

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 610 FORBES AVENUE, Site Plan Review for new 8,200 SF Warehouse Structure in an IH Zone (Owner/Applicant: Richard Giannattasio, 610 Forbes Ave. LLC).
REPORT: 1451-03
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 April 20, 2016.
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 on page 3 shall be addressed on final site plans prior to their circulation for signoff on building permit.
4. 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.
5. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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, Plan set by Cardinal Engineering 3/11/11, revised 3/30/11 and 4/7/11: Proposed Site Plan, Detail sheets; rendering of proposed building by Pelletier Builders Inc.

PROJECT SUMMARY:

Project: New 8,000 SF Warehouse and Office Building (6,600 SF warehouse, 1,400 SF office)
Address: 610 Forbes Avenue, Route 1 (corner Peat Meadow Road)
Site Size: 23,607 SF
Zone: IL
Financing: Private
Project Cost: not available
Parking: 4 spaces plus 1 HC
Owner: Richard Giannattasio, 610 Forbes Ave. LLC **Phone:** 203-469-6370
Applicant: same

Agent: same
Site Engineer: Cardinal Engineering
City Lead: City Plan Dept.

Phone: 203-238-1969
Phone: 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission: Land Disposition of 4,280 SF Parcel along Peat Meadow Rd. (CPC 1434-20, 11/18/09)

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL zone. Outdoor storage of more than 500 SF of materials would require a Special Permit. Land across Peat Meadow Road to the west is zoned RM-1. Land to the north and east of the parcel is zoned BA. Front yard requirements of the RM-1 zone apply to the front yard facing Peat Meadow Road. The site shall be suitably screened from the residential parcels across the street.

Proposed Activity: Richard Giannattasio, owner of Milford Barrel at 100 Warwick Street, proposes to construct a prefabricated 6,600 SF warehouse space with 1,400 SF of office space on a 23,607 SF lot at the corner of Forbes Avenue and Peat Meadow Road. The vacant site surrounded by jersey barriers on all sides is bounded by a DOT-owned parcel along Forbes Avenue and by land of the United States Postal Service to the east and north. The applicant purchased from the City an excess portion (4,280 SF) of the 50' wide Peat Meadow Road right of way to create a larger building site. A building housing an auto parts outlet was previously demolished. The site is flat but the land slopes steeply down to the east and north to the USPS owned property. It was likely filled years ago to create a building site. There are no curbs or sidewalks along the Peat Meadow Road side of the parcel.

The owner proposes to erect the simple metal frame warehouse structure on concrete slab with related loading and parking areas. The warehouse space will have second floor office space cantilevered over the parking area. While not stated in the application, the applicant has stated his intention to store clean barrels in the warehouse.

Stormwater Drainage: The site plan shows an underground stormwater retention gallery in the northwest corner to collect stormwater from 3 on site catch basins, connecting into the back of a catch basin with an overflow to a storm manhole in Peat Meadow Road. All of the drainage structures are new. Roof leaders will be connected into the system. Drainage computations are provided on the site plan.

Soil Erosion and Sediment Control Review. The owner is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the demolition and construction phases. 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*.

The owner 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: A new driveway apron in accord with City details will be constructed at the northwest end of the Peat Meadow frontage. The site will be paved except for a landscaped buffer strip along Peat Meadow Road between the corner of Forbes Avenue and the driveway. Trucks will enter the site and then back into the loading bay which is at the northwest corner of the building. Turning radii have been provided to prove that a tractor trailer can perform this movement without backing out into the street.

Trash removal: A refuse/recycling storage area is located adjacent to the north property line to the north of the driveway entrance.

Landscaping /Lighting: A 20' wide buffer strip along Forbes Avenue to the south of the entry drive is shown to be landscaped with American Arborvitae at 5' on center. An 8' wide by 6" deep area along the east property line will be laid with rip rap. No lighting is shown but lighting must not glare into the adjacent residential district.

Project Timetable: June 2011 to October 2012.

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:

Building Official:

- *1 hour fire rating at property line required*

ACTION

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

ADOPTED: April 20, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director