

RPC Representatives:

BETHANY
Alex Hutchinson

BRANFORD
Charles Andres

EAST HAVEN
Vacant

GUILFORD
Sean Cosgrove

HAMDEN
Jay Cruickshank
(Executive Committee)

MADISON
Carol Snow
(Executive Committee)

MERIDEN
Kevin Curry
(Chair)

MILFORD
Robert Satti
(Secretary)

NEW HAVEN
Vacant

NORTH BRANFORD
Tricia Mase
(Executive Committee)

NORTH HAVEN
Roderick Williams

ORANGE
Tom Torrenti

WALLINGFORD
Jeffrey Kohan
(Executive Committee)

WEST HAVEN
Vacant

WOODBIDGE
Andrew Skolnick
(Vice-Chair)

South Central Connecticut
Regional Planning Commission

TO: Regional Planning Commission

FROM: Stephanie Camp, Director of Regional Planning

RE: RPC Meeting

DATE	July 11, 2024	LOCATION	Zoom	DIAL-IN	+1-929-205-6099
TIME	5:15 p.m.	MEETING URL	https://us02web.zoom.us/j/83703172119	MEETING ID	837 03217 2119
Notice: This is a hybrid meeting with in-person attendance at the SCRCOG office and remote access via Zoom.					

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Administration
 1.1 Minutes of the June 13th, 2024 RPC Meeting

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Action Items
 2.1 Town of Madison. Proposed Plan of Conservation and Development. Received May 6, 2024. Public Hearing: July 11, 2024.

 2.2 Town of Woodbridge. Proposed zoning text amendments to “cleanup” their zoning regulations. Received: June 3rd, 2024. Public Hearing: July 1, 2024

 2.3 City of New Haven. Proposed zoning text amendment and zoning map amendment for one parcel on Whalley Ave (Map 389/Block 1139/Parcel 01300) and two parcels on Emerson Street (Map 405/Block 1138/Parcels 03400 & 03300) to create a Planned Development District

 2.4 Town of North Branford. Proposed subdivision of land at 118 Parsonage Hill Road (Map 51A/Lot 8). Received: June 18th, 2024. Public hearing: June 20th, 2024.

 2.5 Town of North Haven: Proposed Zoning Regulations Amendment to modify Section 2.1.1.5 (a) regarding schools and colleges operated by a governmental unit or nonprofit corporation in Residential Zoning Districts. Received: June 6th, 2024. Public Hearing: August 5th, 2024.

 2.6 City of Derby: Proposed Amendment to Derby Zoning Regulations to modify Sections 195-15.B & 195-54A regarding adult day cares as permitted use. Received June 18th, 2024. Public Hearing: July 16th, 2024.

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Other Business
 3.1 Regional Program Updates

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Agenda and attachments for this meeting are available on our website at www.scrkog.org. Please contact SCRCOG at (203) 234-7555for copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two weeks 'notice.

"Necesidades especiales: a las personas con discapacidad auditiva se les proveerá con medios auditivos y/o intérpretes de signos. Igualmente intérpretes para personas que hablan poco inglés, pero será preciso avisar con dos semanas de antelación. Se puede solicitar la agenda en otro idioma que no sea inglés comunicándose con SCRCOG".

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrkog.org | 203-234-9850 | rpc@scrkog.org

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

DRAFT – Not yet approved by the Commission.

MEETING MINUTES

The meeting of the Regional Planning Commission (RPC) was held on Thursday, June 13, 2024 at 5:15 p.m. on Zoom.

Presiding: Kevin Curry, Chair

Voting Members Present: Robert Satti, Andrew Skolnick, Kevin Curry, Jay Cruickshank, Roderick Williams

Non-Voting Members Present:

Staff Present: Stephanie Camp, Brendon Dukett

1. Administrative

1.1 Minutes of the May 9, 2024, RPC Meeting

Motion to accept the minutes as presented: Satti. Second: Cruickshank. Abstain: Skolnick, Williams
Vote passed - Unanimous

2. Action Items

2.1 Town of Madison. Received: May 1 and 6. Public Hearing: July 11, 2024.

- a. Proposed zoning map amendment for 27 Green Hill Pl and 43 Boston Post Road (Map 44, Lots 4 & 16), to change Zoning Map designation from R-2 Residential to Commercial 'C' District.*
- b. Proposed zoning text amendment to section 3.11D(4) – Special Use Regulations for Farms in a Residence District*
- c. Proposed Plan of Conservation and Development (open discussion – no vote until July meeting)*

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

Camp explained that the proposed zoning map amendment would change the two parcels to a Commercial designation. Both parcels are in a Commercial District near the East River in Madison. The parcel along the East River would seek to use the property for water dependent commercial use that is supported by the Town of Madison's Plan of Conservation and Development.

Camp explained that the proposed zoning text amendment for the Town of Madison would adjust section 3.11D(4) to reduce the distance of a building or structure near a property line from 100 to 50 feet.

Cruickshank highlighted that the Staff Recommendation for impact should be changed to state the potential for negative impact for the proposed zoning map amendment. Cruickshank also noted that for the proposed zoning text amendment, the issue seems to be in the realm and purview of a Zoning Board of Appeals.

Skolnick & Curry both emphasized that for the proposed zoning text amendment, there should be discretion and research into the potential issues to nearby farms and the result should be reflected in the resolution.

Motion to Table Action Item 2.1c

Motion: Williams. Second: Cruickshank.

Vote Passed – Unanimously

Motion to Approve Action Items 2.1a & 2.1b with changes

Motion: Skolnick. Second: Satti

Vote Passed – Unanimously

2.2 City of West Haven. Proposed zoning text amendment to Section 49.4 – Electric Vehicle Charging Stations. Received May 17, 2024. Public Hearing June 25, 2024.

Camp explained that the zoning text amendment provides some regulations regarding Electric Vehicle Charging Stations to reflect recent Connecticut General Statutes. No regional impact will result from the approval of this amendment.

Motion: Satti. Second: Williams.

Vote Passed - Unanimously

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

2.3 Town of Branford: Proposed zoning text amendment to Section 2.2 & 3.3A: Family and Group Child Care. Received May 13, 2024. Public Hearing to be determined.

Camp explained that Branford is amending their zoning regulations to reflect updates to the Connecticut General Statutes just as other municipalities have done. As with similar amendments, no regional impacts will result from the approval of this amendment.

Motion: Skolnick. Second: Satti.

Vote Passed - Unanimously

3. Other Business

3.1 Regional Program Updates

Camp introduced Brendon Dukett, the newly hired Municipal Services Coordinator. In addition, Camp noted that starting July 1st there will be a new Regional Planner starting, previously with a Regional Planning organization in Central Massachusetts. Camp noted that the Regional Housing Plan should be finished in the coming months, so there is the opportunity for a presentation to the Commission if desired.

Motion to adjourn

Motion: Skolnick. Second: Satti.

Vote Passed - Unanimously

Referral 2.1: Town of Madison

Subject: Proposed Plan of Conservation and Development. Received May 6, 2024.
Public Hearing: July 11, 2024.

Staff Recommendation:

Madison's POCD presents a robust ten-year plan with achievable objectives aimed at enhancing and conserving both natural and built environments. The plan outlines seven long-term policy goals, emphasizing sustainability through natural resource management and community accessibility. Each goal is accompanied by specific deliverables that Madison intends to pursue throughout the duration of the plan.

In alignment with the South Central Region POCD, Madison focuses on diversifying its housing supply using three specific deliverables: conducting an empirical housing assessment, developing a housing demand plan, and continued implementation of their Affordable Housing Plan. These initiatives directly support Goal 1 (Land Use) and Goal 4 (Economic Development) of the South Central Region POCD's Built Environment section. The town of Madison has an opportunity to support the development of additional affordable housing units through their local plan, with strong goals that could support the greater region.

Background:

The Town of Madison has submitted a proposed draft Plan of Conservation and Development. The proposed POCD is organized by 7 sections – Introduction, Goals and Core Themes, Natural Environment, Built Environment, Seven Policies for Madison, Implementation, & Conclusions.

The Town of Madison has identified seven policy goals that pertain to future development. Each policy is influenced from an analysis of both the natural and built environments in the town. The following are notes and comments that correspond to the sections outlined in their POCD.

1. Introduction
 - a. The Town of Madison projects a continued decline in population including a continued decrease in the average household size.
2. Goals and Core Themes
 - a. The Town of Madison identified six paired themes that guided their goals and recommendations: Vitality and Connectivity; Resilience and Sustainability; Opportunity and Growth.
3. Natural Environment

- a. The Town of Madison included an analysis of the natural environment, referring to everything living and nonliving that occurs naturally in Madison. Planning objectives and strategies for the POCD arose from general planning concerns outlined, including balancing conservation of land with access and use; preparing and protecting the community from climate change; and more.
- 4. Built Environment
 - a. The Town of Madison included an analysis of the built environment, referring to all that is human-made in Madison. Planning objectives and strategies for the POCD arose from general planning concerns outlined, including housing supply; economic development; roads and other transit or transportation; town facilities; and more.
- 5. Seven Policies for Madison
 - a. The Town of Madison wants to:
 - i. Create an accessible community that fosters easy connections among residents for gatherings, shopping, working, recreation, dining, and relaxing
 - ii. Enhance connections to nature in Madison and position the town's natural resources as an attraction
 - iii. Preserve Madison's historic and cultural landmarks
 - iv. Improve the sustainability of our community's natural resources
 - v. Prepare our community to be resilient in the face of climate change and future economic and environmental challenges
 - vi. Promote the expansion of commercial and retail businesses that are appropriate for the town
 - vii. Diversify Madison's housing supply to meet the needs of households with a range of incomes, family size, and age
- 6. Implementation
 - a. The Town of Madison has provided set goals and priorities within each of the seven policy goals outlined by the POCD. The Town has outlined all entities and partner entities for each goal. South Central Regional Council of Governments is a partner entity to help create a multi-modal transportation master plan within Madison and the local region as per Policy Goal 1.

Consistency with Regional Plan of Conservation and Development:

The draft POCD update is consistent with the Regional Plan of Conservation and Development (RPOCD), as it encourages an exploration into diverse housing options; encourages the creation of a risk management program to address vulnerabilities and weather events from future climate changes; seeks to support remediation and restoration of tidal wetlands; encourages the creation of publicly available preservation resources for residential and commercial property owners to promote historic preservation; encourages

the development of an Open Space Plan; and supports the creation of a multi-modal transportation plan for Madison and the local region.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

**SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS***Planning for Our Region's Future***South Central Regional Planning Commission (RPC): Referral Submission Form**

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes(CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

Municipality:	Date Sent:	Public Hearing Date:
Subject:		
Referral is From (Select one):	<input type="checkbox"/> Private Applicant – Applicant Name:	
	<input type="checkbox"/> Town/City Planning Department or the Planning and Zoning Commission	
Preferred Municipal Contact for this Referral:		
Name:	Phone Number:	Email:

Statutory Responsibility (Select Below):	
<input type="checkbox"/>	Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
<input type="checkbox"/>	Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
<input type="checkbox"/>	Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities
<input type="checkbox"/>	Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)
<input type="checkbox"/>	Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary

Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral	
<input type="checkbox"/>	Material sent via “Certified Mail - Return Receipt Requested” to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
<input type="checkbox"/>	Material sent via Email to: rpc@scrcog.org
<input type="checkbox"/>	This application has been previously submitted for RPC Review. If checked, on what date:

For any questions, please email rpc@scrcog.org.

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrcog.org **T** (203) 234-7555 **F** (203) 234-9850 rpc@scrcog.org

Draft Referral 2.2: The Town of Woodbridge

Subject: Proposed zoning text amendments to “cleanup” their zoning regulations. Received: June 3rd, 2024. Public Hearing: July 1, 2024.

Staff Recommendation:

The proposed subdivision does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

The next SCRCOG Regional Planning Commission (RPC) meeting is on July 11th, 2024. SCRCOG staff recommend that the Woodbridge Town Plan & Zoning Commission (TZC) keep the public hearing period for this referral open until July 15th, 2024 to give the RPC time to review and draft an official resolution. This referral from the Woodbridge TZC was sent to the SCRCOG RPC with less than a 30-day notice of their June 13th meeting. A notice of ‘not later than thirty days before the public hearing to be held in relation thereto’ is required by [CGS8-3b](#).

If you have any questions about this unofficial, advisory staff report, please contact Stephanie Camp, Director of Regional Planning at smcamp@srcog.org.

Background:

The Town of Woodbridge provided the proposed zoning text amendments to “cleanup” their current zoning regulations. Here are some notable changes:

- Page number changes within the table of contents
- Heading and numeric changes
- 35 Changes to Definitions
 - o 3 new definitions
 - o 17 definition deletions
 - o 15 definition text or title changes
- Deletion of Affordable Housing District (Section 3.1DD)

**SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS***Planning for Our Region's Future***South Central Regional Planning Commission (RPC): Referral Submission Form**

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

Municipality:	Date Sent:	Public Hearing Date:
Subject:		
Referral is From (Select one):	<input type="checkbox"/> Private Applicant – Applicant Name:	
	<input type="checkbox"/> Town/City Planning Department or the Planning and Zoning Commission	
Preferred Municipal Contact for this Referral:		
Name:	Phone Number:	Email:

Statutory Responsibility (Select Below):	
<input type="checkbox"/>	Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
<input type="checkbox"/>	Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
<input type="checkbox"/>	Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities
<input type="checkbox"/>	Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)
<input type="checkbox"/>	Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary

Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral	
<input type="checkbox"/>	Material sent via "Certified Mail - Return Receipt Requested" to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
<input type="checkbox"/>	Material sent via Email to: rpc@scrcog.org
<input type="checkbox"/>	This application has been previously submitted for RPC Review. If checked, on what date:

For any questions, please email rpc@scrcog.org.

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrcog.org T (203) 234-7555 F (203) 234-9850 rpc@scrcog.org

Referral 2.3: City of New Haven

Subject: Proposed zoning text amendment and zoning map amendment for one parcel on Whalley Ave (Map 389/Block 1139/Parcel 01300) and two parcels on Emerson Street (Map 405/Block 1138/Parcels 03400 & 03300) to create a Planned Development District.

Staff Recommendation:

The proposed subdivision does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

Background:

The City of New Haven seeks this zoning text and map amendment in order to establish a Planned Development District at 1040 Whalley Ave, 34 Emerson St, and 38 Emerson St. The zoning text amendment would establish a newly defined “Independent Living Community” as a permitted use for a Planning Development District (PDD). This text change is to include an accurate depiction of the type of use for this specific PDD. The zoning map amendment would change the existing zone from RM-2 High-Middle Density Residential Zone to the creation of a Planned Development District.

The applicant comes from Chapel Haven Schleifer Center, Inc is an organization that offers residential, educational, and vocational programs for adults with Autism and Aspergers. They seek to do a redevelopment of the site. Some of these changes include demolition of the three buildings along Whalley Avenue to create a new Community Building, demolition of buildings at 34-38 Emerson to create a parking lot, and the creation of a basketball court and some sitting areas. Their proposed development is in accordance with New Haven’s current POCD in that they are providing additional diverse housing opportunities. The site is located across from Mauro-Sheridan Interdistrict Magnet School and has some adjacent multiplexes.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation (if applicable)
X	E-mailed Cover letter & Order

IN ADDITION [IF A GRANT]:

N/A	Notice of Intent
N/A	Grant Summary
N/A	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: May 23, 2024

Meeting Submitted For: June 3, 2024

Regular or Suspension Agenda: Regular

Submitted By: Chapel Haven Schleifer Center, Inc.

Title of Legislation:

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING A PETITION BY CHAPEL HAVEN SCHLEIFER CENTER, INC. FOR A CHANGE OF ZONE FROM RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL, TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 3.03 ACRES OF LAND KNOWN AS 1040 WHALLEY AVENUE (MAP 389/BLOCK 1139/PARCEL 01300), 34 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03400), AND 38 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03300)

Comments: Legistar File ID: OR-2024-0016

Coordinator's Signature: _____

Controller's Signature (if grant): N/A

Mayor's Office Signature: _____

Call (203) 946-7670 or email bmontalvo@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

May 23, 2024



LAW OFFICES
135 Broad Street
Milford, CT 06460
T: 203.877.8000
F: 203.878.9800
hssklaw.com

The Honorable Tyisha Walker-Myers, President
New Haven Board of Alders
City of New Haven
165 Church St
New Haven, CT 06510

Re: Petition of Chapel Haven to Establish a Planned Development District

Dear President Walker-Myers and Members of the Board of Alders:

Chapel Haven Schleifer Center, Inc. ("Chapel Haven") respectfully submits the enclosed materials to the City of New Haven Board of Alders requesting approval to establish a Planned Development District ("PDD"), for the area generally south of Whalley Avenue and east of Emerson Street within which the Chapel Haven Campus ("Campus") is located.

Chapel Haven is an award-winning, nationally-accredited school and transition program serving approximately 250 adults with special needs. It has been serving the community from its campus at the corner of Whalley Avenue and Emerson Street since 1976, and its students and graduates have truly become part of the Westville community.

