

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 257, 269, AND 297 PECK STREET. Site Plan Review for the conversion of existing industrial space into offices for New Reach, Inc. in an IL zone. (Owner: Peck Street LLC; Applicant: New Reach, Inc.; Agent: Meaghan Miles of Carmody Torrance Sandak & Hennessey LLP)

REPORT: 1558-01

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 June 19, 2024. 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 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.
6. 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.
7. 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.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
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. 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

15. Any changes to the proposed curbs or sidewalks that deviate from the City standard details per Condition of Approval #10 above will be approved by the City Engineer prior to sign-off for building permits.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$360. Received March 15, 2019.

- Storm Water Management Report dated May 13, 2019. Received May 16, 2019.
- Application drawings. 2 sheets received March 15, 2019. Revisions and additional sheets received May 16, June 6, 2019, June 14, 2019, and June 19, 2019.

PROJECT SUMMARY:

Project: New Reach Inc.

Address: 257-297 Peck Street

Site Size: 47,724 SF

Building size (3 buildings): 20,944 SF

Zone: IL (Light Industry)

Parking: 43 parking spaces

Owner: Peck Street LLC

Applicant: New Reach, Inc.

Phone: (203) 325-8608

Agent: Meaghan Miles of Carmody Torrance Sandak & Hennessey LLP

Phone: (203) 252-2642

Site Engineer: C.C.G CT Civil Group, LLC

Architect: Gregg, Wies & Gardner Architects, LCC

BACKGROUND

Previous CPC Actions:

1555-06: Approved: Zoning Ordinance Map Amendment to change the zoning designation of properties located on Peck Street from Heavy Industry (IH) to Light Industry (IL).

Zoning:

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

Site description/existing conditions: The sites total approximately 1.1 acres and contain 4 buildings used for construction offices and related storage. The Property is between Ferry Street and Blatchley Avenue and abuts the Erector Square mixed-used development.

Proposed activity: The Applicant is a non-profit housing and community service provider based in New Haven, geared toward ending homelessness and alleviating poverty. New Reach provides 3 emergency shelters, supportive housing, affordable housing, and stabilization services. Site plan modifications include:

- 297 Peck Street: Renovations to the offices that include a one-story ~300 SF addition to the north, connecting it to 269 Peck Street.
- 269 Peck Street: Rehabilitated and converted from warehouse use to office use. The existing entry and a rear shed will be demolished.
- 257 Peck Street: Rehabilitated to be used as programmatic storage; no dimensional changes.
- 269B Peck Street: Rehabilitated to be used as training and work space; no dimensional changes.
- Increased parking from 24 to 43 spaces.
- Installation of 6 bicycle racks.
- Existing fences to be modified.
- General site improvements, including landscaping.

Motor vehicle circulation/parking/traffic: There is two way circulation in a loop through a parking area located on Peck Street. There is also a parking area to the rear of the site that can be accessed from the same two curb cuts.

Bicycle parking: Enclosed bicycle parking is proposed against Building 3 between Building 3 and Building 4.

Trash removal: The dumpster is located against building 4. The garbage truck can enter the site from the westerly driveway, and circulate through the parking area, exiting the easterly driveway.

Signage: None is currently proposed. All signage will need to be reviewed by City Plan prior to applying for sign permits with the Building Department.

Sec. 58 Soil Erosion and Sedimentation 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: 462 CY
Start Date: Summer 2019
Responsible Party for Site Monitoring: Viking Construction

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 construction;
- 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 per GNHWPCA standards and thus does not fall under CNH jurisdiction

**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.

This section applies because there is more than 1 acre of impervious cover on the site. The shadow area percentage on the site is 23.3%. The applicant proposes reflective roof surfaces on some of the roof areas which means that the applicant may be able to reach the equivalent level of reduction under the ordinance. The Commission finds that the applicant meets the Reflective Heat Impact requirements through treatment of the building roofs on site.

Project Timetable: Construction is expected to begin in summer 2019.


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 Page 1 and 2.

ADOPTED: June 19, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department