

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 255, 257, 259 GRAND AVENUE, Site Plan Review to join Three Mixed Use Structures for residential and commercial Use in a BA-1 zone (Owner/Applicant: Mutual Housing Association of South Central CT, Inc.)

REPORT: 1446-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The following shall be submitted to the City Plan Department prior to circulation of final plans for departmental signoff for building permit:
 - Current signed and sealed A2 survey with all notes regarding easements for these properties and other abutting properties;
 - Demolition plan showing existing structures (and portions thereof) to be demolished;
 - Site Plan showing all site improvements, including landscaping, areas where sidewalk and curb will be repaired/replaced, fencing and street trees, and signage on driveway indicating which properties have rights to use the drive;
 - Signed statement that Mutual Housing Association of South Central CT, Inc. will repair/replace and then maintain driveway in behalf of all legal users.
 - Resolution to comments under **SITE PLAN REVIEW** on page 3 and incorporation of solutions into the final plans.
2. 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.
3. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by November 17, 2015.
4. 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 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 soil erosion and sediment control measures on a day-to-day basis shall be provided to the City Plan Department, prior to City Plan signoff on final plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Any damaged sidewalks or curbs shall be replaced/repared to the satisfaction of the City Engineer.
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. 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)]. Provide version of AutoCAD with submission.
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.

Submission: Development Permit Application and application fee of \$270, Letter from Seila Mosquera, Project summary, Property and Topographic Survey by Juliano Associates dated 10/12/10, Proposed Site plan with Proposed Circulation Diagram revised 11/10/10, 1st and 2nd Floor Plans, Front Building Elevations. Site Grading and Drainage Plan 10/15/10, Drainage calculations from Juliano Associates 10/21/10 recd. 11/02/10, Detail sheet, Details for catch basin insert filter by FloGard.

PROJECT SUMMARY:

Project: conversion of 3 individual structures to one connected structure with 3 commercial spaces on 1st floor and 8 DUs on 2nd-& 3rd floors
Address: 255, 257, 259 Grand Avenue
Site Size: 12,555 SF
Zone: BA-1
Parking: 9 spaces inc. 2 HC
Owner: Mutual Housing of South Central CT, Inc. **Phone:** 203-562-4514
Applicant: same
Agent/ Architect: Regina Winters, Zared Architecture **Phone:** 203-773-0747
Site Engineer: Juliano Associates, Wallingford **Phone:** 203-265-1489
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous Actions: none

Zoning: The Site Plan as submitted meets New Haven Zoning Ordinance new BA-1 zone requirements.

Proposed Activity: Mutual Housing Association of South Central Connecticut, Inc. proposes to construct 8 new dwelling units and 3 commercial spaces in 3 buildings on the north side of Grand Avenue midblock between Poplar and Filmore Streets in a BA-1 zone. The buildings to be known as Grand Plaza are part of the Fair Haven Scattered Site Project, a larger project which also includes sites at Clay and Poplar Streets and Saltonstall Avenue and Wolcott Street. The Commission has previously approved a Site Plan for the Saltonstall and Wolcott Street project (Murray Place). The three Grand Avenue buildings, which currently have 10 dwelling units and commercial spaces, will be “gut rehabbed” and refitted with 3 commercial spaces on the first floor and 8 residential affordable units on the two upper floors. The new units will receive Energy Star appliances, windows and doors and will be constructed with eco-friendly materials. Once the project is complete it will be managed by Mutual Housing.

Site Layout/Circulation/Parking: The site is accessed by vehicles via a narrow 10’ right of way from Poplar Street. The driveway which is in poor condition is not owned by the applicant. Existing out buildings in the rear yards will be demolished to create room for parking, trash accommodation and leaving some room for green space. The buildings are joined to allow for interior vertical circulation between floors in the connections leaving more living and retail space. The first floors of # 259 and 255 are laid out for commercial retail use. #257 is fitted out to accommodate a pizza restaurant (existing tenant). 2nd floor layout plans show 4 units and it is assumed there are 4 units on the third floor in the same configuration.

Soil Erosion and Sediment Control Review. Regina Winters 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. She is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases.. A day-to-day monitor of SESC measures will be required to be named prior to City Plan signoff on building permit. 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*. 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.

Storm Drainage: The stormwater computations indicate a reduction in the peak runoff leaving the site after development although there is an increase in the amount of impervious area from 5,360 SF to 8,442 SF. The Engineer recommends installation of a 900 gallon drywell as indicated on the plans which will insure water doesn’t pond and will allow recharge of the water table. He has also recommended a catch basin insert filter to capture silt and debris. This will require a maintenance plan.

Utilities: Sanitary, water and gas will connect into existing utilities in Grand Avenue.

Trash removal: Trash pickup will be private. There is an enclosed dumpster on the west side of the site to service the 11 units. Provision for recycling storage and pickup shall also be provided. The provided circulation diagram shows a truck accessing the dumpster without backing into the site.

Landscaping /Lighting: One green space is shown in the rear yard with 2 kousa dogwoods and a rhododendron. There is one light pole shown in the rear parking area, but no detail of the lighting fixture. A non-glare type fixture will be required. No fencing is shown.

Project timetable: Construction will be initiated in early 2011 and the project is expected to be completed before the end 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:

Engineering:

- *Provide standard details for granite curb, temporary and permanent pavement restoration.*
- *Provide for accommodation of roof leaders in stormwater management plan.*
- *Damaged sidewalks shall be repaired/replaced along property frontage; driveway apron on Grand shall be removed and replaced with new granite curb, sidewalk, and restoration of decorative edging. Tree belt detail shall be in conformance with the Complete Streets Manual.*

Transportation:

- *Show driveway apron accurately on site plan with sidewalk prevailing across drive.*

City Plan:

- *Provide detail for light fixture to be used in rear parking area.*
- *Signage for commercial businesses to be in conformance with Zoning Ordinance requirements*

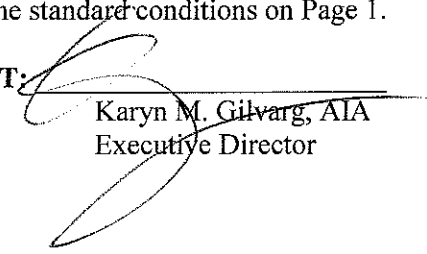
Building:

- *Lots will required to be combined into one lot prior to issuance of building permit*

ACTION

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

ADOPTED: November 17, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director