

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

**RE: 362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87
WOOLSEY STREET.**

MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200,
173 0746 01300, 173 0746 01400, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173
0746 02200.

Site Plan Review and Coastal Site Plan Review for construction of a health clinic and associated
site improvements, in the BA-1 Zone, with a portion of the site in the Coastal Management Area.
(Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St. LLC, 382-394
Grand Avenue LLC; Agent: Meaghan Miles).

REPORT: 1624-06

Companion applications: 1624-07 and 1624-08 for Special Permits

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. 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 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.
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. Any proposed work within City right-of-way will require separate permits.
9. Prior to applying for Building Permit, street address(es) shall be assigned by the City Engineer.
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. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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. 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.
14. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

15. The applicant shall merge all lots through the appropriate legal instruments and file updated survey on the land records and inform the Tax Assessor of the same. Applicant shall provide City Plan with proof of such recording on the land records prior to issuance of building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$960. Received December 22, 2022.

- Civil plans, dated December 21, 2022 (29 sheets), revised January 4, 2023 (30 sheets), January 12, 2023 (32 sheets), and January 17, 2023 (35 sheets)
- Stormwater Report, 84 sheets, dated November 8, 2022,
- Traffic Study, 106 sheets, dated December 22, 2022
- BA-1 Design Guidelines Narrative, 5 sheets, n.d.
- Coastal Site Plan Narrative, 4 sheets, dated December 21, 2022
- Project Narrative and Statement of Findings, 7 sheets, dated December 22, 2022
- Letters of Authorization, 3 sheets

PROJECT SUMMARY:

Project: Fair Haven Community Health Center Clinic Expansion

Address: 362, 372, 374, 382, 388, 390 and 394 Grand Avenue, and 81, 83, 85, and 87 Woolsey Street.

Site Size: 66,536 SF

Zone: BA-1

Parking: 67 spaces

Owners: Fair Haven Community Health Clinic, Inc, 87 Woolsey St. LLC, 382-394 Grand Avenue LLC

Applicants: Fair Haven Community Health Clinic, Inc., 87 Woolsey St. LLC, 382-394 Grand Avenue LLC

Agent: Meaghan Miles, Carmody, Torrance, Sandak, and Hennessey LLP **Phone:** 203-252-2642

Architect/Engineer: TPA Design Group and Benesch

BACKGROUND

Previous CPC Actions:

11/16/2022 1621-06 362, 372, 374, 382, 388, 390, AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.

Referral of BZA applications 22-76-S and 22-77-CAM re: transition parking, off-street parking spaces within front yard setback, 74 off-street parking spaces where 92 are required, and Coastal Site Plan Review.

(Owners/Applicants: Fair Haven Community Health Clinic Inc., 87 Woolsey St. LLC, 382-394 Grand Avenue LLC; Agent: Meaghan Miles).

11/02/2022 1618-01 362, 372 AND 374 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.

Site Plan Review and Coastal Site Plan Review for a surface parking lot to be used for an existing health clinic, in the RM-2 and BA-1 Zones, with a portion of the site in the Coastal Management Area. Approved. (Owners: Fair Haven Community Health Clinic, Inc & 87 Woolsey St. LLC; Applicant: Fair Haven Community Health Clinic, Inc.; Agent: Meaghan Miles).

10/19/2022 81, 83, 85, and 87 WOOLSEY STREET.

Petition for Zoning Ordinance Map Amendment to change the Zoning Designation of 81, 83, 85 and 87 Woolsey Street from RM-2 to BA-1. Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St. LLC; Agent: M. Miles

8/3/2022 1613-08 81-87, 362-374 WOOLSEY STREET, GRAND AVENUE

Special Exceptions to allow for transition parking, to permit 57 off-street parking spaces where 64 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1. Fair Haven Community Health Clinic Inc. Approved.

10/19/2011 1457-A 85 WOOLSEY STREET. Site Plan for new Dental Clinic. Fair Haven Community Health Center. Approved.

Zoning:

The site is in compliance with the zoning requirements for the BA-1 Zone, with the zoning relief as described below.

On December 5, 2022, the Board of Alders enacted an ordinance to change the zoning designation of the Woolsey Street Parcels from RM-2 to BA-1, thereby bringing the entire campus into the BA-1 zone. On December 13, 2022, the Board of Zoning Appeals granted special exception approval for a parking reduction for the new clinic building to permit 74 spaces where 92 are required.

The project is located in the BA-1 zoning district and will comply with the applicable design guidelines set forth in §43(m) of the Zoning Ordinance.

Site description/existing conditions:

The subject property consists of eleven adjacent parcels known as 362, 372, 374, 382, 388, 390, and 394 Grand Avenue and 81, 83, 85, and 87 Woolsey Street in the Fair Haven neighborhood. The Property is 66,536± SF. 362, 372 and 374 Grand Avenue (the "Grand Avenue Parcels"), and 81, 83, and 85 Woolsey Street are owned by Fair Haven Community Health Clinic, Inc., 87 Woolsey Street is owned by 87 Woolsey St. LLC, and 382, 388, 390, and 394 Grand Avenue are owned by 382-394 Grand Avenue LLC (the "Clinic Expansion Parcels"). All parcels are zoned BA-1. The Clinic Expansion Parcels, a portion of the Grand Avenue Parcels, and 87 Woolsey Street, are within the Coastal Area Management boundary. The Grand Avenue Parcels are improved with a 31,690± SF building used as the largest clinic site for FHCHC. The Health Center Building consists of three (3) interconnected 19th-century Victorian houses that were extensively renovated to create a mixed-use clinical and administrative facility.

