

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

RE: 915 ELLA T. GRASSO BOULEVARD, Site Plan Review including Coastal Site Plan Review for Change in Use from Nursing Home to In-Patient Rehabilitation Treatment Center in a RM-1 Zone (Owner/Applicant: Coal New Haven LLC).

REPORT:1468-03

ACTION: Approval with Conditions

COASTAL FINDING: Approval

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan approval is valid for a period of five (5) years after the date of decision, to July 18, 2017. 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 for Building Permit.
3. Signoff on final plans by the 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. Any proposed work within State right-of-way will require separate permits.
5. A Flood Development Permit/FEMA Elevation Certificate shall be provided to the Building Official prior to issuance of Building Permit.
6. 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.
7. Implementation of an ongoing Storm Drainage Maintenance Plan and Inspection Schedule is required.
8. As-built site plan showing new utilities 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 both mylar and digital format [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit application received 06/21/12 incl. Coastal Site Plan Review application, narrative, Application fee of \$270, Engineering Report 06/15/12 by Milone and MacBroom incl. Hydrologic computations. Plan Set by Milone and MacBroom: Site Development Plan 06/18/12 rev. 07/10/12, Detail Sheet, Topographic Survey 05/21/12.

PROJECT SUMMARY:

Project: Conversion of former nursing home (Windsor Castle) to 105-bed in-patient rehab treatment center

Address: 915 Ella T. Grasso Boulevard

Site Size: 118,335 SF = 2.717 acres

Zone: RM-1, CAM

Financing: Private

Project Cost: \$250,000 (site work)

Parking: 57 spaces required; 57 provided incl. 3 HC spaces

Owner: Coal New Haven, LLC **Phone:** 718-682-2600

Applicant: same **Phone:** 718-682-2600

Agent: same

Site Engineer: Milone and MacBroom,

Phone: 203-271-1773

Contact: Ted Hart, P.E.

Phone: 203-271-1773

Previous CPC Actions: CSPR, Variances & Special Exception for 2,400 SF Expansion of Nursing Home Facility (CPC 1179-18, 09/21/94); CSPR, Special Exception and Variance for 10 bed expansion of 120 bed nursing home (CPC 1144-03, 03/03/92).

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone with the zoning relief granted. As the site is located within the coastal management zone due to its proximity to tidal wetlands and the West River, coastal site plan review is required.

Site location: The site is located on the east side of Ella T. Grasso Boulevard, a State highway, south of the intersection with Legion Avenue. To its rear is Porter Street which dead ends behind the facility. Residential use is to the north and south along Grasso Boulevard and Porter Street. Surrounding the immediate area to the south and east is Wintergreen Cemetery. Across Grasso Boulevard to the west are tidal marshes in West River Memorial Park.

Proposed Activity: Coal New Haven, LLC proposes to convert the existing 130-bed nursing facility to a 105-bed for-profit drug and alcohol in-patient rehabilitation treatment center. No major construction is necessary to make the conversion, aside from cosmetic changes on the interior design and installation of bathrooms in the patient rooms on the first and second floors.

Drainage Improvements/Utilities: The existing facility contains a combined sewer system connected to the system in Grasso Boulevard, and the owner proposes to install two new underground detention systems to accommodate runoff from the site's two watersheds to meet alternate criteria required by the GNHWPCA when a facility cannot reasonably connect to an existing storm drainage system. The systems have been designed to detain the 2-year, 6-hour post-development peak flow rate, with an overflow that discharges to the combined system for larger events. Other existing utilities will be retained although existing water service will be relocated due to the stormwater project.

Circulation/Loading/Parking: The site has two driveways off ET Grasso Boulevard each connecting to parking and a covered drop-off entry central to the front of the building. Existing front yard parking will be removed and parking areas restriped for 57 parking spaces of which 3 are handicapped accessible. A bicycle rack has been provided. The southern driveway apron will be replaced to City standards. Stop signs and stop bars will be added at the two driveways. The concrete sidewalk along the property frontage is in good condition. Fencing in deteriorated condition will be replaced.

Trash removal: Trash and recycling removal will be from the rear of the building.

Signage: A single ground sign is located in a landscaped planter near the front entry portico.

Soil Erosion and Sediment Control Review: Silt fencing and/or haybales will be installed downslope of the excavation along the south property line where there is a grade change to the next property, and also at the entry drives. Catch basins will be protected with haybales prior to initiation of site work. 750 cubic yards of material will be removed from the site to install the new detention systems. The contractor yet to be named will be responsible for insuring that SESC measures are properly installed, maintained and inspected, and for monitoring the site to assure there is no soil or runoff entering City catch basins, the storm sewer system, or the River. They are also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction phase. Any soil stockpiles shall be protected from dust gravitation and soil erosion. 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*. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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.

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

Coastal Flood Hazard Area: The southwestern corner of the site is located within Flood Zone AE on Flood Insurance Rate Map 009C0437H, dated December 17, 2010, a special flood hazard area subject to inundation by the 1% annual chance flood, where the base flood elevation has been determined at 10. The southwestern corner of the building is located in Zone X, an area of .2% chance annual flood, or the 500 year flood zone. The remainder of the site is outside the flood plain. The finished floor elevation of the building which will not change is 14.5. A flood development permit is required to be submitted to the building inspector prior to issuance of a building permit.

Potential adverse impacts on coastal resources: Soil from the site grading could potentially run off into the drainage structures during the construction period. Inlets will be protected and silt fencing or haybales will be placed along downslope areas. The project should not have any adverse impacts on coastal resources.

Project Timetable: Construction is anticipated to begin September of 2012 to be concluded within a month to 6 weeks.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Building Department and Department of 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 the standard conditions on Page 1.

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.

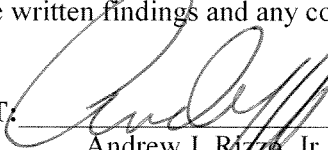
ADOPTED: July 18, 2012
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director

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.

DATE ADOPTED: 7/23/12

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official