

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **129 AMITY ROAD.** Site Plan Review for the construction of a 64,033 SF, four story self-storage facility containing an office and 481 storage units. (Owner: 129 Amity Road, LLC.; Agent/Applicant: James H. Segaloff of Susman, Duffy & Segaloff PC.)

REPORT: **1590-01**

ACTION: **Approval**

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 August 18, 2026. 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. 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. 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 forms. NARRATIVE attached. Application fee: \$360. Received June 17, 2021.

- Plan Set (19 Sheets) Drawing Date: June 17, 2021. Received Date: June 17, 2021.
 - Sheet 1 Land Title Survey
 - Sheet DM-1 Demolition Plan
 - Sheet SP-1 Site Plan
 - Sheet GD-1 Grading and Drainage Plan
 - Sheet SU-1 Site Utilities Plan
 - Sheet EC-1 Sediment and Erosion Control Plan
 - Sheet EC-2 Sediment and Erosion Control Notes
 - Sheet EC-3 Sediment and Erosion Control Details
 - Sheet EC-4 Sediment and Erosion Control Details
 - Sheet LL-1 Landscaping Plan
 - Sheet LL-2 Landscaping Details and Notes
 - Sheet LP-1 Lighting Plan
 - Sheet GN-1 General Notes
 - Sheets DN-1 through DN-10 Details Sheets
 - Sheet TT-1,2 Truck Turn Plan
 - Sheets AP-1,2,3,4,5 Proposed Development, Conceptual Design
 - Sheet RH-1 Reflective Heat and Shading/Impact Plan
 - Sheet AR-1 Architectural Rendering
- Stormwater Management Plan Dated: June 17, 2021. Received June 17, 2021
- Revised Plan Set (20 Sheets). Added Sheets SS-1 Signage Plan, LP-2 Lighting Notes and Details. Drawing Date: July 1, 2021. Received Date: July 1, 2021
- Memo Requesting Adjournment from CPC Meeting 1589
- Revised Plan Set (20 Sheets) Drawing Date: July 19, 2021. Received Date: July 20, 2021
- Revised Stormwater Management Plan Dated: June 17, 2021. Received June 27, 2021
- Revised Plan Set (20 Sheets) Added Striping Plan to Sheet SS-1. Drawing Date: August 9, 2021. Received Date: August 9, 2021.

PROJECT SUMMARY

Project: 129 Amity Road LLC., proposes to construct a self-storage facility containing 64,033 square feet including an office and 481 storage units with a proposed 10 parking spaces, one of which will be ADA accessible.

Address: 129 Amity Road, New Haven CT. 06515

Site Size: 32,186 square feet (0.74 Acre)

Building size: Total 64,033 square feet. A proposed building footprint of 15,589 square feet with an FAR of 1.99

Zone: General Business (BA)

Parking: Proposing 10 parking spaces, including 1 ADA accessible space. The applicant has claimed that, where the NHZO does not require parking for the use, that the parking provided in this proposal is sufficient and consistent with industry standards.

Owner: 129 Amity Road LLC.,

Applicant: James H. Segaloff

Agent: James H. Segaloff

Site Engineer: Matt Robillard, PE

Phone: 203.627.2757

Phone: 203.654.2603

Phone: 203.654.2603

Phone: 860.760.1965

BACKGROUND

Previous CPC Actions:

CPC 1544-04: Site Plan Review for the construction of a pharmacy and associated parking lot in a BA zone. Approval with Conditions. Valid through May 16, 2023

CPC 1559-08: Site Plan Review for the construction of a Wendy's fast food restaurant with a drive-thru in a BA zone. Approval with Conditions. Valid through July 17, 2024

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA (General Business) zone, with the zoning relief granted. The Board of Zoning Appeals, in May of 2021, granted a Use Variance to allow for a self-storage facility in Zone: BA. (**BZA File: 21-47-V**). Additional zoning relief has been sought for rear yard and side yard variances.

Site description/existing conditions: The subject property is located at 129 Amity Road, one parcel before the Woodbridge town line and across the street from the Amity Shopping Center & Amity Plaza. The parcel is 32,186 square feet and is surrounded on all three sides by the Wilbur Cross Parkway and its southbound entry ramp. The land abutting the property on all three sides is owned by the Connecticut Department of Transportation. There is a traffic signal located on Amity Road within the subject parcel's boundaries. The applicant submits that the Connecticut Department of Transportation has agreed not to require traffic upgrades for a self-storage user as it "has amongst the lowest traffic uses of any commercial business". At the time of acquisition, the property held three small buildings dating back to the 1940's including an abandoned home and two buildings previously used as a garden center. The owner, 129 Amity Road, LLC., demolished two of the existing buildings and proposes to demolish the third (See Plan Set Sheet DM-1).

Proposed activity: The application includes the demolition of an existing structure and associated parking lot and the construction of a four story self-storage facility with a total gross floor area of 64,033 square feet. Proposed activities also include the provision and installation of curbing and sidewalks with ADA compliant curb ramps along Amity Road as well as a painted crosswalk over the Route 15 southbound On -Ramp. The existing bituminous concrete on will be removed and replaced with new high SRI concrete pavement for circulation throughout the site. Upon this new concrete 10 parking spaces including 1 ADA compliant space will be installed. New lighting and landscaping are also detailed in the proposed Plan Set.

Motor vehicle circulation/parking/traffic: The site is currently accessed through two existing curb cuts from Amity Road and a third driveway that traverses over the adjacent State of Connecticut property. The applicant proposes to repave and regrade the site to provide ADA-compliant parking and access. The new lot will consist of 10 parking spaces, including 1 accessible parking space and 1 loading space. A new curb cut will be installed on the southerly portion of the site to replace one of the existing curb cuts. The second most northerly curb cut will remain. The site driveway is proposed as two-way entering and exiting off of Amity Road. The entrance and exit lanes will be defined with striping and will be separated with a concrete mountable curb and raised island. The applicant submits that the Connecticut Department of Transportation has agreed not to require traffic upgrades for a self-storage user as it "has amongst the lowest traffic uses of any commercial business".

Bicycle parking: A bicycle rack accommodating 2 bicycles will be installed.

Trash removal: A fenced dumpster and enclosure area will be constructed in the parking lot adjacent to the Route 15 southbound On -Ramp

Signage: As shown in Plan Set Sheet SS-1, the applicant proposes to install a series of signs for on-site way-finding including; a stop sign, a no left turn sign, a do not enter sign, crosswalk, ADA Accessible and Van Accessible signage. Sheet SS-1 also notates striping of the parking lot including the ADA accessible parking space and associated cross walk to building entrance. There is no proposed signage at this time for the self-storage business.

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: 1,132 Cubic Yards
Start Date: To be determined Completion Date: To be determined

Responsible Party for Site Monitoring: 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 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

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

- Prevent or minimize direct glare and light trespass;
 - All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
 - Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
 - All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
 - Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
 - High pressure sodium and flickering or flashing lights are prohibited.
- 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;
- 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;
- 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:

10,700 SF

50% of non-roof hardscape:

5,350 SF

Shaded (average)	40 SF
SRI > 29	5,900 SF
Cement	5,900 SF
Parking striping	NA SF
StreetBond coating	0 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	5,940 SF
% SHADED/HIGH SRI PROPOSED	55%

Project Timetable: To Be Determined

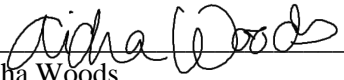
SITE PLAN REVIEW

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: August 18, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department