

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 855 (AKA 847) STATE STREET. Site Plan Review for conversion of church and rectory to six residential units in a BA zone. (Owner: The Church on State Street, LLC and Newcastle Connecticut, LLC; Applicant: Michael Zauberman of Newcastle Connecticut LLC; Agents: Philip Morgan and Fernando Pastor)

REPORT: 1521-02

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 21, 2021**. 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 on final plans.
3. 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.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; 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 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.
6. A site restoration bond in an amount of \$2,500 per dwelling unit (\$15,000 total) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. 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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

13. Applicant must ensure that resident vehicles can gain access to easement at 881 State Street from existing curb cut on State Street or via a new easement across 889 State Street.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received July 21, 2016

- Lighting design comments. Received July 21, 2016.
- Drainage Study dated July 10, 2016. Revised August 15, 2016. Received August 19, 2016.
- Reflective Heat Reduction Study dated July 10, 2016. Received July 21, 2016.
- Application drawings. 9 sheets received August 19, 2016.
 - C-1: Zoning Information. Drawing date June 15, 2016.
 - Property Topographic Survey. Drawing date December 11, 2015.
 - DEMO-1: Existing Conditions Plan. Drawing date July 18, 2016. Revision date August 15, 2016.
 - S-1: Site Plan. Drawing date July 18, 2016. Revision date August 15, 2016.
 - A-1.6: Sunken Patio. Drawing date December 30, 2015. Revision date June 14, 2016.
 - S-1-L: Foot Candle Lighting Plan. Drawing date July 18, 2016. Revision date August 15, 2016.
 - D-1-D-3: Detail Sheets. Drawing date July 18, 2016. Revision date August 15, 2016.
- Letter from Attorney David Grogins requesting withdrawal of Condition #13 re: access easement, dated September 20, 2016. Received September 20, 2016.

PROJECT SUMMARY:

Project: Conversion of church and rectory to six residential units

Address: 855 (AKA 847) State Street

Site Size: 11,873 SF (0.27 acres)

Zone: General Business (BA)

Financing: Private

Parking: 6 spaces, including 1 HC van-accessible

Owner: The Church on State Street, LLC

Phone: 646-472-7995

Applicant: Michael Zauberman for Newcastle Connecticut, LLC

Agent: Philip Morgan for Newcastle Connecticut, LLC

Phone: 203-640-7327

Site Engineer: James Sakonchick of Kratzert, Jones, & Associates, Inc.

Phone: 860-621-3638

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1134-12, June 12, 1991: Special Exception for joint-use parking at 855 State Street for church and proposed retail and office complex at #881 in a BA zone.

Zoning:

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

Site Description/existing conditions:

The site is currently developed and contains two brick buildings that formerly housed a church and associated rectory. The two buildings occupy about half of the site, with the remainder being used for a grassy lawn, sidewalks, and a small parking area that can only be accessed via an easement through the neighboring property at 881 State Street. The entirety of the rear of the property abuts an approximately 10-foot tall embankment that leads down from the I-91 southbound lanes.

Proposed Activity:

The applicant proposes to convert the church and rectory to a total of six apartment units. Proposed site work includes construction of two three-space parking areas, a handicapped ramp, and landscaping.

Circulation/Parking/Traffic:

In order to accommodate required parking, the existing rear asphalt lot, which is currently unstriped, will be removed and replaced with porous concrete pavers to accommodate three vehicles. This parking will continue to be accessed via an easement over the 881 State Street property. However, direct access to the easement area is blocked by a gate that has been locked for several years; alternate access is gained through 881 State's rear driveway and 889 State's (Dunkin' Donut's) parking lot, over which the applicant does not hold an easement. An additional parking area will be constructed in the currently grassy southwestern portion of the property. The driveway and two spaces will be constructed using the same porous pavers as in the rear lot, while the handicapped space and adjacent loading area will be constructed using concrete. This parking area will be accessed via an existing curb cut from State Street. The applicant proposes to also add a bicycle rack adjacent to the rear parking lot. Pedestrian access is provided by a sidewalk that runs along the entire State Street frontage of the site.

Trash removal:

A fenced concrete dumpster pad will be constructed adjacent to the rear parking lot. Trash removal trucks will access the dumpster pad via the access easement and wheel the refuse bins to the truck for emptying.

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: 377

Start Date: October 2016

Completion Date: September 2017

Responsible Party for Site Monitoring: Philip Morgan

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*.

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 elevation 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:	2,953 SF
50% of non-roof hardscape:	1,474 SF
Shaded (based on average values per code):	-
Areas with SRI > or = 29	2,953 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	2,953 SF
% SHADE/HIGH SRI PROPOSED	100%

Project Timetable: Construction is to start as soon as possible, with the entire project taking about one year to complete.

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.

ACTION

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

ADOPTED: September 21, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director