

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 986 FOREST ROAD, Request for Time Extension of Soil Erosion and Sediment Control Plan for new Field Hockey and Lacrosse Field (Owner/Applicant: Hopkins School, Inc.).

REPORT: 1434-02

ACTION: Approval of Time Extension to December 16, 2010

PROJECT SUMMARY:

Project: Construct a new reoriented field hockey and lacrosse Field; 45 parking spaces inc. 1HC
Address: 986 Forest Road
Site Size: 4,157,721 square feet (zoning lot excluding wetlands) = 95.4 acres (entire campus)
Zone: RS-2
Parking: 299 (existing with Thompson Hall construction); 344 (with 45 new spaces)
Financing: Private
Project Cost: \$1.5 million
Owner: Hopkins School **Phone:** 397-1001
Agent: Roderick Bouchard, S/L/A/M Collaborative **Phone:** 860-659-1010 x 2244
Site Engineer: Harry J. Shepard & Assoc., Wallingford **Phone:** 203-269-1390
Soil Scientist: William Root, Milone & MacBroom **Phone:** 203-271-1773
SESC Monitor: Robert Hart, Hopkins Maintenance **Phone:** 203-397-0001
City Lead: City Plan Dept. **Phone:** 203-946-6379
Submission: Letter from David Monz 10/21/09 requesting time extension.
Pertinent City Actions: Site Plan Review (1423-05, 12/17/08).

BACKGROUND

Hopkins School at 986 Forest Road proposed to reorient and improve an existing athletic field in the central portion of the Campus. The field will be turned 90 degrees to provide a north-south orientation. In addition, Hopkins proposes the addition of 45 parking spaces, relocation of gravel access roads displaced by the work and appurtenant drainage and site improvements. From the application, re-orientation of the field will provide the recommended design orientation for fields and eliminate sun glare and drainage issues of the existing field. The proposed field will be used primarily for girls' field hockey and lacrosse and will be sodded, under drained, and irrigated. Parking improvements will consist of extending an existing bay of paved parking southward to provide 45 additional parking spaces. Due to the reorientation of the field an existing gravel access road will be relocated to the south on the southern edge of the proposed work.

Current Request: The applicant requests a one year extension of the Soil Erosion and Sediment Control Plan approval. While Zoning Ordinance Section 58(h)(3) states a Soil Erosion and Sediment Control Plan approval is good for one year with a provision for a one year extension. a Site Plan however is now good for six years under State law CGS Section 8-3(i) and (j) where there are provisions for one or more extensions of the time to complete all or part of the work in connection with the site plan, provided the total extension or extensions shall not exceed ten years from the date of approval. The current site plan approval was granted on December 17, 2008 and will expire on December 17, 2014.

ACTION

As the applicant has made application for a time extension in a timely manner, the City Plan Commission approves the request for a time extension of the Soil Erosion and Sediment Control Plan to December 16, 2010. It further acknowledges that the Site Plan Approval will expire on December 17, 2014.

ADOPTED: November 18, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director