

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 441 CHAPEL STREET and 63 HAMILTON STREET. Site Plan Review for renovation of ground floor into Live-Work Lofts. (Owner: Harry David of Chapel Trust; Applicant/Agent: Wayne S. Garrick of WSGA).

REPORT: 1502-01

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, to 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. Any proposed work within City right-of-way will require separate permits.
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 Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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 December 19, 2014.

- Application Drawings. Two sheets received December 23, 2014.
 - SD.1LW – Ground floor plan. Drawing date April 9, 2014. Revision date December 18, 2014.
 - Zoning location survey. Drawing Date December 16, 2014.

PROJECT SUMMARY:

Project: Live-Work Lofts
Address: 441 Chapel Street, 63 Hamilton Street
Site Size: 29,232 SF (0.68 acres) total; 10,271 SF (0.24 acres) at 63 Hamilton; 19,061 SF (0.44 acres) at 441 Chapel
Building size: 36,089 SF (12,000 SF footprint)
Zone: Light Industrial (IL)
Financing: Private
Parking: 42 spaces, 30 off of Hamilton and 12 off of Chapel (including 2 HC)
Owner: Harry David **Phone:** 203-530-8106
Applicant: Wayne S. Garrick, AIA **Phone:** 203-776-1874
Agent: Wayne S. Garrick, AIA **Phone:** 203-776-1874
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1457-10: Special permit for live/work loft in an IL zone.

CPC 1448-02: Site Plan for addition of five units within existing five-story former industrial building in a Light Industrial (IL) zone.

CPC 1431A: Addition of two new dwelling units to existing 13 dwelling units.

Zoning:

In November 2014, the City Plan Commission, and subsequently the Board of Alders approved a zoning ordinance text amendment to (i) eliminate the requirement that a live-work loft must be on an upper level of an industrial structure; (ii) delete provisions requiring ground floor commercial/industrial use; (iii) eliminate requirements for three years of marketing efforts to retain commercial or industrial uses before live-work loft units may be considered and that the structures be shown to be of such size and configuration as to make non-residential use unlikely and; (iv) mandate that live-work loft units be developed consistent with certain residential standards and that open space must be maximized. Due to this change, the Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the light industrial (IL) zone, subject to approval of a special permit for live-work lofts.

Site Description/existing conditions: The existing building at the site is a mill construction commercial building that varies between two and five stories in height and has largely been converted to a residential apartment building.

Proposed Activity: The ground floor is currently vacant. The owner proposes to convert the ground floor space into six live-work lofts.

Circulation/Parking/Traffic: Access to the site is provided through two separate, existing, non-contiguous parking lots. The larger lot is accessed from Hamilton Avenue and contains 29 parking spots, none of which are handicapped. This lot is fenced off and accessible only to

building residents. A smaller lot with 11 parking spaces (two handicapped) on the south and east sides of the building is accessible from Chapel Street.

Trash removal: Trash will be picked up from a dumpster area in the large parking area on the north side of the building with access off Hamilton.

Signage: No signage is indicated in the plans. Should building identification or site wayfinding and control signage be desired, detail drawings should be provided to ascertain compliance with the PDD.

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: 0 cy

Start Date: March 2015

Completion Date: September 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 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: Not required.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

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

SITE PLAN REVIEW

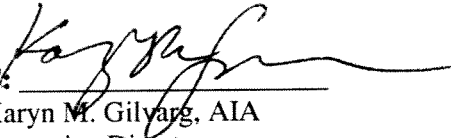
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details except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

- Submit any wayfinding and site signage for approval.

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. Gilyarg, AIA
Executive Director