

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 337-339 GRAND AVENUE, Site Plan Review for new Mixed Use Structure (First Floor retail with Two 3-BR Apartments) in a BA Zone (Owner/Applicant: Santos Lucero).  
**REPORT:** 1385-09  
**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 2 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to circulation for signoff.
2. Signoff on final plans by the City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to issuance of building permit. The Fire Marshall and GNHWPCA shall also review the plans.
3. 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 that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
4. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2 % of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
5. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
6. Any proposed work within City right-of-way will require separate permits.
7. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Traffic and Parking.
8. Any sidewalks or curbs damaged during the construction period shall be replaced to the satisfaction of the Departments of Public Works and in accord with standard City details.
9. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. As-built site plan shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

**Submission:** Development Permit application dated 12/06/05 rec'd. 12/23/05, project narrative and soil erosion narrative by Ronald Zocher, Architect. Application fee of \$196.00, Plans dated 01/28/05, revised 01/28/06: Site Plan with Zoning Info, Site Details, Floor Plans, and Building Elevations.

### PROJECT SUMMARY

**Project:** New construction of mixed use building (1,000 SF 1<sup>st</sup> flr. retail, Upper 2 flrs. = two 3-BR apts.)  
**Address:** 337-339 Grand Avenue  
**Site Size:** .093 acres (4,050 SF)  
**Zone:** BA  
**Financing:** Private  
**Parking:** 8 spaces (inc. 1 HC)  
**Owner:** Santos Lucetco **Phone:** 203-787-3865  
**Applicant:** same  
**Agent:** Ronald Zocher **Phone:** 203-488-7590  
**Architect/Designer:** Neftali Arroyo **Phone:** 203-466-2187  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

## BACKGROUND

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone. The lot abuts the RM-2 zone to the north.

**Proposed Activity:** Santos Lucetco of 347-351 Grand Avenue proposes to construct a new building at 337-339 Grand Avenue, at the corner of Grand Avenue and Lloyd Street, to have ground floor retail with residential use above, and related parking.

**Schedule:** The proposed project is intended to begin in the spring 2006 and to be complete within 15 months.

**Circulation/Parking/Loading:** The site will be served by a driveway off Lloyd Street. The parking area includes 7 parking spaces plus one handicapped space. No loading is required for the retail space.

**Soil Erosion and Sediment Control Review:** Details and narrative submitted. Ron Zoher is named as the individual responsible for monitoring soil erosion and sediment control measures on site. He is responsible for assuring that no soil or runoff enters City catch basins or and storm sewer system and for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. He shall also assure there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction phase. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, he 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 shall be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

**Trash pickup:** An area in the northeast corner of the lot has been reserved for dumpsters which will be rolled out to Lloyd Street for pickup.

**Storm Drainage/Utilities:** A drywell is shown to capture runoff and also roof drainage. As the sewer in Lloyd street is combined, the GNHWPCA must review to see if it will allow overflow.

## SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division and Department of Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

### *Engineering Comments:*

- *Review drainage plan with GNHWPCA; overflow outlet OK as revised if GNHWPCA allows.*
- *Overflow pipe under City right of way must be ductile iron (not PVC).*
- *Fencing along east property line to extend from rear northeast corner to rear edge of adjacent building (no need for fence to continue along building).*
- *Constructability issues with building at street line; if footings under public ROW, show limits of sidewalk removal to construct building; may need Board of Aldermen authorization to construct in public ROW.*
- *Handicapped space to measure 10' with 5' aisle (currently shows 9').*
- *Make flush curb at head of HC aisle for accessibility.*
- *Use latest City Details for sidewalk cross section and commercial driveway apron, granite curb (currently showing concrete)*

### *Building official comments:*

- *No wall openings less than 3' from property line.*
- *Front egress must be recessed (doors cannot open onto City sidewalk)*

## ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** March 15, 2006  
Patricia A. King  
Chair

**ATTEST:** \_\_\_\_\_  
Karyn M. Gilvarg, AIA  
Executive Director