The current parking lot for the Health Center Building is approximately 16,076± SF (0.37 acres) and has 47 spaces, used by both visitors and employees. It is located on the southern portion of Grand Avenue parcels (behind the Building) and extends on to 81 Woolsey Street and the rear portion of 85 Woolsey Street. Access to the parking area is available off both Grand Avenue and 81 Woolsey Street.

81 Woolsey Street is an existing extension of the surface parking lot for the Health Center Building. 83, 85 and 87 Woolsey Street are each improved with one structure of approximately 3,200± SF. The structure at 83 Woolsey is unused and deemed inhabitable, the structure at 85 Woolsey is used for administrative office space for the adjacent health clinic, and 87 Woolsey is residential.

The location of the proposed new clinic buildings consists of four adjacent parcels, 382-394 Grand Avenue, covering 0.44 acres, and is improved with a single three-story building of approximately 14,086± SF containing a pizza shop, local pharmacy and five dwelling units. The remainder is dilapidated bituminous pavement.

Proposed activity:

Proposed activity approved in CPC Report #1618-02 as Phase 1 of the clinic expansion, includes demolishing the structures at 83, 85, and 87 Woolsey Street to expand the Health Center's parking area to include 57 spaces, with companion significant upgrades to the on-site parking circulation, lighting, stormwater management and landscaping. As part of this application for a "Phase 2" of the project, in connection with the new clinic building described below, the parking area will be expanded and redesigned to provide 67 spaces.

No changes are proposed to the existing Health Center Building.

Also proposed is the construction of a new, three-story, 33,790± SF building on four parcels along Grand Avenue. The new building, in companion with the existing Center, will provide improved and expanded health clinic services to the Fair Haven and surrounding community. The development also consists of renovations to the sidewalk within the adjacent rights-of-way, access for persons with disabilities, a pocket-park with water features (for use by the community), drive aisles, utilities, stormwater facilities and associated amenities.

Motor vehicle circulation/parking/traffic:

Circulation: Vehicles will enter the lot through a curb cut on Grand Avenue. There are two lot exits: one left-turn-only exit onto Woolsey Street to the south, and an exit on Grand Avenue east of the entrance, accessible to passenger vehicles only. Some drive aisles in the lot will be one-way, in other areas two-way circulation is proposed. Only passenger vehicles can drive through the middle drive aisle and out to the exit onto Grand Avenue. The lot will have the appropriate signage to indicate these circulation patterns, as shown on the plans.

Parking: 67 parking spaces are proposed, including 3 accessible spaces, 16 compact spaces, and 2 carsharing spaces. An additional 17 parking spaces are provided within 300' at 352 Grand Avenue.

Bicycle parking: Bicycle parking with capacity for 9 bicycles will be provided in front of the existing health center building.

Trash removal: Dumpsters will be located at the end of the north drive aisle between two rows of parking, in the parking lot on the Woolsey Street lots. Trash removal vehicles will enter from Grand Avenue, pick up trash, and exit onto Woolsey Street.

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

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: 5,611 CY

Start Date: Spring 2023

Completion Date: Summer 2024

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 both during the demolition and 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: SUBMISSION MEETS REQUIREMENTS

REQUIRED SUBMISSION

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

STANDARDS

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
- Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
- Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and
- Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;
- Maximum Light Levels at the Property Line.*
 - a. *The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;*
 - b. *Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*
 - c. *The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*

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:

30,982 SF
15,491 SF

Shaded (average)	2,019 SF
SRI > 29	17,053 SF
Cement	6,843 SF
Parking striping	-
StreetBond coating	10,210 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	19,072 SF

% SHADED/HIGH SRI PROPOSED	62%
-----------------------------------	------------

Sec. 50. Inclusionary Zoning: Not applicable.

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:

Shorelands

The Connecticut DEEP Coastal Resource Map for the New Haven Quadrangle (portion submitted) indicates that the site is within Shorelands, defined as “upland areas at elevations in excess of the 100-year still water flood level and located within the coastal boundary”. The area around the site is dominated by commercial uses along Grand Avenue and residential areas to the east and west along Woolsey Street. The site itself is not adjacent to the coastal waterfront or other coastal resources or features.

Coastal Flood Hazard Area

As shown on the submitted FEMA Flood Insurance Rate Map, the site is located within Flood Hazard Zone X, areas of minimal flood hazard.

We note that the site is remote from the coast and cannot support water-dependent commercial uses.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Potential adverse impacts include runoff and soil/sediment erosion during the demolition and construction phases. The Soil Erosion and Sediment Control Plan should mitigate this impact.
2. Potential beneficial impacts	Stormwater management measures including hydrodynamic separators to treat runoff and a subsurface retention/infiltration system will improve the quality and reduce the discharge rate of runoff from the site to the Mill River. As a result the project has the potential to substantially reduce runoff to combined sewers in Grand Avenue and Woolsey Street.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None identified.

4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No-not a waterfront property.
5. Have efforts been made to preserve opportunities for future water-dependent development?	N/A-not a waterfront property.
6. Is public access provided to the adjacent waterbody or watercourse?	N/A-not a waterfront property.
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.

Project Timetable: Spring 2023-January 2025

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.

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.

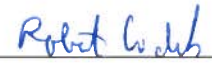
ACTION

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

ADOPTED: January 18, 2023
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

ADOPTED: January 18, 2023

ATTEST: 
Robert Walsh
Acting Building Official