

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 57 TRUMBULL STREET. Site Plan Review for conversion of an existing building into six residential units, in the RO zone. (Owner/Applicant: 57 Trumbull Holdings LLC; Agent: Ben Trachten)

**REPORT:** 1623-02

**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 January 18, 2028. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
6. 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.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
11. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
13. As-built Survey 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 mylar and digital form (.pdf).

### ADDITIONAL CONDITIONS OF APPROVAL

14. Applicant shall record an easement or other such legal document permitting shared use of the dumpster on the 55 Trumbull Street parcel by the tenants at 57 Trumbull Street in perpetuity, in a form found acceptable by the City's Corporation Counsel, prior to issuance of a building permit.

15. Connection to storm sewer and roof leader connections will be detailed, prior to sign-off for building permits.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. (Municipal projects are fee-exempt.) Received October 17, 2013. (LIST ALL RELEVANT APPLICATION FORMS)**

Received November 17, 2022

- Site plan, 1 sheet, dated November 15, 2022, revised December 1, 2022 and January 11, 2023
- Floor plans, 2 sheets, dated October 31, 2022

Received November 30, 2022

- Garbage removal letter, 1 sheet, dated November 30, 2022

Received January 12, 2023

- Construction timeline letter, 1 sheet, dated January 12, 2023

**PROJECT SUMMARY:**

**Project:** Conversion of an existing building into six residential units, in the RO zone

**Address:** 57 Trumbull Street

**Site Size:** 3,704 Sq. Ft.

**Building size:** 6,611 Sq. Ft.

**Zone:** RO

**Parking:** No parking on site

**Owner/Applicant:** Avi Lipster, 57 Trumbull Holdings LLC **Phone:**

**Agent:** Ben Trachten

**Phone:** (203) 865-0101

**Site Engineer:** Connecticut Consulting Engineers, LLC

**Phone:** (203) 639-8636

**BACKGROUND**

**Previous CPC Actions:**

No previous CPC actions.

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RO zone.

**Site description/existing conditions:**

This site is located on Trumbull Street adjacent to commercial, residential, and office buildings. The existing historic building on the site shares a wall with the building at 59 Trumbull Street and has a small rear yard and a narrow sunken alley at the property line with 55 Trumbull Street. The buildings at 57 Trumbull Street and 55 Trumbull Street are under common ownership at the time of this approval.

**Proposed activity:**

The proposed development plan for this site is to change the use of the existing building from office to six residential dwelling units through an interior renovation. Minor site work includes installation of bicycle racks, a concrete pathway for dumpster access, and a gravel trench for drainage. No changes to the building exterior are proposed.

**Motor vehicle circulation/parking/traffic:**

No existing or proposed parking spaces.

**Bicycle parking:**

Two U-shaped bicycle racks are proposed at the back of the rear yard.

**Trash removal:**

The owner of 55 Trumbull Street will allow the tenants of the 6 residential units at 57 Trumbull Street to use garbage and recycling dumpsters which will be placed on the property of 55 Trumbull Street. The cost for the dumpster and trash removal shall be the responsibility of 57 Trumbull LLC, the owner of 57 Trumbull Street. This agreement shall be recorded as an easement or other such legal document, per Condition of Approval #14.

**Signage:**

No new signage proposed at this time. All signage must meet zoning ordinance requirements.

**Sec. 58 Soil Erosion and Sedimentation Control:**

Does not apply.

**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:**

There is no new proposed exterior lighting.

**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:  
50% of non-roof hardscape:

225 SF  
112.5 SF

<b>Shaded (average)</b>	-
<b>SRI &gt; 29</b>	225 SF
Cement	225 SF
Parking striping	-
StreetBond coating	-
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>225 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>100%</b>

Note: The only nonroof hardscape on site is a concrete walkway (~225 SF).

**Sec. 50. Inclusionary Zoning:**  
Does not apply, under 10 units.

**Project Timetable:** Spring 2023 to Spring 2024

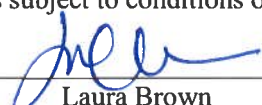
**SITE PLAN REVIEW**

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.

**SITE PLAN ACTION**

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

**ADOPTED:** January 18, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**   
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Laura Brown  
Executive Director, City Plan Department