

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW**

RE: 446A BLAKE STREET.
MBLU: 372 1159 00101
Owner/Applicant: 446A Blake LLC; Agent: James Segaloff

Detailed Plan Review and Coastal Site Plan Review

Construction of 144 residential units through conversion of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units, in PDD 103.

REPORT: 1624-04
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 January 18, 2028. 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 Greater New Haven Water Pollution Control Authority; 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. Flood elevation certificate and Flood Development Permit certifying finished floor elevation shall accompany application for building permits.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to applying for 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. 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.
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. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

14. The exact treatments along the flood works shall be coordinated with the Engineering Department per the requirements of the Army Corp of Engineers, prior to issuance of a building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$610. Received December 22, 2022.

- Civil Plans, 16 sheets, dated January 26, 2022 revised January 4, 2023 and January 12, 2023
- Architectural Plans, 65 sheets, dated December 16, 2022, revised January 4, 2023, January 12, 2023, and January 17, 2023
- Stormwater management report, 110 sheets, dated January 26, 2022, revised January 4, 2023, January 12, 2023, and January 17, 2023
- Floodplain development permit, 1 sheet, dated January 11, 2023
- Easements, 9 documents, received May 9, 2022
- Coastal Area Management Report, 21 sheets, dated January 26, 2022
- Traffic Impact Report, 72 sheets, dated December 5, 2022
- Letter from the New Haven Preservation Trust, 1 sheet, dated December 28, 2022

PROJECT SUMMARY:

Project: 446A Blake Street apartments

Address: 446A Blake Street

Site Size: parcel area: 82,072 SF zoning lot area: 7,6241 SF

Zone: PDD 103

Parking: 85 spaces

Owner: 446A Blake LLC

Phone: (203) 768-0388

Applicant/Agent: James H. Segaloff

Phone: (203) 376-5480

Architect: Sam Gardner

Phone:

Site Engineer: Raymond Paier, Westcott and Mapes

BACKGROUND

Previous CPC Actions:

PDD 103 History:

A. February 19, 2003: Pursuant to the application of NHM LLC, the City Plan Commission approved general plans to construct 293 dwelling units on the 7.66 acre parcel, known as Wintergreen of Westville, and also approved the General Plans for renovations of the historic three-story brick structure on the 1.89 acre parcel as office space.

B. May 8, 2003: The Board of Aldermen adopted the findings of the City Plan Commission and approved PDD #103.

C. November 8, 2003: the City Plan Commission approved Detailed Plans for 293 new dwelling units and 530 parking spaces on the 7.66 acre parcel, and 36,000 sq ft of renovated and reused office space for the brick structure on the 1.89 acre parcel.

D. April 1, 2005: per a Special Warranty Deed, 446 Blake Street was split into two parcels:

a. 446B Blake Street containing 7.66 acres which included 293 market rate structures, known as Wintergreen at Westville.

b. The Subject Property, 446A Blake Street containing 1.89 acres which included the office building.

E. March 21, 2007: 446A Blake Street: The City Plan Commission acting in regard to "Planned Development Action and Coastal Site Plan Review", approved Detailed Plans for the completion and rehabilitation of the historic three-story brick structure at the Subject Property. The building has 36,000 square feet of office space with 107 parking spaces. Coastal Site Plan Review was conducted and approved.

F. May 18, 2022: Zoning Ordinance Text Amendment and Coastal Site Plan Review to modify and amend PDD 103 to increase the total number of residential dwelling units in the PDD from 293 to 437 for conversion over time, of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD 103.

Site description/existing conditions:

The ~1.88 acre site is located in the Westville neighborhood, with the West River to the west, Blake Street to the north, and the 400 Blake Street residential development to the south and east. There is an existing, historic brick building on the site with a mix of commercial uses, and the remainder of the site is bituminous pavement. A floodwall under Army Corp jurisdiction separates the site from the West River.

Proposed activity:

The new development will involve demolition of portions of an existing 2 & 3- story, brick commercial building; saving and rehabilitating significant portions of the building; and converting the remaining portions to residential apartment use. An existing 3-story wing will receive an added 4th floor and be attached to a new, 5-story, mid-rise structure located over an on-grade parking level. A new 1-story amenity space is located behind the renovated portions of the building and will front on a new landscaped courtyard for the tenants. An existing brick smokestack will be preserved and serve as a project landmark. Additionally, a new free-standing, 5-story, mid-rise structure will be constructed over an on-grade parking level to be located at the eastern edge of the current parking lot. A new striped surface parking lot will be installed between the renovated wing and the new free-standing building with new sidewalks and planters. Throughout the site, new lighting, landscaping, paved walkways and ornamental fencing will complete the development improvements and construction activities.

