drawing date August 20, 2015.
 - A3 – Exterior front elevations phases 1 & 2. Drawing date August 20, 2015.
 - A4 – Entrance elevations. Drawing date August 20, 2015.

PROJECT SUMMARY:

Project: Iglesia Adventista
Address: 679 Dixwell Avenue
Site Size: 11,923 SF (0.27 acres)
Building size: 8,300 SF
Zone: BA (General Business)
Financing: private
Parking: 6 on-site (2 van-accessible HC); 24 across street at 672 Dixwell
Owner: Southern New England Conf. Assoc. of Seventh Day Adventists **Phone:** 978-502-4897
Applicant: Southern New England Conf. Assoc. of Seventh Day Adventists **Phone:**
Agent: David Connell of Connell Associates Architects, P.C. **Phone:** 203-562-9861
Site Engineer: None **Phone:** N/A
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 BA zone.

Site Description/existing conditions:

The existing 8,300 SF building on the site is currently mostly vacant. The southernmost portion of the building is leased by the High Praise Tabernacle of Faith Church, and is used as a place of worship. The remainder of the building is vacant, but formerly served as the Newhallville Community Center. The southeast corner of the site is an existing unstriped asphalt parking lot in poor condition.

Proposed Activity:

The applicant proposes to convert the vacant portion of the existing building at 679 Dixwell Avenue to be used as a place of worship for the Southern New England Conference Association of Seventh-Day Adventists. The building formerly served as the Newhallville Community Center. The sanctuary has a current capacity of 156, which exceeds initial anticipated attendance. If attendance in the future grows

larger than this, the applicant would consider adding a second service. Because services of the Seventh-Day Adventist Church are held on Saturday, they will not conflict with those of the High Praise Tabernacle.

Circulation/Parking/Traffic:

The on-site parking lot will have six parking spaces, including two that are handicapped van accessible and one loading spot, and a bicycle rack. An additional 24 spaces will be leased from the lot across the street at 672 Dixwell Avenue. The lease runs through October 9, 2019, and will automatically renew for another five years unless terminated by either party. The crosswalk at Bassett and Dixwell is the most direct safe route between this lot and the building.

Trash removal: An existing shed off of the parking lot will be used as a trash room. Removal from the site will be accomplished via private contractor.

Signage:

The existing marquee, which is for the defunct Newhallville Community Center and in poor condition, will be removed and replaced by a new marquee that will flank both sides of a newly constructed entrance portico and will be 1-2 inches further away from the property line than the existing one. The new entrance portico will bear the standard logotype and text of the Seventh-day Adventist Church.

Sec. 58 Soil Erosion and Sedimentation 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: 2.4

Start Date: November 2

Completion Date: November 13

Responsible Party for Site Monitoring: Christopher O'Connor of Christopher O'Connor Construction Company

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 construction;
- 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: Not required.

**Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS
REQUIRED SUBMISSION**

- 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: Not required.

Project Timetable: Project is expected to begin as soon as permits are acquired, with a completion date by the end of December 2015.

SITE PLAN REVIEW

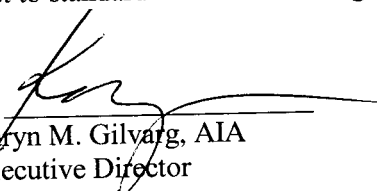
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Applicant must provide proof that drywell on site has been recently cleaned before issuance of Building Permit;
- Applicant to provide one set of bound and conformed drawings, including photometrics.

ACTION

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

ADOPTED: October 21, 2015
Adam Marchand
Acting Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director