

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

RE: 192 FITCH STREET. Site Plan and Coastal Site Plan for the conversion of existing ground floor office space into 6 residential dwelling units in an RM-1 zone. (Owner: Kelly Ann Day for New Reach Inc.; Applicant: David Natan for New Haven Fitch LLC; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)

REPORT: 1568-01

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 19, 2025. 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. 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.
4. 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.
5. 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.
6. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
7. Flood elevation certificate [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. 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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. Applicant shall provide a copy of CT Department of Transportation approval for the proposed reuse of the existing drainage connection on Fitch Street to the Engineering Department prior to sign off on plans for building permit.
15. Applicant shall coordinate with the Engineering Department to confirm that the existing drainage pipe leaving the site connects to the stormwater system prior to sign off on plans for building permit.
16. Prior to sign off on plans for building permit, applicant shall coordinate with the City's Corporation Counsel to negotiate and record a 19'7" public access easement along the Beaver Brook watercourse reserving the City's right to construct a public walkway or boardwalk for access to the water way, including a point of access for residents of the property.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, CSPR, and IW forms. NARRATIVE attached. Received March 18, 2020.

- Application drawings. 6 sheets received March 18, 2020. Revisions and additional sheets received April 6, April 7, and April 13, 2020.
- Site Stormwater Management Report dated March 31, 2020. Received April 6, 2020. Revised April 10, 2020. Received April 13, 2020.
- *Reflective Heat Impact from Hardscape or Paved Surfaces* dated March 31, 2020. Received April 6, 2020.

PROJECT SUMMARY:

Project: Residential conversion
Address: 192 Fitch Street
Site Size: 22,072.6 SF (0.51 acres)
Zone: RM-1 (Low-Middle Density)
Parking: 17 parking spaces (including 2 accessible spaces)
Owner: Kelly Ann Day for New Reach Inc. **Phone:** (203) 492-4866
Applicant: David Natan for New Haven Fitch LLC **Phone:** (718) 776-1800
Agent: Meaghan Miles, Esq. of Camody Torrance Sandak & Hennessey LLP **Phone:** (203) 252-2642
Civil Engineer: Godfrey Hoffman Associates, LLC

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone with zoning relief granted. On July 21, 2020, the Board of Zoning Appeals granted a Variance to allow for 1,576 SF of lot area per dwelling unit where 3,500 SF is required, and Coastal Site Plan Review for a total of 14 dwelling units in a RM-1 zone.

Site description/existing conditions: The project site encompasses an area of approximately 21,710 SF (0.5 acres) and is occupied by paved surface parking lot and a three (3) story building consisting of office use on the first floor and residential dwelling units on the second and third floors. The site is bounded by Fitch Street in the east and residential property in the north, west, and south.

Proposed activity: The applicant proposes to convert the first floor of the existing building into six (6) residential dwelling units and related utility and laundry areas. The building will consist of 14 residential dwelling units in total. Additional site work includes stormwater management and landscape improvements.

Motor vehicle circulation/parking/traffic: The applicant proposes to restripe the existing parking lot to accommodate 17 parking spaces, including two (2) accessible spaces. The existing curb cut along Fitch Street will be maintained for vehicular ingress and egress.

Bicycle parking: Two bicycle racks will be mounted to the exterior of the rear wall of the building.

Trash removal: The applicant proposes to screen the existing dumpster located in parking lot.

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

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

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 applicable. The applicant has not proposed any additional lighting on site. Should the applicant decide to install exterior lighting fixtures, they must submit an Exterior Lighting Plan to staff for review and approval.

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:

10,128 SF

50% of non-roof hardscape:

5,064 SF

Shaded (average)	2,390 SF
SRI > 29	4,306 SF
Sidewalk	476 SF
StreetBond coating	3,830 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	6,696 SF
% SHADED/HIGH SRI PROPOSED	66%

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:

Coastal Flood Hazard Area (Flood Zone): The site is located within the FEMA Special Flood Hazard AE with a base flood elevation of 12 feet.

Freshwater Wetlands & Watercourses: The project site is located adjacent to the Beaver Brook watercourse.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>None.</i>
2. Potential beneficial impacts	<i>The proposed project includes improvements to the existing stormwater management system on site. The changes will result in the reduction of runoff rates and volumes flowing from the site.</i>
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	<i>None.</i>
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>No.</i>

6. Is public access provided to the adjacent waterbody or watercourse?	<i>Any existing access points along the Beaver Brook watercourse will not be impacted. The City Plan Commission recommends approval of the Coastal Site Plan application conditional upon the negotiation of a 19'7" coastal access easement along the Beaver Brook watercourse reserving the City's right to construct a public walkway or boardwalk for future access to the water way (refer to Condition of Approval #17).</i>
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: Construction is expected to commence upon receiving approvals and will be completed within six (6) months.

ACTION

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

ADOPTED: August 19, 2020
Ed Mattison
Chair

ATTEST: *Aicha Woods*
Aicha Woods
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.

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: August 19, 2020

ATTEST: *James Turcio*
James Turcio
Building Official