

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **225 FOXON BOULEVARD.** Site Plan Review and Coastal Site Plan Review for addition of second drive thru lane at and remodel of existing McDonald's restaurant. (Owner: Shaun Palmer for McDonald's USA, LLC; Applicant/Agent: John Kucich of Bohler Engineering)

REPORT: 1515-01

ACTION: Approval with Conditions

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 February 17, 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. 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 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 and 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. 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. 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 format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received January 21, 2016.

- Letter from McDonald's USA authorizing Bohler Engineering to represent McDonald's USA for permit applications, dated May 22, 2007.
- Application drawings. 12 sheets received February 11, 2016.
 - C-1: Cover sheet. Revision date February 10, 2016.
 - C-2: General Notes Sheet. Revision date February 10, 2016.
 - C-3: Demolition Plan. Revision date February 10, 2016.
 - C-4: Site Plan. Revision date February 10, 2016.
 - C-5: Grading & Erosion Control Plan. Revision date February 10, 2016.
 - C-6: Utility Plan. Revision date February 10, 2016.
 - C-7: Soil Erosion Control Notes & Details. Revision date February 10, 2016.
 - C-8: Detail Sheet. Revision date February 10, 2016.
 - C-9: Detail Sheet. Revision date February 10, 2016.
 - Boundary & Topographic Survey. Drawing date September 3, 2015.
 - A2.0: Exterior Elevations and Details. Drawing date January 16, 2015.
 - A2.1: Exterior Elevations and Details. Drawing date January 16, 2015.

PROJECT SUMMARY:

Project: Addition of extra drive-thru lane at McDonald's

Address: 225 Foxon Boulevard

Site Size: 60,000 SF (1.38 acres)

Zone: BA (General Business)

Financing: Private

Parking: 68 car spaces (including 3 HC and 1 HC van-accessible), 5-spot bicycle rack

Owner: Shaun Palmer of McDonald's USA **Phone:** 412-736-8196

Applicant/Agent: John Kucich of Bohler Engineering **Phone:** 508-480-9900

Site Engineer: John Kucich of Bohler Engineering

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 BA zone.

Site Description/existing conditions:

The site is currently occupied by an approximately 4,500 SF McDonald's restaurant. In its current condition, the site is generally level and nearly fully impervious, with grassy landscaped areas around the perimeter of the site separating the parcel from surrounding roads and properties. A car wash and gas station lie immediately to the property's west, while a large parking lot for Lowe's (which is accessed through McDonald's property) sits to the property's south. Six-lane Foxon Boulevard is to the north, while a driveway to access the Wal-Mart parking lot is to the east.

Proposed Activity:

The applicant proposes to add a second drive-thru lane and ordering area adjacent to the existing one on the southern edge of the property, in addition to constructing an 86 SF addition to the restaurant to provide a second drive-thru window.

Circulation/Parking/Traffic:

The three existing vehicular entrance/exit points to the site will be maintained: one at Foxon Boulevard, one to/from the neighboring gas station/car wash, and one to/from the Lowe's parking lot. The direct path between Foxon Boulevard and the Lowe's parking lot results in the western parking aisle of the McDonald's lot also functioning as a driveway for drivers wishing to travel between Lowe's and Foxon Boulevard. To alleviate some of the existing issues in the lot, a stop bar, signage and pavement markings will be added to the Foxon Boulevard exit to designate a right-turn only. Additional signage and pavement markings will be added to better regulate traffic flow at the southwestern corner of the property, where there are existing conflict points between drivers travelling to/from the Lowe's parking lot and those wishing to enter the drive-thru lanes. Additional changes to the existing parking area include restriping three existing handicapped spaces to bring them into compliance with current ADA standards, as well as adding a fourth handicapped space. Three parking spaces will be removed and replaced with a grassy lawn in order to limit the amount of increased impervious surface resulting from the project.

The new drive-thru lane will be constructed where a planting strip and 15 parking spaces currently exist on the southern edge of the property. The lane will be immediately adjacent to the existing lane, and will provide a second queuing and ordering area, before merging back into the existing drive-thru lane for payment and pickup.

Pedestrian access to the site is provided by sidewalks that run the length of the northern (along Foxon Boulevard) and eastern (along the Wal-Mart driveway) property lines. A new concrete sidewalk will be constructed across the parking lot to provide a direct connection between the Foxon Boulevard sidewalk and the restaurant's entrance. A five-spot bicycle rack will also be added near the restaurant's front doors.

Trash removal:

All garbage is stored and removed from a dumpster in an enclosed and fenced area on the southern side of the restaurant. There will be no changes to existing trash removal procedures.

Signage:

The applicant proposes to change some business signage on the building exterior and refurbish the wordmark sign in the site's parking lot in order to update the restaurant to McDonald's current national signage standards. New handicapped parking and traffic control signs and a second ordering board for the new drive-thru lane are also planned to be installed. All signs meet Zoning Ordinance standards for the BA zone.

Sec. 58 Soil Erosion and Sediment 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: 130

Start Date: May 2016

Completion Date: July 2016

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 both during 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*.

Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: Not required.

Sec. 60.1 Exterior Lighting: No new lighting proposed.

Sec. 60.2 Reflective Heat Impact: Not required.

Project Timetable: Construction is expected to last from May to July of 2016, with all construction being completed in one phase.

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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

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

Tidal Wetlands: The southern end of Quinnipiac River in New Haven is a tidal body, with tidal wetlands along its eastern shore within 1,000 feet of the project site.

Coastal Flood Hazard Area: The flood zone is confined to a small area at the site driveway at its intersection with Foxon Boulevard.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The site is already full developed and the proposed alteration will not substantially change the site or have any impact on the tidal wetlands or flood hazard area.
2. Potential beneficial impacts	None
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	Not applicable, the site is not waterfront.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not applicable, the site is not waterfront.
6. Is public access provided to the adjacent waterbody or watercourse?	Not applicable, the site is not waterfront.
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	Not applicable, the site is not waterfront.
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	Not applicable, the site is not waterfront.

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.

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.

ACTION

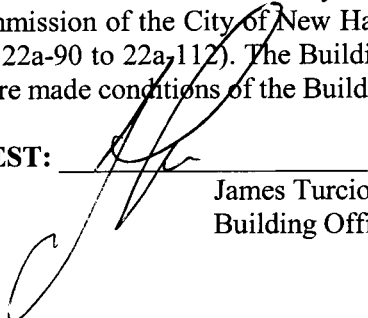
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

ADOPTED: February 17, 2016
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.

ADOPTED: February 17, 2016

ATTEST: 
James Turcio
Building Official