

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 126 AND 136 FARREN AVENUE. Site Plan Review and Coastal Site Plan Review for expansion of an automotive garage and construction of a retail store in a BA zone. (Owner/Applicant: Antonio Contreras of National Connection, LLC; Agent: Fernando Pastor of SEEDnh)

REPORT: 1532-02

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 July 19, 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 on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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; 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. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
9. 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.
10. 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.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

14. Recorded BZA relief must be provided to City Plan Department prior to issuance of building permits; and
15. Site plans submitted for building permits shall include details for proposed bike rack of at least three spaces.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received May 18, 2017.

- Stormwater Management Analysis prepared by B&B Engineering dated April 6, 2017. Received May 18, 2017. Revisions received June 9, 2017.
- Survey documenting merged lots recorded March 27, 2017. Received May 26, 2017.
- Application drawings. 6 sheets received May 18, 2017. Revisions received June 9 and July 12 2017.
 - Site Development Plan. Revision date July 11, 2017.
 - Construction Notes and Details. Revision date July 11, 2017.
 - A-0.0: Location Plan & Code Sheet. Revision date May 18, 2017.
 - A-0.1: Site Plan. Revision date May 27, 2017.
 - A-0.2: First Floor Plan. Revision date May 18, 2017.
 - S-1: Survey. Revision date April 17, 2017.

PROJECT SUMMARY:

Project: Automotive shop expansion and retail store construction

Address: 126 and 136 Farren Avenue

Site Size: 28, 353 SF (0.65 acres)

Zone: BA (General Business)

Financing: Private

Project Cost: \$60,000

Parking: 27 spaces (including 1 HC van-accessible)

Owner/Applicant: Antonio Contreras of National Connection, LLC

Phone: 203-909-6210

Agent: Fernando Pastor of SEEDnh

Phone: 203-640-7327

Site Engineer: Brian Nesteriak of B&B Engineering

Phone: 203-881-8145

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1438-01: CAL for used car sales and general repair in a BA zone. **Approved March 17, 2010.**

CPC 1456-05: Site Plan Review including CSPR for construction of new truck storage garage on combined lot with existing car repair facility in a BA zone (with 126 Farren Avenue). **Approved September 21, 2011.**

CPC 1513-06: Coastal Site Plan Review and Certificate of Approval of Location (CAL) for Used Car Dealer and General Repairer Licenses. **Approved December 16, 2015.**

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with a Certificate of Approval of Location (CAL) and Special Exception granted on June 13, 2017 to permit a used car dealer where a maximum of five vehicles for sale are kept on the premises at one time, including coastal site plan review.

Site description/existing conditions:

The proposed project is on an existing developed parcel in the city's Annex neighborhood. The neighborhood is residential in nature, with mostly medium-density one- and two-family homes in the immediate vicinity, along with some neighborhood-oriented retail establishments.

The project parcel consists of three former lots that have been merged into a single parcel. 140 Farren Avenue is a two-family home. 126 and 136 Farren Avenue are both fully paved sites, divided by a split-rail fence, with asphalt in the front giving way to a mix of concrete and gravel in the rear. 136 Farren contains a one-story auto body shop towards the front of the site, while 126 Farren contains a one-story garage is in the very rear of the property.

Currently, only 136 Farren has the proper permits to operate as a used car dealer, so all business is conducted on this property, while 126 Farren remains unused.

Proposed activity:

The applicant proposes to expand the auto body shop at 136 Farren Avenue by adding new car repair bays to the rear of the building. He also proposes to construct a new 1,100 SF tire and auto parts retail store on the 126 Farren Avenue site.

Motor vehicle circulation/parking/traffic:

The site currently has three curb cuts. The applicant proposes to close the southernmost of these on Farren Avenue and replace it with sidewalk. The two remaining curb cuts will both access two-way driveways that lead to the main parking lot, which will have a total of 27 parking spaces. A new curb cut will be created in the rear of the site, providing a one-way exit from the parking lot to Lancraft Street. Five spaces fronting Farren Avenue will be reserved for cars for sale, while the remaining three fronting Farren Avenue will be for customers. Two spaces in the rear of the lot will be for the residential property at 140 Farren Avenue. The remaining 17 spaces will be for employees and cars under repair.

Bicycle parking:

An area for bike parking is designated on the site plans, but details for a bike rack are not provided. Details must be included in the plans submitted for sign-off and include at least three bike parking spaces.

Trash removal:

Two dumpsters will be located in the rear of the parking lot and emptied on a regular basis via private hauler.

Signage:

No signage is proposed at this time. Any desired signage must be submitted for zoning approval when receiving building permits.

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: 96 CY

Start Date: July 1, 2017

Completion Date: September 1, 2017

Responsible Party for Site Monitoring: Antonio Contreras

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:

Due to the presence of high ground water, it is not feasible for the applicant to collect, retain, and treat the first inch of rain on-site. All other standards are met.

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 applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

Project Timetable: Construction is to begin as soon as possible and be completed in approximately two months.

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: the site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved parking lots and grassy areas.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	None
2. Potential beneficial impacts	The project includes the construction of a stormwater management system that is designed to remove 80 percent of total suspended solids (TSS) from the site. As a result, more stormwater runoff will be captured on site and there will be less and higher-quality runoff into the Quinnipiac River.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	Site is not waterfront.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Site is not waterfront.
6. Is public access provided to the adjacent waterbody or watercourse?	Site is not waterfront.
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

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.

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.

ACTION

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

ADOPTED: July 19, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

ADOPTED: June 21, 2017

ATTEST: 
James Tarcio
Building Official