For many years, Chapel Haven's buildings and facilities did not measure up with the stellar work taking place within them. As a result, Chapel Haven embarked on a multi-year redevelopment plan for the Campus to improve its facilities and expand the services it offers to individuals with a wide range of developmental disabilities. In 2017, Chapel Haven completed the critical first step in transforming the Campus when it received approvals from the City for a significant redevelopment that included the construction of the beautiful new Welcome Center, SAIL (Schleifer Adult Independent Living), and REACH (Residential Education at Chapel Haven) buildings.

Chapel Haven now seeks to establish a new planned development district ("PDD") in order to facilitate the construction of a new Community Building along Whalley Avenue, which is the final phase of its redevelopment plan. The Community Building will house improved program support spaces and additional residential units for members of the Chapel Haven community, including units for individuals who desire to "age-in-place." In sum, the completion of the Community Building will allow Chapel Haven to elevate the level of care it provides to residents and students, as well as ensure that individuals with developmental disabilities have the opportunity to age in the community that has become their home.

The Community Building will also feature a café at the corner of Whalley Avenue and Emerson Street, which will both allow Chapel Haven students the opportunity to gain real-world experience and add vitality to the Whalley Avenue corridor. The Project represents a significant step in fulfilling Chapel Haven's mission and will transform the existing streetscape with the addition of a beautiful new building and pedestrian-oriented landscaping.

Submitted simultaneously with this cover letter are the following:

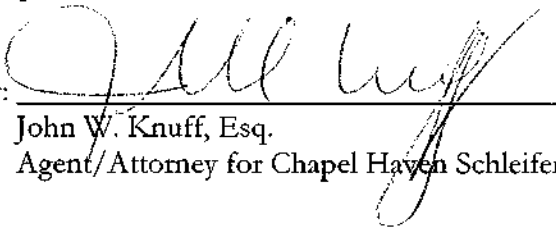
- Checklist for Aldermanic Submissions
- Prior Notification Form
- Fiscal Impact Statement
- PDD Petition, with supporting documentation to include:
 - Exhibits:
 - Exhibit A – Proposed PDD Boundary Map
 - Exhibit B – Legal Descriptions
 - Exhibit C – List of Permitted Uses
 - Exhibit D – Table of Zoning Deviations
 - Exhibit E – Traffic Study
 - Exhibit F – Proposed PDD Ordinance
 - Exhibit G – Proposed Project and Phasing Timeline
 - General Plans, entitled “Chapel Haven Schleifer Center Community Building,” dated May 22, 2024
- Check in the amount of \$3,700.00, representing the application fee.

We have previously reviewed our plans with Alder Furlow on several occasions over the last couple of years and recently met with members of the neighborhood to share this exciting new development in anticipation of this submission.

We very much appreciate the Board’s consideration of the Petition and supporting documentation, and we look forward to presenting this matter to the Board.

Sincerely,

Chapel Haven Schleifer Center, Inc.

By: 

John W. Knuff, Esq.

Agent/Attorney for Chapel Haven Schleifer Center, Inc.

..title

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP
AMENDMENT APPROVING A PETITION BY CHAPEL HAVEN SCHLEIFER CENTER,
INC. FOR A CHANGE OF ZONE FROM RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL,
TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 3.03
ACRES OF LAND KNOWN AS 1040 WHALLEY AVENUE (MAP 389/BLOCK
1139/PARCEL 01300), 34 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03400),
AND 38 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03300)

..body

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A and 2E of the Charter of the City of New Haven (“City Charter”) and Article VII, Section 64(d)(1) and Section 65 of the New Haven Zoning Ordinance (“Zoning Ordinance”); and,

WHEREAS, Chapel Haven Schleifer Center, Inc. (“Chapel Haven”) is the owner of certain tracts of land known as 1040 Whalley Avenue, 34 Emerson Street, and 38 Emerson Street (collectively, the “Site”), as more particularly described in the boundary map in Exhibit A and boundary map in Exhibit B attached hereto; and,

WHEREAS, pursuant to Sections 64 and 65 of the Zoning Ordinance, Chapel Haven filed a petition/application to establish a new Planned Development District at the Site, together with general plans to amend the Zoning Ordinance and Zoning Map, to (i) change the existing zoning district of the Site from RM-2, High-Middle Density, to a new Planned Development District (the “Chapel Haven PDD”), (ii) establish the Permitted Uses allowed in the Chapel Haven PDD, including a newly defined “Independent Living Community” use, in order to permit the construction of a new Community Building at the Chapel Haven Campus and provide for the continuation of the existing residential and educational uses within the Chapel Haven PDD, and (iii) allow certain dimensional, parking and loading, and other deviations from the requirements of the underlying RM-2 zone (the “Petition”); and,

WHEREAS, Chapel Haven submitted sufficient plans, traffic studies, and additional information in support of the Petition; and,

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the New Haven City Plan Commission for a hearing and report as required by Section 64(d) of the Zoning Ordinance and Article XIII, Sections 2A and 2E of the City Charter; and,

WHEREAS, on _____, the City Plan Commission held a hearing on the Petition after provided due notice of such hearing as required by Section 64(d) of the Zoning Ordinance, Article XIII, Sections 2A and 2E of the City Charter, and state law; and,

WHEREAS, on _____, the City Plan Commission rendered an advisory report to the Board of Alders after consideration of the factors set forth in Section 64(d)(2) and Section 65 of the Zoning Ordinance and favorably recommended the approval of the Petition as set forth in City Plan Commission Report No. _____; and,

WHEREAS, on _____, the Legislation Committee of the Board of Alders considered the Petition and rendered a favorable report recommending approval of the Petition; and,

WHEREAS, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report in accordance with Section 65(d) of the Zoning Ordinance and such advisory report indicated that the proposed Chapel Haven PDD was not expected to have a significant impact on the traffic operations of the local roadway network; and,

WHEREAS, the proposed Chapel Haven PDD is consistent the standards set forth in Article XIII, Sections 2B and 2C of the City Charter, as described more particularly in the Petition; and,

WHEREAS, the proposed Chapel Haven PDD, as more particularly described in the Petition, is in accordance with Comprehensive Plan of Development of the City of New Haven entitled Vision 2025 and is consistent with the land uses and zoning classifications of neighboring parcels and the surrounding area; and,

WHEREAS, the Petition satisfies the objectives for a planned development district, as set forth in Section 65 of the Zoning Ordinance, in that the proposed Chapel Haven PDD is:

- (1) In accordance with the comprehensive plans of the City, including all plans for redevelopment and renewal; and
- (2) It is composed of such uses, and in such proportions, as are more appropriate and necessary for the integrated functioning of the planned development of the City; and
- (3) It is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)(g) of the Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Board of the City of New Haven that (i) the Petition and general plans for the Chapel Haven PDD are hereby approved, (ii) the text of the Zoning Ordinance is hereby amended to establish the Chapel Haven PDD in the manner requested by the Petition to include the permitted uses set forth in Exhibit C to the Petition and the modifications of the existing zoning requirements set forth in Exhibit D to the Petition, and (iii) the Zoning Map is hereby amended to designate the Site as a planned development district as set forth in the Proposed PDD Boundary Map and Legal Description provided in Exhibits A and B to the Petition.

Except as amended herein, the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDAINED, that the aforesaid amendments to the Zoning Ordinance and Zoning Map shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the City Charter.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

Alder Richard Furlow

WARD # **27**

DATE: **May 23th, 2024**

FROM:	Petitioner	Chapel Haven Schleifer Center, Inc.	
	Contact Person	Sara Sharp, Esq. (Agent/Attorney)	Telephone 203-877-8000

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING A PETITION BY CHAPEL HAVEN SCHLEIFER CENTER, INC. FOR A CHANGE OF ZONE FROM RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL, TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 3.03 ACRES OF LAND KNOWN AS 1040 WHALLEY AVENUE (MAP 389/BLOCK 1139/PARCEL 01300), 34 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03400), AND 38 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03300)

Check one if this an appointment to a Board or Commission:

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

<https://scrcog.sharepoint.com/sites/SouthCentralRegionalCouncilofGovts/Shared Documents/General/Regional Planning/Regional Planning Commission/2024 RPC/7 July 11th/Referrals/2.3 New Haven/3 - PNF - ChapelHaven PDD.doc>

Revised 2/18/2022

https://scrcog.sharepoint.com/sites/SouthCentralRegionalCouncilofGovts/Shared Documents/General/Regional Planning/Regional Planning Commission/2024 RPC/7 July 11th/Referrals/2.3 New Haven/3 - PNF - ChapelHaven PDD.doc	Revised 2/18/2022
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FISCAL IMPACT STATEMENT

DATE: May 23, 2023
FROM (Dept.): Petitioner: Chapel Haven Schleifer Center, Inc.
CONTACT: Sara Sharp, Esq. (Attorney/Agent) **PHONE** (203) 877-8000

SUBMISSION ITEM (Title of Legislation):

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT APPROVING A PETITION BY CHAPEL HAVEN SCHLEIFER CENTER, INC. FOR A CHANGE OF ZONE FROM RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL, TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 3.03 ACRES OF LAND KNOWN AS 1040 WHALLEY AVENUE (MAP 389/BLOCK 1139/PARCEL 01300), 34 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03400), AND 38 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03300)

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
B. Non-personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

1. One-time

2. Annual

Other Comments:

CITY OF NEW HAVEN
BOARD OF ALDERS

PETITION / APPLICATION TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT

CHAPEL HAVEN, INC.

PROPERTY GENERALLY BOUNDED
BY WHALLEY AVENUE and
EMERSON STREET
NEW HAVEN, CONNECTICUT

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May 23, 2024

The applicant, Chapel Haven Schleifer Center, Inc. (“Chapel Haven”), respectfully submits this Petition/Application (“Petition”) and general plans (“General Plans”) to the City of New Haven Board of Alders to establish a new Planned Development District (“PDD”) pursuant to Section 65 of the Zoning Ordinance of the City of New Haven (“Ordinance” or “Zoning Ordinance”) for the Chapel Haven Campus (“Campus”). The properties to be included in the proposed PDD are identified in the Proposed PDD Boundary Map provided as Exhibit A and described with further particularity in the Legal Description provided as Exhibit B (the “Site”). The Site is situated at or near the corner of Whalley Avenue and Emerson Street and consists of the property commonly identified as 1040 Whalley Avenue, as well as a smaller parcel located at 34-38 Emerson Street.

Chapel Haven seeks approval of the PDD in order to facilitate the construction of a new community building (“Community Building”) to be located in the northernmost portion of the existing Campus (the “Project”). The proposed Community Building was envisioned as the final phase of multi-year redevelopment plan for the Campus and will allow Chapel Haven to improve

and expand the services it offers to individuals with a wide range of developmental disabilities. The Community Building will provide improved program support spaces and additional residential opportunities for current and future members of the Chapel Haven community. The Project also builds upon significant enhancements made to the Campus in recent years with the construction of the SAIL and REACH Buildings in 2017/2018 and is consistent with Chapel Haven's commitment to provide community support and lifelong services for individuals with disabilities.

Chapel Haven respectfully submits that the Petition and General Plans meet all of the requirements of Section 65 of the Zoning Ordinance and requests approval of the PDD in order to facilitate the construction of the Community Building and complete Chapel Haven's vision for the Campus.

A. OVERVIEW

Chapel Haven is an award-winning, nationally-accredited school and transition program serving approximately 250 adults with special needs. It has been serving the community from its Campus at the corner of Whalley Avenue and Emerson Street since 1976 and one of the wonderful features of Chapel Haven is that, the Campus, as well as the students and graduates it serves, have truly become part of the Westville community. Many students choose to stay close to Campus after they graduate and Chapel Haven has fully embraced Westville and Westville has embraced them.

In 2017, Chapel Haven completed a critical first step in transforming the Campus when it received approvals for a significant redevelopment project that included three beautiful new buildings, including the Welcome Center, SAIL (Schleifer Adult Independent Living), and REACH (Residential Education at Chapel Haven) buildings. The current proposal seeks to complete the Campus vision through the addition of a new Community Building along the Whalley

Avenue frontage. The Community Building will include additional residential apartments, expanded education and career training opportunities, as well as improved recreational and administrative spaces.

Most importantly, the additional residential capacity will allow individuals looking to remain in the Chapel Haven community an opportunity to “age-in-place” as an alternative to moving to a nursing home or similar facility. The Community Building will also feature a café at the corner of Whalley Avenue and Emerson Street, which will be open to the public and allow Chapel Haven students the opportunity to gain real-world experience engaging with the public in a retail work setting. In sum, the Project represents a significant step in fulfilling Chapel Haven’s mission and will transform the existing streetscape by replacing several nondescript buildings and a surface parking lot with a beautiful new building and pedestrian-oriented landscaping.

B. COMPLIANCE WITH PDD STANDARDS AND OBJECTIVES IN SECTION 65 OF THE ORDINANCE AND CONSISTENCY WITH CHARTER PROVISIONS

1. Compliance with PDD Standards and Objectives

Section 65(a) of the Zoning Ordinance sets forth the objectives to be considered by the Board of Alders in reviewing a petition to establish a PDD. The objectives set forth in Section 65(a) that are applicable to Chapel Haven’s proposal are as follows:

The PDD must be:

1. “In accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal”;
2. “Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city”; and
3. “So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city ...”

The proposed PDD and associated improvements comply with the above standards. First, the PDD is in accordance with the City's comprehensive plan as found in its Zoning Map and Zoning Ordinance. Chapel Haven has been part of the Westville community for many years and the current proposal is simply a continuation of the Campus redevelopment that began in 2017. Situated at the corner of Whalley Avenue and Emerson Street and in close proximity to a General Business (BA) district, the existing and proposed combination of residential and education uses is entirely consistent with the surrounding area.

The proposed PDD is also in accordance with the Comprehensive Plan of Development for New Haven, entitled "New Haven Vision 2025" (POCD). For example, the Plan advocates for "diverse housing stock suitable for all abilities, ages, and incomes" (pp. IV-35). The PDD will allow for the construction of the new Community Building, which will provide additional housing opportunities for individuals with developmental disabilities. The Plan also calls for land use changes "along Whalley Avenue, near Westville Village, to promote dense, mixed-use developments with reduced parking requirements" (pp. IV-30). The Community Building will allow Chapel Haven to continue to provide both residential and educational services to its residents and students, as well as create new opportunities for engagement between the Chapel Haven community and Westville as a whole. The beautiful new building and associated landscaping will vastly improve the pedestrian experience along this stretch of Whalley Avenue, activate the streetscape, and promote neighborhood revitalization.

Second, the uses are appropriate and necessary for the integrated functioning of the planned development and for the City. As noted, Chapel Haven has been a fixture in the Westville community for many years and the proposed PDD will allow Chapel Haven to expand and improve its services so that it can remain in this neighborhood for many years to come. Chapel Haven will

continue to function as an open campus and to support neighborhood vitality by promoting diversity and inclusion in the community.

Finally, as detailed below in Section D, the building itself and the overall campus integration have been designed “to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city.” The high-quality architecture and overall site design will enhance the existing Campus as well as the surrounding properties.

2. Consistency with Charter Provisions

Article XII, Sec. 2(C) requires that any zoning regulation (which would include the creation of a new PDD) be “made with reasonable consideration, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.” For the reasons stated above, as supported by the additional details provided herein, the proposed PDD satisfies these requirements.

C. COMPLIANCE WITH TRACT AREA REQUIREMENTS

The proposed PDD consists of approximately 3.03 acres meets the minimum applicable tract size of two (2) acres as required by Section 65(b)(2) of the Zoning Ordinance. The boundaries and area of the proposed PDD is provided in the General Plans (Sheet ZC-1), as well as the attached Exhibit A. A legal description of the overall PDD area is set forth in Exhibit B.

D. DESCRIPTION OF PROJECT COMPONENTS

1. Building Design

The proposed Community Building will complete the Campus and is designed to be in harmony with the existing onsite architecture. For this reason, the key elements of the REACH

and SAIL buildings are reflected in the Community Building. Some of these key design elements include: gable-end roofs to create a more residential scale; exterior facades featuring batt and board paneling and stone masonry in the consistent color schemes; exteriors windows that closely resemble the size, design, and finish of those on existing buildings; and arched colonnade features that mimic that archway that greets individuals entering Campus from the existing Emerson Street parking lot.

The overall building design and fenestration, along with associated hardscape and plantings, have been designed to meet the high standards and aesthetic goals set by the most recent Chapel Haven projects. This palette of materials fits with the existing Welcome Center, SAIL and REACH Buildings, and the new Community Building will serve as an anchor for the Campus and surrounding neighborhood.

2. Site Layout

To create a neighborhood-campus experience for the community, including visitors, students, graduates, and staff, the Community Building has been designed to connect with both the streetscape and existing Chapel Haven facilities. As noted, the Community Building will be situated along the Whalley Avenue frontage and serve as bookend to create a courtyard-like atmosphere between the existing buildings on campus. At the corner of Whalley Avenue and Emerson Street, the western façade of the Community Building will feature an attractive pergola highlighting the café entrance. The café will be part of Chapel Haven's vocational training program and provide an opportunity for students to gain real world experience interacting with customers from the local community.

Along the eastern side of Emerson Street and directly to the south of the Community Building is the existing SAIL Building, and no changes are proposed to this building. The space

between the Community Building and SAIL Building will feature landscaping and a pedestrian path to provide pedestrian access directly from Emerson Street into the internal Campus. The new pedestrian entrance will provide connectivity to existing pedestrian paths at the Site and create a walkable, pedestrian-oriented environment between the buildings and other amenities on campus.

