

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 673 CHAPEL STREET. Site Plan Review for mixed-use development with 66 residential apartments. (Owner: Mary McLaughlin of Comcast of Connecticut Inc; Applicant/Agent: Frank Caico of Spinnaker Residential LLC).

**REPORT:** 1498-03

**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 15, 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. 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street addresses shall be assigned by the City Engineer.
10. 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.
11. 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.
12. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.

13. 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.
14. 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, and SESC forms. NARRATIVE attached. Application fee: \$270. Received September 18, 2014.**

- Regulatory Drawing set (full and Half-size). Total 17 sheets. Dated September 18, 2014, revised and received October 7, 2014. Updated drawings received October 30, 2014.
- Memo from Vince McDermott dated and received October 7, 2014.
- Engineering Report received September 18, 2015, revised and received October 7, 2014.
- Traffic Study received October 8, 2014. Updated report dated October 28, 2014 received October 30, 2014.
- Response memo dated and received October 30, 2014.

**PROJECT SUMMARY:**

**Project:** Spinnaker Development  
**Address:** 673 Chapel Street  
**Site Size:** 36,305 SF (0.83 acres)  
**Building size:** 66 residential dwelling units  
**Zone:** BD-1  
**Financing:** private  
**Parking:** 67 off-street spaces  
**Owner:** Comcast of Connecticut  
**Applicant:** Spinnaker Residential, LLC  
**Agent:** Spinnaker Residential, LLC  
**City Lead:** City Plan Department

**Phone:** 860-505-3466  
**Phone:** 203-733-1016  
**Phone:** 203-354-1558  
**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 BD-1 zone.

**Site Description/existing conditions:**

The existing site consists of a paved and partially fenced parking area utilized by Comcast employees and service vehicles.

**Proposed Activity:**

Spinnaker Residential proposes for redevelopment of the property into a Class-A mixed-use development comprised of 66 residential apartments with approximately 2000 SF of neighborhood-scale retail/restaurant space on the ground floor. The proposed development will be situated in a 5-storey building, approximately 61' in height. The proposed new building will have primary frontage along Chapel Street and will be served by a parking garage and surface

parking spaces. The development features approximately 3600 SF of common amenity space, a roof terrace, balconies, and a bicycle storage room. In addition, the proposal calls for approximately 2000 SF of usable open space.

**Circulation/Parking/Traffic:**

The vehicular access to the site is via a new curb cut off Olive Street. Parking is provided both on surface lots and within the partially below-grade parking structure (65 regular and 3 handicap; 33 spaces within the garage structure).

**Trash removal:**

Trash removal will be via private service accessing the dumpster pad adjacent to the garage entry.

**Stormwater Management Plan:**

Stormwater runoff from the proposed site will be collected and conveyed via a subsurface pipe and catchbasin drainage system routing to the City's drainage system in Chapel Street. Roof leaders from the proposed building will be discharged to the on-site drainage collection system. BMPs have been incorporated into the design via catchbasins and a hydrodynamic particle separator. City Engineer agrees that the first inch of rainfall does not need to be infiltrated due to the high groundwater table in the area. For more information, see the engineering report. Design meets the requirements of Section 60.

**Exterior Lighting:**

Submission meets this requirement

**Reflective Heat Impact from hardscape or paved surfaces:**

Submission meets this requirement through the use of high sri-value roofing materials.

**Soil Erosion and Sediment Control Review:** A total of 6200 cubic yards of material will be moved, removed or added to the site. 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 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*.

This individual 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, this individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action..

**Signage:**

None shown.

**Project Timetable:**

Construction activities are expected to commence upon approval and be completed between 12 and 18 months after start.

**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:

- A copy of the OSTA Certificate of Determination to be provided for the record; and
- No development-identifying signage is indicated on the plans. Should signage be part of the final plans, it must be reviewed and signed-off on by zoning;

**ACTION**

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

**ADOPTED:** November 19, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director