

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 154 MINOR STREET AND MINOR STREET. MBLUs: 277 0101 01600, 277 0101 01401. Site Plan Review for conversion of an existing building to three residential units in the RM-2 Zone. (Owner/Applicant: Xie Meiqiang and Ren Xiaoli; Agent: Bernard Pellegrino)

REPORT: 1615-02

ACTION: APPROVAL WITH CONDITIONS

STANDARD 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 August 17, 2022. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal 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 bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, 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 address(es) 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
14. As-built Survey 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

15. The applicant shall merge all associated tax lots for municipal regulation and tax purposes through the Office of the City Tax Assessor, and record on the land records, or provide evidence to City Plan that this has already occurred. Applicant shall provide City Plan with a proof from the land records prior to issuance of building permit.

Submission: SPR Application Packet including DATA, WORKSHEET (revised August 3, 2022), SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$410. Received October 17, 2013. (LIST ALL RELEVANT APPLICATION FORMS)

- Civil Plans, 5 sheets, dated June 9, 2022, revised August 3, 2022 and August 15, 2022
- Stormwater Report, 57 sheets, dated July 8, 2022, revised August 3, 2022 and August 11, 2022
- Architectural Plans, 3 sheets, dated June 23, 2022

PROJECT SUMMARY:

Project: 154 Minor Adaptive Reuse

Address: 154 Minor Street and Minor Street

MBLUs: 277 0101 01600, 277 0101 01401

Site Size: 4,840 SF

Building size: 5,963 SF

Zone: RM-2

Parking: 4 spaces

Owner/Applicant: Xie Meiqiang and Ren Xiaoli

Phone: 203-907-7376

Agent: Bernard Pellegrino, Esq

Phone: 203-787-2225

Site Engineer: Marcus Puttock

Phone: 203-654-7177

BACKGROUND

Previous CPC Actions:

None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone.

Site description/existing conditions:

The project site contains an existing building and paved surface parking as well as a paved driveway that provides access to the rear parking area. The existing brick and concrete building has three stories and was previously used as office space.

Proposed activity:

The applicant proposes to convert the interior of the building to three residential dwelling units. Exterior work is limited to installation of a stormwater management systems, bicycle racks, and striping the parking area.

Motor vehicle circulation/parking/traffic:

There is a one-lane driveway off Minor Street that provides access to the surface parking at the rear of the building. Four parking spaces are provided for residents, including one accessible van space.

Bicycle parking:

A bicycle rack with capacity for two bicycles is proposed directly behind the building as well as additional bicycle storage space in the basement.

Trash removal:

City trash and recycling receptacles will be stored behind the building and wheeled out to the curb for pickup.

Signage: No new signage proposed at this time. All signage must meet zoning ordinance requirements.

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: 32 CY

Start Date: Upon receipt of all permits Completion Date: within 30 days

Responsible Party for Site Monitoring:

Xie Meiqiang
203-907-7376 mike@qventas.com

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 during the 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*.

Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;

- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: NOT REQUIRED. No new exterior lighting proposed.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 3,288 SF
50% of non-roof hardscape: 1,644 SF

Shaded (average)	504 SF
SRI > 29	1,460 SF
Cement	160 SF
Parking striping	0
StreetBond coating	1,300 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	1,998 SF
% SHADED/HIGH SRI PROPOSED	61%

Sec. 50. Inclusionary Zoning: NOT REQUIRED.

Project Timetable: Project will commence as soon as all permits have been obtained and is expected to be completed with 120 days.


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.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: August 17, 2022
Leslie Radcliffe
Chair

ATTEST:  8/31/22
Laura E Brown
Executive Director, City Plan Department