

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **190 RIVER STREET.** Site Plan Review, Coastal Site Plan Review for construction of a brewery within an existing building with associated site improvements in an IL zone. (Owner: City of New Haven; Agent: Graham Curtis, Applicant: John Kraszewski of Armada Brewing)

REPORT: 1592-01

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 September 22, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
6. 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.
7. 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.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
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. 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).

ADDITIONAL CONDITIONS OF APPROVAL

13. Where this application requires any variances from any requirement of this ordinance, site plan approval shall not be effective until and unless such variances shall be issued by the New Haven Board of Zoning Appeals.
14. Where any sign proposed for this site requires any variances from any requirement of the sign ordinance, site plan approval shall not be effective until and unless such variances shall be issued by the New Haven Board of Zoning Appeals.

SUBMISSION

SPR Application Packet including DATA, SITE, CSPR forms and NARRATIVE. Received August 18, 2021.

- Application Form. Received 08.18.2021, Revised 09.01.2021, 09.15.2021.
- Site Plan Review Narrative. Received 08.18.2021
- Coastal Site Plan Review Narrative. Received 08.18.2021
- Plan Set dated August 15, 2021. 5 sheets. Received 08.18.2021, Revised 09.01.2021, 09.15.2021, 09.17.2021.
- Plan Set titled "Renovations and Additions to 190 River Street" dated August 12, 2021. 6 Sheets. Received 08.18.2021
- Floor Plans. 2 sheets. Received 09.14.2021
- Flood Log Specifications. Received 09.14.2021
- Zoning Memo dated September 1, 2021. Received 09.01.2021.
- Drainage Report dated October 17, 2017. Received 09.14.2021
- Letter from Applicant titled "Armada Brewing Signage". Received 09.17.2021

PROJECT SUMMARY

Project: The project involves the renovation of an existing brick industrial building into taproom, production, and office space for Armada Brewing, construction of two concrete pads at the rear of the building, and modification to the parking lot layout.

Address: 190 River Street

Site Size: 15,308 SF (0.35 acres)

Zone: IL (light industrial)

Parking: 19 spaces exists on site (including 1 HC van-accessible)

Owner: City of New Haven

Applicant: John Kraszewski of Armada Brewing

Agent: Graham Curtis of DTC

Site Engineer: Graham Curtis of DTC

Phone:

Phone: 203-815-3271

Phone: 203-239-4200

Phone: 203-239-4200

BACKGROUND

Previous CPC Actions:

1537-01: Site Plan Review and Coastal Site Plan Review for the renovation of an industrial building into office and warehouse space and associated site work in an IL zone. Approval with Conditions Valid October 18, 2017 – October 18, 2022.

1537-01A1: Administrative Site Plan Review for minor modifications to previously approved stormwater management system. Review Date: August 3, 2018.

Zoning:

The Applicant had applied for Special Exception for Manufacturing of Beer with the New Haven Board of Zoning Appeals (item number 21-75-S). The approval of the Board of Zoning Appeals is required for compliance with the New Haven Zoning Ordinance for the IL zone.

Site Description/existing conditions: The project site is located in the Fair Haven neighborhood, within a light industrial (IL) zone. The project site encompasses approximately 15,300 SF within a larger 4.11-acre parcel (MBLU: 175 0608 00200). River Street bounds the site to the north, Lloyd Street to the east, an industrial building, storage space and a paved parking lot to the south and a vacant historic industrial complex, the former Bigelow Boiler complex to the south.

The building on 190 River Street had previously been used for office space throughout its history. The rear of the site was remediated and is being used as a paved parking lot.

The site is within the boundaries of both the River Street Municipal Development Plan and the River Street National Register Historic District.

Proposed Activity:

The project involves the following activities:

- Interior renovation of an existing brick industrial building into a taproom, production and office space for Armada Brewing.
- Construction of two mechanical equipment pads for chillers.
- Modifications for parking lot layout.
- Installation of a new sign.

Parking: 19 parking spaces exist on-site, including one accessible parking space.

Bicycle Parking: 3 indoor parking spaces are proposed.

