

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

**THIS PROJECT IS ON STATE PROPERTY AND NOT SUBJECT TO LOCAL REGULATION.
THE REPORT IS ADVISORY ONLY.**

RE: 69 (AKA 93) FARNHAM AVENUE AND 10 WINTERGREEN AVENUE. Site Plan Review and Inland Wetlands Review for construction of the Strong 21st Century Communications Lab School on Southern Connecticut State University's campus in an RM-1 zone. (Owner: State of Connecticut; Applicant: New Haven Board of Education; Agent: Bruce Kellogg for JCJ Architecture, PC)

REPORT: 1530-07

INLAND WETLANDS FINDING: Approval

SITE PLAN 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 May 17, 2022. 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. 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.
4. 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.
5. 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.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and IW forms. NARRATIVE attached. Application fee: not applicable, municipal project. Received April 20, 2017.

- Drainage Memo prepared by Freeman Companies dated March 14, 2017. Received April 20, 2017.
- Traffic Impact Study prepared by Freeman Companies dated April 18, 2017. Received April 20, 2017.
- Wetlands/Watercourses and Soil Report prepared by Soil Science and Environmental Services, Inc. dated November 2, 2016. Received April 20, 2017.
- Reflective heat memo. Dated and received May 8, 2017.
- Lighting cut sheets. Received May 16, 2017.
- Application drawings. 30 sheets received April 20, 2017. Revisions received May 5 and May 15, 2017.
 - Cover Sheet. Revision date May 12, 2017.
 - SV-101: Boundary and Topographic Survey. Drawing date April 18, 2017.
 - L-101: Site Demolition Plan. Revision date May 12, 2017.
 - L-102: Site Layout Drawing. Revision date May 12, 2017.
 - L-201: Grading Plan. Revision date May 12, 2017.
 - L-202: Drainage Plan. Revision date May 12, 2017.
 - L-301: Site Utility Plan. Revision date May 12, 2017.
 - L-401: Planting Plan. Revision date May 12, 2017.
 - L-501: Sediment and Erosion Control Plan. Revision date May 12, 2017.
 - L-601–L-611: Site Details. Revision date May 12, 2017.
 - L-701: Lighting Photometric Plan. Revision date May 16, 2017.
 - L-801: Turning Movement and ISD Plan. Revision date May 5, 2017.
 - A-110–A-130: Floor Plans. Drawing date April 20, 2017.
 - A-200–A-204: Exterior Elevations. Drawing date April 20, 2017.

PROJECT SUMMARY

Project: Strong School

Address: 69 Farnham Avenue and 10 Wintergreen Avenue

Site Size: 10 Wintergreen: 33,610 SF (0.77 acres); 69 Farnham: 162,218 SF (3.72 acres)

Zone: RM-1 (residential low-middle density)

Financing: Public

Parking: 14 spaces at 69 Farnham (including 2 HC and 1 HC van-accessible); 51 spaces 15 10 Wintergreen

Owner: State of Connecticut

Phone: 203-392-6050

Applicant: New Haven Board of Education

Phone: 203-946-5724

Agent/Architect: Bruce Kellogg of JCJ Architecture, PC

Phone: 860-240-9306

Site Engineer: Freeman Companies

Phone: 860-251-9550

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone.

Site description/existing conditions:

The project site consists of two leased areas of much larger parcels on either side of Farnham Avenue. Both leased areas are currently surface parking lots that are part of the Southern Connecticut State University (SCSU) campus. A residential neighborhood, including single-family homes, apartments, and neighborhood convenience retail uses, lies to the south and west, while the SCSU campus is to the north. Wintergreen Brook and inland wetlands run along the western side of the 10 Wintergreen Avenue parking lot, and Beaver Brook and inland wetlands border the eastern side of the 69 Farnham Avenue site.

Proposed activity:

The New Haven Board of Education proposes to demolish the existing parking lot at 69 Farnham Avenue and in its place construct a new Strong 21st Century Communications Lab School. The school would be a three-story building with a 32,185 SF footprint. The site would include a bus drop off area on the southern portion of the site that will double as a hardscape play area, a 14-space visitor parking lot, and two outdoor playscapes in the rear of the property.

The existing asphalt parking lot across the street at 10 Wintergreen Avenue will be demolished and reconstructed for use by school staff. The two sites would be connected by a raised crosswalk with a rectangular rapid flashing beacon across Farnham Avenue.

