

NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW

RE: 192 FITCH STREET. Inland Wetlands Review 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: Peter Jackson, Architect)

REPORT: 1569-03

INLAND WETLANDS FINDING: 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 May 20, 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 Inland Wetlands 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).

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: 21,710 SF (0.5 acres)
Zone: RM-1 (Low-Middle Density)
Parking: 17 parking spaces (including 2 accessible spaces)
Owner: Kelly Ann Day for New Reach Inc.
Applicant: David Natan for New Haven Fitch LLC
Agent: Peter Jackson Architect
Civil Engineer: Godfrey Hoffman Associates, LLC

Phone: (718) 776-1800
Phone: (203) 444-4858

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone subject to variance approval of minimum lot area per dwelling unit. The applicant shall provide the City Plan Department with a copy of the recorded Board of Zoning Appeals relief letter once issued. The proposed project must receive Site Plan and Coastal Site Plan approval from the City Plan Commission prior to applying for building permits.

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.

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.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification: The existing asphalt parking area, of which a small portion is located within 50 feet of Beaver Brook, will be left undisturbed. The installation of the proposed stormwater infiltration chambers, requiring the removal of part of the parking area, will fall outside of the 50 foot buffer area.

Proposed regulated activity: The applicant proposes to plant shade trees within 50 feet of Beaver Brook. Additional proposed work, including the residential conversion of the first floor of the existing building and site stormwater management improvements, is located outside of the 50 foot buffer area.

Wetland/watercourse/upland area altered:

Wetlands: 0 acres open water body: 0 acres stream: 0 linear feet upland: 0 acres

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations: **THIS IS NOT A CLASS B OR C APPLICATION.**

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

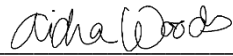
INLAND WETLAND FINDING

The Commission believes that the required findings for a Class N application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

ACTION

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

ADOPTED: May 20, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department