

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 401-409 FORBES AVENUE, Site Plan Review for Filling Station/Convenience Store in a BA Zone (Owner/Applicant: Thomas Hennessey, A.F. Forbes Inc.).

REPORT: 1449-04

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by February 16, 2016. Site Plan is subject to ConnDOT 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. Revised Site Plan showing an improved and safer Woodward Avenue entry/exit point shall be submitted to the City Engineer for approval, prior to his signoff on final plans.
4. Comments under **Site Plan Review** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. The name of an individual responsible for monitoring erosion controls on site during the construction period shall be provided to the City Plan Department, prior to City Plan signoff.
6. 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
7. Proposed signage plan requires review and approval by the City Plan Department.
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. As-built site plan in accord with City requirements shall be filed with City Plan Department, 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, Application fee of \$270, Narrative letter from Glen Martin of ToDesign 01/18/11, Topographic Survey by Denno Land surveying 10/19/10, Area Map showing site location, Site Plan 1/18/11 rev. 2/7/11, Site Details, Erosion and Sediment Control Plan.

PROJECT SUMMARY:

Project: Final Plans for Filling Station
Address: 401-411 Forbes Avenue
Site Size: 2 lots: 22,180 SF and 11,357 SF=33,537 SF (.076 acres)
Zone: General Business (BA)
Financing: private
Project Cost: private
Owner(s): AF Forbes, Inc., Hennessey Family LP **Phone:** 203-468-2777
Applicant: Thomas Hennessey, AF Forbes Inc. **Phone:** 203-468-2777
Agent: Mark Smith, PE **Phone:** 860-612-1700 x 14
Architect: ToDesign LLC **Phone:** 860-612-1700 x 14
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: Site Plan Review for Demolition of existing service station, removal of underground storage tanks and construction of new interim mart during I-95 project (CPC 1346-07, 01/21/04)

Site: The site is bounded on the north by Forbes Avenue, on the east by Woodward Avenue, on the south by ConnDOT land adjacent to Interstate 95 and on the west by another commercial property at 383 Forbes Avenue.
Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. Final signage plan shall be submitted to the City Plan Department for review and approval to assure it meets zoning requirements.

Proposed Activity: A.F. Forbes proposes to make site improvements in accord with a final site plan for the property at the southwest corner of Forbes and Woodward Avenues. The site plan was requested by the City upon the completion of the I-95 widening project immediately adjacent to the property where the Connecticut Department of Transportation required a temporary construction easement to make its improvements. In order to stay in operation at the time, the owner constructed an interim building on the site and made other site plan adjustments. Once the Conn DOT work was complete and the easement was no longer necessary, the property owner was to complete final plans for the site.

Rather than construct a new building, the owner proposes to retain the interim building in its current location and to add two new pump dispensers (with four fueling locations) to the south of the existing four dispensers (with 8 fueling locations) for a total of 12 fueling locations. Additionally a new high speed diesel dispenser is proposed towards the west side of the site, and landscaping and signage improvements are proposed at the corner of Forbes and Woodward Avenues. The fueling station additions are intended to ease congestion on the site. The canopy will be extended to cover the two new dispensers which are proposed to relieve congestion and stacking prior to fueling on site.

The site plan will require ConnDOT approval prior to initiation of the improvements, some which are on DOT property (striping and landscaping).

Stormwater Drainage: Improvements were made in 2004 with the addition of catch basins to capture runoff from the nearly 100% impervious cover. The catch basins connect into the drainage system in Forbes Avenue, a state highway.

Soil Erosion and Sediment Control Review. On site catch basins will be fitted with silt sacks and silt fencing will surround the site during the construction period. An individual who is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system shall be named prior to start of construction. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. Soil stockpiles if necessary 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*.

Such named individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Loading/Parking: Vehicles enter the site from either Forbes Avenue or Woodward Avenue. There are two driveway aprons on Forbes Avenue and ConnDOT may require closure of the one closest to the corner of Woodward Avenue, a decision the City will support. There is one large curb cut on Woodward Avenue which creates unsafe turning movements. The Commission believes further study of the Woodward entry/exit point is warranted. The developer will add pavement markings to the entry exit drives and on pavement to better direct traffic on site. 16 parking spaces including 1 HC van space are proposed on site.

Trash removal: There is a screened refuse enclosure (10'x16') in the western portion of the site. Trash pickup is private.

Landscaping /Lighting/Signage/Fencing: Where there is existing pavement now, a landscaped area enclosed by an asphalt curb has been proposed at the corner of Woodward and Forbes Avenues. The area will contain low shrubs and seasonal flowers. This is also the location of a standing sign identifying the current fuel pricing. Any proposed signage plans for the fueling station require approval by the City Plan Department. There are five metal halide light fixtures shown on the site plan with a detail provided. Light fixtures shall be cutoff type to avoid glare into residential properties across Forbes Avenue.

Fencing will be added for safety purposes atop the retaining wall at the west property line and along the inside of the retaining wall separating I-95 from the southern portion of the site.

Project Timetable: The project will be complete in a single phase in the spring of 2011.

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 with the following comments:

City Plan:

- *Provide signage plan to City Plan Dept.*
- *Extinguish lot line to create single parcel*


City Engineer:

- *Curb cut on Woodward Avenue is of extreme width and requires further study to determine how to modify it as to curtail unsafe and unorganized turning movements*

ACTION

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

ADOPTED: February 16, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director