The existing Welcome Center building, which is situated in the middle of the existing Campus, will remain. It will continue to serve as a central hub for Chapel Haven students and visitors. The existing REACH Building is located to the southeast of the Welcome Center and serves as a southern bookend to the internal campus. An arched colonnade located between the SAIL and REACH Buildings serves as the primary entrance and greets visitors entering Campus from the existing parking lot on the eastern side of Emerson Street. In addition to this existing parking lot, a new parking lot is proposed on the western side of Emerson Street, directly across from the SAIL Building.

Overall, the proposed development will increase activity along this section of Whalley Avenue, and particularly at the corner of Whalley Avenue and Emerson Street. The Project will improve the pedestrian experience both within the Campus and along its boundaries, further integrating Chapel Haven into the Westville community.

3. Building Layout

a. *Existing Building Layouts*

The building layouts of the existing Welcome Center, REACH Building, and SAIL Building are briefly summarized as follows:

- Welcome Center: provides a central lobby and greeting place for visitors, as well as space for administrative offices, support programs, storage, and mechanical equipment.
- SAIL Building: program support spaces are provided in a portion of the First Floor, with the remainder of the four-story building occupied by 42 residents in either 1-bedroom or 2-bedroom independent living units.

- REACH Building: primarily occupied by classrooms and program support space on the First Floor, with the living accommodations for 30 students in the remaining three stories.

No changes are proposed to these existing buildings.

b. *Community Building Layout*

The new Community Building will consist of a single 4-story building, plus underground basement level. On the basement level, there will be new program spaces to support Chapel Haven's CLP (Community Life Program) and Careerability programs, as well as recreational space for arts and fitness activities. This level will also contain much needed administrative and storage spaces.

On the first floor, there will be a new, main entry vestibule and lobby accessible from the Campus courtyard, as well as a smaller café entrance and vestibule located at the corner of Emerson Street beneath an attractive covered porch area. In addition to the café, this level will also provide program support and administrative spaces, as well as a 2-story multi-purpose space. The multi-purpose space will allow Chapel Haven to improve and expand its recreational activities; it will also provide a much needed space for larger functions, such as graduation ceremonies and similar events.

The majority of the second floor will be dedicated to residential apartments and program space in support of Chapel Haven's ASAT (Asperger Syndrome Adult Transition Program). There will be eight (8) apartment units, consisting of two (2) studio units and six (6) two-bedroom units. This level will also include an indoor walking track situated around the perimeter of the two-story multi-purpose space.

The third floor will provide additional residential apartments as well as a flexible program space that will allow for the possibility of additional career training opportunities for Chapel Haven students. For example, this space could be used to provide dog grooming training to students via

a partnership with a licensed dog groomer that would work with the students in providing services to the pets of Chapel Haven employees. A total of eighteen (18) apartments will be provided on this floor, consisting of sixteen (16) studio units, a one-bedroom unit, and a two-bedroom unit.

The fourth floor will consist entirely of residential apartments, providing another eighteen units consisting primarily of studio apartments. Mechanical equipment (screened) will be located on the roof, along with an approximately 1,300 SF greenhouse.

When completed, the new Community Building will include 44 new residential units, approximately 10,983 SF devoted to career training and recreational opportunities, and more than 16,293 SF in support of additional community programs and services.

4. Landscaping, Open Space, and Neighborhood Experience

The proposed landscape design includes improvements along the streetscape and within the interior of the Campus to enhance community gathering and recreation spaces. The landscape surrounding the new Community Building will be designed to create a warm and inviting atmosphere for students, visitors, and staff, while also improving the overall neighborhood and pedestrian environment along Whalley Avenue and Emerson Street.

New street trees will be provided along Whalley Avenue to infill the existing gaps and mature street trees along Emerson Street will be maintained. The streetscape will be further enhanced by new foundation plantings along the Whalley Avenue and Emerson Street frontages, and the new proposed parking area (Site B) will be screened from Emerson Street with attractive evergreen plantings. The addition of a community sign at the intersection of Whalley Avenue and Emerson Street, as well as a small outdoor seating patio adjacent to the café entrance at the same corner, will provide additional opportunity for community engagement and reinforce Chapel Haven's presence as a "neighborhood campus."

The site improvements and landscaping at the interior of the Campus will focus on the continuation and expansion of the community courtyards and walkway system that connects to the existing amenities and buildings at the Site today. A semi-private courtyard between the Community Building, Welcome Center, and SAIL Building will be accessible from Emerson Street with a connection to the new corner café and enhance the pedestrian experience at the corner of Whalley Avenue and Emerson Street. A significant number of new plantings will be introduced to the internal campus to enhance pedestrian gathering spaces and create new opportunities for socializing and recreation, including through the addition of a new sports court and flexible-use recreation lawn. Overall, the PDD will include approximately 63,351 square feet of usable open space.

As depicted in the General Plans, plant materials include a palette of primarily native trees, shrubs, and groundcover. All street tree plantings will be selected per City of New Haven recommended tree species for roadway applications.

5. Lighting

The proposed exterior lighting will provide comfortable/pleasant low-glare illumination at the ground floor level to facilitate safe and secure access throughout the Campus. For those entering Campus from the new Emerson Street parking lots or pedestrian path, the exterior lighting will provide an identifiable, open and secure entry sequence to the main building entrances. LED lighting fixtures will be specified in all locations.

In order to minimize light spillover onto adjacent neighbors, all site lighting will be dark sky compliant with cut off to eliminate light pollution to the surrounding area. Walkway and pedestrian areas are primarily illuminated with the same 15-foot height post-top pedestrian scale lighting used in the prior redevelopment phase. Within the new courtyard and adjacent to the café

entrance, bollard lighting is proposed in order to provide a lower profile lighting experience in these community gathering spaces.

E. DELINEATION OF USES TO BE PERMITTED AS OF RIGHT IN PDD

The permitted uses for the proposed PDD consist of the current uses at the existing Campus, all of which are permitted in the existing residential zone (RM-2), as well as a newly defined “Independent Living Community” use category. Although Chapel Haven has been appropriately categorized as a school or similar education/institutional use in prior zoning applications, none of the use definitions provided under the existing Zoning Ordinance adequately address the education and residential services currently being provided to individuals with developmental disabilities at the Chapel Haven Campus.

The new “Independent Living Community” use is proposed in order to provide a defined use category that accurately describes the services provided by Chapel Haven and aligns with Chapel Haven’s mission to provide life-long care for adults with developmental disabilities. The proposed use is highly compatible with the neighborhood, as it simply provides a formal title to the combination of residential and educational facilities that already exist at the Campus today. A complete list of the proposed permitted uses, including a comprehensive definition for the “Independent Living Community” use, is provided in Exhibit C.

F. BULK/YARD STATISTICS

Chapel Haven has endeavored to comply with the underlying RM-2 bulk criteria and standards to the greatest extent possible and has proposed a limited number of deviations from those residential requirements. The Table of Zoning Deviations provided in Exhibit D sets forth the bulk criteria and other standards for the PDD that deviate from underlying zoning requirements.

If a deviation from the requirements of the RM-2 district is not set forth in Exhibit D, the underlying RM-2 requirement, other than use, shall apply.

G. SIGNAGE REQUIREMENTS APPLICABLE TO PDD

Chapel Haven has requested minor deviations from existing regulations pertaining to signage in order to accommodate a proposed monument sign identifying the Campus, which is anticipated to be located at the corner of Whalley Avenue and Emerson Street. Example imagery of the size and style of monument sign envisioned can be seen in the renderings shown on Sheet R-001 of the General Plans. The proposed deviations and alternative standards pertaining to this sign are included in the Table of Zoning Deviations provided in Exhibit D.

H. PARKING

Vehicular access to visitor and staff parking areas will occur from Emerson Street. The primary on-campus parking area, consisting of 34 spaces and accessible from the existing Emerson Street driveway, will remain unchanged. Because the construction of the new Community Building and related facilities will result in the loss of the existing parking area along Whalley Avenue, a new surface parking lot is proposed to ensure that sufficient parking is provided for this use. The proposed parking area consists of 20 spaces and will be located to the north of the primary parking area on the opposite side of Emerson Street (Site B).

Today, a total of 72 parking spaces are provided on the Campus and 54 spaces will remain once the Project is complete. The 54 spaces provided are sufficient to serve Chapel Haven's needs, particularly given that students and residents of the Campus are adults with developmental disabilities and unlikely to drive. Chapel Haven is also conveniently located along a major bus route with multiple bus stops within walking distance, making it a particularly appropriate setting for reduced parking standards.

The Table of Zoning Deviations provided in Exhibit D include a proposed parking standard to accompany the new “Independent Living Community” use. The proposed standard, which requires “1 space per 6 beds, plus 1 space per each 4 employees on largest shift,” is the same parking standard set forth in the Zoning Ordinance for “convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and disabled (not to include elderly), and orphanages” located in the RM-2 zone. Under this standard, Chapel Haven is required to provide 51 spaces to accommodate the 124 beds and 93 employees (largest shift) anticipated with the completion of the Project.

The 54 spaces provided under the proposed site plan complies with the proposed parking requirement for an “Independent Living Community” and is an appropriate number of parking spaces for this type of use under existing standards in the Zoning Ordinance.

I. STORMWATER DRAINAGE DISCHARGE AND MANAGEMENT

The Project will maintain existing drainage patterns as closely as possible. Stormwater will be collected by a series of area drains, roof leaders, underdrains, and catch basins. Stormwater runoff will then be routed through a hydrodynamic separator and an underground infiltration system before being discharged to the existing on-site storm sewer to the south. This system ultimately discharges into the existing storm sewer in Fountain Street. No on-site storm sewers will be directed to the north toward Whalley Avenue.

The underground infiltration system will be designed to meet the requirements set forth in Section 60 of the Zoning Ordinance. The stormwater management system will be designed to collect, retain, and treat the first inch of rain on-site, to trap floating material, oil, and litter. The on-site storm sewers will be designed to convey the 10-year peak storm event per the City of New Haven requirements.

The underground infiltration system will consist of perforated plastic pipe or chambers and will be installed with crushed stone and filter fabric. The bottom of the chambers will be set to allow for low flow conditions to infiltrate into the surrounding soil while providing additional capacity above the outlet elevation to accommodate peak flow reduction during larger storm events up to the 100-year storm.

The on-site stormwater management system will mitigate stormwater runoff and the Project will not increase peak flow or volume or exacerbate flooding conditions downstream.

The proposed stormwater management plan will be designed to remove 80% of Total Suspended Solids (TSS) in accordance with City of New Haven's zoning requirements and the Connecticut Department of Environmental Protection "Stormwater General Permit Criteria." The proposed development will utilize a series of low impact development (LID) measures to improve water quality and reduce the quantity of runoff from the Site. These LID measures will be a part of an overall treatment train of stormwater best management practices (BMPs) designed to mitigate development impacts on the discharge from the Site and remove TSS.

J. UTILITIES

A new sprinkler system with standpipes will be provided to the Community Building and will be supported by a fire pump. The Main Electrical Switchgear shall be rated at 3,000 Amps, 208/120Volt, 3Phase, 4-Wire with surge protection. The Fire Pump Electrical Switchgear shall be rated at 1,200 Amps, 208/120Volt, 3 Phase, 4-Wire. Services will originate from a pad mounted site transformer.

The existing buildings within the area designated for the new Community Building are served from various utility connections in Whalley Avenue. These existing utility services will be capped, abandoned, or removed as needed to facilitate new utility services to the proposed

building. Proposed utility connections for the Site will be serviced from Emerson Street and include gas, water, sewer, electric, and tel-data.

All of the aforementioned utility services are currently located in Emerson Street in the vicinity of the Site, with the exception of gas, which will need to be extended south from Whalley Avenue. A new gas fueled emergency generator will also be installed adjacent to the existing generator currently in place north of the Welcome Center.

Electric and tel-data services will come off the overhead pole lines in Emerson Street. The existing transformer for the Welcome Center will be relocated next to the proposed transform for the new building near its southeastern corner.

Domestic water service will require a new water meter vault to be installed outside the Community Building in the southwestern corner adjacent to the new sanitary sewer lateral leaving the building in the same location.

K. SOIL EROSION AND SEDIMENT CONTROL

Sedimentation and erosion control measures will be installed during construction that will minimize adverse impacts from construction activities. All sedimentation and erosion control measures proposed for this development will be designed in accordance with the "2023 Connecticut Guidelines for Soil Erosion and Sedimentation Control" as published by the Connecticut council on soil erosion and water conservation. Additional guidelines will also be followed that are available from the Connecticut Department of Energy and Environmental Protection as recommended for sedimentation control during construction activities.

L. IDENTIFICATION OF EXISTING STRUCTURES TO BE REMOVED AND REPLACED

Certain existing structures on the Site will be removed in order to allow for the development of the new Community Building. The Chapel Haven programs and services housed

in these buildings will be relocated prior to the start of construction on the Site and, ultimately, the same services will be re-established in the Community Building once completed.

Specifically, the buildings proposed for removal are as follows:

- 34-36 Emerson Street: existing 3-Story residential structure that supports CHSC's Careerability Program;
- 38-40 Emerson Street: existing 3-Story residential structure that supports CHSC's Bridge Home Program;
- 59-61 Emerson Street: existing 2-Story residential structure that supports (4) 2-Bedroom of CHSC's ASAT 1st Year Program;
- 1050 Whalley Avenue: existing 2-Story residential structure that house CHSC's Finance Office;
- 1028-1040 Whalley Avenue: existing 3-Story structure that houses CHSC's Supported Living Program, Community Life Program, (1) Residential Life Skills Apartment and (7) ASAT apartments; and
- 38 Parking Spaces: with access/ egress along Whalley Avenue.

To the extent members of the community are interested in obtaining architectural salvage items from these buildings, Chapel Haven is happy to offer the public the opportunity to collect such items at no cost (e.g., paneling, window frames or doors).

M. TRAFFIC ANALYSIS

With respect to vehicle travel, a traffic study prepared by Tighe & Bond addressing traffic impacts is included as Exhibit E. As noted in the traffic study, the Project is not expected to have a significant impact on existing traffic conditions.

N. GENERAL PLANS

General Plans have been submitted in support of this Petition in accordance with the requirements of Section 65 of the Zoning Ordinance and include the following:

- A-001: Cover Sheet
- A-002: Drawing List /Abbreviations
- R-001: Renderings (Community Building)
- G-001: General Site Information
- C-002: Site Utility Demolition Plan

- C-101: Site Drainage & Utility Plan
- L-101: Overall Site Plan
- L-201: Lighting Plan
- L-301: Planting Plan
- ZC-1: Proposed Zone Change
- AD-110: Architectural Site Demolition Plan
- A-010: Site Plan
- A-100: Community Building – Basement Plans
- A-110: Community Building – First Floor Plans
- A-120: Community Building – Second Floor Plans
- A-130: Community Building – Third Floor Plans
- A-140: Community Building – Fourth Floor Plans
- A-150: Community Building – Roof Plans
- A-400: Exterior Elevations

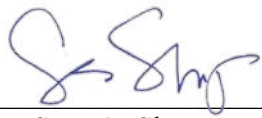
O. PROPOSED PDD ORDINANCE

See Exhibit F.

P. PROPOSED PROJECT AND PHASING TIMELINE

See Exhibit G.

CHAPEL HAVEN, INC.

