

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 232 and 238 Columbus Avenue. MBLUs: 265 0084 01400, 265 0084 01300. Site Plan Review for construction of a 10-unit residential building in the RM-2 Zone. (Owner: City of New Haven; Agent: James Pretti, Criscuolo Engineering LLC; Applicant: Ralph Mauro)

**REPORT:** 1599-01

**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 19, 2027. 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. Any proposed work within City right-of-way will require separate permits.
8. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. 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.
13. 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.
14. 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).

**Submission:** SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms.  
Application fee: \$360. Dated March 29, 2021, Received June 2021.

- Site plans, 6 sheets, dated March 3, 2021, received June 2021, revised November 2021, December 22, 2021, and January 12 2022.
- Architectural drawings, 5 sheets, dated November 13, 2019, received June 2021, revised November 2021, December 22, 2021, and January 12, 2022.
- Stormwater report, 24 sheets, dated March 2, 2021, received June 2021. Revised January 12, 2022.

**PROJECT SUMMARY:**

**Project:** Columbus Avenue apartments

**Address:** 232 and 238 Columbus Avenue

**MBLUs:** 265 0084 01400, 265 0084 01300

**Site Size:** 0.32 acres

**Building size:** 13,927 SF

**Zone:** RM-2

**Parking:** 10 spaces in a surface parking lot.

**Owner:** City of New Haven

**Applicant:** Ralph Mauro, 238 Columbus Ave Associates LLC

**Agent/Site Engineer:** James Pretti, Criscuolo Engineering LLC

**Phone:**

**Phone:** 203-624-9700

**Phone:** 203-481-0807

**BACKGROUND**

**Previous CPC Actions:**

9/18/2019 CPC #1561-16

232-240 COLUMBUS Avenue. Disposition of a building lot to Concrete Creations, LLC.

12/12/2001 CPC#1313-15

234-234,238-240 COLUMBUS Avenue. SPR for 28 space Parking Lot for Sacred Heart Church.

10/3/2001 CPC#1310-04

232-234 COLUMBUS Avenue. BZA Referral. Special Exception to permit Front Yard Parking (11 spaces in a 28 space lot) in a RM-2 Zone. City of New Haven.

10/3/2001 CPC#1310-04

238-240 COLUMBUS Avenue. BZA Referral. Special Exception to permit Front Yard Parking (11 spaces in a 28 space lot) in a RM-2 Zone. City of New Haven/ Sacred Heart Parish.

6/13/2001 CPC#1306-10

232-234,238-240 COLUMBUS Avenue. Land Disposition for Parking lot to Church of the Sacred Heart

9/20/2000 CPC#1293-17

232-240 COLUMBUS Avenue. Land Disposition to Sacred Heart Church.

**Zoning:**

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

**Site description/existing conditions:** The site is made up of two parcels, bound by Columbus Avenue to the north, Salem Street to the west, and multi-family residential properties to the south and east. The site is currently an empty lot with grass and some vegetation but as been used for surface parking in the past (see previous CPC actions).

**Proposed activity:** A ten-unit apartment building is proposed with five ground-floor units (including one ANSI Type A unit) and five townhouse style units on the first and second floors.

**Motor vehicle circulation/parking/traffic:** A surface parking lot in the rear of the building is proposed with ten spaces including one ADA accessible space and one compact car space. Vehicles will enter the lot from Salem Street and exit onto Columbus Avenue (one-way traffic only).

**Bicycle parking:** An outdoor bicycle parking rack for 11 bicycles on a concrete pad with a covered overhang is proposed.

**Trash removal:** Trash will be brought out to a dumpster on an 8'x8' enclosed concrete pad on the east side of the site and will be collected onsite.

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

**Sec. 58 Soil Erosion and Sedimentation 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: 65 CY

Start Date: May 2022

Completion Date: May 2023

Responsible Party for Site Monitoring: Ralph Mauro, 238 Columbus Ave Associates LLC

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:**

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: 5,270 SF  
50% of non-roof hardscape: 2,635 SF

<b>Shaded (average)</b>	<b>0</b>
<b>SRI &gt; 29</b>	<b>5,270 SF</b>
Cement	0
Parking striping	0
StreetBond coating	5,270
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>5,270 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>100%</b>

**Project Timetable:** Start Date May 2022, End Date May 2023

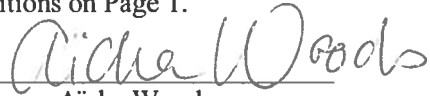
**SITE PLAN REVIEW**

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 Page 1.

**ADOPTED:** January 19, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department