

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** 83 WATER STREET, BROWN STREET (M/B/P 207/0535/01001), AND CHESTNUT STREET (M/B/P 207/0535/00701). Site Plan Review and Coastal Site Plan Review for self-storage and truck and trailer rental center IL zone, with associated parking in RM-2 zone. (Owner/Applicant: C Cowles and Company; Co-applicant: AMERCO Real Estate Company; Agent: Bernard Pellegrino of The Pellgrino Law Firm)

**REPORT:** 1519-01

**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 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. 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; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal 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 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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
9. Any proposed work within City right-of-way will require separate permits.
10. 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.
11. 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.
12. 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.
13. 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, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received May 16, 2016. Revised WORKSHEET and CSPR forms received June 15, 2016.**

- Statement of use. Received May 16, 2016.
- Coastal Area Management Report, dated June 13, 2016. Received June 15, 2016.
- Stormwater Management Analysis, revised July 7, 2016. Received July 8, 2016.
- Assessment of internal plumbing to confirm sewer/storm separation for all existing interior lines, dated July 7, 2016. Received July 8, 2016.
- Letter from Connecticut Dept. of Energy & Environmental Protection stating that no negative impacts to State-listed species are expected, dated July 7, 2016. Received July 8, 2016.
- Application drawings. 11 revised sheets received July 8, 2016.
  - CS001: Cover sheet. Revision date July 8, 2016.
  - CS002: Master Legend & Notes. Revision date July 8, 2016.
  - Sheet 1 of 1: ALTA/NSPS Land Title Survey. Drawing date June 1, 2016.
  - CS003: Site Shading Plan. Revision date July 8, 2016.
  - CS101: Site Plan. Revision date July 8, 2016.
  - CS501: Site Details. Revision date July 8, 2016.
  - CG101: Grading & Drainage Plan. Revision date July 8, 2016.
  - CG501: Grading & Drainage Details. Revision date July 8, 2016.
  - CE101: Soil Erosion & Sediment Control Plan. Revision date July 8, 2016.
  - SP-2: Proposed Lighting Plan. Revision date July 8, 2016.
  - A-1: Proposed Floor Plan. Drawing date May 26, 2016.

#### **PROJECT SUMMARY:**

**Project:** Conversion of factory to U-Haul truck rental, retail, and self storage

**Address:** 83 Water Street, Brown Street, and Chestnut Street

**Site Size:** 112,364 SF (2.58 acres): 96.6% at 83 Water Street; 1.6% at Brown Street; 1.8% at Chestnut Street

**Zone:** Light Industry (IL): 88.5%; High-middle Density (RM-2): 11.5%

**Financing:** Private

**Parking:** 69 spaces in IL zone (including 2 HC van-accessible and 1 HC); 9 spaces in RM-2 zone (no modifications to existing conditions); 5 bicycle parking spaces

**Owner/Applicant:** C. Cowles & Company

**Co-applicant:** Randy Lopez for AMERCO Real Estate Company

**Agent:** Bernard Pellegrino for The Pellegrino Law Firm

**Site Engineer:** John Plante for Langan

**City Lead:** City Plan Department

**Phone:** 602-263-6555

**Phone:** 203-787-2225

**Phone:** 203-562-5771

**Phone:** 203-946-6379

#### **BACKGROUND**

##### **Previous CPC Actions:**

**1341-31**, September 17, 2003: Special Exception (03-116-S) for joint use of 52 parking spaces on the C. Cowles lot as valet parking for restaurant at 98-100 Street at 606' from the use in an IL zone.

**1395-02**, October 18, 2006: Special Permit for wireless telecommunications facility in an IL zone.

**1403-18**, May 16, 2007: Special Exception (07-46-S) to change for non-conforming use of land to different non-conforming use to construct addition to factory in RM-2/IL zones.

##### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IL and RM-2 zones.

**Site Description/existing conditions:** The IL portion of the property has an existing multi-story warehouse building with frontage on Water and Chestnut Streets. A surface parking lot accessed from Chestnut Street is in the rear of the property. An additional one-story garage-like masonry building and parking lot comprise the the RM-2 portion of the property and front Brown Street. The entire site is bounded with a wall or chain-link fence and gates where the building does not front the property line. The property has been vacant since C. Cowles moved its operations from the building to North Haven in 2014.