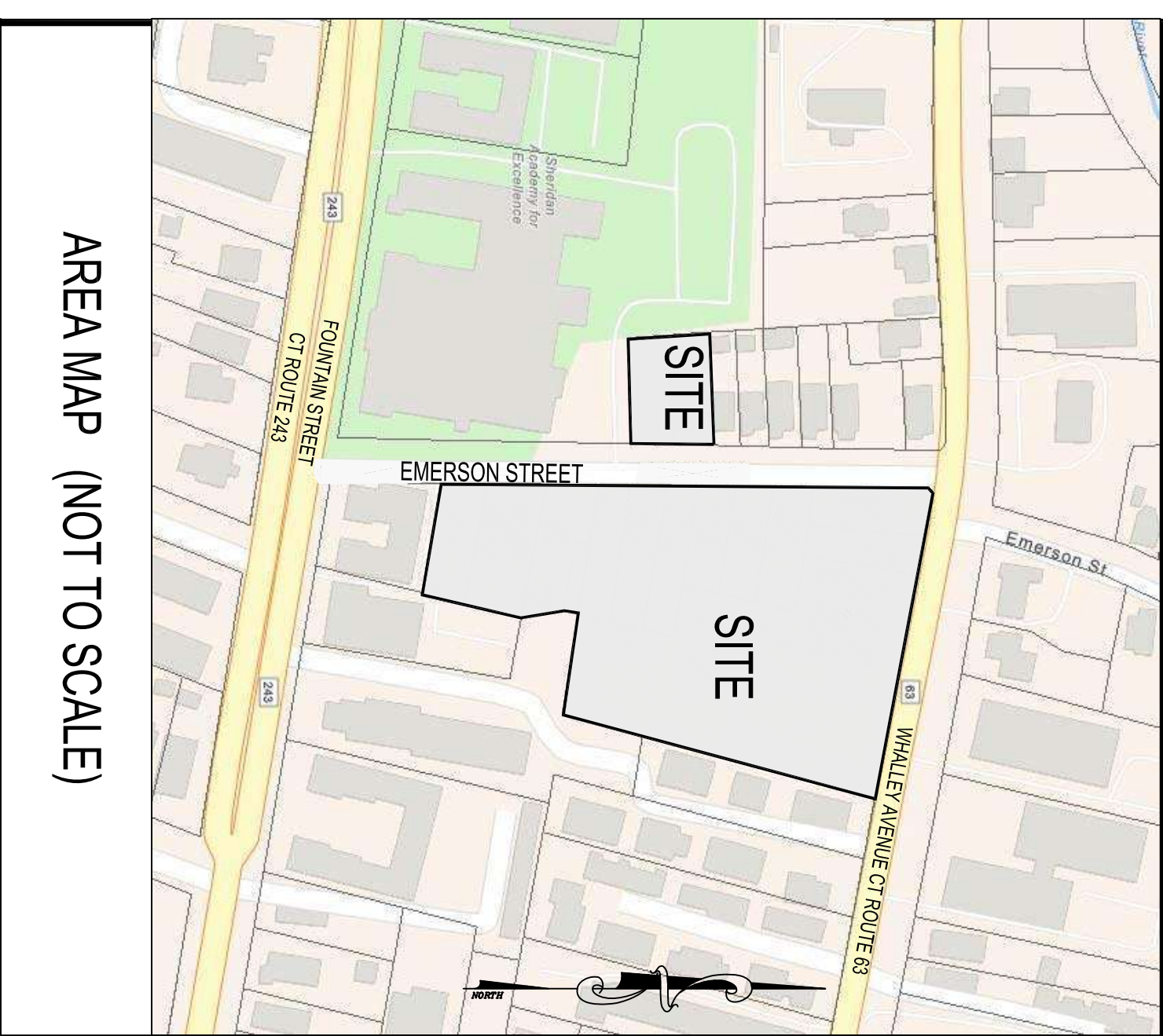
By:  _____
 Sara A. Sharp
 Authorized Agent/Attorney

EXHIBITS

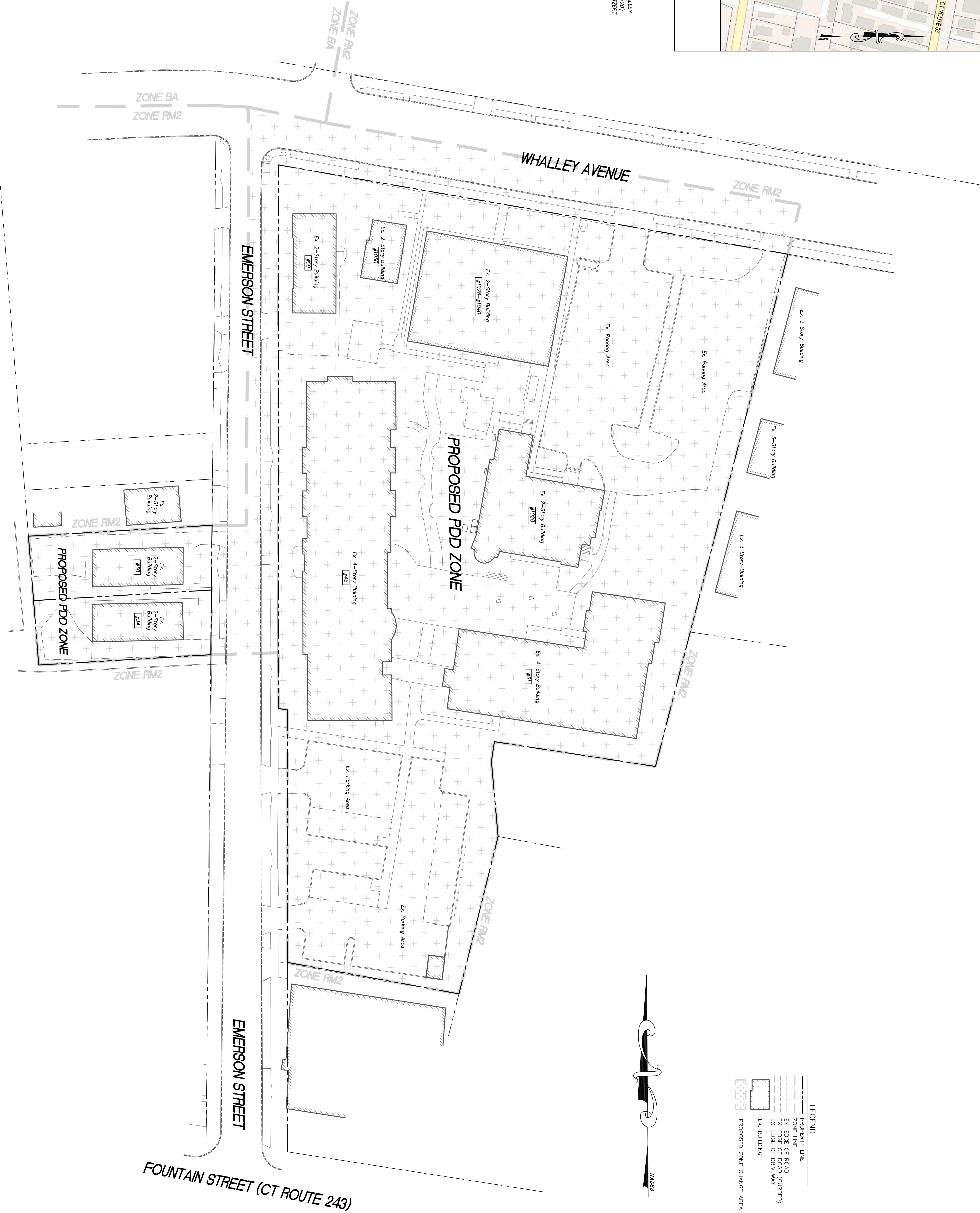
Proposed PDD Boundary Map	A
Legal Description	B
List of Permitted Uses	C
Table of Zoning Deviations	D
Traffic Study	E
Proposed PDD Ordinance	F
Proposed Project and Phasing Timeline	G

EXHIBIT A

Proposed PDD Boundary Map



MAP REFERENCES:
1. IMPROVEMENT LOCATION SURVEY FOR CHAPEL HAVEN SCHLEIFER CENTER, #1040 WHALLEY AVENUE, #34 EMERSON STREET, & #38 EMERSON STREET, NEW HAVEN, CT, SCALE: 1"=20';
DATE: JANUARY 16, 2024, K/A FILE NO. 223-129, DRAWING NO.: E-1 & E-2, BY KRATZERT JONES & ASSOCIATES, INC.



- LEGEND
- PROPERTY LINE
 - ZONE LINE
 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF ROAD (UNCURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. BUILDING
 - PROPOSED ZONE CHANCE AREA

Disclaimer:
The underground utilities shown have been located from limited field survey information and are not guaranteed to be accurate. The undersigned warrants that the underground utilities shown comprise all such utilities in the area either in the public or private domain, and that the undersigned is a duly licensed Professional Engineer in the State of Connecticut, and that the undersigned is not aware of any other underground utilities in the area. The undersigned certifies, certifies, and certifies that the undersigned is not aware of any other underground utilities in the area. The undersigned warrants, warrants, and warrants that the undersigned is not aware of any other underground utilities in the area. The undersigned warrants, warrants, and warrants that the undersigned is not aware of any other underground utilities in the area.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	
PROJECT:	SR-16/17
DRAWN BY:	DR:

THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AND SHALL BE USED FOR THE USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300-1 TO 20-300-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

THIS SURVEY CONFORMS TO CLASS D.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Skowronchak
C.T. P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEAL, BECAUSE IT IS NOT A LIVE HAND DRAWN SEAL, AND SIGNATURE.

kratzert,
jones &
associates, inc.

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
WILDLAKE, CT 06407-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

PROPOSED
ZONE CHANGE
FROM RM2
TO PDD

for

CHAPEL HAVEN
SCHLEIFER CENTER
#1040 WHALLEY AVENUE,
#34 EMERSON STREET,
& #38 EMERSON STREET
NEW HAVEN, CT

SCALE: 1" = 30'

DATE: APRIL 3, 2024

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

K/A FILE NO.: DRAWING NO.:
223-129 ZC-1

EXHIBIT B

Legal Description

1040 Whalley Ave

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED SOUTHEAST OF THE INTERSECTION OF WHALLEY AVENUE AND EMERSON STREET IN THE CITY AND COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTHEAST OF THE INTERSECTION OF WHALLEY AVENUE AND EMERSON STREET AND THE NORTHWESTERN CORNER OF SAID PARCEL, BEING THE POINT AND PLACE OF BEGINNING;

THENCE S79°12'32"E A DISTANCE OF 336.49 FEET ALONG WHALLEY AVENUE TO A POINT AT THE NORTHEASTERN CORNER OF SAID PARCEL;

THENCE S15°20'39"W A DISTANCE OF 343.99 FEET BY LAND NOW OR FORMERLY OF LINDA FERRARO ET AL AND LAND NOW OR FORMERLY OF WESTWOOD 20 LLC TO A POINT AT A SOUTHEASTERN CORNER OF SAID PARCEL;

THENCE N80°24'56"W A DISTANCE OF 105.99 FEET BY SAID LAND OF WESTWOOD 20 LLC TO A POINT;

THENCE IN A SOUTHERLY DIRECTION BY SAID LAND OF WESTWOOD 20 LLC THE FOLLOWING 2 COURSES:

S09°35'04"W A DISTANCE OF 12.85 FEET TO A POINT,

S04°13'33"E A DISTANCE OF 49.10 FEET TO A POINT;

THENCE S14°49'03"W A DISTANCE OF 105.45 FEET BY LAND NOW OR FORMERLY OF PARADIS BURWOOD LLC TO A MAGNETIC NAIL AT A SOUTHEASTERN CORNER OF SAID PARCEL;

THENCE N78°45'43"W A DISTANCE OF 113.40 FEET BY SAID LAND NOW OR FORMERLY OF TIMOTHY MCKEON ET AL TO A POINT AT THE SOUTHWESTERN CORNER OF SAID PARCEL;

THENCE IN A NORTHERLY DIRECTION ALONG EMERSON STREET THE FOLLOWING 3 COURSES:

N00°51'07"E A DISTANCE OF 164.17 FEET TO A POINT,

N80°24'56"W A DISTANCE OF 6.07 FEET TO A POINT,

N00°51'07"E A DISTANCE OF 353.44 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 122,312 SQUARE FEET OR 2.81 ACRES.

34-38 Emerson Street

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED ON THE WESTERLY SIDE OF EMERSON STREET IN THE CITY AND COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY SIDE OF EMERSON STREET AND THE NORTHEASTERN CORNER OF SAID PARCEL, BEING THE POINT AND PLACE OF BEGINNING;

THENCE S87°26'42"W A DISTANCE OF 119.63 FEET BY LAND NOW OR FORMERLY OF EMELIA MENSA TO A POINT AT THE NORTHWESTERN CORNER OF SAID PARCEL;

THENCE S03°43'40"E A DISTANCE OF 84.00 FEET BY LAND NOW OR FORMERLY OF CITY OF NEW HAVEN TO A POINT AT THE SOUTHWESTERN CORNER OF SAID PARCEL;

THENCE N87°26'42"E A DISTANCE OF 112.10 FEET BY LAND NOW OR FORMERLY OF CITY OF NEW HAVEN TO A POINT AT THE SOUTHEASTERN CORNER OF SAID PARCEL;

THENCE N01°24'13"E A DISTANCE OF 84.18 FEET ALONG EMERSON STREET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 9,731 SQUARE FEET OR 0.22 ACRES.

EXHIBIT C

List of Permitted Uses

1. All uses permitted in the RM-2 District pursuant to the Zoning Ordinance.
2. Independent Living Community: a private facility operated by an institution or nonprofit organization for the purpose of providing a community-based supportive housing program for adults with disabilities. Such facilities may include the following:
 - Dormitories, student housing, and other living quarters;
 - Kitchens;
 - Greenhouse, roof garden, or community garden;
 - Special education uses, such as a Transitional/Vocational Services Provider and/or an Approved Private Special Education Program;
 - Café, bakery, convenience store, and/or dog grooming uses associated with educational and/or vocational training programs for individuals with disabilities;
 - Health Practitioner's Office;
 - General, charitable, philanthropic, and other staff or professional offices;
 - Indoor and outdoor recreation facilities and community centers;
 - Assembly hall;
 - Cultural activities not carried on as gainful business, including art galleries and libraries;
 - On or off-site parking lot or parking structure; and
 - Accessory uses customarily incidental to any of the above-referenced uses.

EXHIBIT D

Table of Zoning Deviations

STANDARD	REQUIRED/PERMITTED IN EXISTING RM-2 DISTRICT	PROPOSED PDD (Deviations)
Minimum lot area per dwelling unit § 14(a)(1)c.	2,000 sq. ft., except 1,400 sq. ft. in the case of an efficiency unit and 1,000 sq. ft. in the case of an elderly housing unit	1,000 sq. ft. per dwelling unit.
Maximum Building Coverage § 14(a)(1)d.	Total coverage of principal and accessory buildings not to exceed 30% of lot area	Total coverage of principal and accessory buildings not to exceed 40% of lot area.
Maximum Building Height § 14(a)(1)e.	<p>Shall not exceed either four stories or an average height of 45 feet</p> <p>Provided that no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.</p>	<p>Shall not exceed an average height of 50 feet. For purposes of this requirement, average height shall be calculated based on the average of the highest and lowest point of the top story of a building.</p> <p>Provided that no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.</p>

Minimum Yards § 14(a)(1)f.		
Front	17 feet, except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with buildings with front yards smaller than 17 feet, the required front yard shall be the same as the yard presently followed by existing buildings along the greatest quantity of street frontage (in feet).	Whalley Avenue frontage: 17 feet Emerson Street frontage: 13 feet
Rear	25 feet	10 feet
Side	One at least 8 feet and the other at least 10 feet; in the case of a corner lot, at least 8 feet for the one side yard	8 feet
Projections § 25(a)	No wall of a building shall extend beyond the outer face of a building foundation wall into a required yard for more than six inches.	No wall of a building shall extend beyond the outer face of a building foundation wall into a required yard for more than 3 feet.
Projections § 25(b)	A projection from a building may extend into a required yard for not more than one-third of the width of such required yard, but in no case more than five feet into such required yard for fire escapes, one-story open porches and steps leading up to the ground floor, or three feet into such required yard for all other projections, and in no case to within five feet of any lot line.	A pergola, canopy, or similar overhang may project from a building into a required yard provided such projection is set back at least one foot from any lot line. All other projections from a building may extend five feet into a required yard.

<u>Parking & Loading</u>		
Independent Living Community	n/a	1 space per 6 beds, plus 1 space per each 4 employees on largest shift, located on the same lot or within 300 feet walking distance
Loading	Varies – see Section 45(a)(1)(b)	For an Independent Living Community, a minimum of one (1) loading space shall be required.
Joint Use of Parking § 29(j)	Where it is proposed that two or more uses for which a parking space or spaces are required make joint use of the same parking space or spaces, such joint use shall not be permitted unless a special exception is granted under the provisions of subsection 63(d), upon a finding, among other things, that the proposed joint use of parking will meet the requirements of this ordinance for the two or more uses involved at the time when such uses are in operation.	No special exception is required for joint use of parking spaces between an Independent Living Community and any other use permitted in the PDD.
Bike Parking § 29(d)	A site shall provide two bicycle spaces for the first ten required or proposed parking spaces and one additional bicycle space for each additional ten required or proposed motor vehicle parking spaces or fraction thereof.	A site shall provide two short-term bicycle spaces for the first ten required or proposed parking spaces and one additional short-term bicycle space for each additional ten required or proposed motor vehicle parking spaces or fraction thereof.
Parking Location § 29(c)	No parking space shall be located within any required front yard, except by special exception.	Parking spaces are allowed within a required front yard so long as such spaces are suitably screened from view by a fence, wall, or evergreen planting at least five feet in height.

Signage	
Permitted Sign Types by Zoning District § 60.3(e)	<p>Monument signs – not permitted in RM-2</p> <p>One (1) monument sign shall be permitted as of right in connection with an Independent Living Community use. Such monument sign shall not exceed 32 square feet in area and shall not exceed 5 feet in height.</p> <p>External light sources intended to illuminate such monument sign must be full shielded and placed close to, and directed upon, the sign face.</p>
On-Premises Signs in Residential Zoning Districts § 60.3(f)(5)	<p>Notwithstanding the other provisions of this Section, signs for churches, schools, or other public or semi-public institutions and civil bodies must be located at least 10 feet inside any lot line and not to exceed 20 square feet in area. These uses fronting on two or more streets are entitled to a sign on each street.</p> <p>Notwithstanding the other provisions of Section 60.3, a monument sign permitted in connection with an Independent Living Community may be located within a required front yard, provided that such sign is located at least 3 feet from any lot line and does not block any sight lines.</p>

EXHIBIT E

Traffic Study

15-5014-003
April 10, 2024

Mr. John W. Knuff, Esq.
Hurwitz, Sagarin, Slossberg, & Knuff, LLC
147 North Broad Street
Milford, CT 06460

Re: **Traffic Statement**
Chapel Haven Community Building
Whalley Avenue (State Route 63) & Emerson Street, New Haven, Connecticut

Dear Mr. Knuff:

Tighe & Bond has prepared this traffic impact statement to review the potential impact of the proposed Community Building within the Chapel Haven Campus located along Whalley Avenue (State Route 63) and Emerson Street in New Haven. The analysis presented in the following letter shows that the proposed project is not expected to have a significant impact on traffic operations on local roadway network.

