

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 320 FOXON BOULEVARD, Site Plan Review for new Subway restaurant and other retail use in a BA-Zone (Property Owner: Route 80 LLC; Agent: Robert A. Criscuolo)

REPORT: 1482-05

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, to September 18, 2018. 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. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. 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.
6. 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.
7. 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.
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. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required, prior to issuance of Certificate of Occupancy.
12. 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.
13. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983) and .pdf]. Provide version of AutoCAD with submission.

Submission: Development Permit Application dated 7/18/13, Application fee of \$270. Drawing set (5 sheets) 8/5/13 (rvsd): Site Layout Plan, Grading, Utilities and Erosion Control Plan, Existing Conditions Plan, Site Details (2 sheets), Erosion and Sediment Control Notes and Details and Sign Details. Drainage Calculation Worksheets (4) 8/2/13. StreetbondSR Spec Sheet. Letter from David Spear (DLS Traffic Engineering) 8/5/13. Letter from Paul Holmes (CDOT) 09/8/13. Recorded copy of BZA Special Exception 13-38-S 6/14/13.

PROJECT SUMMARY:

Project: Drive-up Restaurant and Retail Space
Address: 320 Foxon Boulevard (CT Rte. 80)
Site Size: 20,245 SF (.46 acres)
Zone: BA
Financing: Private
Project Cost: \$165,500 +/-
Parking: 17 spaces, including 1 HC
Owner: Route 80 LLC **Phone:** 203 752 9992
Applicant: same **Phone:**
Agent: Robert Criscuolo **Phone:** 203 481 0807
Architect: none **Phone:**
Site Engineer: Criscuolo Engineering (Robert Criscuolo)

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. Zoning Relief was granted for a Special Exception to allow restaurant drive up window within 250' of a residence in a BA district. Window hours of operation are limited to between 7 AM and 10 PM. Appeal: 13-38-S

Proposed Activity: Applicant proposes a Subway restaurant with drive-through and an additional (yet unnamed) retail use in adjacent space.

Stormwater Drainage: As site is currently undeveloped, the drainage system for the development will be completely new. A series of 5 new catchbasins collect runoff from the surface pavement, which is then directed through an oil/grit separator and into a leaching galley. The system then ties into the state drainage system within Route 80. System design meets the requirements of Section 60 Stormwater Management.

Soil Erosion and Sediment Control Review. A total of 500 cubic yards of material will be moved, removed or added to the site. No one has been 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; A person must be identified prior to sign-off for building permit. This individual is 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*.

The individual to-be-named 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: The site will be navigated via an entry/exit drive off Route 80. Cars will circulate in a counter-clockwise direction to either park and enter the premises, or utilize the drive-through window.

Trash removal: Proposed dumpster in northwest will be accessed in off-hours by a commercial trash removal service.

Landscaping: The site will be buffered on the north and east sides with a hedgerow of white pines planted ten feet on-center. All other disturbed areas which are not paved will be seeded at the end of the project.

Lighting: Illumination is provided via a combination of full-cutoff shoebox fixtures mounted on poles and wall sconces. Lighting plans meet the regulations of Section 60.1 Exterior Lighting.

Reflective Heat Impact: All new bituminous pavement will be treated with Streetbond solar reflective coating with an SRI of 33. The site meets the requirements of Section 60.2 Reflective Heat Impact.

Project Timetable: Construction is scheduled to begin as soon as permits are obtained and is estimated to last 12 months.

SITE PLAN REVIEW

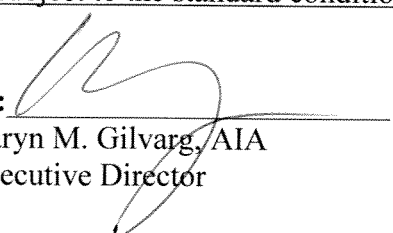
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services, and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- A signed drainage agreement for the connection to the State drainage system will be required; and
- The new sidewalk will be continued to the Dunkin Donuts driveway (per Paul Holmes letter).

ACTION

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

ADOPTED: September 18, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director