

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 742, 754, 756 AND 760-768 CHAPEL STREET, AND 294, 300 AND 310 STATE STREET.  
Site Plan Review for construction of a four-story, mixed-use development and conversion of the upper floors of four existing mixed-use historic buildings into residential use totaling 76 dwelling units in a BD-1 Zone. (Including MBLUs: 240 0236 01500, 240 0236 01400, 240 0236 01300, 240 0236 01200, 240 0236 01700, 240 0236 01600, 240 0236 01201) (Owner: BC Chapel Street LLC and BC State Street LLC; Agent: Gregory Muccilli of Shipman & Goodwin LLP; Applicant: BC Chapel Street LLC)

**REPORT:** 1596-01

**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 November 17, 2026. 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 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 but not limited to 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 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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.

15. 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).

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE and SESC forms. NARRATIVE attached. Application fee: \$360. Received October 19, 2021.**

- Architectural and Civil Engineering Plan Set: 34 Sheets. Dated October 21, 2021. Revised November 4 and again on November 10, 2021, and again on November 15, 2021, 39 Pages.
- Drainage Report. Prepared by Bohler Engineering, Dated October 21, 2021. Revised November 4 and again on November 10, 2021.
- Letter to Executive Director A. Woods detailing (copies provided as well) the Development Application Notices sent to South Central Connecticut Regional Water Authority and the Department of Public Health.
- Architectural Drawing Revision Memo, Dated November 4, 2021

#### **PROJECT SUMMARY:**

**Project:** Beacon Communities State and Chapel Street

**Address:** 742, 754, 756 AND 760-768 CHAPEL STREET, AND 294, 300 AND 310 STATE STREET, MBLUs: 240 0236 01500, 240 0236 01400, 240 0236 01300, 240 0236 01200, 240 0236 01700, 240 0236 01600, 240 0236 01201

**Site Size:** 41,761 SF (0.96 acres)

**Building size:**

**Zone:** BD-1

**Parking:** 3 spaces

**Owner:** Dara Kovel, BC Chapel Street LLC and BC State Street LLC

**Phone:** (617) 574-1754

**Applicant:** Dara Kovel, BC Chapel Street LLC

**Phone:** (617) 574-1754

**Agent:** Gregory Muccilli of Shipman & Goodwin LLP

**Phone:** (203) 836-2801

**Site Engineer:** G. P. Fitzgerald, Bohler Engineering

**Phone:** (860) 333-8900

#### **BACKGROUND**

**Previous CPC Actions:**

**10/26/2021 1593-10** 742, 754, 756, 760, CHAPEL Street and 294, 300, and 310 STATE Street

BZA Referral for a Special Exception to allow 3 on-site parking spaces where 36 spaces are required and 1 on-site loading space where 2 spaces are required for 79 dwelling units. BC Chapel Street, LLC. Approved.

**7/21/2021 1589-12** 300 STATE Street, 742-760 CHAPEL Street

ORDER OF THE BOARD OF ALDERS Approving a tax abatement agreement between the City of New Haven and Beacon Community Services LLC, for the State & Chapel Development (300 State Street and 742-760 Chapel Street) to be used as affordable housing. Dara Kovel, Beacon Communities LLC. No action.

**11/04/2020 1574-04** 300 STATE Street

ORDER OF THE BOARD OF ALDERS approving an application for Tax Abatement for New Production Affordable Housing - 300 State Street Development 1 New Haven, CT Chief Executive Officer of Beacon Communities LLC. Approved.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Business D-1 (BD-1) zone, with the following zoning relief granted:

**21-77-S. 742 Chapel Street; 754 Chapel Street; 756 Chapel Street; 760 Chapel Street; 294 State Street; 300 State Street; 310 State Street.** Special Exceptions: to allow 3 on-site parking spaces where 36 spaces are required and 1 on-site loading space where 2 spaces are required. Owner/Applicant: BC Chapel Street, LLC. Zone:BD-1.