Existing Conditions

The Chapel Haven Campus includes two sites, Site A and Site B. As shown in the Site Location Map attached (Figure 1), Site A is located on the southeast corner of Whalley Avenue (State Route 63) and Emerson Street intersection while Site B is on the west side of Emerson Street approximately 315 feet south of the Whalley Avenue intersection.

Site A contains the main Chapel Haven Campus with 6 structures and 72 parking spaces located in surface parking lots in the northeast and southwest corners of the site. The parking in the northeast corner of Site A is accessed via two driveways to Whalley Avenue; one full access driveway located approximately 255 feet east of the intersection with Emerson Street and one exit-only driveway approximately 100 feet east of the full access driveway. The parking in the southwest corner is accessed via an entrance-only driveway located approximately 185 feet north of the intersection with Fountain Street (State Route 243) and an exit-only driveway approximately 100 feet north of the entrance-only driveway. Site B contains 2 structures each with a narrow driveway parallel to the structures leading to a surface parking area behind each building. Both sites have sidewalks along the site frontages on Whalley Avenue and Emerson Street.

Roadways

Whalley Avenue (State Route 63) runs southeast to northwest from State Route 10 (Fitch Street) in New Haven to U.S. Route 7 (South Canaan Road) in Canaan. The roadway provides regional access between multiple towns to the northwest and the center of New Haven to the southeast. It also provides local connectivity to the Site via numerous intersecting residential roads. The Connecticut Department of Transportation (CTDOT) classifies Whalley Avenue as a Principal Arterial roadway. Along the site frontage, Whalley Avenue is approximately 44 feet wide with an 11-foot travel lane southbound and 14-foot travel lane northbound with 10 to 12-foot shoulder where on-street parking is allowed. Sidewalks are provided on both sides of the roadway. The posted speed limit on Whalley Avenue in the vicinity of the Site is 25 miles per hour.

Emerson Street is an approximately 0.25-mile roadway that runs from Fountain Street (State Route 243) to the south through Whalley Avenue and to Valley Street to the north. Along the site frontages located between Fountain Street and Whalley Avenue, Emerson Street is approximately 23 feet wide with one northbound travel lane and on-street parking on the east side. Sidewalks are present along both sides of the roadway. The speed limit on Emerson Street is 25 miles per hour per a city-street blanket approval.

Fountain Street (State Route 243) runs east to west from Route 63 (Whalley Avenue) in New Haven to State Route 115 (Derby Avenue) by the Derby/Ansonia town line. The roadway provides regional access to the Site to several towns west of New Haven. Fountain Street is classified as an urban minor arterial roadway by CTDOT. The roadway is typically about 50 feet wide with one travel lane in each direction, a 4-foot raised concrete median, and on-street parking on both sides of the road. The crosswalk that traverses Fountain Street at the intersection with Emerson Street is supplemented by a Rectangular Rapid Flashing Beacon (RRFB) to assist crossing pedestrians. The street has a posted speed limit of 25 miles per hour.

Collision History

Vehicle collision history was reviewed at the site driveways and site frontages on Whalley Avenue and Emerson Street from January 2019 to April 2024 via data available within the Connecticut Crash Data Repository.

As shown in Table 1, there were seventeen (17) motor vehicle collisions reported within the five-year period analyzed on Whalley Avenue. The most frequent type of collision was rear-end, which accounted for eleven (11) crashes (64.7%). Sideswipe (same direction) were the second most common at four (4) collisions (23.5%). The remaining crash types were one angle and one pedestrian crash, accounting for 10.8% of the total each. No collisions were reported at the Emerson Street driveways within the data analyzed. Throughout the period analyzed, there were no fatalities and no collisions reporting serious injuries. Six collisions resulted in minor injuries and eleven collisions resulted in property damage only. A significant pattern of collisions was not identified from the safety analysis conducted.

Public Transportation

CTtransit buses service both Whalley Avenue and Fountain Street and can be used as public transportation options to access the Chapel Haven Site. Route 243, providing access from Downtown New Haven to Woodbridge, travels along Whalley Avenue past the site with approximately 3 buses per hour between 4:30 AM and 9:30 PM and 1 bus per hour between 9:30 PM and 1 AM on weekdays and Saturdays with hourly service between 6 AM and 12 AM on Sundays. Route 246 also provides access from Downtown New Haven to Woodbridge, traveling along Fountain Street past the site with approximately 3 buses per hour between 6 AM and 7 PM and 1 bus per hour between 8 PM and 1 AM on weekdays and Saturdays and hourly service from 8 AM to 12 AM on Sundays.

Proposed Conditions

The redevelopment proposes to construct a Community Building of approximately 99,909 gross square feet on the north side of Site A of the Chapel Haven campus. The proposed Community Building will have 52 beds for Chapel Haven residents and will include amenities such as multipurpose/educational/healthcare space, a gym/walking track, and a greenhouse, among others. The Community Building is intended to service residents of Chapel Haven and their employees with the exception of the café located on the northwest corner of the site, which will also be accessible by the public.

The proposed Community Building will require demolition of three buildings on the north end of Site A labeled as 59-61 Emerson Avenue, 1050 Whalley Avenue, and 1040 Whalley Avenue on the site plans. These buildings house existing Chapel Haven services that will be incorporated in the new building including 15 beds for residents. The Community Building will also require revisions to the site including the removal of the existing surface parking lot and driveways on the northeast corner of Site A. The parking will be replaced by a proposed 20 space surface parking lot on Site B where the existing buildings of 38-40 Emerson Avenue and 34-36 Emerson Avenue will be demolished. With the revised layout, all vehicular site access to Chapel Haven will be via Emerson Street and the existing driveways to the southern parking area on Site A and a new driveway on the west side of Emerson Street accessing the new surface parking lot on Site B.

Intersection Sight Distance

Intersection sight distances were measured at the existing and proposed development driveway location on Emerson Street in accordance with criteria set forth in the CTDOT Highway Design Manual. Based on an assumed operating speed of 32 mph on Emerson Street, the CTDOT minimum required sight distance for passenger cars on a stop controlled approach for a two-lane roadway is 357 feet. Although Emerson Street is one-way northbound, this is still the applicable criterion. However, intersection sight distance was only needed looking southbound. The distance between the Site Driveways and Fountain Street is 250 feet for the Site A exit driveway and 365 feet for the Site B driveway. Both driveways are expected to have a clear sight line to Fountain Street and therefore, the Site B driveway exceeds the sight distance requirement and the Site A driveway, with its visibility up to the intersection, is considered sufficient.

Site-Generated Traffic

Site-generated traffic volumes for the project were estimated using the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021. Land use codes 254 – Assisted Living and 930 Fast Casual Restaurant were selected as the most appropriate for the proposed operations of the Chapel Haven Community Building and the café that will have access to the public. Based on the published data, the 37 bed facility (52 proposed beds minus the 15 existing to be replaced) is expected to generate 7 trips (4 entering, 3 exiting) during the weekday morning peak hour and 9 trips (4 entering, 5 exiting) during the afternoon peak hour while the 2,409 square foot café is expected to generate 14 trips (9 entering, 5 exiting) during the weekday morning peak hour and 30 trips (17 entering, 13 exiting) during the afternoon peak hour. The site-generated traffic is considered conservative as the café is not expected to generate a significant amount of traffic outside of the Chapel Haven community. Table 2 provides a summary of the trip generation.

The site-generated traffic was distributed to the roadway network based on the one-way flow of Emerson Street and the size of the parking areas for Sites A and B. Figures 2 and 3 show the Site-Generated Traffic Volumes distributed for the weekday morning and afternoon peak hours, respectively

Conclusion

Based on the results of the analyses, it is the professional opinion of Tighe & Bond that the traffic generated by the proposed Chapel Haven Community Building will not have a significant impact on traffic operations or safety on the local roadway network. The proposed Community Building will serve the Chapel Haven community residents and employees and limited additional traffic will be generated. The estimated site-generated traffic outlined in this letter is considered conservative as the café is not expected to generate a significant amount of traffic outside of the Chapel Haven community. Therefore, the site trips will be limited to employee arrival/departure and those members of the public visiting the café.

Sincerely,

TIGHE & BOND, INC.



Craig D. Yannes, PE, PTOE, RSP1
Project Manager



Charles J. Croce, PE
Vice President


Enclosures: Site Location Map (Figure 1)
Collision History Summary (Table 1)
Site-Generated Traffic Summary (Table 2)
Site-Generated Traffic Volumes (Figures 2 and 3)

J:\C\C5014 Chapel Haven\003 Phase 3 T&B Design & CA Services\Reports\Traffic\2024-04-10 Chapel Haven Community Building Traffic Statement.docx

Apr 08, 2024-9:37am Plotted By: DFitzgerald
Tighe & Bond, Inc. J:\C5014 Chapel Haven\003 Phase 3 T&B Design & CA Services\Drawings\AutoCAD\Figures\C5014-003 Site Location Map.dwg



CHAPEL HAVEN
PROPOSED COMMUNITY BUILDING & PARKING LOT
NEW HAVEN, CT

NORTH 
AS SHOWN
FIGURE 1

0 500' 1000'
SCALE: 1" = 500'

SITE LOCATION MAP

Tighe&Bond

TABLE 1
Corridor/Study Area Collision History Summary

COLLISION TYPE

	2019	2020	2021	2022	2023	2024	Total	Percent
Rear-End	2	3	3	3	0	0	11	64.7%
Sideswipe, Same Direction	1	0	0	2	1	0	4	23.5%
Angle	0	1	0	0	0	0	1	5.9%
Pedestrian	0	0	0	1	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

COLLISION EVENT

	2019	2020	2021	2022	2023	2024	Total	Percent
Motor Vehicle	3	4	3	5	1	0	16	94.1%
Pedestrian / Cyclist	0	0	0	1	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

SEVERITY

	2019	2020	2021	2022	2023	2024	Total	Percent
Fatal	0	0	0	0	0	0	0	0.0%
Serious Injury	0	0	0	0	0	0	0	0.0%
Minor Injury	2	1	1	2	0	0	6	35.3%
Property Damage Only (PDO)	1	3	2	4	1	0	11	64.7%
TOTAL	3	4	3	6	1	0	17	100%

DAY & TIME

	2019	2020	2021	2022	2023	2024	Total	Percent
Weekday Off-Peak	1	2	3	1	1	0	8	47.1%
Weekday 3-6 P.M.	0	1	0	4	0	0	5	29.4%
Weekday 6-9 A.M.	1	0	0	1	0	0	2	11.8%
Weekend Off-Peak	1	1	0	0	0	0	2	11.8%
TOTAL	3	4	3	6	1	0	17	100%

WEATHER

	2019	2020	2021	2022	2023	2024	Total	Percent
Clear	3	4	3	5	1	0	16	94.1%
Rain	0	0	0	1	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

ROAD SURFACE CONDITION

	2019	2020	2021	2022	2023	2024	Total	Percent
Dry	3	3	3	5	1	0	15	88.2%
Wet	0	0	0	1	0	0	1	5.9%
Snow	0	1	0	0	0	0	1	5.9%
TOTAL	3	4	3	6	1	0	17	100%

LIGHT CONDITIONS

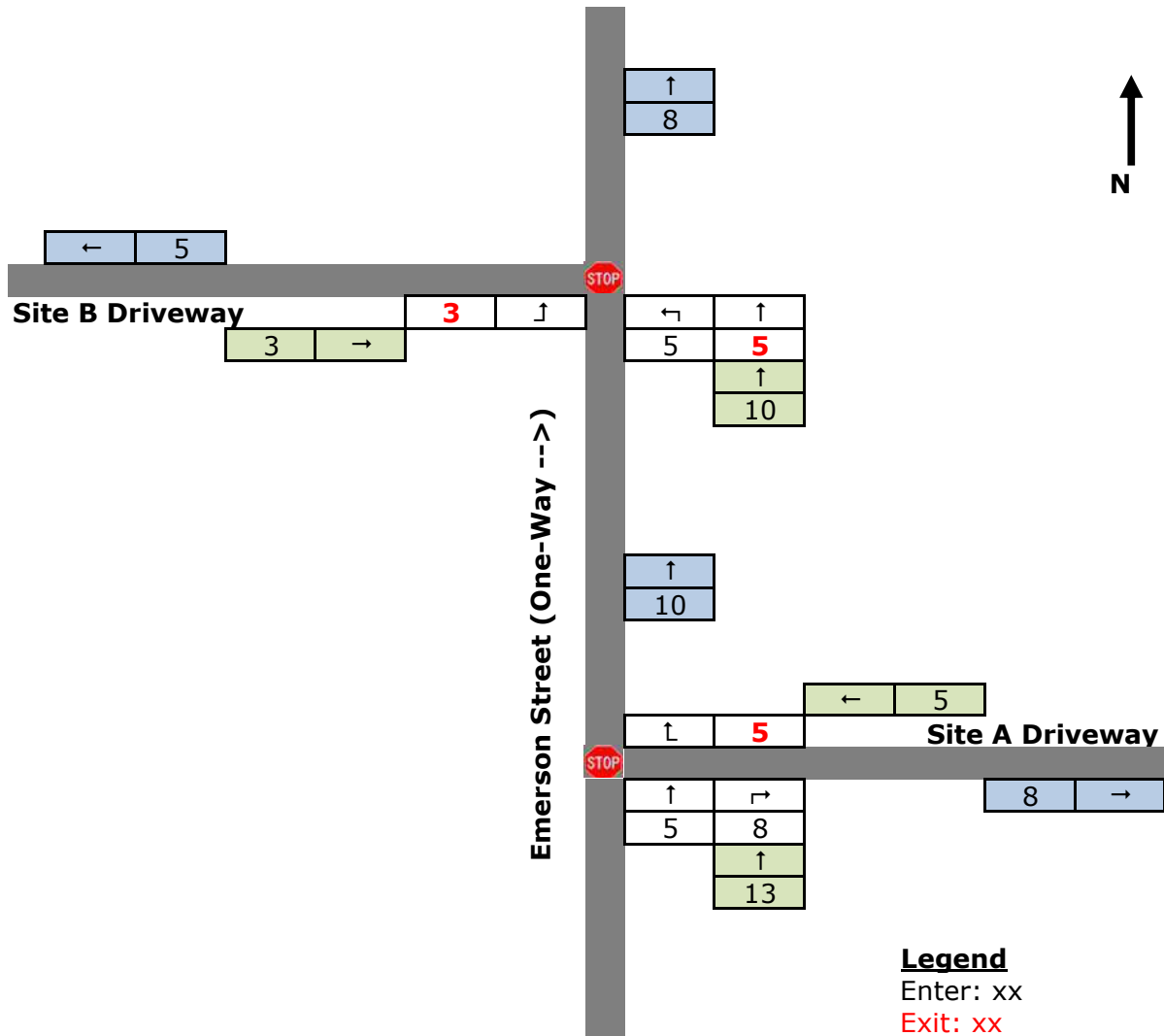
	2019	2020	2021	2022	2023	2024	Total	Percent
Light	2	3	2	5	1	0	13	76.5%
Dark	1	1	1	1	0	0	4	23.5%
TOTAL	3	4	3	6	1	0	17	100%

