

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 149 AMITY ROAD, Site Plan Review for new 4,335 SF Branch Bank (Chase) in a BA Zone [Owner: CPD Properties-149 Amity Road LLC; Applicant: Arista Development LLC (Douglas Benoit)].

REPORT: 1460-02

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 after the date of decision. 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. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
5. 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.
6. Any proposed work within State right-of-way will require separate permits.
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. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
10. 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: Transmittal letter 12/14/11 from John Knuff, Development Permit Application inc. Site & SESC components, project narrative, fee of \$270, Plan Set by Bohler Engineering 12/13/11: Cover Sheet w/ location map & area plan, General Notes Sheet, Demolition Plan, Site Plan rev. 1/16/12, Grading and Stormwater Management Plan rev. 1/16/12, Utility Plan, Soil Erosion and Sediment Control Plan, SESC Notes & Details, Landscape Plan, Landscape Notes & Details, Lighting Plan, Construction Details, Building Elevations & Floor Plan, Survey by Control Point 9/21/11. Paint striping legend 1/16/12. Reflective heat impact calculation, by Bohler Engineering, Traffic Report by VHB 12/13/11, Stormwater Management Report by Bohler 12/13/11. Signage Package by NW Sign Industries 01/03/12.

PROJECT SUMMARY:

Project: New 4,335 SF branch bank (Chase Bank) with Drive-thru
Address: 149 Amity Road
Site Size: 55,349 SF (70,038 SF including Woodbridge parcel)
Building size: 4,335 SF
Zone: BA
Financing: Private
Parking: 35 spaces (inc. 2 HC) where 22 are required
Owner: CPD Properties – 149 Amity Road LLC **Phone:** 845-256-0162
Applicant: Douglas Benoit, Arista Development LLC **Phone:** 781-781-5900
Agent: John Knuff Esquire **Phone:** 203-877-0000
Site Engineer: Bohler Engineering **Phone:** 508-480-9900
City Lead: City Plan Dept. **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, including the new requirements under Section 60.1 and 60.2 as well as amendments to section 45.

Site Description/existing conditions: The site is on the east side of Amity Road, just north of the on-ramp to the Wilbur Cross Parkway (Route 15), south of the Woodbridge town line and west of property of the State of CT. Amity Road is a State highway (CT Route 63). There are two parcels totaling 70,038 SF which straddle the Woodbridge Town line but the development is on the New Haven parcel except for some runoff. On the site is an existing Shell station and former car wash with a 1,968 SF building which has two points of access from Amity Road.

Proposed Activity: The existing building will be demolished and other site elements including underground tanks and utilities will be removed by the land owner. Arista Development will construct a new single-story 4,335 SF building along with related parking for 35 cars, landscaping, lighting and 3 canopy covered drive-through teller lanes in the rear of the lot. New utilities and drainage improvements will be installed. Existing granite curbing will be set vertically along the site frontage between the two 24' entry/exit drives. An existing sidewalk will remain. While the redevelopment project will result in a net increase in impervious surface area and stormwater runoff if not mitigated, the stormwater management plan includes measures to accommodate and treat the increased runoff.

Stormwater Management Plan: The stormwater management plan as required by Section 60.1 of the Zoning Ordinance shows that redevelopment of the site will result in a decrease in the post-development peak runoff rates discharged to studied points of analysis. This will be accomplished through regarding measures and the construction of stormwater best management practices including sediment forebay and infiltration basin. The proposed BMPs will provide the benefit of recharging groundwater and improving the overall total suspended solids removal.

A Stormwater System Operation & Maintenance Plan is provided.

With the increase in impervious surface, the application includes a calculation for compliance with Section 60.2 of the Zoning Ordinance regarding reflective heat impact. Through use of white roofs on the building and canopy, and other light colored materials, as well as landscaping to provide shading, the project appears to exceed the solar reflective index of 29 per Section 60.2.

Soil Erosion and Sediment Control Review: A total of 1,200 cubic yards of material will be moved, removed or added to the site. Silt fencing will surround the project area on three sides. Catch basin inlets will be protected by silt sacks. Soil stockpiles will be surrounded by silt fencing. Doug Benoit of Arista Development 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. Once a contractor is chosen, an individual responsible for monitoring soil erosion and sediment control measures on a daily basis will be named. Mr. Benoit is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition 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*.

Mr. Benoit 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: The site has two 24' wide drives, each with ingress and egress lanes. Traffic intended for the drive-through lanes will enter via the southern most drive. There are 35 parking spaces on site with 2 HC spaces including 1 van space. A Traffic Study reveals that in and outbound vehicle trips for the new redeveloped site will be less than those for the Shell station during weekday hours except for Saturday ;midday where the number of trips is anticipated to be greater. The study concludes the development will not have an adverse impact on the safety and operating conditions of the surrounding roadway network.

Trash removal: Trash and recycling are kept inside the building and containers are rolled out for pickup in the rear.

Lighting: A site lighting plan is provided and is acceptable.

Signage: A Signage Plan shows 296.12 SF of signage where 314 SF is permitted. There is a 17' pylon sign. Plans acceptable as shown.

Project Timetable: To be determined following receipt of approvals from City of New Haven and Conn DOT.

SITE PLAN REVIEW

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

ACTION

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

ADOPTED: January 18, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilyarg, AIA
Executive Director