

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 561 ELM STREET AND 485 ORCHARD STREET, Site Plan Review for new Fueling Station with access from adjacent shopping plaza in a BB Zone (Property Owner: City of New Haven; Applicant: Mark Marrocco for Stop & Shop Supermarket Company, LLC).

REPORT: 1470-04

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 October 17, 2017. 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. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule is required.
9. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Final 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 with narrative & \$270 fee; Stormwater report by Langan Engineering 07/17/12 including a Stormwater Management Plan; Plan set by Langan Engineering 07/17/12: Title Sheet with location Map and List of Drawings, Property Line and Topographic Survey 3/15/12, Overall Site Plan, Site and Utility Plan, Site and Utility Plan, Grading and Drainage Plan, SESC Plan, SESC Notes and Details, Utility Plan, Site Details I & II, Landscape Plan, Landscape Notes and Details, Lighting Plan, Lighting Notes and Details.

Other Permits required: CAL for new fueling station (see CPC 1470-05); State License for the sale of gasoline; Minor modification to PDD#90 (see 1470A).

PROJECT SUMMARY:

Project: New five-pump facility with 10 fueling stations and attendant kiosk
Address: 561 Elm Street and 481 Orchard Street
Site Size: 17,013 SF
Building size: 120 SF kiosk
Zone: BB
Financing: Private
Project Cost: \$1.6 million

Owner: City of New Haven (Tony Bialecki)	Phone: 203-946-5891
Applicant: Stop & Shop Supermarket Co, LLC	Phone: 617-770-8690
Contact: Mark Marrocco	Phone: 617-770-8690
Agent: Tim Ondeerko	Phone: 203-562-5771
Site Engineer: Langan Engineering	Phone: 203-562-5771
City Lead: City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions: LDA (CPC 1469-11, 09/18/12); Zoning Ordinance Amendment to reduce parking ratio and parking space size for PDD90 (CPC 1469-10, 09/18/12)

Related Actions: Modification to approved plan for PDD 90 (CPC 1470A)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BB zone.

Site Description/existing conditions: The subject parcels purchased by the City in 2004 are located at the northeast corner of Elm and Orchard Streets in a BB zone immediately adjacent to the Stop and Shop Supermarket at 150 Whalley Avenue (also know as PDD #90). Immediately across Elm Street and Orchard Street from the two parcels are residentially zoned properties in the RM-2 zone. The BB zone lies to the north along Orchard Street and on Whalley Avenue, east and west. Formerly the site of the Taylor Garage, the fuel tanks have been removed and the current surface is dirt, concrete and asphalt. It is heavily vegetated and surrounded on two sides with a concrete block wall and on four sides with chain link fencing. An operative pay phone is located on the private property at the corner of Elm and Orchard Street.

Proposed Activity: Stop & Shop proposes to construct and operate a fueling station adjacent to its existing supermarket at 150 Whalley Avenue. A construction entrance will be situated in the location of the future access driveway from the Stop & Shop parking lot. Soil erosion preventative measures and tree protection will be installed, and the site will be cleared and remediated of some contamination originating from its former use. It will be graded and the underground drainage system and utilities put in place. 2 Underground fuel storage tanks (@ 30,000 & 10,000 gallons) and gas pumps will be installed, followed by a bituminous base course, curbing, landscaping and fencing. Former curb cuts from Orchard and Elm Streets will be closed off and replaced with granite curb and sidewalk. A small kiosk of 120 SF with a toilet facility will be installed. Vehicular access to the site will be solely from the Stop & Shop parking lot. Loading (fuel tank filling) will occur from a bump-in along the Stop & Shop driveway from Orchard Street.

Stormwater Management Plan: A stormwater collection system is proposed to collect and direct runoff from the site through an oil/water and sedimentation chamber to a proposed subsurface infiltration system with an overflow to the 18" combined sewer in Orchard Street. While the impervious surface increases slightly from the original use to 14,457 SF, stormwater was not collected on site previously. The system has been designed in accord with the CTDEEP Stormwater Quality Manual to ensure water quality volume is retained. Treatment of the water

volume is achieved through infiltration within the subsurface infiltration system. A stormwater management plan germane to fueling facilities will be in place during operation.

Soil Erosion and Sediment Control Review: 2,500 cubic yards of material will be moved and removed from the site. Kevin Gottwald of Global Contracting Services Inc. 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, and for monitoring soil erosion and sediment control measures on a daily basis. He is 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*.

He 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/Parking/Traffic/Loading: Vehicles will enter and leave the site from the Stop & Shop parking lot, whether customers of Stop & Shop or coming from any of the three entrances to the parking lot off Elm Street, Orchard Street or Whalley Avenue. Vehicles will circulate through the area with the 10 fill points and circulate back around the outside of the pumps via a 24' aisle to the entry/exit point. There is a location for an air pump on the south side of the site. Two parking spaces including 1 HC space are provided to the south of the drive. The underground fuel tanks will be filled from a bump-in pull off location along the Stop & Shop access driveway in from Orchard Street.

Landscaping: The applicant intends to preserve four existing mature trees along the south side of the site which faces the neighborhood as well as the five street trees which border the site. Additional trees and shrubs will be added. There will be ornamental metal picket fencing on the two street frontages with brick piers at the corners of the property modeling the piers on the perimeter of the Stop & Shop site. Trees will not obscure views of the site by security personnel or police.

Kiosk: The tiny kiosk for one trained Stop & Shop employee will have walk-up window access only. There is an accessible bathroom in the structure for the employee. The applicant has stated that gum, candy and car related fluids (oil and washer fluid) may be sold.

Trash removal to be taken care of by Stop & Shop.

Lighting: The lighting plan meets the standards of Zoning Ordinance Section 60.1 regarding exterior lighting.

Signage: No signage shown; any signage shall meet zoning ordinance requirements.

Project Timetable: Construction will be initiated in the fall of 2012 and to be complete by spring 2013.

SITE PLAN REVIEW

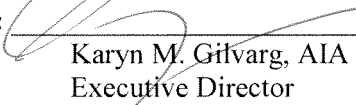
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *Any signage to be approved by the City Plan Department*

ACTION

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

ADOPTED: October 17, 2012
Roy Smith, Jr.
Vice Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director