TABLE 2

Site-Generated Traffic Summary

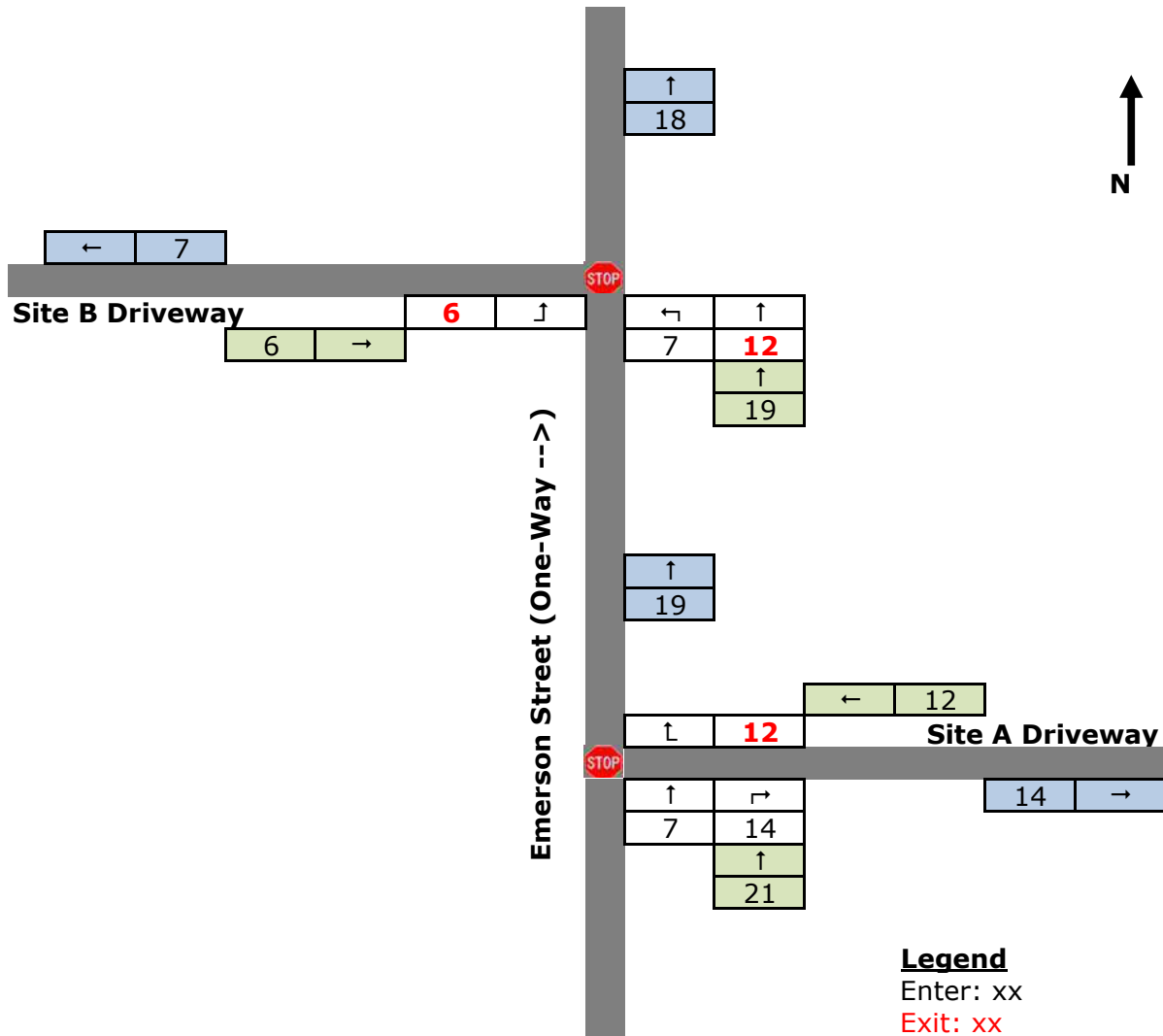
Proposed - 37 Beds (52 Proposed Minus 15 Existing to be replaced)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	4	3	7
Weekday Afternoon	4	5	9
Proposed - 2,409 SF Cafe			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	9	5	14
Weekday Afternoon	17	13	30
Total Trips			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	13	8	21
Weekday Afternoon	21	18	39

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
Land Use - 254 [Assisted Living]
Land Use - 930 [Fast Casual Restaurant]



**Site-Generated Traffic Volumes
Weekday Morning Peak Hour
Chapel Haven Community Building**

Figure 2



**Site-Generated Traffic Volumes
Weekday Afternoon Peak Hour
Chapel Haven Community Building**

Figure 3

EXHIBIT F

Proposed PDD Ordinance

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP
AMENDMENT APPROVING A PETITION BY CHAPEL HAVEN SCHLEIFER CENTER,
INC. FOR A CHANGE OF ZONE FROM RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL,
TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 3.03
ACRES OF LAND KNOWN AS 1040 WHALLEY AVENUE (MAP 389/BLOCK
1139/PARCEL 01300), 34 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03400),
AND 38 EMERSON STREET (MAP 405/BLOCK 1138/PARCEL 03300)

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A and 2E of the Charter of the City of New Haven (“City Charter”) and Article VII, Section 64(d)(1) and Section 65 of the New Haven Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, Chapel Haven Schleifer Center, Inc. (“Chapel Haven”) is the owner of certain tracts of land known as 1040 Whalley Avenue, 34 Emerson Street, and 38 Emerson Street (collectively, the “Site”), as more particularly described in the boundary map in Exhibit A and legal description in Exhibit B attached hereto; and

WHEREAS, pursuant to Sections 64 and 65 of the Zoning Ordinance, Chapel Haven filed a petition/application to establish a new Planned Development District at the Site, together with general plans to amend the Zoning Ordinance and Zoning Map, to (i) change the existing zoning district of the Site from RM-2, High-Middle Density, to a new Planned Development District (the “Chapel Haven PDD”), (ii) establish the Permitted Uses allowed in the Chapel Haven PDD, including a newly defined “Independent Living Community” use, in order to permit the construction of a new Community Building at the Chapel Haven Campus and provide for the continuation of the existing residential and educational uses within the Chapel Haven PDD, and (iii) allow certain dimensional, parking and loading, and other deviations from the requirements of the underlying RM-2 zone (the “Petition”); and

WHEREAS, Chapel Haven submitted sufficient plans, traffic studies, and additional information in support of the Petition; and

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the New Haven City Plan Commission for a hearing and report as required by Section 64(d) of the Zoning Ordinance and Article XIII, Sections 2A and 2E of the City Charter; and

WHEREAS, on _____, the City Plan Commission held a hearing on the Petition after provided due notice of such hearing as required by Section 64(d) of the Zoning Ordinance, Article XIII, Sections 2A and 2E of the City Charter, and state law; and

WHEREAS, on _____, the City Plan Commission rendered an advisory report to the Board of Alders after consideration of the factors set forth in Section 64(d)(2) and Section 65 of the Zoning Ordinance and favorably recommended the approval of the Petition as set forth in City Plan Commission Report No. _____; and

WHEREAS, on _____, the Legislation Committee of the Board of Alders considered the Petition and rendered a favorable report recommending approval of the Petition; and

WHEREAS, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report in accordance with Section 65(d) of the Zoning Ordinance and such advisory report indicated that the proposed Chapel Haven PDD was not expected to have a significant impact on the traffic operations of the local roadway network; and

WHEREAS, the proposed Chapel Haven PDD is consistent the standards set forth in Article XIII, Sections 2B and 2C of the City Charter, as described more particularly in the Petition; and

WHEREAS, the proposed Chapel Haven PDD, as more particularly described in the Petition, is in accordance with Comprehensive Plan of Development of the City of New Haven entitled Vision 2025 and is consistent with the land uses and zoning classifications of neighboring parcels and the surrounding area; and

WHEREAS, the Petition satisfies the objectives for a planned development district, as set forth in Section 65 of the Zoning Ordinance, in that the proposed Chapel Haven PDD is:

- (1) In accordance with the comprehensive plans of the City, including all plans for redevelopment and renewal; and
- (2) It is composed of such uses, and in such proportions, as are more appropriate and necessary for the integrated functioning of the planned development of the City; and
- (3) It is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)(g) of the Zoning Ordinance.

NOW THEREFORE BE IT ORDERED by the Board of the City of New Haven that (i) the Petition and general plans for the Chapel Haven PDD are hereby approved, (ii) the text of the Zoning Ordinance is hereby amended to establish the Chapel Haven PDD in the manner requested by the Petition to include the permitted uses set forth in Exhibit C to the Petition and the modifications of the existing zoning requirements set forth in Exhibit D to the Petition, and (iii) the Zoning Map is hereby amended to designate the Site as a planned development district as set forth in the Proposed PDD Boundary Map and Legal Description provided in Exhibits A and B to the Petition.

Except as amended herein, the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDERED, that the aforesaid amendments to the Zoning Ordinance and Zoning Map shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the City Charter.

EXHIBIT G

Proposed Project and Phasing Timeline

The project phasing of this project will start with relocating the staff and residents in the building that are scheduled for demolition. Those residents and staff will transition into the “enabling work” areas and will allow for the demolition work to commence for the Community Building. The Community Building will take approximately 20 months to construct. In the final stages of the Community Building, we will look to construct the new parking lot on Emerson Street. The current goal is to start work on the new parking area in August 2026 and complete construction prior to the asphalt plants closing for the winter season. The final stage of this project will include the post-enabling work of the existing Welcome Center, which will include permanent solutions for the programming that has now transitioned into the newly constructed Community Building.

Project Area	Potential Start Date	Potential Completion Date
Enabling Work	Feb 2025	March 2025
Community Building	April 2025	December 2026
<i>Demo</i>	<i>April 2025</i>	<i>May 2025</i>
<i>Sitework</i>	<i>May 2025</i>	<i>November 2026</i>
<i>Foundations</i>	<i>July 2025</i>	<i>August 2025</i>
<i>Structure</i>	<i>Sept 2025</i>	<i>Jan 2026</i>
<i>Rough MEP</i>	<i>Feb 2026</i>	<i>June 2026</i>
<i>Finishes</i>	<i>July 2026</i>	<i>December 2026</i>
Parking – Emerson Street	August 2026	November 2026
Post-Enabling Work	December 2026	February 2027

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MAY 22, 2024

CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT

ARCHITECT

MBH ARCHITECTURE

CORPORATE CENTER WEST
433 SOUTH MAIN STREET
SUITE 301
WEST HARTFORD, CT 06110
TEL: 860-521-1400
FAX: 860-521-9400

CIVIL ENGINEER & L.A.

TIGHE & BOND

213 COURT STREET
SUITE 1100
MIDDLETOWN, CT 06457

TEL: 860-852-5219

STRUCTURAL ENGINEER

SZEWCZAK KILTY & FLUHR

200 FISHER DRIVE
AVON PARK NORTH
AVON, CT 06001

TEL: 860-677-4570

MECH. & PLUMBING ENGINEER

MACRI ASSOCIATES INC.

15 INDUSTRIAL DRIVE
AVON, CT 06001

TEL: 860-675-6060

ELECTRICAL & F.P. ENGINEER

INNOVATIVE ENGINEERING
SERVICES
33 NORTH PLAINS
INDUSTRIAL ROAD
WALLINGFORD, CT 06492

TEL: 203-467-4370
FAX: 203-793-7729

INTERIOR DESIGNER

MBH ARCHITECTURE

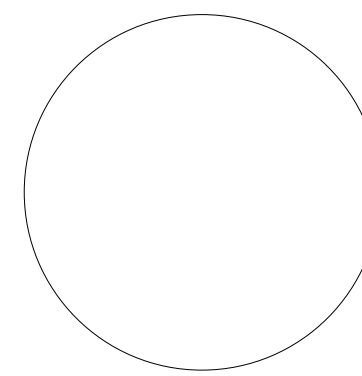
CORPORATE CENTER WEST
433 SOUTH MAIN STREET
SUITE 301
WEST HARTFORD, CT 06110
TEL: 860-521-1400
FAX: 860-521-9400

REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



COVER SHEET

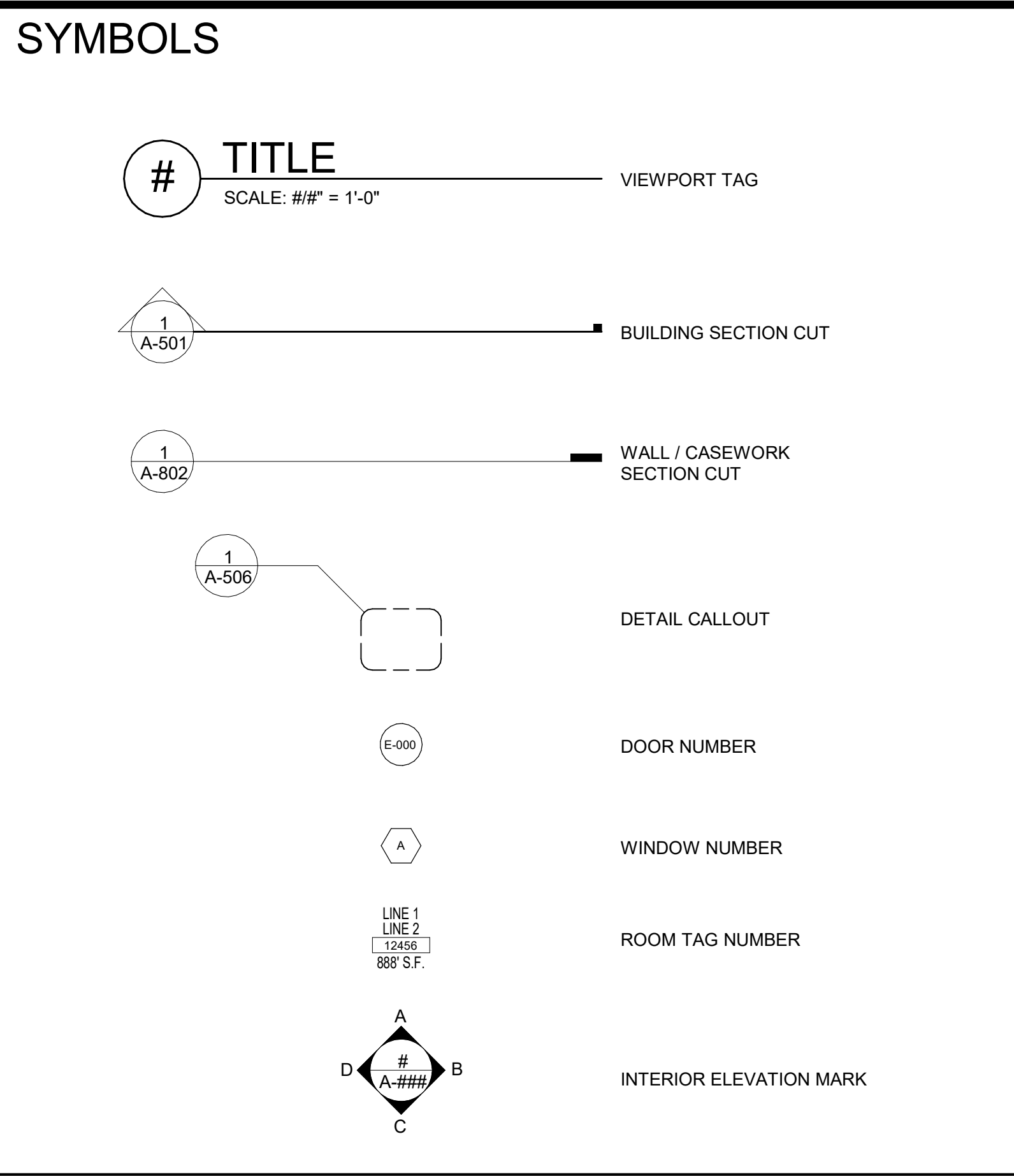
ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	
PROJECT NUMBER:	23194
DRAWN BY:	MWN

A-001

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ABBREVIATIONS LIST			
A.F.F. ACT ALT. ALUM ANGLE ANOD APPROX. ARCH @ AV AUTO	ABOVE FINISH FLOOR ACOUSTIC TILE AIR CONDITIONING ALTERNATE ALUMINUM AND ANODIZED APPROXIMATELY ARCHITECTURAL AUDIO VISUAL AUTOMATIC	HD HAND. HVAC H.M. HR. IN INCL. INFO. INSUL INT	HAND HANDICAPPED HEATING, VENTILATION & AIR CONDITIONING HOLLOW METAL HOUR INCH INCLUDED INFORMATION INSULATION INTERIOR
BSMT. BATH BDRM BM BFF BLK'G BD BOT BRK BF BLD'G B/O	BASEMENT BATHROOM BEDROOM BEAM BELOW FINISH FLOOR BLOCKING BOARD BOTTOM BRICK BROOM FINISH BUILDING BY OTHERS	JAN JANITOR JC JANITOR CLOSET JT JOINT JST JOIST KIT. KITCHEN KP KICK PLATE KDF KNOCK DOWN FRAME	JANITOR JANITOR CLOSET JOINT JOIST KITCHEN KICK PLATE KNOCK DOWN FRAME
CAB. CLG BEM	CABINET CEILING CEMENT CENTER LINE CERAMIC TILE CLEAN WORK ROOM CLEAR CLOS CLOSET COLUMN CONC CMU CONCRETE CONCRETE MASONRY UNIT CONT. CONTINUOUS CJ CONTROL JOINT CONST CONSTRUCTION COORD. COORDINATE CG CORNER GUARD CORR. CORRIDOR	LAV LAVATORY LT LIGHT L.F. LINEAR FOOT LP LOW POINT MACH. MACHINE MAINT. MAINTENANCE MANUF. MANUFACTURER MASONRY MASONRY MO MASONRY OPENING MAT MATERIAL MAX MAXIMUM MECH MECHANICAL M.E.P. MECHANICAL, ELECTRICAL & PLUMBING MED. MEDICINE MDF MEDIUM DENSITY FIBERBOARD MET METAL MEMB. MEMBRANE MEZZ. MEZZANINE MIN MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED	LAB LABORATORY LAM. LAMINATE LDG. LANDING LAV LAVATORY LIGHT LINEAR FOOT LOW POINT MACHINE MAINTENANCE MANUFACTURER MASONRY MASONRY OPENING MATERIAL MAXIMUM MECHANICAL MECHANICAL, ELECTRICAL & PLUMBING MEDICINE MEDIUM DENSITY FIBERBOARD METAL MEMBRANE MEZZANINE MINIMUM MISCELLANEOUS MOUNTED
DEG. DEMO. DEPT. DIA. DIM. DISP. DR DOOR D.O. DBL. DH DN DWG DF	DEGREE DEMOLITION DEPARTMENT DIAMETER DIMENSION DISPENSER DOOR DOOR OPENING DOUBLE DOUBLE HUNG DOWN DRAWING DRINKING FOUNTAIN	NOM NOMINAL N/A NOT APPLICABLE NIC NOT IN CONTRACT NTS NOT IN SCALE NO. NUMBER # NUMBER OFF. OFFICE OIC ON CENTER OPNG OPENING OPP. OPPOSITE OPP-HD. OPPOSITE HAND OA OUTSIDE AIR OD OUTSIDE DIMENSION ORD OVERFLOW ROOF DRAIN OH OVERHEAD OXY. OXYGEN	UNLESS OTHERWISE NOTED VERT. VERTICAL V.I.F. VERIFY IN FIELD VEST VESTIBULE VCT VINYL COMPOSITE TILE VWC VINYL WALLCOVERING
EA ELEC ELEV EMR EPOX EQ EQUIP. EQUIV. EXH. EXIST. E.T.R. EXP EJ EXT EWC EIFS EW	EACH ELECTRIC ELEVATOR ELEVATOR MACHINE ROOM EPOXY EQUAL EQUIPMENT EQUIVALENT EXHAUST EXISTING EXISTING TO REMAIN EXPANSION EXPANSION JOINT EXTERIOR ELECTRIC WATER COOLER EXTERIOR INSULATION & FINISH SYSTEM EYE WASH	PTD. PAINTED PR PAIR P.T.D. PART PARTITION PERF. PERFORATED PER PERIMETER PLAS PLASTIC P.LAM PLASTIC LAMINATE PL PLATE PLYWD PLYWOOD PLUMB PLUMBING LB(S) POUND(S) P.S.F. POUNDS PER SQUARE FOOT PREFAB PRE-FABRICATED PROJ. PROJECT	WC WATER CLOSET WF WELDED FRAME WWM WELDED WIRE MESH WIND WINDOW WI WITH W/O WITHOUT WOOD
FO FIN FF FC FE FP FRTW FL FD FT FTG FR FURN. FURN. FF&E FURRG	FACE OF FINISH FINISH FLOOR FIRE CODE FIRE EXTINGUISHER FIRE PROTECTION FIRE-RETARDANT TREATED WOOD FLOOR FLOOR DRAIN FOOT / FEET FOOTING FRAME FURNITURE FURNITURE, FINISHES & EQUIPMENT FURRING	QT QUARRY TILE QTY. QUANTITY RAD RADIUS RL RAIN LEADER RCP REFLECTED CEILING PLAN REF REFRIGERATOR REINF. REINFORCED REQ. REQUIRE / REQUIRED / REQUIREMENTS RA RETURN AIR REV REVISION RS RISERS RD ROOF DRAIN RM ROOM RO ROUGH OPENING	
GALV GA GC GL GB GYP GWB	GALVANIZED GAUGE GENERAL CONTRACTOR GLASS GRAB BAR GYPSUM GYPSUM WALL BOARD		