Motor vehicle circulation/parking/traffic: The applicant proposes to maintain the locations of the two existing curb cuts on Blake Street. The western curb cut will be entrance-only, with one-way circulation around the first building (shown as Building A and B on plans) and access to the ground floor parking below the building (also one-way). The driveway then continues around the southern property line, providing access to some surface parking behind the building, and then leads to the surface parking between the buildings and the ground floor parking under the second building (Building C). Vehicles can exit or enter this area via the second curb cut on Blake Street. Circulation under Building C is one-way. A total of 85 parking spaces are provided between the surface parking and ground-floor parking under the buildings. 4 of these spaces are accessible van spaces.

Bicycle parking: Bicycle racks are located against the south walls of the parking areas under buildings A and C. Each rack has capacity for ten bicycles.

Trash removal: A dumpster is located directly south of Building C. A front-loading trash removal vehicle will enter the site from the western curb cut, collect the refuse from the dumpster, and then exit from the eastern curb cut.

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

Sec. 58 Soil Erosion and Sediment 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: 2,925 CY

Start Date: Summer/Fall 2023

Completion Date: 2025

Responsible Party for Site Monitoring:
Tom Gelman, Garden Hills LLC. (203) 768-0388. gardenhillsct@gmail.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 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*.

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: SUBMISSION MEETS REQUIREMENTS
REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
 - Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
 - Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
 - Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
 - Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and
 - Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;
 - Maximum Light Levels at the Property Line.*
 - a. *The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*
 - b. *Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*
 - c. *The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*
- Note: Light levels over 0.2 footcandles shown on the photometric plan are due to lighting on South Orange Street and in the laneway, required for visibility/safety.*

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:
50% of non-roof hardscape:

34,000 SF
17,000 SF

Shaded (average)	-
SRI > 29	19,000 SF
Cement	19,000 SF
Parking striping	-
StreetBond coating	-
TOTAL PROPOSED SHADED/HIGH SRI AREA	19,000 SF
% SHADED/HIGH SRI PROPOSED	56%

Note: Reflective paint asphalt shown on plans is not required for the site to comply with Section 60.2. Site meets requirements based on the area of paver/sidewalk surfaces relative to asphalt and the reflective coating is not required.

Sec. 50. Inclusionary Zoning: Does not apply—prior submitted development.

Note: The Applicant proposes 12 affordable units (8% of total units): 6 units at 60% of AMI and 6 units at 80% of AMI.

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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

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

Shorelands

Shorelands are defined as “upland areas at elevations in excess of the 100-year still water flood level and located within the coastal boundary”.

The character and condition of this site coastal resource is generally in an urban state of hardscape development. The subject project area and the neighboring areas are principally developed with buildings, pavement and supportive infrastructure. The proposed project converts the existing developed character of the parcel from its current, business use to residential use. The proposed development intends to increase the positive use and supportive nature of the property with improved visual aesthetics, added supportive green space and landscaping, while maintaining the character of the past such as the existing smokestack feature. The added on-site green space, adjacent to the West River floodwall, will provide a pleasant, passive area from which the residents can more readily enjoy the vistas of the neighboring watercourse resource.

The proposed pervious area and vegetative green space added to the Shorelands resource improves the quality of the resource. The short-term impact and disturbance to the shorelands resource will occur during the construction phase. The sights and sounds of construction, and soils materials movement, will temporarily disturb the condition of the resource. Erosion and sediment control measures will temper the short-term impact to the upland resource.

Coastal Flood Hazard Area

The subject property is located in a FEMA designated Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood (100-year flood). The flood zone is AE with a base flood elevation of 13.9 (NAVD 1988) per the FEMA Flood Insurance Rate Map (FIRM), map number 09009C0429J, revised July 8, 2013, and an elevation certificate for 446A Blake Street prepared by Godfrey Hoffman Hodge, LLC, dated May 7, 2019.

According to FEMA documentation, the West River, in this location, is not influenced by tides, nor coastal backwater storm surge. The stream bed elevation is approximately elevation 3 to 5+/- and the water surface elevation varies from approximately elevation 12+/- for the 10% annual flood chance to elevation 14+/- for the 0.1% annual flood chance.

Concrete floodwalls were constructed by the U.S. Army Corps of Engineers as part of the West River Flood project. These walls run parallel to the West River, on both sides, and denote the limits of the floodway in accordance with FEMA. There will be absolutely no encroachment into the floodway with this project. The top of wall elevation is approximately 15.93± (NAVD '88). The West River and its embankment are not readily accessible from the project site. The subject project proposes no work, no disturbance, no entrance or encroachment into the area west of the existing flood wall. There will be no impact to the West River or its embankment areas due to this project.

