

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

RE: 133 HAMILTON STREET. Site Plan and Coastal Site Plan Review for the conversion of former clock factory building into 130 residential dwelling units. (Owner/Applicant: Alex Dzyuba for Taom Heritage New Haven, LLC; Agent Stephen Benben of Triton Environmental, Inc.)

REPORT: 1547-02

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 September 20, 2023. 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. 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.
5. 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.
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. 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.
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. Proposes 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 must submit Haul Routes to the Department of Transportation, Traffic, and Parking prior to signoff for building permits.
15. Applicant must submit plans demonstrating that roof leaders connect to the stormwater management system

for Engineering Department review prior to signoff for building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received July 19, 2018.

- Stormwater Management Plan dated July 19, 2018. Received July 19, 2018. Revised September 19, 2018. Received September 19, 2018.
- Responses to comments letter dated September 6, 2018. Received September 7, 2018.
- Application drawings. 13 sheets received on July 19, 2018. Revisions received August 3, 2018. Revisions and 2 additional sheets received September 7, 2018 and September 19, 2018.
 - Title Sheet. Received July 19, 2018.
 - EX-1: Existing Conditions Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised September 19, 2018. Received September 19, 2018.
 - SP-1: Site Layout Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - GP-1: Grading Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - UP-1: Utility Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - SE-1: Soil Erosion and Sediment Control Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - SE-2: Soil Erosion and Sediment Control Notes & Details. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - LS-1: Landscaping Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - LP-1: Lighting Plan. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - RP-1: Reflective Heat Impact Plan. Drawing date August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - CP-1: Common Areas Plan. Drawing date August 31, 2018. Received September 7, 2018. Revised September 19, 2018. Received September 19, 2018.
 - DN-1 – DN-4: Notes and Details. Drawing date July 19, 2018. Received July 19, 2018. Revised August 3, 2018. Received August 3, 2018. Revised September 19, 2018. Received September 19, 2018.
- Architectural drawings. 62 sheets received July 19, 2018.

PROJECT SUMMARY:

Project: Residential conversion of former New Haven Clock Factory

Address: 133 Hamilton Street

Site Size: 84,149 SF (1.93 acres)

Zone: IL (Light Industry)

Parking: 69 parking spaces (including 3 accessible spaces)

Owner/Applicant: Alex Dzyuba for Taom Heritage New Haven, LLC

Phone: (503) 974-7555

Agent: Stephen Benben of Triton Environmental, Inc.

Phone: (203) 458-7200

Architect: Auralith Architecture

Site Engineer: Triton Environmental, Inc.

BACKGROUND

Previous CPC Actions:

- **CPC 1278-16:** Acceptance of grant from HUD in an amount not to exceed \$490,000 for the cleanup and site preparation of the property to accommodate expansion of the Palmieri Food Products plant. Recommended Approval September 22, 1999.
- **CPC 1518-02:** RESOLUTION OF THE BOARD OF ALDERS Authorizing the City to apply for and accept a grant from CT DECD for \$200,000 to support environmental investigation to support redevelopment of clock factory property. Recommended Approval on September 17, 2018.
- **CPC 1521-07:** RESOLUTION OF THE BOARD OF ALDERS Authorizing the City to apply for and accept a grant from DECD not to exceed \$100,000 to continue environmental investigation to support the redevelopment of the clock factory property at 133 Hamilton Street. Recommended Approval on August 21, 2016.
- **CPC 1541-03:** ORDER OF THE BOARD OF ALDERS Approving the execution of a tax abatement agreement between the City of New Haven and Taom Heritage New Haven, LLC, for property located at 133 Hamilton Street to be used as affordable housing in accordance with Section 8-215 of the Connecticut General Statutes. Recommended Approval on February 21, 2018.
- **CPC 1541-04:** ORDER OF THE BOARD OF ALDERS Approving a grant of an amount not to exceed \$400,000 to Taom Heritage New Haven, LLC, for environmental cleanup of the property located at 133 Hamilton Street to accommodate low income artist housing. Recommended Approval on February 21, 2018.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone.

Site description/existing conditions:

The project site encompasses an area of approximately 85,149 SF (1.93 acres) and consists of a partially occupied building with three wings that range from three- to four-stories and a parking area. The site, which was formerly occupied by the New Haven Clock Company Factory, is bounded by commercial/industrial property in the north, Wallace Street in the east, St. John Street in the south, and Hamilton Street in the west.

Proposed activity:

The applicant proposes to convert the approximately 145,090 SF building into 130 residential units that will include one- to three-bedroom units. The proposed project includes interior hazardous material abatement and a variety of site remedial actions, such as targeted soil removal and the installation of engineered controls (ECs) in order to cap additional impacted soils in to place. Additional site work will include stormwater drainage improvements, landscaping, and the development of an at-grade parking lot.

Motor vehicle circulation/parking/traffic:

The proposed project includes the redevelopment of an existing parking area to include 69 parking spaces, including 3 accessible spaces. All traffic will enter the site through either curb cuts along Hamilton Avenue and Wallace Street and exit the site through two curb cuts on Wallace Street.

Bicycle parking:

The applicant proposes to install bike racks adjacent to the western wing of the existing building. The bike racks will accommodate 10 bicycles.

Trash removal:

A 8'x14' concrete dumpster pad will be constructed in the northern portion of the proposed parking lot.

Signage:

None proposed.

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: 11,521 CY

Start Date: September 2018

Completion Date: February 2020

Responsible Party for Site Monitoring: James Dunn of VASE Management LLC

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*.

Note: Because the project is between 1 and 5 acres ("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 DOCUMENTATION

- 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

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

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:

38,433 SF

50% of non-roof hardscape:

19,216.5 SF

| | |
|--|------------------|
| Shaded (average) | 17,063 SF |
| SRI > 29 | 9,165 SF |
| Concrete | 9,165 SF |
| TOTAL PROPOSED SHADED/HIGH SRI AREA | 26,228 SF |
| % SHADED/HIGH SRI PROPOSED | 68.2% |

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 developed non-waterfront or waterfront adjacent site consisting of a commercial/industrial building, a paved parking lot, and grassy areas. The site is located more than 800 feet away from the Mill River.

| Coastal Program Criteria | Comments |
|--|---|
| 1. Potential adverse impacts on coastal resources and mitigation of such impacts | <i>The proposed development will increase the amount of impervious area on the site and, therefore, could increase the volume and peak rate of runoff generated during a storm event. The potential adverse impacts from the additional impervious surfaces will be mitigated through the use of an improved stormwater infiltration system and related pollution-control amenities. See Stormwater Management Report for additional information.</i> |
| 2. Potential beneficial impacts | <i>The project includes the installation of a new stormwater management system, including catch basins and a sedimentation chamber, that is designed to maximize on-site detention and infiltration capacity and reduce run-off.</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. The site is not appropriate for water-dependent uses.</i> |
| 5. Have efforts been made to preserve opportunities for future water-dependent development? | <i>The site is not appropriate for water-dependent uses.</i> |
| 6. Is public access provided to the adjacent waterbody or watercourse? | <i>No. The site is not directly adjacent to a waterbody or watercourse.</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)? | <i>No.</i> |
| 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'. | <i>No.</i> |

Project Timetable: Construction is expected to begin in September 2018 and be complete by February 2020.

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: September 20, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

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: September 20, 2018

ATTEST: [Signature]
James Turcio
Building Official

