

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 605 DIXWELL AVENUE AND 193 HAZEL STREET (M/B/P 290-0469-00100 and 290/0469/02201). 5000 SF Church in a RM-2 Zone (Owner/Applicant: First Calvary Baptist Church)

**REPORT:** 1522-03

**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; and 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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final 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. 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. 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.
11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

### ADDITIONAL CONDITIONS OF APPROVAL

14. The entire site is to be paved and an ELUR required on the Land records per the Remedial Action Plan. Copy of recorded ELUR to be provided to City Plan prior to Certificate of Occupancy.

15. Site Plan changes:

- Show dimensions of HC spaces (8' with 8' aisle for van, 10' and 5" for regular HC)
- Move Dixwell Avenue driveway southerly to avoid removal of the existing tree. (Staff suggest meeting in field just prior to driveway apron installation)
- It is unclear whether the monitoring well adjacent to the Hazel Street sidewalk is part of this property. If it is, are there others and what is the treatment (protect, save, and remove in accordance with CTDEEP requirements) which should be noted on the site plan.
- Use City Standard details for sedimentation and erosion controls.
- Provide location of tracking pad
- Include City Standard details for granite curbing, sidewalks, driveway aprons, pavement restoration etc.
- Note type of dumpster screening.
- Add Stop sign 4' from back of sidewalk on driveway onto Dixwell with "Do not Enter" sign on the reverse side facing Dixwell; add Stop sign 4' back of sidewalk on Hazel Street.
- Insure you have adequate # HC parking spaces (2 required)
- New Bathrooms required to be ADA accessible

**Submission:** : Development Permit Application 03/23/06, Letter narrative by Jay Alpert 03/23/06, Site Survey by DTC 04/23/01, Memo re revised site plan 06/12/06 including drainage explanation, Site Plan sheet A1.1 03/23/06 revised 06/12/06, SESC notes, zoning table, location map, BZA decision letter.  
New information concerning Remedial Action Plan for Soil Remediation.

**PROJECT SUMMARY:**

**Project:** 4,935 SF addition to existing 3,402 SF church and related parking improvements  
**Address:** 605 Dixwell Avenue (corner Hazel Street)  
**Site Size:** 37,588 SF (.86 acres)  
**Total floor area:** 8,337 square feet  
**Zone:** RM-2  
**Financing:** private  
**Parking:** 31  
**Owner:** First Cavalry Baptist Church (Reverend Boise Kimber)  
**Agent:** Jay Alpert **Phone:** 203-389-2129  
**Architect:** same  
**Site Engineer:**  
**Remedial Action Plan:** GZA Geo-Environmental Inc. **Phone:**  
**City Lead:** City Plan Department/ Economic Development (Remediation) **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

- CPC 1306-09: LDA for portion of 201 HAZEL STREET. (now 193 Hazel Street)
- CPC 1383-14: Special Exception to allow 2 front yard parking spaces within the Hazel Street frontage in a RM-2 zone
- CPC 1391-14 Site Plan Review for 5,000 SF Church Addition in a RM-2 Zone

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted.

**Proposed Activity:** First Cavalry Baptist Church proposes an addition to its church at the corner of Dixwell Avenue and Hazel Street. The addition which will include additional seats to the church as well as a social hall and related parking, are on a lot known as 201 Hazel Street purchased from the City in 2001. The lot was part of the former Sealtest Dairy site.

Under the original approval, a paved front yard was to be returned to a grassy area. This grassy area is no longer possible given the requirements of the Remediation Plan; other grassy areas will also now be paved. A paved parking area will be added in the rear. The site plan was originally approved in 2006; this approval has expired as of 2015, requiring a re-approval. The Site is now subject to extensive soil remediation activities due to contamination which in turn have caused minor changes to the original site plan.

**Parking:** 31 parking spaces are provided on site including 1 HC space (an additional HC space is required). Parking is removed from the Dixwell Avenue front yard and added in the rear.

**Circulation:** One-way traffic will enter the site from Hazel Street and exit onto Dixwell Avenue and Hazel Street.

**Trash removal/Loading:** A new dumpster pad and enclosure will be constructed on the north side of the existing building.

**Storm water Drainage:** Seven 1,500 gallon drywells are shown; the applicant states in memo dated 06/12/06 that the dry wells are more than adequate to handle runoff from the 16,000 SF of pavement.

**Soil Erosion and Sediment Control Review:** The site is relatively flat and soil erosion measures are not shown on the site plan, although a SESC narrative is given. City details and location of anti-tracking pad are required.

A named individual must be 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 remedial site work 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*.

**Project Timetable:** remediation is expected to begin as soon as possible, upon receipt of site plan approval.

#### **SITE PLAN REVIEW**

Plans have been previously 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 conditions on Pages 1 and 2.

**ADOPTED:** September 21, 2016  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director