**Proposed Activity:** The applicants are seeking an adaptive re-use of the main 176,350 SF building. The building would be retro-fitted to house a U-Haul store that would include interior self-storage units, U-Haul truck rental, and a retail showroom. The small portion of the site in the RM-2 zone, including the one-story masonry building and 9-space parking lot, would remain unchanged.

**Circulation/Parking/Traffic:** All motorized vehicle traffic to the site will enter the 69-space surface parking lot through an existing curb cut on Chestnut Street. Drive aisles were designed using a 30-foot truck, although U-Haul's largest truck is 26 feet. The 69 spaces in this lot far exceed the 20 spaces required to allow extra room for U-Haul's vans and trucks to park on-site. All 69 spaces are sized for passenger vehicles; moving trucks will be parked as needed, as the inventory of trucks on site is irregular. The 9 parking spots on the RM-2 portion of the site are accessed through a curb cut on Brown Street. There is not enough clearance for a vehicle to pass between the two lots, but pedestrians will be able to access the entrance to the building from this lot. A five-spot bicycle rack will be embedded into the ground near the building's front entrance along Chestnut Street.

**Trash removal:** The building's loading bay will include a trash compactor.

**Signage:** No signage was included in the application materials.

**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: 1,250

Start Date: As soon as possible

Completion Date: Summer 2017

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 phases;
- 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*.

**Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

**Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS**  
**REQUIRED DOCUMENTATION**

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

**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:**

**REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and elevation of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

**STANDARDS**

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;

- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

**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:	46,313 SF
50% of non-roof hardscape:	23,157 SF
Shaded (based on average values per code):	12,599 SF
Areas with SRI > or = 29	11,417 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>24,016 SF</b>
<b>% SHADE/HIGH SRI PROPOSED</b>	<b>51.9%</b>

**Project Timetable:**

The applicant expects to file for its building permit upon completion of its building plans after the receipt of site plan approval. It would begin the interior renovations, upon receipt of its building permit, as soon as it closes on its acquisition of the property, which it expects would be shortly after the expiration of any appeal period of the receipt of its site plan approval.

The initial phase would consist of the showroom, offices and a portion of the self-storage units, along with the exterior work, which is limited. It is expected that this work would be completed within 6-12 months, with an expected opening in the summer of 2017. The remaining self-storage units would be completed within 12 months thereafter.

**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:**

*Coastal Flood Hazard Area:* A portion of the site is located within the 100-year floodplain of Long Island Sound (Zone AE) with a base flood elevation of 13 feet.

*Estuarine Embayments:* Part of the site’s stormwater eventually discharges into New Haven Harbor.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	No new on-site construction is proposed within the limits of the 100-year floodplain. Soil erosion and sediment control measures will be implement before and during construction to prevent any downstream impacts to water quality.
2. Potential beneficial impacts	The project will positively impact the quality of stormwater discharged from the site to New Haven Harbor. The pollutant load leaving the site will be reduced because of on-site stormwater-quality measures.
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?	Site does not have coastal access.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Site does not have coastal access.
6. Is public access provided to the adjacent waterbody or watercourse?	Site does not have coastal access.
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 with the following comments:

- Provide evidence of complete video inspection of storm and sewer pipes per WPCA standards;
- Provide site detail and grading plan for ADA ramp to confirm compliance. No dimensions or elevation date are provided in application;
- Add security lighting within vacant lot in RM-2 portion of property;
- Recalculate/relocate lights in conformance with regulations to prevent light bleed on to neighboring residential property.

**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**

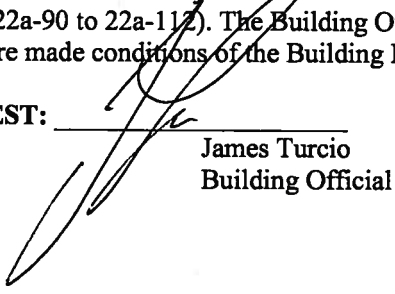
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1 and additional conditions listed under Site Plan Review above.

**ADOPTED:** July 20, 2016  
Adam Marchand  
Acting 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:** July 20, 2016

**ATTEST:**   
James Turcio  
Building Official