CODE DATA	
I. USE GROUP	MIXED USE - SEPARATED OCCUPANCIES B, A-2, A-3, R-2
II. CONSTRUCTION CLASSIFICATION	IIB NON PROTECTED, NON COMBUSTIBLE
III. SPRINKLERS	FULLY SPRINKLERED
IV. INTERIOR FINISHES AND	ALL FINISHES SHALL BE IN ACCORDANCE WITH FGI GUIDELINES FOR DESIGN & CONSTRUCTION OF RESIDENTIAL HEALTH, CARE AND SUPPORT FACILITIES.2022 EDITION, SECTION 2.1 COMMON ELEMENTS, 2.1-7.2.3 SURFACES.
APPLICABLE CODES:	
A. 2021 - INTERNATIONAL BUILDING CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE	
B. 2021 - INTERNATIONAL EXISTING BUILDING CODE WITH 2022 CONNECTICUT STATE AMENDMENT	
C. 2021 - INTERNATIONAL PLUMBING CODE WITH 2022 CONNECTICUT STATE AMENDMENT	
D. 2021 - INTERNATIONAL MECHANICAL CODE WITH 2022 CONNECTICUT STATE AMENDMENT.	
E. 2021 - INTERNATIONAL ENERGY CONSERVATION CODE WITH 2022 CONNECTICUT STATE AMENDMENT	
F. 2020 - NFPA 70 - NATIONAL ELECTRICAL CODE WITH 2022 CONNECTICUT STATE AMENDMENT	
G. 2022 - FGI GUIDELINES FOR DESIGN AND CONSTRUCTION OF RESIDENTIAL HEALTH, CARE AND SUPPORT FACILITIES	
H. 2021 - NFPA 101 - LIFE SAFETY CODE AS AMENDED BY THE 2022 CONNECTICUT STATE FIRE SAFETY CODE - PART IV - EXISTING BUILDINGS/OCCUPANCIES	
I. 2022 - CONNECTICUT STATE FIRE SAFETY CODE PARTS I, II AND III - THE 2021 INTERNATIONAL FIRE CODE	
J. 2022 - CONNECTICUT FIRE PREVENTION CODE - CONNECTICUT AMENDMENTS TO THE 2021 NFPA 1 - FIRE CODE	
K. 2015 - NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS	
L. 2019 - NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS	
M. 2021 - NFPA 54 - NATIONAL FUEL GAS CODE.	
N. 2019 - NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE	
O. 2019 - NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES	
P. 2019 - NFPA 241 - STANDARD FOR SAFE GUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.	
Q. 2014 - U.L. VOLUMES 1, 2A, 2B AND 3	
R. 2010 - ADA (AMERICAN WITH DISABILITIES ACT).	
S. 2017 - INTERNATIONAL CODE COUNCIL / ANSI A 117.1- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE WITH 2022 CONNECTICUT STATE AMENDMENT	
T. 2011 - OSHA	
U. TOWN AND LOCAL ORDINANCES.	
1. THESE DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR CONSTRUCTION ON ANY OTHER SITE WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.	
2. SHOWN ABOVE ARE THE APPLICABLE CODES BUT NOT LIMITED TOO THOSE LISTED.	



- GENERAL NOTES
- THESE DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR CONSTRUCTION ON ANY OTHER SITE WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO AND COORDINATING WITH THE FULL SET OF CONTRACT DOCUMENTS, WHICH INCLUDES THIS SET OF DRAWINGS AND SPECIFICATIONS. DOCUMENTS SHALL BE USED AS A WHOLE AT ALL TIMES. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR CONFLICTS BETWEEN DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT.
 - DO NOT SCALE DRAWINGS. USE DIMENSIONS.
 - THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR SAME.
 - ALL INTERIOR DIMENSIONS ARE TO FINISHED FACE OF GYPSUM WALL BOARD PARTITIONS UNLESS NOTED OTHERWISE.
 - PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING IN ALL GYP. BD. PARTITIONS AS REQUIRED TO ANCHOR HANDRAILS, SHELIVING, WALL CABINETS, TOILET ACCESSORIES, GRAB BARS, MISC. ACCESSORIES AND TRIM.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601) IBC 2021, PORTION OF THE 2022 CT STATE BLDG. CODE			
BUILDING ELEMENT	FIRE SEP. DIST. (FEET)	RATING	
		REQUIRED	PROVIDED
TYPE IIB NON PROTECTED NON COMBUSTIBLE			
STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, TRUSSES		0 HR	0 HR
BEARING WALLS			
EXTERIOR		0 HR	N/A
INTERIOR		0 HR	N/A
NONBEARING WALLS AND PARTITIONS			
NORTH	> 30'	0 HR	0 HR
EAST	21'	0 HR	0 HR
WEST	> 30'	0 HR	0 HR
SOUTH	25'	0 HR	0 HR
INTERIOR		0 HR	0 HR
FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS		0 HR	1 HR REQ'D BETWEEN B & R-2 SEPARATED USES & BETWEEN R-2 FLOORS
ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS		0 HR	1 HR REQ'D BETWEEN B & R-2 SEPARATED USES
SHAFTS - EXIT (4 STORY)		2 HR	2 HR
SHAFTS - OTHER (4 STORY)		2 HR	2 HR
CORRIDOR SEPARATION		.5 HR	.5 HR
OCCUPANCY SEPARATION		1 HR	1 HR
INCIDENTAL USE SEPARATION		1 HR	1 HR
TENANT SEPARATION WALLS		.5 HR	.5 HR
TENANT HORIZONTAL SEPARATION:		1 HR	1 HR
NR = NO RATING N/A = NOT APPLICABLE, CONDITION NOT PRESENT IN DESIGN 1 HR = 1 HOUR RATING 2 HR = 2 HOUR RATING 0 HR = UNRATED SMOKE PARTITION			

LIST OF DRAWINGS		DATE ISSUED																REMARKS
		01/23/2024	05/22/2024	###	###	###	###	###	###	###	###	###	###	###	###	###	###	
COVER																		
A-001	COVER SHEET	•	•															
A-002	DRAWING LIST / ABBREVIATIONS	•	•															
R-001	RENDERINGS	•	•															
CIVIL																		
G-001	GENERAL SITE INFORMATION	•	•															
C-002	SITE UTILITY DEMOLITION PLAN	•	•															
C-101	SITE DRAINAGE & UTILITY PLAN	•	•															
L-101	OVERALL SITE PLAN	•	•															
L-201	LIGHTING PLAN	•	•															
L-301	PLANTING PLAN	•	•															
ZC-1	PROPOSED ZONE CHANGE	•	•															
ARCHITECTURE																		
AD-110	ARCHITECTURAL SITE DEMOLITION PLAN	•	•															
A-010	SITE PLAN	•	•															
A-100	COMMUNITY BUILDING - BASEMENT PLANS	•	•															
A-110	COMMUNITY BUILDING - FIRST FLOOR PLANS	•	•															
A-120	COMMUNITY BUILDING - SECOND FLOOR PLANS	•	•															
A-130	COMMUNITY BUILDING - THIRD FLOOR PLAN	•	•															
A-140	COMMUNITY BUILDING - FOURTH FLOOR PLAN	•	•															
A-150	COMMUNITY BUILDING - ROOF PLAN	•	•															
A-400	EXTERIOR ELEVATIONS	•	•															

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Copacotta Center West • 433 South Main Street

Suite 301 • West Hartford, Connecticut 06110

Tel 860-521-1400

www.mbharchitecture.com

REVISIONS

NO. DESCRIPTION DATE

CHAPEL HAVEN SCHLEIFER CENTER

GROW THRIVE BELONG

CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING
1040 WHALLEY AVE.
NEW HAVEN, CT

DRAWING LIST / ABBREVIATIONS

ISSUED FOR: POD APPLICATION

DATE ISSUED: 05/22/2024

SCALE: 1/2" = 1'-0"

PROJECT NUMBER: 23194

DRAWN BY: MWN

A-002

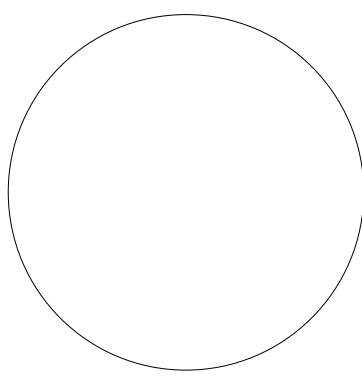


REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



RENDERINGS

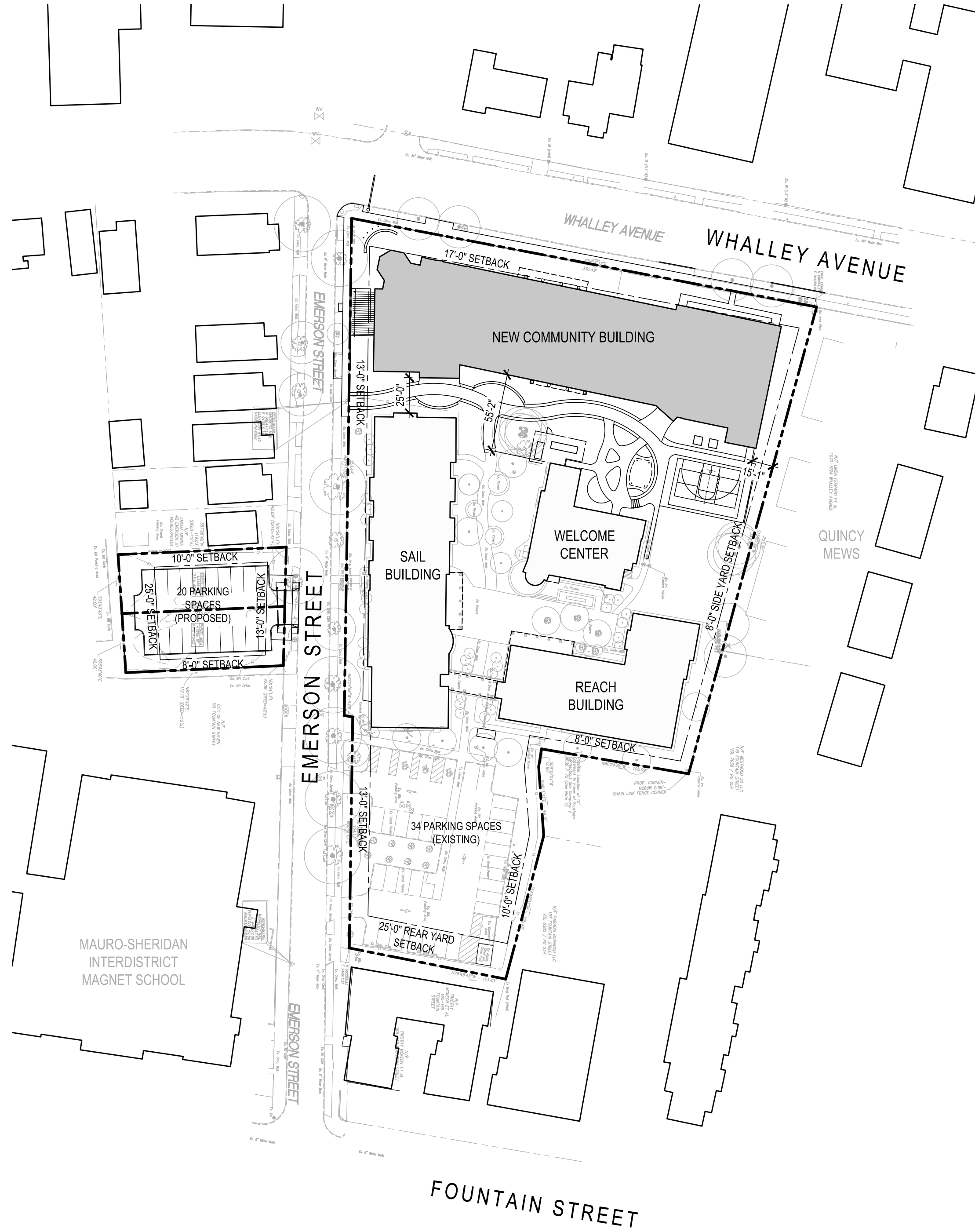
ISSUED FOR:	POD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	
PROJECT NUMBER:	23194
DRAWN BY:	NRW / AC / MN



1 EXISTING AERIAL PLAN
SCALE: 1"=60'-0"



2 EXISTING CONDITIONS SITE PLAN
SCALE: 1"=60'-0"



3 PROPOSED SITE PLAN
SCALE: 1"=60'-0"

DRAWING INFORMATION PERTAINING TO EXISTING GRADE, PROPERTY LINES, UTILITIES, AND OTHER EXISTING INFORMATION IS BASED ON A SURVEY BY KRATZERT, JONES & ASSOCIATES, INC., DATED JANUARY 16, 2024.

