

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **904 QUINNIPLAC AVENUE** Special Exception Coastal Site Plan Review for the construction of 8 additional dwelling units where 4 currently exist. Zone: RM-1. (19-52-CAM) (Owner: Quinnipiac River Properties. Applicant: Tommy Kolitsipoulos.)

REPORT: **1558-15**

ADVICE: **Coastal Site Plan: Denial**

PRINCIPAL APPLICABLE REGULATIONS

Section 55(b)(2) and (3): Coastal Management District. (2) *Application.* Whenever a nonexempt *building, structure, use* or activity is to be located within this district, the application for a building permit submitted pursuant to the State Building Code, the application for a variance or special exception submitted pursuant to subsections 63.C and D of this zoning ordinance, and application and general plan and detail plans of planned development districts pursuant to section 65 of the zoning ordinance, shall be accompanied by an application for coastal site plan review upon the forms provided by the zoning enforcement officer. (3) *Review.* The board or official receiving the application for coastal site plan review shall refer the application to the city plan commission for a written report. The commission shall review the application in accordance with the Connecticut Coastal Management Act, as amended, to determine whether the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities are acceptable.

BACKGROUND

The project involves the creation of 4 duplex buildings for 8 additional dwelling units. The project includes construction of a new driveway, parking lot, and new utilities for the proposed and existing buildings. The applicant includes the proposed boardwalk as required by the Coastal Access Easement and Maintenance Agreement, dated February 27, 2016 at Vol. 9541, Page 89 of the land records.

JUNE 11 PUBLIC HEARING

The attorney representing the client (Benjamin Trachten) as well as the architect (Fernando Pastor) presented this application. They stated that the site is under-utilized, and this application is seeking less relief than a similar project that was previously approved at the subject lot. The layout now provides 4 pairs of units (duplexes) with parking below the structures which takes advantage of the slope back to the river.

No members of the public spoke in either support or opposition of this application.

PLANNING CONSIDERATIONS:

COASTAL SITE PLAN REVIEW

The Board'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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area (Flood Zone): The majority of the property is within Flood Zone X Areas and the rear of the property is located within Flood Zone AE Area at Elevation 12 feet, determined to be inside of the 0.2% annual chance (100-year) floodplain, Map# 09009C0442J (July 8, 2013).

Intertidal Flats: Intertidal Flats are on the western boundary of the project, currently overgrown with vegetation and littered with debris.

Tidal Wetlands: Tidal Wetlands are on the western boundary of the project, currently overgrown with vegetation and littered with debris.

Estuarine Embayments: This area is associated with the Quinnipiac River and the condition appears good.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The application has not identified any known impacts.
2. Potential beneficial impacts	The proposed boardwalk would increase public access to the coastal resources. The applicant states that the boardwalk has been designed in accordance with the Coastal Access Easement and Maintenance Agreement.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None identified.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	Yes
6. Is public access provided to the adjacent waterbody or watercourse?	Yes
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

Sec. 60 Stormwater Management Plan:

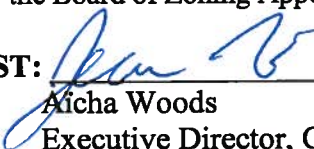
The applicant submitted a Stormwater Management Plan as part of this application. The stormwater narrative states that the site will contain of ~2.1 inches of runoff. Stormwater calculations remain open to review by the City Engineer as well as several other aspects of the stormwater management plan and coastal site plan.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Coastal Site Plan Review application as incomplete, and therefore, recommends denial.

Should the applicant submit complete stormwater runoff calculations and drainage to the Board of Zoning Appeals to its satisfaction, this may be grounds for an approval by the Board of Zoning Appeals.

ADOPTED: June 19, 2019
Ed Mattison
Chair

ATTEST:  on behalf of ADW
Aicha Woods
Executive Director, City Plan Department