Motor vehicle circulation/parking/traffic:

The existing parking lot (SCSU Lot 8) and curb cuts at 69 Farnham Avenue will be closed. A new curb cut will be made on the southern portion of the 69 Farnham parcel on the east side of Farnham Avenue for use as a bus dropoff area. The driveway will end in a cul-de-sac to allow for bus turnaround. When not in use as a driveway, the cul-de-sac will be a hardscape play area for students. An additional one-way driveway/visitor parking lot will be constructed in front of the school. This driveway/parking lot includes two handicapped-accessible van loading/unloading spaces and 14 parking spaces, two of which are ADA accessible and one of which is ADA van accessible. On-street parking for a portion of Farnham Avenue in front of the school will be limited to parent drop-off and pick-up.

The existing parking lot at 10 Wintergreen Avenue will be repaved and re-striped to provide 51 spaces for school staff. The lease with SCSU provides for another 21 spaces in the existing lower lot, which will not be reconstructed as part of this project. All traffic for this lot will enter and exit through a pair of existing curb cuts to the north of the proposed crosswalk that also provides access to the much larger Lot 9 that serves the entire SCSU community.

Bicycle parking:

Two bike racks capable of holding 28 bicycles total will be installed on a concrete pad near the school's front entrance.

Trash removal:

Trash compactors will be installed on concrete pavement on the south side of the school, adjacent to the bus drop off driveway.

Signage:

None submitted.

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: 11,649 CF

Start Date: Spring 2018

Completion Date: Summer 2019

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 both the demolition 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*.

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 SUBMISSION

- 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.

TOTAL SF of non-roof hardscape: 46,378 SF
50% of non-roof hardscape: 23,189 SF

Shaded (average)	- SF
SRI > 29 (cast-in place concrete)	23,350 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	23,350 SF
% SHADED/HIGH SRI PROPOSED	50.3%

Project Timetable:

Construction is expected to begin in spring 2018 and be completed 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.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification:

The school is being constructed on state-owned land and therefore falls under the Department of Energy and Environmental Protection (CT DEEP) jurisdiction.

Based on this information, staff suggests to the Commission that this application be categorized as a **CLASS S**.

Information below is presented for information only. Final determination will be determined by CT DEEP.

Proposed regulated activity:

No work will occur within the wetlands. A portion of fence and sidewalk will be constructed and minor grading will occur in the regulated area on the 69 Farnham parcel. Repaving of the existing parking lot and construction of a fence will also occur in the regulated area at 10 Wintergreen.

Wetland/watercourse area altered:

Wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet

Upland area altered:

0.072 acres (10 Wintergreen); 0.079 acres (69 Farnham)

Soil science report:

The Wetlands/Watercourses and Soil Report prepared by Soil Science and Environmental Services, Inc categorizes six distinct types of soils on-site. In the wetlands area of the site, Fluvaquents-Udifluvents (109) is present. In the regulated portion of the site, on-site soils include Ellington silt loam (20), Manchester gravelly sandy loam (37), Udorthents-urban land complex (306), urban land (307), and Udorthents, smoothed (308).

Vegetation:

The wetland portion of the site includes both forest and sapling/shrub vegetation. The regulated area on the 69 Farnham portion of the site consists of grassy area and some trees. The regulated area at 10 Wintergreen is an existing asphalt parking lot.

Planting plan:

Disturbed areas within the regulated area will be planted with grass.

INLAND WETLAND FINDING

At 69 Farnham Avenue, the work proposed within the regulated area is limited to grading and construction of a fence and sidewalk. This work is necessary in order to properly construct the proposed school and play area outside of the regulated area. All disturbed areas will be landscaped with shrubs or lawn, which will help to stabilize the site. No impact to the natural capacity of the wetlands is expected.

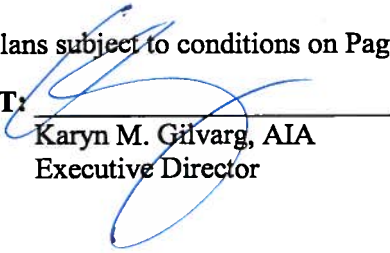
At 10 Wintergreen Avenue, demolition and repaving of an asphalt parking lot is proposed within the regulated area. As this work is maintaining an existing condition and erosion control measures will be used during construction, no impact to the natural capacity of the wetlands is expected.

As a Class S application, the Commission does not have jurisdiction to issue a ruling, but raises no objection to approval of this Inland Wetland application by CT DEEP.

SITE PLAN ACTION

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

ADOPTED: May 17, 2017
 Edward Mattison
 Chair

ATTEST: 
 Karyn M. Gilvarg, AIA
 Executive Director