

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 813/821/825 CHAPEL STREET. Site Plan Review for conversion of vacant space to residential units. (Owner: 813 Chapel LLC; Applicant/Agent: Fernando Pastor for SEEDnh).

REPORT: 1490-04

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until March 19, 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 addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to 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 the City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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 and SITE. Application fee \$270.00.
Received October 13, 2013.

- Development Permit Application dated October 17, 2013.

- Site Plan Drawing dated February 26, 2014. Received March 11, 2014.

PROJECT SUMMARY:**Project:** 813/821/825 Chapel Street**Address:** 813/821/825 Chapel Street**Site Size:** 0.28 Acre Parcel**Building size:** 7,000 SF**Zone:** BD-1**Financing:** Private**Project Cost:** TBD**Parking:** N/A**Owner:** 813 Chapel Street LLC/Pike International**Phone:** 203-777-6922**Applicant:** Fernando Pastor/SEEDnh**Phone:** 203-640-7327**Agent:** Fernando Pastor/SEEDnh**Phone:** 203-640-7327**Site Engineer:** ABF Architects**Phone:** 860-966-6450**City Lead:** City Plan Dept.**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, with the zoning relief granted. (12-35-V): Variance to allow all required usable open space to be located on a roof/balcony where a maximum of 50% required open space may be so located in a BD-1 zone. Extension of original approval through July 10, 2014. (12-21-S): Special exception to allow 0 spaces where 8 spaces are required for 8 new dwelling units. Extension of original approval through May 8, 2014.

Site Description/existing conditions: The existing building covers the entire site at this address. First and Third floors are currently vacant space.

Proposed Activity: Applicant proposes to renovate currently unoccupied space into 4 apartments.

Circulation/Parking/Traffic: n/a

Trash removal: via private service

Stormwater Management Plan: Not applicable, though roof leaders will need to be separated as part of this project.

Exterior Lighting: n/a

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

Soil Erosion and Sediment Control Review: n/a

Signage: No signage is currently shown in the plans. Should signage be necessary, it will need to be reviewed by zoning for compliance prior to issuance of Building Permits.

Project Timetable: Upon approval, construction is expected to take six months.

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:

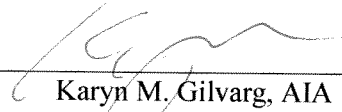
- Roof leaders will need to be separated, if not already done;
- Standard City details for roadway restoration, curbing and sidewalks need to be added to the plans for site restoration in the areas of utility connections; and
- No signage is currently shown in the plans. Should signage be necessary, it will need to be reviewed by zoning for compliance prior to issuance of Building Permits.

ACTION

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

ADOPTED: March 19, 2014
Edward Mattison
Chair

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director