

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

RE: 66 ANDERSON STREET. Site Plan Review and Coastal Site Plan Review for demolition of vacant building and construction of three residential units. (Owner/Applicant: Larry Levison and John Esposito, Jr. of LARDA Holdings, LLC; Agent: John Gabel)

REPORT: 1511-01

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 October 21, 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 (\$7,500 total) 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. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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, SESC, and CSPR forms. Application fee: \$270. Received September 17, 2015.

- Email correspondence with GNHWPCA offering comments on site plans. Received September 22, 2015.
- BZA decision letter, 15-04-V, 15-19-CAM, dated May 13, 2015. Received October 9, 2015.
- Stormwater Management Plan. Received October 9, 2015.
- Application drawings. 6 sheets received October 9, 2015.
 - Site/landscaping plan. Drawing date August 7, 2015. Revised September 24, 2015.
 - Grading/utility plan. Drawing date August 7, 2015. Revised September 24, 2015.
 - Erosion control plan. Drawing date August 7, 2015. Revised September 24, 2015.
 - Erosion control plan. Drawing date September 15, 2015.
 - Detail sheet. Drawing date August 7, 2015. Revised September 15, 2015.
 - P100 (photometrics). Drawing date September 29, 2015.

PROJECT SUMMARY:

Project: Three-unit residence
Address: 66 Anderson Street
Site Size: 20,848 SF (0.48 acres)
Building size: 2,334 SF footprint, 4,668 SF total
Zone: RS-2 (General single-family)
Financing: Private
Parking: 17 spaces (including 1 HC van-accessible)
Owner: Larry Levison and John Esposito, Jr. of LARDA Holdings, LLC **Phone:** 203-787-0154
Applicant: same **Phone:** same
Agent: John Gabel of Connecticut Consulting Engineers **Phone:** 203-639-8636
Site Engineer: Scott Poryanda of Connecticut Consulting Engineers **Phone:** 203-639-8636
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1352-21: CSPR and SE to permit change from non-conforming uses (professional office, auto-repair business) to lesser non-conforming uses (law office) in a RS-2 zone.

CPC 1394-19: CSPR and SE to change from non-conforming use to a lesser non-conforming use.

CPC 1398-09: Site plan review including CSPR for conversion of existing warehouse storage building to office use.

CPC 1504-05: Variance and CSPR to allow 5 residential dwelling units on a property where only 1 dwelling unit is permitted and where a maximum of 2 dwelling units would be allowed by variance in a general single-family (RS-2) district.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone, with the zoning relief granted to allow 3 residential dwelling units (15-04-V and 15-19-CAM).

Site Description/existing conditions:

The site has two existing buildings, an office building housing law offices fronts Anderson Street and a vacant building in poor condition that previously housed automotive uses and storage for the law offices in the rear of the lot. There is an underutilized parking lot in between the two buildings that provides parking for the law office employees and visitors.

Proposed Activity:

The applicant proposes to demolish the existing rear building and in its place construct three attached residential dwelling units. No alterations will be made to the existing office building.

Circulation/Parking/Traffic:

The existing parking lot will be regraded and repaved, creating 17 spaces to be used jointly by the law offices and townhome residents and guests. A bike rack would be added to the site as well.

Trash removal:

Trash/refuse containers for the proposed residential units and existing office building will be brought to the curb along Anderson Street for pickup.

Signage:

No signage is proposed.

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: 260 cy

Start Date: November 1, 2015

Completion Date: June 1, 2016

Responsible Party for Site Monitoring: Stefan McKosky, Charter Oak Enterprises, LLC

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 both during the demolition and 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: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED SUBMISSION

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	7,641 SF
50% of non-roof hardscape:	3,822 SF
Shaded (based on average values per code):	- SF
Areas with SRI > or = 29	7,641 SF (StreetBond 150 to be applied)
TOTAL PROPOSED SHADED/HIGH SRI AREA	7,641 SF
% SHADE/HIGH SRI PROPOSED	100%

Project Timetable:

Construction is planned to begin as soon as possible, with completion anticipated by June 1, 2016.

SITE PLAN REVIEW

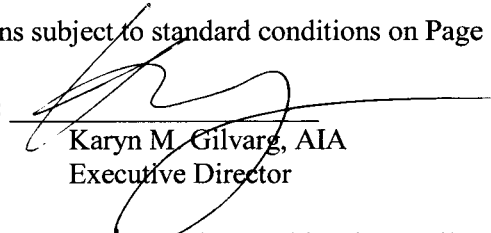
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details except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

- BZA variances 15-04-V and 15-19-CAM must be recorded on the land records, with a copy sent to City Plan.
- Applicant to provide one set of bound and conformed drawings, including photometrics.

ACTION

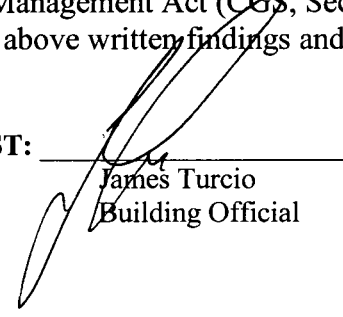
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

ADOPTED: October 21, 2015
Adam Marchand
Acting Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

ADOPTED: October 21, 2015

ATTEST: 
James Turcio
Building Official