

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 197 CHATHAM AND 529-539 FERRY STREET (CHATHAM). Site Plan Review. (Owner/Applicant: HANH; Agent: Rolan Young Smith and Stephen W. Studer for Berchem, Moses & Devlin).

**REPORT:** 1495-02

**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 July 16, 2019. 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 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.)
4. 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.
5. Any proposed work within the City right-of-way will require separate permits.
6. Prior to issuance of Building Permit, street addresses shall be assigned by the City Engineer.
7. 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.
8. 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.
9. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
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. A site plan with dimensions illustrating the concrete area (13,937 sf) (heat reflective index calculation) must be submitted prior to sign-off.

**Submission:** SPR Application Packet including DATA, WORKSHEET, SITE forms. \$270.00 Fee; Stormwater Management Plan 6/12/14;

**PROJECT SUMMARY:**

**Project:** New housing, (Demo existing warehouse)  
**Address:** 197 Chatham and 529-539 Ferry Street, New Haven  
**Site Size:** 69,068 sf (  
**Buildings:** 32 Residential Dwelling Units  
(Rental housing, community room, open space.)  
**Zone:** BA, RM2  
**Parking:** On-site surface  
**Owner:** Land: Housing Authority of New Haven,  
Development: The Glendower Chatham, S.P., LLC  
**Applicant:** Housing Authority of New Haven 203-498-8800  
**Agent:** Rolan Joni Young Smith & Stephen Studer, Esq. 203-783-1200  
**Architect:** Zared Architecture, Regina Winter 617-451-3333  
**Site Engineer:** DTC, Andrew Bevilaqua 203-239-4200  
**Traffic:** Tighe & Bond, Joseph Balskus 860-704-4760  
**Financing:** Mixed, including CHFA Low Income Housing Tax Credits, at 4% and/or 9%,  
Tax exempt bonds, HANH's Moving to Work Funds, Federal Home Loan Bank.  
**City Lead:** City Plan Dept. 203-946-6379

**BACKGROUND**

**Previous BZA and CPC Actions:**

1467-16 6/20/2012 Special exceptions for 53 parking spaces where 70 are required, 0 loading spaces and front yard parking for 38 unit mixed use development in BA and RM-2 zones. (BZA 12-40-S)

1481-09 7/31/2013 Special exception for 32 parking spaces where 47 are required, 2 front yard spaces BA/RM-2 (BZA 13-58-S)

1482-12 9/18/2013 Co-op agreement CNH/HANH/Glendower Group/Trinity

**Zoning:**

The Site Plan as submitted meets the requirements of the BA and RM-2 zones.

**Site Description and Proposed Activity:**

The existing site is an existing warehouse that will be demolished. The project is 32 housing units, a community room and open space, on a half city block, bounded by Chatham, Ferry and Rowe Streets.

**Circulation/Parking/Traffic:**

Parking is provided on-site via a U-shaped driveway.

**Trash removal:**

There are 3 dumpsters on the site. Trash will be picked up by a private hauler on a regular basis.

**Stormwater Management Plan:**

The proposed stormwater management plan meets all the requirements of this section of the ordinance.

**Exterior Lighting:**

The project meets the requirements of Section 60.1 Exterior Lighting Ordinance of the New Haven Zoning code.

**Reflective Heat Impact from hardscape or paved surfaces:**

The project meets the requirements of this section of the NHZO.

**Signage:**

Traffic, Transportation and Parking has approved the signage for this project.

**Project Timetable:**

Demolition is expected to commence this summer, and will be followed immediately by construction, with initial CO's expected by December of 2015.


**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 the standard conditions on Page 1.

**ADOPTED:** July 16, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director