

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 42 LOMBARD STREET, Site Plan Review including Coastal Site Plan Review for 4 new Residential Units in a RM-1 Zone (Owner/Applicant: Angelo Reyes).

REPORT: 1391-17

ACTION: Approval with Conditions

COASTAL FINDING: No adverse impact

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 2 shall be addressed with the City Plan Department prior to initiation of site work.
2. A site restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans and initiation of site work.
3. The applicant shall record on the City land records an original signed Site Plan Review report (to be provided by the City Plan Department) of this Site Plan approval and shall furnish written proof of the recording with the application for Building or Site Permit.
4. Signoff on final plans by Fire Marshal, Greater New Haven Water Pollution Control Authority, City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building 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).
6. New sidewalks and curbs constructed to City standard details are required.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
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 05/24/06 with Zoning table, Narrative letter 05/30/06, retaining wall information. Plan Set revised 06/01/06: Site and Traffic Plan, City Details, Floor Plans, Elevations. Fee: \$67.

PROJECT SUMMARY:

Project: 4 new dwelling units
Address: 42 Lombard Street
Site Size: 10,700 SF
Zone: RM-1, CAM
Units: 4 units in one L-shaped building
Funding: Private
Parking: 6 off-street spaces
Owner: Angelo Reyes **Phone:** 203-627-9013
Applicant/Agent: same
Architect: Zared Architecture **Phone:** 203-773-0747
Site Engineer: not engineered
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND:

Angelo Reyes proposes four new residential units at 42 Lombard Street near the corner of Front Street in the RM-1 zone. The site is adjacent to Quinnipiac Terrace PDU where 16 new market rate homeownership units were constructed as part of the Quinnipiac Terrace project in 2005. There was formerly a single family house on this lot which burned several years ago and the remainder demolished. A retaining wall was constructed by the Quinnipiac Terrace Developers which slightly encroaches on this property. The applicant initiated construction without permits.

Zoning: The Plan as submitted are in accord with the zoning ordinance for the RM-1 zone.

Buildings: The four units each have basement storage, 3 bedrooms, 1 ½ baths, living room, kitchen, and dining room. Building exterior will be similar to the adjacent project.

Trash Disposal: The City will collect trash from the curbside of each unit.

Storm/Sanitary Sewers: Roof leaders will connect to dry well. A dry well overflow connects with a newly separated storm sewer in Lombard Street. Sanitary sewer will connect to separated sanitary sewer in Lombard Street.

Soil Erosion and Sediment Control Review. An anti-tracking pad will be required at the driveway entrance. A retaining wall has already been constructed along the front yard of the property.

Angelo Reyes is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring 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. 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, 2002*.

Mr. Reyes shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

SITE PLAN REVIEW

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

Engineering Comments

- Note the scale of the plan. (Scale has been noted)
- Note existing and proposed grades for the site. (Contours are now shown but are not numbered)
- Provide Drywell details.
- Provide detail for storm drain connection to the roadway system. The 4" pipe must be ductile iron in the roadway right of way.
- The hatchway foundations (as constructed) encroach into the parking areas, especially #1 and moving the parking away from the hatchway foundation in front of #3 reduces the parking aisle to less than the 17+/- feet shown. (The hatchway is now appropriately shown on the plan and parking spaces have been adjusted).
- Spaces #5 & 6 are difficult to egress due to the dumpster enclosure (dumpster has now been removed).
- Replace the sidewalk along the entire frontage.

- Include City Standard Details for driveway aprons, sidewalks, temporary and permanent pavement restoration etc.

COASTAL SITE PLAN REVIEW

This is a previously disturbed urban site not directly on the waterfront. The property is not in the flood zone, nor are there any coastal resources on the site. No impacts on coastal resources are anticipated.

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. No adverse impacts on coastal resources are anticipated. The proposed project will not degrade water quality, existing circulation patterns of coastal waters, natural erosion patterns, natural or existing drainage patterns, existing visual quality, essential wildlife, finfish or shell fish, tidal wetlands, beaches or dunes, rocky shorefront, bluffs or escarpments.. The project will not increase the hazard of coastal flooding. The Commission therefore makes a finding of no adverse impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: June 21, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

DATE ADOPTED: _____

ATTEST: _____
Andrew J. Rizzo, Jr.
Building Official