Trash removal: No changes to trash removal arrangements are proposed.

Signage: A new sign is proposed. Final design will be determined at a later date. The applicant has stated that the sign will meet all zoning ordinance requirements.

Sec. 58 Soil Erosion and Sediment Control: The proposed activities will not include moving, removing, or adding soil.

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: 0

Start Date: Fall of 2021

Completion Date: Spring of 2022.

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 the 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 less than 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: No changes to the existing stormwater system are proposed. The Applicant suggests that the Property does not require a new stormwater plan since a stormwater management plan was approved in 2017 and no changes to the property that would affect stormwater drainage are being proposed in this application.

CPC report 1537-01 states: "Due to contamination on site and the need to cap it, it is not possible for the Applicant to collect, retain and treat the first inch of rain on-site. All other standards are met."

In submitted Zoning Memo the Applicant stated that the stormwater drainage plan approved in CPC report 1537-01, and since executed, consists of the following:

- The entire project site shall be paved to meet the requirements of the PCB and contaminated soil remediation engineered control.
- There are no existing drainage structures on the site.
- The proposed pavement shall be directed to a proposed catch basin at the southeast corner of the site.
- The catch basin will include a gross particle separator which will treat the stormwater by removing sediment and a sump which will trap the sediment.
- The catch basin will be connected to a proposed manhole in Lloyd Street which will be connected an existing road drainage system, which was installed as part of a 2012 road reconstruction of Lloyd Street.
- The drainage system discharges into the Quinnipiac River, and is protected by a tide gate.
- The on-site storm drainage shall include a pipe extension of 12" HDPE pipe to the western edge of the project site. The end of the pipe shall be capped and can be extended for future development on the adjacent Property.

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: No new exterior lighting is proposed.

Sec. 60.2 Reflective Heat Impact: NOT APPLICABLE

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:

xx SF

50% of non-roof hardscape:

xx SF

Shaded (average)	xx SF
SRI > 29	xx SF
Cement	xx SF
Parking striping	xx SF
StreetBond coating	xx SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	xx SF
% SHADED/HIGH SRI PROPOSED	xx%

Project Timetable: Construction will begin in the fall of 2021 and be completed by the spring of 2022. All work will be completed in one phase.

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:

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The site is a developed urban site. The proposed activities are limited in scope, and are not expected to have adverse impacts on coastal resources.
2. Potential beneficial impacts	The project will activate a renovated historic building located in the River Street district, close to an existing boat ramp. Reusing this historic resource could contribute to broader efforts to revitalizing the Fair Haven neighborhood southern waterfront.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<p>The proposed activities mainly include minor changes to the existing situation, consisting of a renovated historic building and a paved parking lot. Due to its industrial past, the soil was contaminated and had to be remediated and capped. Thus, the use of the site is limited.</p> <p>The site is not located directly on the shoreline, and the proposed use does not include a water-dependent one. Nevertheless, there is no impede to the future development of supporting services to water-dependent uses within the constraints associated with soil contamination.</p>
5. Have efforts been made to preserve opportunities for future water-dependent development?	The use of the site is limited due to constraints associated with soil contamination. The proposed project will not change current conditions as they relate to opportunities for future water-dependent development.
6. Is public access provided to the adjacent waterbody or watercourse?	The site, located at the corner of River St. and Lloyd St., is not adjacent to the water. Public access to the water is provided by a boat ramp located at the end of Lloyd St.

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'.	<p>The entire site lies within Zone AE of a 100-year flood, elevation 11 (NAVD 1988). The first floor of the building has had utilities raised above the flood level and all doors will be dry flood proofed with additional doors to be closed in the event of flooding.</p> <p>The proposed concrete pads will raise mechanicals above the flood level.</p>

Project Timetable: Construction will begin in the fall of 2021 and be completed by the spring of 2022. All work will be completed in one phase.

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.

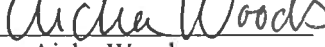
COASTAL FINDING:

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 standard conditions on Page 1 and 2

ADOPTED: September 22, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods,
Executive Director

DATE ADOPTED: September 22, 2021

ATTEST: 
James Turcio
Building Official