

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1255 CHAPEL. SITE PLAN REVIEW for relocated house (from 1249 Chapel).
(Owner/Applicant: RMS 1255 Chapel LLC, Agent: Carolyn Kone of Brenner,
Saltzman and Wallman).

REPORT: 1487-06

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 December 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 addressed with the City Plan Department and reflected upon final plans circulated 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. (City Plan Department is the last signatory prior to 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 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. Any proposed work within the 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. 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.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms plus NARRATIVE. Application fee: \$270 paid (\$100 on Nov 22 and \$170 on Nov 26). Complete application received December 10, 2013.

- Development Permit Application Drawings dated December 6, 2013, full-size sets, received December 6, 2013. (10 sheets total)

PROJECT SUMMARY:

Project:	House Relocation	
Address:	1255 Chapel Sreet	
Site Size:	7339 SF (.17 acres)	
Building size:	3670 SF	
Zone:	BD-1	
Financing:	private	
Project Cost:	\$80,000	
Parking:	off street (2 spaces)	
Owner:	RMS 1255 Chapel LLC	Phone: 203.968.2313
Agent:	Carolyn Kone (B,S,&W)	Phone: 203.772.2600
Site Engineer:	Tighe & Bond	Phone: 860.704.4760
City Lead:	City Plan Dept.	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 BD-1 zone.

Site Description/existing conditions:

In response to concerns of neighbors expressed in connection with the proposed Chapel/Howe Project about the demolition of a two-family house located at 1249 Chapel Street, which is a contributing structure to the Dwight Street National Register District, RMS 1255 Chapel Street acquired the vacant lot to the west of the 1249 Chapel Street site (1255 Chapel Street) in a tax foreclosure sale and agreed to relocate the 1249 Chapel house to this new site. This site plan application is for approval of such relocation.

Proposed Activity:

The relocation of the house will be accomplished by installing a foundation (footings and walls) on 1255 Chapel Street. Utilities for the 1249 house will be disconnected. The 1249 house structure will then be placed on steel beams, jacked up off its existing foundation, rolled over on steel rollers approximately 35' to the new site, and placed onto blocks. The foundation will then be finished and the building lowered onto the new foundation. Utilities will thereafter be reconnected to the house.

Circulation/Parking/Traffic: Two parking spaces are provided in the rear of the property. Cars enter the site via a new curb cut off Chapel Street. There are no traffic implications, except perhaps during the actual house moving/construction.

Trash removal: Trash collection will be provided by the City via trash totes and recycling bins as this application is for a residential use with 2 units.

Stormwater Management Plan: The application meets the requirements of this section of the code. The City Engineer has requested additional changes to the plans: creation of a bioswale at the curblin with one street tree (in lieu of the 2 trees shown on plans). Details are available on the City's website

Exterior Lighting: There will be light fixtures on the front porch and the rear doorway to the house.

Reflective Heat Impact from hardscape or paved surfaces: compliance not required

Soil Erosion and Sediment Control Review: A total of 340 cubic yards of material will be moved, removed or added to the site. Jay Inzitari of RMS Construction LLC 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. He is also named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis. He 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. 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*.

Jay Inzitari of RMS Construction LLC 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, Jay Inzitari of RMS Construction LLC is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: not applicable

Project Timetable: Construction will begin in March 2014 and will be completed by July 2014.

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:

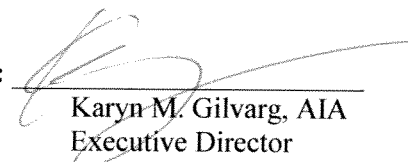
- Add one bioswale with one street tree per City standards at the curblin in lieu of 2 street trees;
- Change street tree to a City standard species other than Chanticleer Pear;
- Add complete sidewalk and curb replacement at the front of the property.

ACTION

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

ADOPTED: December 18, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director