

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **281-289 CHAPEL STREET.** Site Plan review and Coastal Site Plan Review for auto body repair shop. (Owner: 281 Chapel Street Associates and VPR LLC; Applicant: Gary Williams, The Shop with No Name; Agent: Robert Criscuolo, Criscuolo Engineering.)
REPORT: **1496-05**
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 September 17, 2019. 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. 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 City right-of-way will require separate permits.
7. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
8. 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.
9. 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: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, CSPR forms. Additional TEXT attached. Application fee: \$270. Received July 17, 2014.

- Existing Condition Plan and Site Improvements Plan (2 sheets). Dated 7/10/14 and received July 15, 2014. Revised Drawings received August 4, 2014.

PROJECT SUMMARY:

Project: The Shop with No Name Auto Body and limited auto sales
Address: 281-289 Chapel Street
Site Size: 31,601 SF
Zone: IH, CAM
Financing: Private
Parking: 8 spaces, including 1 HC van-accessible space
Owner: 281 Chapel Street Assoc (#281), VPR LLC (#289) **Phone:** 203-996-1544
Applicant: Gary Williams (The Shop with No Name) **Phone:** 203-901-4430
Agent: Robert Criscuolo (Criscuolo Engineering) **Phone:** 203-481-0807
Site Engineer: Robert Criscuolo (Criscuolo Engineering) **Phone:** 203-481-0807
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1403-02: Certificate of Approval of Location (CAL) for new Used Car Dealer in an IH zone.
CPC 1478-07: Coastal Site Plan Review for a Gasoline Fueling Station.
CPC 1481-01: CAL for new gas station.
CPC 1482-03: Site Plan review including CSPP for new gas station/convenience store.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone.

Site Description/existing conditions:

The two subject parcels are located on the north side of Chapel Street directly east of the Chapel Street Bridge over the Mill River. The 31,601 SF (total of both parcels) property is located on the west side of the intersection of Chapel and Mill Streets in a Heavy Industrial (IH) Zoning District. It is located approximately 200 ft east of the Mill River and lies within the boundaries of both the Coastal Area Management District as well as (in part) a 100 Year Coastal Flood Hazard Area. Criscuolo Park is located across Chapel Street to the south, Cold Spring School approximately 200 feet east. There is an existing building to the north fronting on Saltonstall Avenue which abuts the building on the subject site.

Proposed Activity:

The applicant has submitted a proposal to use part of the existing building for an auto body repair shop with occasional auto sales. (See CAL application for details.) Site work is limited to partial restriping of parking lot and installation of signs.

Circulation/Parking/Traffic:

Cars will enter the site through one existing curb cut off Chapel Street or directly into the body shop via existing curb cut and building doors on Mill Street. Exiting movements are similar.

Trash removal:

Trash removal is not discussed in the application and will need to be approved by City Plan staff prior to permit.

Stormwater Management Plan: n/a

Exterior Lighting: n/a

Reflective Heat Impact from hardscape or paved surfaces: n/a

Soil Erosion and Sediment Control Review: n/a

Signage:

Two signs have been installed on-site and must be reviewed by zoning for compliance prior to sign-off for operations.

Project Timetable:

Project work is scheduled to begin upon approval, and construction is expected to be completed within one week.

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 with the following comments:

- Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required; Plan shall be delivered to City Plan staff for review prior to permits;
- Limit display car parking to four spaces along Chapel Street; other spaces to be used for customer and employee parking;
- Trash removal is not discussed in the application and will need to be approved by City Plan staff prior to permit; and
- Two signs have been installed on-site and must be reviewed by zoning for compliance prior to sign-off for operations.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

While the property is not waterfront, it is located approximately 200 ft from the Mill River and lies within the boundaries of both the Coastal Area Management District as well as a 100 Year Coastal Flood Hazard Area.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area: The site and building are currently located primarily within Flood Zones AE where the base flood elevation is 12 according to FIRM # 09009C0442J, dated July 8, 2013).

Shorelands: There are shorelands adjacent to the site developed for commercial and industrial uses. There are no potential impacts on the shorelands.

COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: September 17, 2014
Edward Mattison
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.

DATE ADOPTED: September 17, 2014

ATTEST: 
Daniel O'Neill
Building Official
