

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 378 FRONT STREET, QUINNIPIAC TERRACE PDU #117 (Phase III), Certificate of Completion for 11-Unit Rental Component; Time Extension of Soil Erosion and Sediment Control Plan for Homeownership Component (Trinity New Haven Housing Three LP).

REPORT:1460-04

ACTIONS: Approval of Certificates of Completion with Condition
Approval of Soil Erosion and Sediment Control Plan Extension to 03/18/14

Submission: Letter from Carolyn Kone 01/05/12 with attached Certificates of Substantial Completion; Fee of \$280 for both requests (see also 1460-03). Draft Certificate of Completion for City Plan signature. Letter from Carolyn Kone 01/06/12 requesting extension of Soil Erosion and Sediment Control approvals.

BACKGROUND

Pursuant to Zoning Ordinance Section 65(e)(3), Trinity New Haven Housing Three Limited Partnership (Trinity) requests that the Commission certify that all the requirements of Section 65 relating to planned developments have been met for the first phase of Planned Development Unit #117 Quinnpiac Terrace Phase Three. To clarify, Trinity is requesting a Certificate of Completion for the rental component of Phase III of its Quinnpiac Terrace Development at 378 Front Street.

The Board of Zoning Appeals approved PDU #117 (03/10/09) which required that 11 rental units and 10 homeownership units be constructed on the northern portion of the Quinnpiac Terrace site, as well as 24 parking spaces. The Commission approved Detailed Plans (CPC 1426-03, 03/18/09) for the 11 rental units in Building N2 which fronts on Downing Street.

The Commission further granted permission for Trinity to phase the project (CPC 1438-05, 03/17/10) due to market conditions.

Soil Erosion and Sediment Control Plan Approval: Also requested is an extension of the SESC Plan approvals granted as part of the Detailed Plan Review (CPC 1426-03) and as extended by the Commission (02/10/10, 1437-04). Under the phasing plan later approved by the Commission (CPC 1438-05) the rental units were to be constructed first followed by the homeownership unit construction. To date the rental units are complete but “because of difficulties in obtaining financing both for the construction of the homeownership structures and for the purchase of the homeownership units, the subsequent phases of the projects have not been commenced at this time.”

PLANNING CONSIDERATIONS

The Commission has received a Certificate of Substantial Completion from IKON Architecture for the units in Building N2 (177, 179, 181, 183, 185, 187, 189, 191, 193, 195, and 197 Downing Street. The Certificate is also signed by the Contractor (DiMeo Construction) and by Trinity, certifying that the work on these units is complete with no remaining work.

The Units and Site work including 12 parking spaces have been inspected and Final Certificates of Occupancy have been issued on April 29, 2011 although as-built plans have yet to be submitted in accord with the Detailed Plan approval.

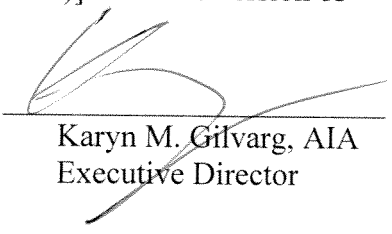
ACTIONS

The Commission approves the Soil Erosion and Sediment Control Plan extension for the remainder of this project to March 18, 2014, which is the date when the site plan approval expires.

The Commission approves the Certificate of Completion for PDU #117 Rental Units and related Site Work per Zoning Ordinance Section 65(e)(3) and authorizes the City Plan Director to sign off on Certificates of Completion with the following Condition:

1. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

ADOPTED: January 18, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director