

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 44 HUNTINGTON ROAD. Site Plan Review for construction of a four-family home on a greenfield site. (Owner/Applicant/Agent: Michael Puccino)
REPORT: 1513-02
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. 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 Greater New Haven Water Pollution Control Authority, Fire Marshall, 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.
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 site restoration bond in an amount of \$2,500 per dwelling unit (\$10,000 total) will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
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. 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, and SESC forms. Application fee: \$270. Received November 17, 2015.

- Recorded map of 36 and 44 Huntington Road showing reapportionment of lot lines. Drawing date June 2007. Received December 4, 2015.
- Reflective heat impact calculations, revised February 3, 2016. Received February 3, 2016.
- Stormwater report, dated December 1, 2015. Received December 4, 2015.
- Revised application drawings. 10 sheets received January 26, 2016.
 - Site Plan. Revision date January 25, 2016.
 - Grading Plan/Erosion Control. Revision date January 25, 2016.
 - Foundation Plan. Drawing date October 26, 2015.
 - Soil Erosion and Sedimentation Control. Drawing date October 26, 2015.
 - Details. Revision date December 18, 2015.
 - Front View. Drawing date October 23, 2015.
 - Cross Section. Drawing date October 23, 2015.
 - Basement Floor Plan. Drawing date October 23, 2015.
 - 1st Floor Plan. Drawing date October 23, 2015.
 - 2nd Floor Plan. Drawing date October 23, 2015.

PROJECT SUMMARY:

Project: Four-family home

Address: 44 Huntington Road

Site Size: 14,142 SF (0.32 acres)

Zone: RM-1 (residential low-middle density)

Financing: Private

Parking: 4 spaces (including 1 handicapped van-accessible)

Owner/Applicant/Agent: Michael Puccino

Phone: 203-676-3097

Site Engineer: David Nafis

Phone: 203-484-2793

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 RM-1 zone.

Site Description/existing conditions:

The site is currently an undeveloped, grassy parcel in an established residential area. The only existing development on site is a concrete driveway apron and sidewalk on the southern side of the property.

Proposed Activity:

The applicant proposes to construct a four-family home in one two-story building.

Circulation/Parking/Traffic:

The applicant will utilize the existing curb cut and driveway apron to construct a driveway along the property's southern edge, providing access to a four-car parking area in the rear of the proposed building. The parking area will include a single van-accessible handicapped space. The applicant will extend the small portion of sidewalk that currently exists on the property to the property's northern boundary, using City-standard detail.

Trash removal:

Curbside garbage pickup will be provided by the City of New Haven

Signage:

None

Sec. 58 Soil Erosion and Sedimentation 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: 392

Start Date: As soon as possible after all approvals and permits are granted

Completion Date: Approximately four months after construction starts

Responsible Party for Site Monitoring: Robert and Michael Puccino

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 during the construction phase;
- 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*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;

Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and

Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting:

No lighting proposed.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

50% of all on-site non-roof hardscape or paved areas will be either:

shaded AND/OR

constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:	2,505 SF
50% of non-roof hardscape:	1,253 SF
Shaded (based on average values per code):	1,067 SF
Areas with SRI > or = 29	355 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	1,422 SF
% SHADE/HIGH SRI PROPOSED	57%

Project Timetable: The project will begin as soon as possible after all permits have been acquired, with all construction expected to be completed in four months.

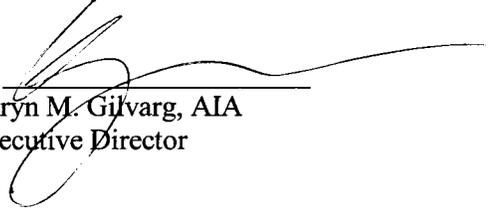
SITE PLAN REVIEW

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.

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