

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:**            **588 HOWARD AVENUE.** Site Plan Review for the conversion of an existing residential building into 9 efficiency residential dwelling units in a RM-2 zone. (Owner/Applicant: Hugo Miura for St. Bari Capital New Haven 1, LLC)

**REPORT:**    **1575-03**

**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 December 2, 2025. 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. 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.
9. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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. 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).

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee. Received September 17, 2020.**

- Application.
- Site plan set and architectural. Revised September 21, 2020, October 5, 2020, October 19, 2020, and October 20, 2020.
  - Cover Sheet.

- Survey.
- Proposed Site Improvements.
- Lighting Plan.
- Floor Plans.
- Elevations.
- Stormwater Management and Maintenance Report.
- Stormwater Analysis.
- Approval of stormwater from GNHWPCA, email from Ricardo Ceballos, October 5, 2020.

**PROJECT SUMMARY:**

**Project:** 588 Howard Avenue  
**Address:** 588 Howard Avenue  
**Site Size:** 12,632 SF sq. ft.  
**Building size:** 8,244 sq. ft.  
**Zone:** RM-2  
**Parking:** 9 parking spaces – zoning compliant  
**Owner:** Hugo Miura for St. Bari Capital New Haven 1, LLC **Phone:** 646-492-4457  
**Applicant:** Same as above  
**Site Engineer:** J. Edwards & Associates, LLC **Phone:** 203-268-4205

**BACKGROUND**

**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 a corner lot on Howard Avenue and Portsea Street and adjacent to Roberto Clemente Elementary School. The existing building is a wood-frame 6-unit building ranging from 2-3 bedrooms. The site is very flat with an ample front yard and parking.

**Proposed activity:** The proposed activity includes converting the interior of the existing structure to 9 efficiency units. The construction will be almost entirely interior to the structure except for one dormer. The applicant will also make improvements to the parking area that include adding mechanized gates and a compliant number of parking spaces (9).

**Motor vehicle circulation/parking/traffic:** The plan proposes one-way access from Howard Avenue between the existing structure and the elementary school. The entrance will be gated and tenants will have key access to open the gate. Tenants exit via an identical, mechanized gate on Portsea Street. The applicant provides appropriate stop bars and stop signs.

**Bicycle parking:** Bike storage is proposed in the parking area. Two-point lock City Detail provided.

**Trash removal:** Trash is handled internal to the building. Enclosed dumpster pad is proposed near the exit on Portsea Street.

**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:

Start Date: Fall 2020

Completion Date: Summer 2020

Responsible Party for Site Monitoring: Jason Edwards, J. Edwards & Associates, 203-268-4205

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 both 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** per GNHWPCA standards and thus does not fall under CNH jurisdiction.

**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:

9,937 SF

50% of non-roof hardscape:

4,968.5 SF

<b>Shaded (average)</b>	<b>2,778 SF</b>
<b>SRI &gt; 29</b>	<b>2,778 SF</b>
Cement	560 SF
Parking striping	
StreetBond coating	
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>2,778 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>52%</b>

**Project Timetable:** Fall 2020-Summer 2021

**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:** December 2, 2020  
Edward Mattison  
Chair

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