

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: 47 GRAND AVENUE. Site Plan Review, Coastal Site Plan Review, and Detailed Plan Review for construction of greenhouse within community garden within PDD #39 (River Run). (Owner/Applicant/Agent: The New Haven Land Trust)

REPORT: 1523-03

ACTION: Approval with Conditions

STANDARD 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 October 20, 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 Fire Marshal; City Engineer; Department of Transportation, Traffic, and Parking; and City Plan Department; and in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. Any proposed work within City right-of-way will require separate permits.
5. 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.
6. 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 PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received September 22, 2016.

- Property survey. Drawing date October 19, 2015. Received September 22, 2016.
- Greenhouse details. Drawing date September 20, 2016. Received September 22, 2016.
- Lighting cut sheets. Received October 19, 2016.
- Greenhouse lighting plan. Received October 20, 2016.

PROJECT SUMMARY:

Project: Construction of greenhouse within community garden
Address: 47 Grand Avenue
Site Size: 9,464 SF (0.22 acres)
Zone: PDD #39, River Run
Financing: Private
Parking: None
Owner/Applicant/Agent: The New Haven Land Trust
Site Engineer: Kishor Patel, Milone & MacBroom
City Lead: City Plan Department

Phone: 203-562-6655
Phone: 203-271-1773
Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1046-08, September 22, 1987: River Run PDD, minor modification
CPC 1231-20, July 23, 1997: Land lease for community garden
CPC 1293-26, September 20, 2000: LDA for community garden

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD #39, River Run.

Site Description/existing conditions:

The entirety of the site is used as a community garden.

Proposed Activity:

The applicant proposes to add a 28'x42' greenhouse that will be used for seedling production for New Haven Land Trust gardeners, educational programming, and the Growing Entrepreneurs Youth Program.

Circulation/Parking/Traffic:

There is no vehicle access to the site. A sidewalk runs the length of the site's entire frontage along both Grand Avenue and Perkins Street. The entire site is fenced, with access provided to pedestrians via gates.

Trash removal:

Not included in site plans.

Signage:

None

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: 0

Sec. 60 Stormwater Management Plan: Not applicable.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

Project Timetable:

The applicant would like to begin work as soon as possible after approval.

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:

Shorelands: The Quinnipiac River is approximately 500 feet away. This site is upland or the river and is not subject to dynamic coastal processes.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	There will be no additional runoff from the site or alteration of any coastal resources.
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 waterfront.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not waterfront.
6. Is public access provided to the adjacent waterbody or watercourse?	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)?	No
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'.	No

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 conditions on Page 1.

ADOPTED: October 20, 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: October 20, 2016

ATTEST: _____
James Turcio
Building Official