

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 27-29 HENRY STREET, 202 MUNSON STREET, AND 320-324 ASHMUN STREET. Site Plan Review for conversion of commercial and residential space. (Owner: Juan Miguel Salas Romer; Applicant: Juan Miguel Salas Romer and Fernando Pastor; Agent: Fernando Pastor).

REPORT: 1502-07

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 February 18, 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 site restoration bond in an amount of \$2,500 per dwelling unit 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 the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
11. 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 both mylar and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received January 22, 2015.

- Application drawings (7 sheets: A-00, S-0, S-2, SP-1, B-1, B-1, D-1). Drawing date January 12, 2015. Received January 21, 2015.
- Revised application drawings. 18 sheets received February 10, 2015.
 - S-0: Zoning Information. Revised February 5, 2015.
 - B-1: Property and Topographic Map. Drawing date January 12, 2015.
 - B-1: Site Plan. Drawing date January 12, 2015.
 - SP-1: Site Preparation Plan. Drawing date January 12, 2015.
 - S-2: Lighting Plan. Drawing date January 12, 2015.
 - D-1: Detail Sheet. Drawing date January 12, 2015.
 - A-1.01: 27 Henry Street New First Floor Plan. Drawing date January 1, 2015.
 - A-1.02: 27 Henry Street New Second Floor Plan. Drawing date January 1, 2015.
 - A-4: 320 Ashmun Street First Floor Plan. Drawing date August 14, 2014. Revised November 2, 2014.
 - A-5: 320 Ashmun Street Second Floor Plan. Drawing date August 14, 2014. Revised November 2, 2014.
 - A-7: 320 Ashmun Street South Elevation. Drawing date October 2, 2014.
 - A-8: 320 Ashmun Street East & West Elevations. Drawing date October 2, 2014. Revision date February 11, 2015.
 - A-9: 320 Ashmun Street North Elevation. Drawing date October 2, 2014.
 - A-10: 324 Ashmun Street West & South Elevation. Drawing date August 14, 2014. Revision date November 2, 2014.
 - A-10: 324 Ashmun Street House First Floor. Drawing date September 14, 2014. Revision date November 2, 2014.
 - A-11: 324 Ashmun Street House Second Floor. Drawing date August 14, 2014. Revision date November 2, 2014.
 - A-11: 324 Ashmun Street House East, North, & South Elevations. Drawing date August 14, 2014. Revision date November 2, 2014.
 - A-12: 27 Henry Street Elevations. Drawing date February 9, 2015.
- Letter from LCI accepting bid to purchase 27 Henry Street. Dated December 12, 2014. Received January 21, 2015.
- Warranty deed for 320-328 Ashmun Street. Dated September 10, 2014. Received January 21, 2015.

PROJECT SUMMARY:

Project:

Address: 27-29 Henry Street, 202 Munson Street, 320-324 Ashmun Street

Site Size: 10,138 SF (total); 2,297 SF (27-29 Henry Street); 2,614 SF (202 Munson Street); 5,227 SF (320-324 Ashmun Street)

Building size: 10,982 SF (total); 3,663 SF (27-29 Henry Street); 4,641 SF (320 Ashmun Street); 2,678 SF (324 Ashmun Street)

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

Financing: Private

Parking: 11 spaces, including 1 HC

Owner: Juan Miguel Salas Romer

Phone: 203-407-9775

Applicant: Juan Miguel Salas Romer and Fernando Pastor **Phone:** 203-407-9775 and 203-640-7327

Agent: Fernando Pastor

Phone: 203-640-7327

Site Engineer: James Sakonchick

Phone: 860-621-3638

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

1504-04: 27-29 Henry Street Disposition (LCI)

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Residential High-Middle Density (RM-2) zone.

Site Description/existing conditions: The site currently consists of three adjacent parcels at the intersection of Munson, Henry, and Ashmun Streets. 27-29 Henry Street is a vacant two-story building that formerly housed a church. 320 Ashmun Street is a two-story residential building. 324 Ashmun Street is a two-story building with commercial space on the ground floor and residences above. 202 Munson Street is a level, vacant lot with a gravel parking lot.

Proposed Activity: The owner proposes to convert the three adjacent mixed-use parcels into a residential development with eight total units. In order to do so, the owner must combine the three parcels into a single entity and record it on the land records. The mixed-use commercial space at 320-324 Ashmun Street will be converted from two retail spaces and five apartments to one retail space and six apartments. 320 Ashmun will have a total of four apartments, with two on each floor. 324 Ashmun will have a total of two apartments, with one on each floor. The building at 27-29 Henry Street will be renovated to house two residential units. The vacant gravel lot at 22 Munson Street will be paved and made into an 11-space parking lot to serve the other buildings at the site. A paved courtyard/common area will be situated between the three buildings and the parking lot and have amenities such as plantings, table, and grill for use by residents.

Circulation/Parking/Traffic: Parking for the site would be provided through both parallel street parking in front of all three parcels in addition to an 11-space parking lot that would be accessed from Munson Street. All parcels are also bounded by sidewalks that provide pedestrian access to the site.

Trash removal: There will be a concrete pad in the southwest corner of the parking lot for trash and recycling bins. It will be enclosed by a six-foot chain link fence. The owner will hire a contractor to empty the bins on a regular basis.

Signage: None shown on plans. Zoning compliance to be determined prior to sign-off for permits if required.

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: 92.5

Start Date: March 1, 2015

Completion Date: September 30, 2015

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 phases;
- 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: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not required.

Project Timetable: The project is expected to be completed in a single phase lasting from March to September of 2015.

SITE PLAN REVIEW

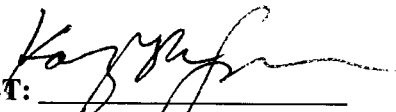
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations, and standard details except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

- Any site signage, if required, to be reviewed by Zoning for compliance;
- No swing gates will be allowed at driveway entry. Change site details to include slide gate;
- Canopies on buildings cannot project into city right-of-way. Remove from plans; and
- The owner must combine the three parcels into a single entity and record it on the land records.

ACTION

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

ADOPTED: February 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director