

**NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW**

**RE:** **18 TOWER LANE.** Minor modifications to an approved site plan including conversion of existing hardscape south of the building into a new garden and gathering space as well as small layout changes near the building drop-off and accessible parking area, in PDD 15. (Owner/Applicant: New Haven Jewish Community Council Housing Corporation; Agent: Katy Gagnon of Langan)

**REPORT:** **1584-01A1**

**ACTION:** **Approval**

**Review Date: April 12, 2023**

**Submission received March 16, 2023:**

- Development permit application
- \$150 application fee
- Narrative
- Revised plans (further revised March 27, 2023)
- Stormwater memo (received March 27, 2023)

**PROPOSED SITE PLAN MODIFICATIONS**

The proposed additional work at 18 Tower Lane in New Haven, CT involves the conversion of existing hardscape south of the building into a new garden and gathering space as well as small layout changes near the building drop-off and accessible parking area. Construction is anticipated to start in Summer 2023 with a duration of about 12 months.

Site work associated with the proposed garden includes new planted areas, garden beds, a recirculating fountain stream, concrete paver gathering areas, benches, a pergola, and a concrete bocce court. The proposed work results in a decrease of about 0.22 acres of impervious area which is a decrease of about 29% within the limit of disturbance and 1.9% over the entire site. Pervious areas will be planted with lawn, mulch beds, or plant beds.

**COASTAL SITE PLAN REVIEW**

Proposed minor modifications are exempt from Coastal Site Plan Review per NHZO Section 55(f)(3) which includes an exemption for “Construction of new or modification of existing on-premise fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, business signs under 30 feet in height and such other minor structures as will not substantially alter the natural character of coastal resources or restrict access along the public waterfront”

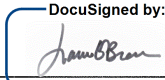
**SITE PLAN REVIEW**

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**

Plans noted above are approved.

**ADOPTED:** April 19, 2023  
Reported to the Commission

**ATTEST:**  April 14, 2023 | 11:22 AM  
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Laura E Brown  
Executive Director, City Plan Department