

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW COASTAL SITE PLAN REVIEW

RE: 161 ELLA T GRASSO BOULEVARD, Site Plan Review including Coastal Site Plan Review for new 6-unit residential structure in a RM-2 Zone (Owner/Applicant: Marengo Structures LLC).

REPORT: 1475-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until March 20, 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. 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, prior to City Plan signoff on final plans for building permit.
5. Any proposed work within the State right-of-way will require separate permits from the CT Department of Transportation.
6. A FEMA Flood Elevation Certificate shall be filed with the Building Official, with a copy to the City Plan Department, prior to issuance of building permit.
7. 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.
8. 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.
9. 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 2/22/13, Application fee of \$270.00, Separate application for Coastal Site Plan Review, Site Engineering Report by Rose Tiso & Co LLC 02/18/13.
Plot Plan 9/26/12 by Brown & Associates, Surveyors.
Plans 02/19/13 rev. 03/08/13: Title Sheet & Drawing List, Project Information, Site Plan, Grading and Utility Plan, Soil Erosion Control Plan, Site Details, Site Lighting, Landscaping Plan.
Architectural Site Plan by Marengo Structures 02/19/13 rev. 03/08/13, Typical Floor Plans, Exterior Building Elevations, Interior details, Foundation Plan, Partial Elevations, Electrical Plans, Sprinkler Plans.

PROJECT SUMMARY:

Project: 6-unit residential apartment building
Address: 161 Ella T. Grasso Boulevard
Site Size: 13,503.6 SF (.31 acres)
Zone: RM-2, CAM, Flood Zone
Financing: private
Parking: 9 parking spaces including 1 HC van space
Owner: Kimberly Grasso LLC, NYC **Phone:** 646-420-3342
Applicant: Christian Salvati, Marengo Structures LL **Phone:** 646-420-3342
Agent: Manuel Silva, Rose Tiso & Co **Phone:** 203-610-6262
Site Engineer: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: CSPR for 7 unit residential structure (CPC 1113-05, 05/23/90).

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 vacant site, just east of the corner of Grasso Boulevard and Kimberly Avenue, is bounded by Kimberly Field (Park) to the east, residential structures to the north and west and Light Industrial property across Grasso Blvd to the south. A residential structure was previously demolished leaving the site with 95% of impervious surface coverage.

Proposed Activity: Marengo Structures LLC proposes to construct a six-unit three-story apartment building implementing energy efficient design with the target of LEED Gold certification. The structure will be composed of prefabricated trailer like components with parking beneath.

Stormwater Management Plan: The site slopes slightly from west to east with elevation ranging from 11.5' to 9.4'. Roof, parking area and grassy areas will all drain to the system on site, an existing catch basin at the southeasterly corner of the site and a water quality swale along the west side of the building. The impervious surface of the site has been reduced from 12,828 SF to 8,181 SF. A Maintenance plan for the stormwater management plan has been provided on the Grading and Utility Plan.

Soil Erosion and Sediment Control Review: A minimal amount of material will be regraded on the site primarily to create the drainage swale and to remove impervious surface. The applicant is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system, and for insuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during the 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*.

The applicant 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.

Landscape Plan: The site makes use of some existing trees along the east and west sides of the site. Additional plant materials, mostly perennials, are added along the east property line and in

the front yard area between the building and sidewalk. The applicant intends to add an 8' fence along the north and east property lines and a 6' fence along the south line adjacent to Kimberly Field.

Circulation/Parking/Traffic: There is a single drive into the site from Grasso Boulevard which accesses the parking spaces under the building. As the road is a State highway, work on enlarging the curbcut and any utility cuts will require State DOT approval.

Trash removal: Trash receptacles will be stored under the northwest corner of the building; there is room for a collecting truck to drive in to the site, turn around and drive out.

Utilities: Sanitary sewer discharge will be through a proposed 8" PVC sewer line to the existing sanitary sewer in Grasso Boulevard. (DOT may require RCP). Water, gas and electrical connections are proposed to be underground.

Project Timetable: Construction initiated summer 2013 to be completed within 6 months.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area: The sole coastal resource is that a small portion of the site at the southeast corner is located within the coastal flood hazard area in Zone AE on FIRM 09009C0441J dated 10/20/11 to be effective 07/08/13 where the base flood elevation has been determined at 10. The parking area with apartment building above is located in Zone X, and area determined to outside the 0.2% annual chance floodplain. A Flood Elevation Certificate will be required by the building official prior to issuance of building permit.

No other coastal resources are located at or adjacent to the site.

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:

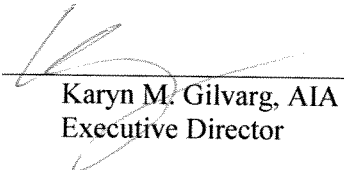
- *Move curb at building front entry back 2" for a maximum width drive of 18'.*
- *Show driveway curb cut in accord with City detail; provide standard City of New Haven detail which DOT endorses.*
- *ConnDOT permit will be required to increase curb cut dimension.*
- *Show stop sign location on site plan 4' back of walk.*
- *ConnDOT may require RCP vs PVC in sewer connection in roadway.*

ACTION

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

ADOPTED: March 20, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director