

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

**RE:** 63 ANN STREET and 215 WEST STREET, Site Plan Review for Parking Lot for Museum Use at 210 West Street in a RM-2 Zone (Owner/Applicant: The Hill Museum Corp.).

**REPORT:** 1462-02

**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. Lots at 63 Ann Street and 215 West Street shall be combined prior to use.
4. 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.
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 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. 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 of 210 West Street. 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 2/15/12 & Site Plan received 03/16/12, Application fee \$135, "Plan of Survey" by Kevin Crowley of Fuller Engineering and Land Surveying 04/03/12; Site Plan revised 05/10/12.

**PROJECT SUMMARY:**

**Project:** Parking Lot for Museum at 215 West Street  
**Address:** 63 Ann Street, 215 West Street  
**Site Size:** 2,309 SF (.053 acres)  
**Zone:** RM-2  
**Parking:** 7 parking spaces incl. 1 HC  
**Owner:** The Hill Museum Corp. (Krikko Productions Inc.)  
**Applicant:** Gregory Obbott  
**City Lead:** City Plan Dept.

**Phone:** 203-773-1900  
**Phone:** 203-980-7064  
**Phone:** 203-946-6379

## BACKGROUND

Previous relevant Actions of the Commission: LDAs (CPC 1411-15, 1411-16, 12/12/07)  
Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone. The Board of Zoning Appeals granted a use variance for the Museum at 215 West Street in 2010 (10-38-V).

Proposed Activity: Krikko Productions has purchased two lots from the City at the northeast corner of Ann and West Streets in the Hill neighborhood. The owner proposes to combine and use them for visitor parking for the Hill Museum at 215 West Street. The unpaved lot is currently vacant and surrounded by chain link fencing. There is a curb cut on Ann Street which will be closed up and replaced with sidewalk and curb. A new standard curb cut will be installed West Street. There will be a pedestrian/accessible entry/exit from the lot onto the Ann Street sidewalk at the corner of Ann and West Streets and a new crosswalk to the west side of West Street to access the Museum. The sidewalks on both frontages of the lot will be replaced or repaired to City standards. A new wood stockade fence will be installed along the east property line where there is residential use next door.

Stormwater Drainage: One existing catch basin/dry well has been installed in the lot. The applicant intends to use gravel or crushed stone on the lot except for the handicapped parking space and accessible route to the corner of the lot. The drywell will be adequate to contain storm water runoff on the lot.

Soil Erosion and Sediment Control: Mr. Obbott is responsible to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, soil stockpiles if necessary shall be protected from dust gravitation and soil erosion during the construction process. 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. Obbott 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.

Landscaping /Lighting: No lighting fixtures are provided or necessary. The street lights in the vicinity amply light the lot. The Museum will not be open to the public at night.

Project Timetable: The applicant intends to complete work as soon as approval is in place.

## SITE PLAN REVIEW

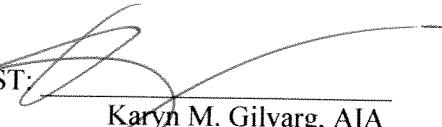
Plans have been reviewed numerous times by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard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

## ACTION

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

ADOPTED: May 16, 2012  
Edward Mattison  
Chair

ATTEST:

  
Karyn M. Gilvarg, AIA  
Executive Director