

## NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

**RE:** 285 NICOLL STREET. Special Permit for a painted sign on the existing structure in the IL Zone. (Owner: Narang New Haven Co, LLC. Applicant/Agent: Lynda Laureano, ARTfx Signs.)

**REPORT:** 1583-03  
**ACTION:** Approval

**Previous CPC Actions:** Site Plan Review and Coastal Site Plan Review for adaptive reuse of existing industrial building for use as office space and parking garage. (Owner/Applicant: Rakesh Narang of Narang New Haven Co., LLC; Agent: Bryan Nesteriak of B&B Engineering, LLC.)

**Submission:** Special Permit Application, Drawing set: Sign Specifications, Property Elevation, Plot Plan.  
**Received March 18<sup>th</sup> 2021** Confirmation of notice to abutting properties received: **May 12, 2021**

### BACKGROUND

Per the City of New Haven zoning regulations Table 60.3.5; Summary of Permitted Sign Types by Zoning District – Painted Signs Within the Industry Zones, Lynda Laureano of ARTfx Signs has applied for a Special Permit to have a painted sign on the south building elevation of the existing structure at 285 Nicoll Street, Building A, Part 1.

**Current site conditions:** The 3.02 acre site is currently occupied by 5 structures including East Rock Center, a multi-tenant commercial mixed use building within the IL zone. The parcel is bounded by Mitchell Drive to the north-east and abuts 85 Willow Street on the south elevation.

**Proposed Activity:** The proposed activity consists of painting an approximately 175 sqft sign (5ft in height) located on the side of the building, adjacent to the parking lot, close to the roofline. The sign is to be painted directly on the surface of Building A, Part 1.

### PUBLIC HEARING

This action was heard within the public hearing portion of the May 19, 2021 City Plan Commission Meeting. The meeting was hosted on the Zoom Platform and started at 7PM.

### SPECIAL PERMIT

Section 60.3 of the New Haven Zoning Ordinance states:

*Statement of purpose.* To promote appropriate and attractive signage that protects public health, safety and welfare; reduces traffic and pedestrian hazards; promotes economic development; protects property values; provides adequate wayfinding for multimodal transportation; preserves neighborhood aesthetics; and furthers the general purpose of the zoning ordinance.

Special Permit Criteria	Comments
a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement, and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.	<i>The proposed painted sign is allowed by Special Permit in the subject zoning district. All other sign and bulk requirements are met.</i>

<p>b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.</p>	<p><i>Pursuant to Section 60.3e and Table 60.3.5 a painted sign is allowed within the IL zone via special permit. The proposal does not affect or change the existing use of the building. The proposed sign is consistent with signage for similar uses. All other sign and bulk requirements are met.</i></p>
<p>c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.</p>	<p><i>The proposed sign is not in conflict with New Haven Vision 2025, the plan of conservation and development for the City of New Haven.</i></p>
<p>d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district, and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.</p>	<p><i>The location of the sign is directly on the side of the existing building. The area of impact is minimal and no natural features are to be affected.</i></p>
<p>e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage, transportation or disposal, or similar conditions.</p>	<p><i>The proposed action is a sign painted directly on the side of a building. The proposed action does not include exterior illumination which negates any associated impacts to the use or peaceable enjoyment of abutting properties.</i></p>
<p>f. <i>Historic preservation.</i></p>	<p><i>N/A No structures will be impacted</i></p>
<p>g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors.</p>	<p><i>The proposed signage is consistent with the modern design of the existing structure of the subject zoning district. The proposal will have a minimal impact on the subject parcel and neighboring properties while providing a needed site identifier.</i></p>
<p>h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.</p>	<p><i>The proposal is not anticipated to have a detrimental effect on surrounding property values.</i></p>

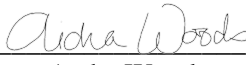
<p>i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.</p>	<p><i>Traffic will not be impacted by this proposal.</i></p>
--	--

**CONDITIONS OF APPROVAL:**

The conditions of approval of the Special Permit under §64 and §60.3 of the New Haven Zoning Ordinance for Monument Signage are as follows:

- 1. Special Permit must be filed on the land records of the City of New Haven before issuance of building permits. A digital copy of the recorded site plan shall be provided to staff (.pdf).**

**ADOPTED:** May 19, 2021  
Leslie Radcliffe  
Chair

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