**Site description/existing conditions:**

The Site is located at the corner of State and Chapel Streets, two blocks from the New Haven Green, and is adjacent to the New Haven State Street Station. Along Chapel Street are located several buildings that are contributing to the Ninth Square Historic District, including 742-750 Chapel Street, known as the "Street Building," a four-story Greek Revival brick building built in 1832; 754 Chapel Street, known as the "Howard Shoe Building (J.E. Bassett and Co.)," a three-story Federal/Greek Revival building built in 1825; 756-758 Chapel Street, an Italianate building built circa 1870; and 760 Chapel Street, known as the "Horowitz Brothers (Charles Manson) Building," a three-and-one-half story High Victorian Italianate building built in 1891. Because of the architectural, historic and cultural significances of these buildings, they will be preserved as part of the redevelopment and all plans will be done in accordance with the Secretary of Interior's Standards for Rehabilitation.

**Proposed activity:**

The Applicant, BC Chapel Street, LLC., an affiliate of Beacon Communities Corporation seeks to develop a mixed-use, transit-oriented development on approximately 0.96 acres located at the real properties commonly known as 742, 754, 756 and 760-768 Chapel Street, and 294, 300 and 310 State Street. Beacon proposes to preserve and incorporate the existing, but partially vacant, historic buildings located along Chapel Street by converting the upper floors into residential use, and further proposes to construct a new, four-story residential building on the remainder of the Site along State Street which is currently in use as a surface parking lot for the storage of motor vehicles, totaling seventy-six (76) residential dwelling units, while mostly retaining commercial use at street level along Chapel Street in the form of retail or other similar commercial uses.

**Motor vehicle circulation/parking/traffic:**

Per the zoning relief granted November 9, 2021; the proposed project will include 3 on site parking spaces and 1 on site loading space which will be located at the interior of the lot. Vehicles will enter and exit the Site at the southern corner at grade to access the parking and loading spaces. As shown in the architectural drawing for Level 1- Sheet A0.01, Level one will include the parking spaces, vehicle circulation to interior loading space and the trash room. These areas will be below Level 2 of the proposed new construction. The turning radius and circulation pattern for vehicles traveling on State Street Northbound were analyzed when proposing the location of on street parking along State Street (southbound). During Site Plan Review, Traffic, Ticketing and Parking confirmed that on street parking regulations are outside of Site Plan Review and should not be proposed on the Site Plan.

**Bicycle parking:** 48 Bicycle spaces to be provided on site

**Trash removal:** The buildings will be serviced by interior trash chutes which will collect within an interior trash room on Level 1 and be wheeled out by facility staff into the area of vehicular access to be carted away.

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

**Sec. 58 Soil Erosion and Sedimentation Control:** The SESC form submitted with the application only details the amount of soil to be excavated for the new building's footings (as it is to be constructed as slab on grade)

however the more accurate calculation for material to be moved, removed or added to the site is detailed on the Soil Erosion and Sediment Control Plan Sheet C-601 contained in the revised Architectural and Civil Plan Set dated November 10, 2021.

**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: 529 CY

Start Date: Second Quarter of 2023      Completion Date: Fourth Quarter 2024 (projected 18 month construction period)

Responsible Party for Site Monitoring: TBD

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 during the 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 less than 1 acre (“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.

**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: 5,397 SF  
50% of non-roof hardscape: 2,698 SF

<b>Shaded (average)</b>	<b>1,742 SF</b>
<b>SRI &gt; 29</b>	<b>2,430 SF</b>
Concrete	2,430 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>4,172 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>77 %</b>

**Project Timetable:** Work to commence in the second quarter of 2023 and take 18 months for completion.

**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**

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

**ADOPTED:** November 17, 2021  
Leslie Radcliffe  
Chair

**ATTEST:** Aicha Woods  
Aicha Woods  
Executive Director, City Plan Department