Potential adverse impacts due to development can occur; such as the potential for pollutants and/or debris to be generated from the site or impacts to the storm drainage. However, the re-development of the upland coastal flood hazard area for this project, maintains the existing land contour and elevations, and maintains the existing storm drainage areas and drainage patterns. The increase pervious area and added water quality measures will mitigate the impacts and will result in post re-development improved conditions. Up-keep of the operation and maintenance of the storm drainage system and the water quality measures is important to sustain the positive results of development.

Freshwater Wetlands and Watercourses

The West River runs along the southwesterly property line generally flowing north to south. The area immediately east of and along the river is comprised of low growth river bank grasses and vegetation. The resources appear to be in good and stable condition. The river and its embankment are not readily accessible from the project site, and are isolated from the property by the flood wall. The floodwall also appears to be in good condition as does the West River and its vegetative embankments. The subject project proposes no work, no disturbance, no entrance or encroachment into the area west of the existing flood wall. There will be no adverse impacts to the West River or its embankment areas due to this project. The proposed sidewalk along the upland, easterly side of the flood wall will provide a positive, improved, closer observation point and a better appreciation of the resource, without contact disturbance. Some potential impacts to the water course are the introduction of sediments, and/or debris. The on-site water quality measures and site maintenance will mitigate these potential impacts. Based on the storm drainage design and tie-in to existing receiving points, there is no impact to drainage patterns, nor erosion or deposition of soils materials due to this project.

Note: This Project does not fall in the Inland Wetlands Regulated Area per New Haven Inland Wetland Regulations due to the presence of the Army Corp of Engineers floodwall between the site and the West River and corresponding Army Corp jurisdiction over the floodway.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Temporary air and noise disturbances during construction activities.

2. Potential beneficial impacts	The project adds pervious area and green space beyond that which currently exists. The added upland walkway and passive green space, along the east side of the West River floodwall provides improved vistas while protecting the condition of the water and neighboring area resources, vegetation, and habitat.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	The project ensures “that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.” The proposed development is consistent with this policy by maintaining the existing watercourse and immediate water front surroundings as they exist and, redeveloping and improving the condition of that upland portion of the already developed site. The proposed design should mitigate potential negative impacts to the surrounding environment and has the potential to improve water quality.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	Water-dependent uses on the site are restricted by the Army Corp floodwall separating the majority of the parcel from the riverbank. This project does not further inhibit development of water dependent uses.
5. Have efforts been made to preserve opportunities for future water-dependent development?	See #4
6. Is public access provided to the adjacent waterbody or watercourse?	Public access to the West River is not possible on this site due to the presence of the Floodwall. City Staff and the Applicant have reviewed the existing, overlapping easements on the parcel and have determined that a Coastal Access Easement along the outside of the floodwall to provide a view of the river would conflict with the existing easements and is not practical in this location. There is existing coastal access across the river, associated with the 500 Blake Street project (CPC #1567-03).
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No.
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6’.	No.

Project Timetable: Summer/Fall 2023-Fall 2025

PLANNING CONSIDERATIONS

The City Plan Commission approved the General Plans for this project on June 15, 2022 in CPC Report #1608-07 and recommended approval to the Board of Alders of the PDD text amendment to allow a greater density of residential development in PDD 103. The report cited the original PDD approval report, CPC Staff Report #1332-01 which stated, “The site presents an unusual opportunity to re-develop a large site within an area of New Haven that has historic character...and good access to the amenities of urban life, as well as immediate access to City and State parks at West Rock. The development is of sufficient size to create a new residential community with a strong

identity with Westville Village.” The applicant returned with Detailed Plans that continue to meet these objectives with a well-designed site in compliance with the Zoning Code.

The existing brick factory building on the site is listed in the New Haven Historic Resource Inventory, listing #2958, as a colonial revival style building built in stages between 1906 and 1948. The building was previously converted to office space (CPC Report #1401-05 from March 2007). The current proposal preserves the majority of the building, with the exception of the rear addition to the southwest of the property which will be demolished, with the chimney stack left intact. The New Haven Preservation Trust provided the Applicant with a letter of support, which was included in their submission. This letter concludes that, “The Trust was pleased to see that the development plans include maintaining several of the buildings existing in the complex, including the original 1906 structure. In addition to being a sustainable practice, adaptive reuse of historic structures helps maintain the city’s history through its historic fabric while allowing the structures to adapt to current needs. The Trust recommends approval of the project.”

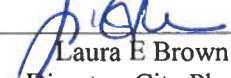
SITE PLAN REVIEW

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.

ACTION

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


ADOPTED: January 18, 2023
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

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.

ADOPTED: January 18, 2023

ATTEST: 
Robert Walsh
Acting Building Official