ZONING DATA TABLE

	EXISTING RM-2 HIGH MIDDLE DENSITY ZONE	PROPOSED PDD ZONE	PROVIDED (SITE A)	PROVIDED (SITE B)
TOTAL PARCEL ACREAGE	0.12 ACRES (5,400 SQ. FT.)	3.03 ACRES (132,043 SQ. FT.)	2.81 ACRES (122,312 SQ. FT.)	0.22 ACRES (9,731 SQ. FT.)
ZONING SETBACKS				
FRONT YARD	17'-0"	13'-0" (EMERSON STREET), 17'-0" (WHALLEY AVENUE)	13'-0" (EMERSON STREET), 17'-0" (WHALLEY AVENUE)	13'-0"
SIDE YARD	ONE 8' AND ONE 10' (IN THE CASE OF CORNER LOTS, AT LEAST 8' FOR THE ONE SIDE YARD)	8'-0"	15'-0"	15'-0"
REAR YARD	25'-0"	10'-0"	> 25'-0"	> 25'-0"
MAX. BUILDING COVERAGE OR FAR	30%	40.0%	38.4% (BASED ON 46,972 SF GFA)	0%
MIN. AVERAGE LOT WIDTH	50'-0"	50'-0"	> 50'-0"	> 50'-0"
MAX. AVERAGE BUILDING HEIGHT	45'-0"	50'-0"	48'-6"	NA
MINIMUM DISTANCE BETWEEN TWO UNATTACHED BUILDINGS	REGULATIONS 23(b): MINIMUM HORIZONTAL DISTANCE BETWEEN TWO UNATTACHED BUILDINGS IN SINGLE OWNERSHIP LOCATED ON A SINGLE LOT: WHERE ANY EXTERIOR WALL OF ONE BUILDING LIES SUCH THAT IT CAN BE INTERSECTED BY A LINE DRAWN PERPENDICULAR TO AN EXTERIOR WALL OF THE OTHER BUILDING, SUCH DISTANCE SHALL BE 0.5 FT FOR EACH FOOT OF AVERAGE BUILDING HEIGHT OF THE TALLER OF THE TWO BUILDINGS UP TO A MAXIMUM OF 35 FT. REQUIRED: 48'-6" BUILDING HEIGHT X 0.5 = 24'-3"	NA	25'-0"	NA
MAXIMUM BUILDING WALL HEIGHT AT SIDE OR REAR LOT LINE	NO POINT ON A SIDE OR REAR BUILDING WALL SHALL BE SO LOCATED THAT IT IS CLOSER TO A SIDE OR REAR LOT LINE THAN ONE FOOT FOR EACH TWO FEET THAT SUCH POINT IS ABOVE THE AVERAGE FINISHED LOT GRADE ALONG SUCH SIDE OR REAR BUILDING WALL. REQUIRED: 30'-0" BUILDING HEIGHT X 0.5 = 15'-0"	NA	15'-0"	15'-0"

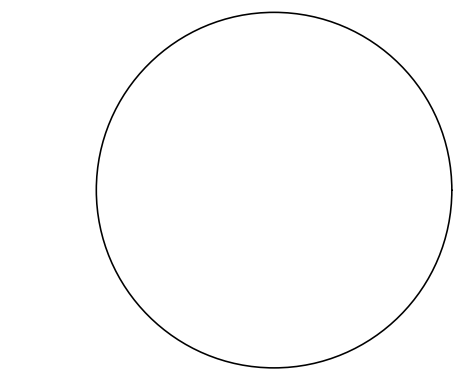
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CHAPEL HAVEN COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



GENERAL
SITE INFORMATION

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	AS SHOWN
PROJECT NUMBER:	C5014-003
DRAWN BY:	SMR/JDS

G-001

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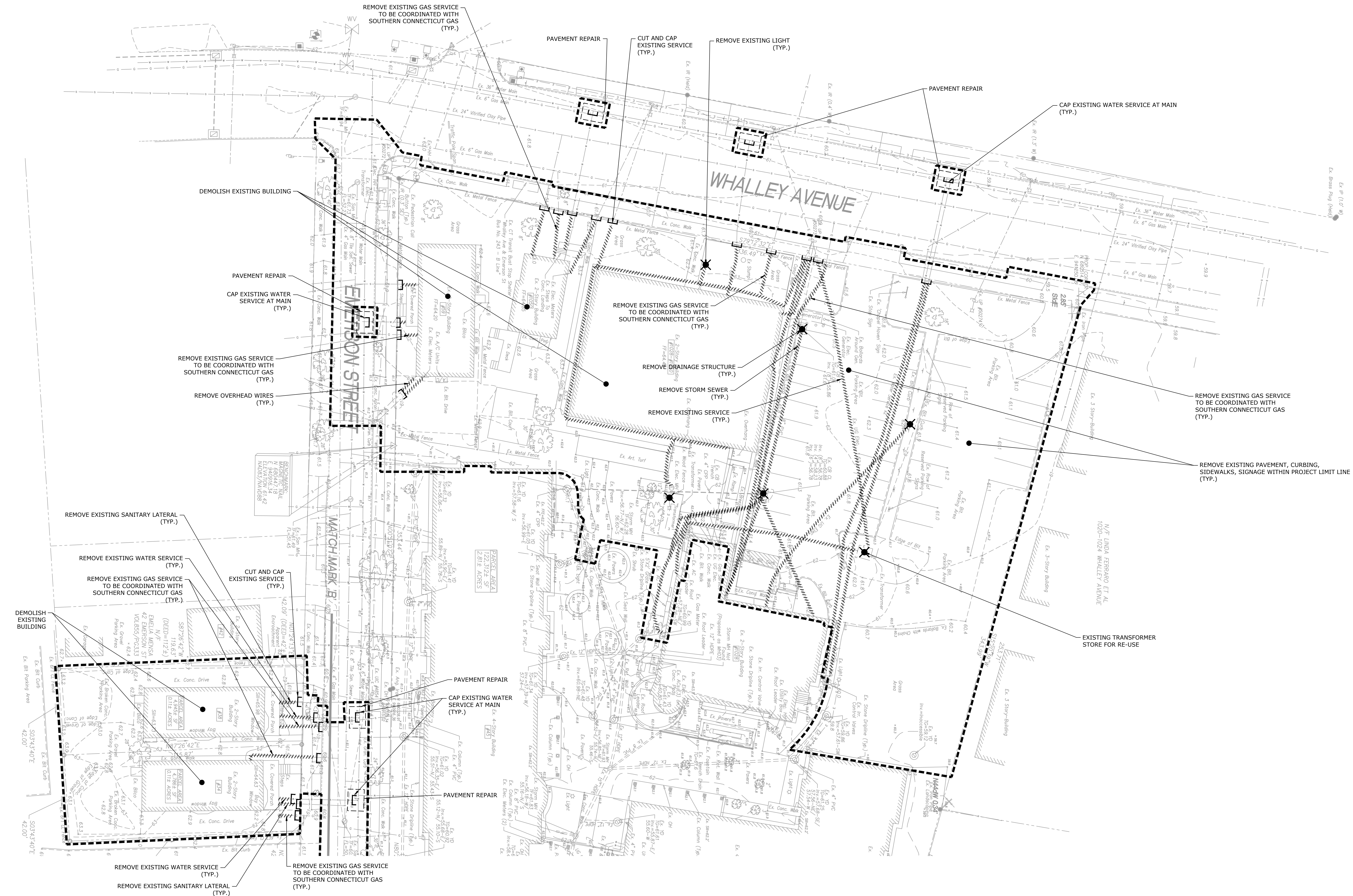
CHAPEL HAVEN COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT

SITE UTILITY
DEMOLITION PLAN

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	AS SHOWN
PROJECT NUMBER:	C5014-003
DRAWN BY:	ZNH

C-002



SITE UTILITY DEMOLITION LEGEND:

—	EXISTING SANITARY SEWER	—	EXISTING LIGHT
—	EXISTING WATER SERVICE	—	EXISTING HYDRANT
—	EXISTING FIRE SERVICE	—	EXISTING GAS VALVE
—	EXISTING ELECTRIC SERVICE	—	EXISTING WATER VALVE
—	EXISTING SECONDARY ELECTRIC	—	EXISTING UTILITY POLE
—	EXISTING TEL-COMM SERVICE	—	ABANDON EXISTING UTILITY PIPE
—	EXISTING STEAM STEAM	—	REMOVE AND DISPOSE OF EXISTING UTILITY PIPE
—	EXISTING CONDENSATE PIPE	—	ABANDON EXISTING STRUCTURE
—	EXISTING CHILLED WATER SUPPLY	—	REMOVE EXISTING STRUCTURE
—	EXISTING CHILLED WATER RETURN	—	CUT AND CAP EXISTING PIPE
—	EXISTING DRAINAGE PIPE	—	TEST PIT LOCATION
—	EXISTING SANITARY MANHOLE	—	PROJECT LIMIT LINE
—	EXISTING STORM MANHOLE	—	SAWCUT
—	EXISTING CATCH BASIN/YARD DRAIN		

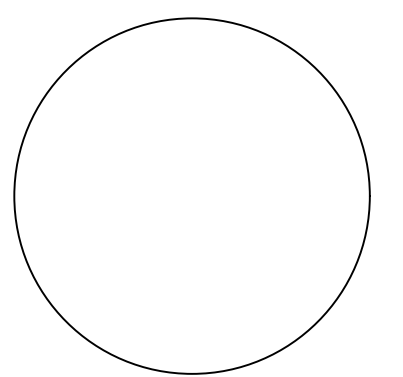
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CHAPEL HAVEN COMMUNITY BUILDING

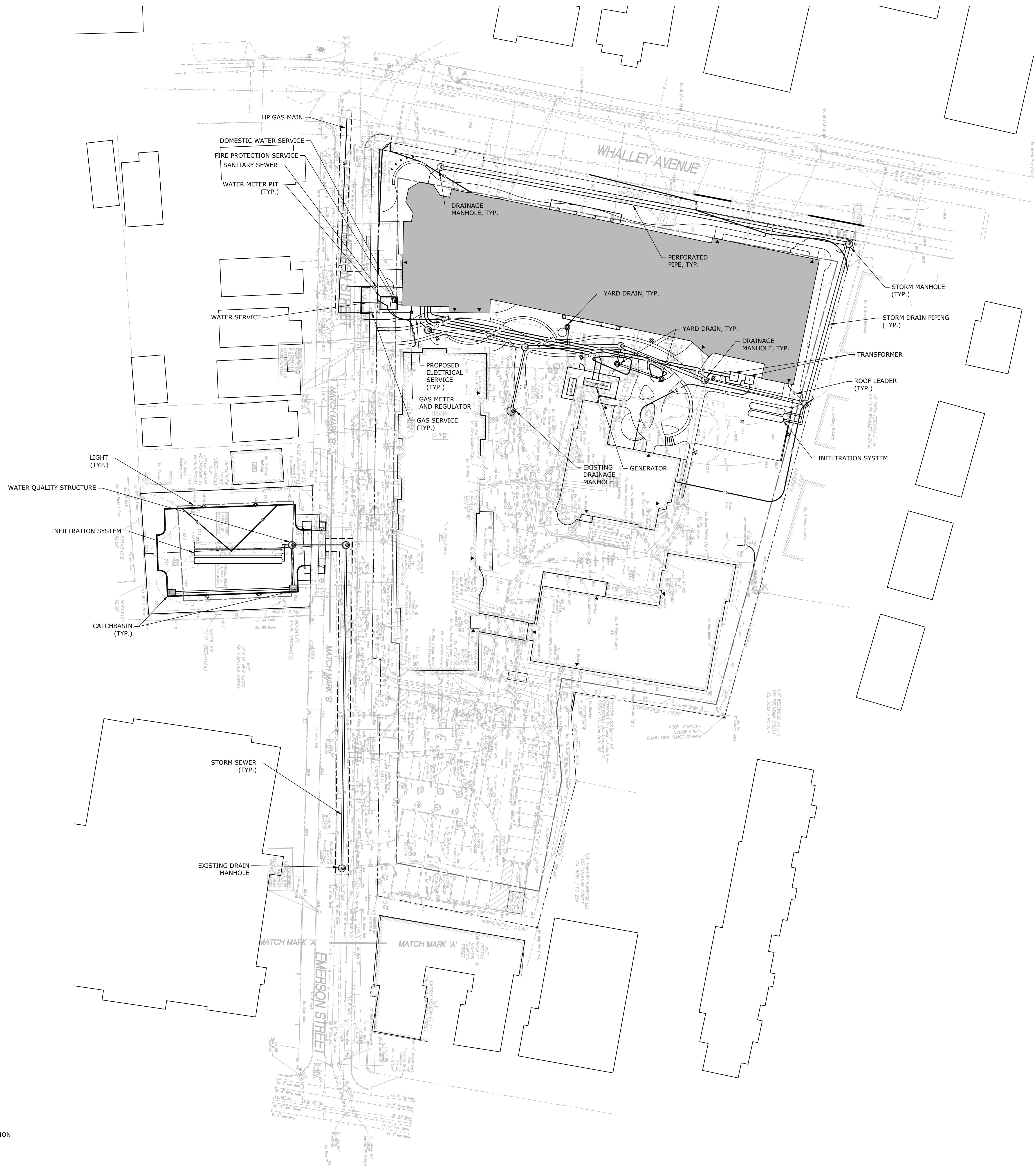
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NEW HAVEN, CT



SITE DRAINAGE AND UTILITY PLAN

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	AS SHOWN
PROJECT NUMBER:	C5014-003
DRAWN BY:	ZNH

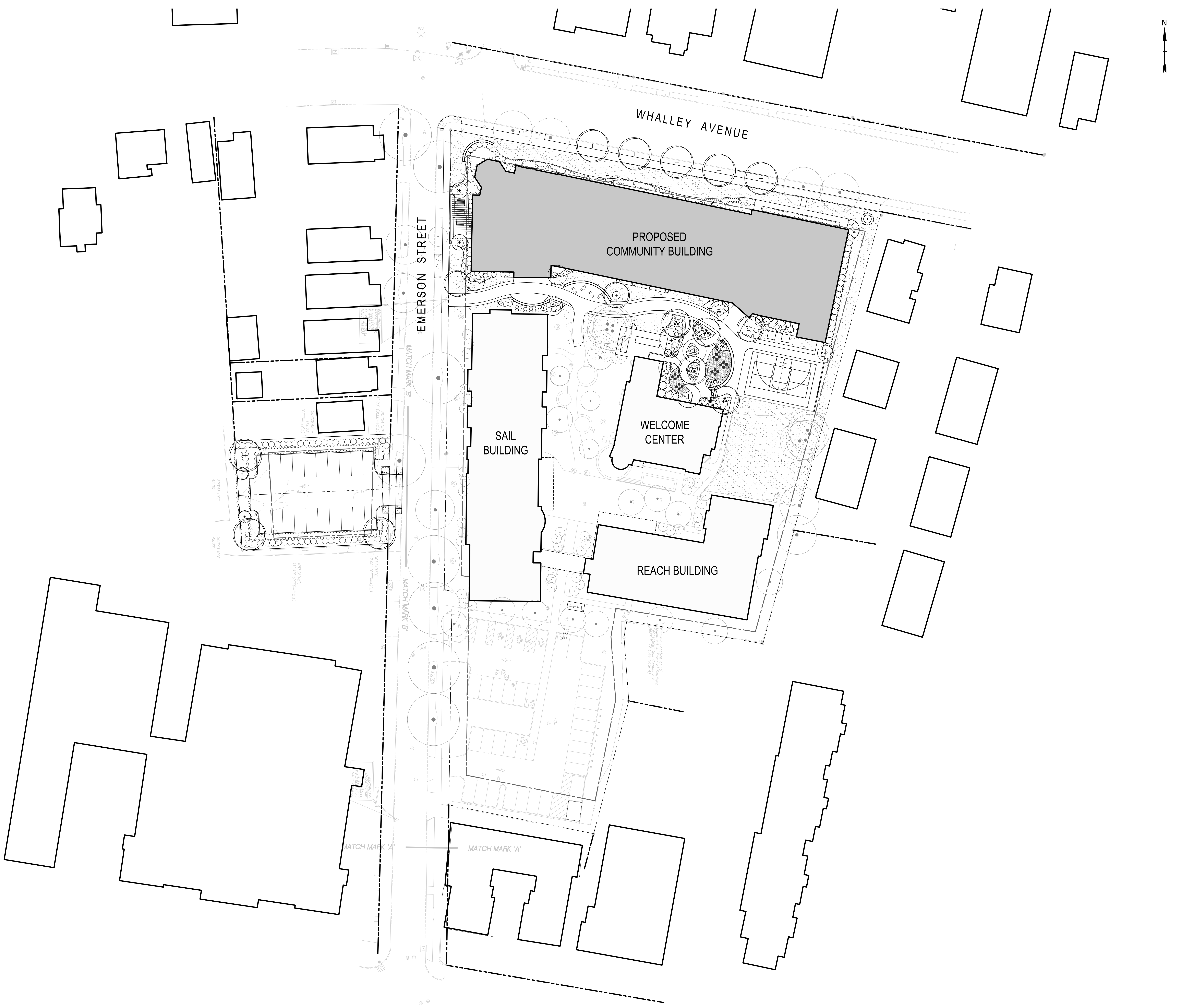
C-101



0 30' 60'
SCALE: 1" = 30'

SITE UTILITY PLAN LEGEND:

—	EXISTING SANITARY SEWER	—	PROPOSED STORM SEWER
—	EXISTING WATER SERVICE	—	PROPOSED UNDERDRAIN
—	EXISTING FIRE SERVICE	⊙	PROPOSED STORM MANHOLE
—	EXISTING ELECTRIC SERVICE	⊙	PROPOSED CATCH BASIN
—	EXISTING SECONDARY ELECTRIC	⊙	PROPOSED YARD DRAIN
—	EXISTING TEL-COMM SERVICE	⊙	PROPOSED SANITARY SEWER
—	EXISTING STEAM STEAM	⊙	PROPOSED SANITARY MANHOLE
—	EXISTING CONDENSATE PIPE	—	PROPOSED WATER LINE
—	EXISTING CHILLED WATER SUPPLY	—	PROPOSED FIRE SERVICE
—	EXISTING CHILLED WATER RETURN	—	PROPOSED WATER VALVE
—	EXISTING DRAINAGE PIPE	—	PROPOSED HOT WATER SERVICE/ RETURN
⊙	EXISTING SANITARY MANHOLE	—	PROPOSED CHILLED WATER SERVICE/RETURN
⊙	EXISTING STORM MANHOLE	—	PROPOSED MEDIUM PRESSURE STEAM CONDENSATE RETURN
⊙	EXISTING CATCH BASIN/YARD DRAIN	+	PROPOSED SITE LIGHT
+	EXISTING LIGHT	⊙	FREE STANDING FIRE DEPARTMENT CONNECTION
+	EXISTING HYDRANT	○	CLEAN-OUT
+	EXISTING GAS VALVE	+	GATE VALVE
+	EXISTING WATER VALVE	---	SAWCUT
+	EXISTING UTILITY POLE	— RL — RL —	PROPOSED ROOF LEADER
		▨	PROPOSED MILL AND OVERLAY



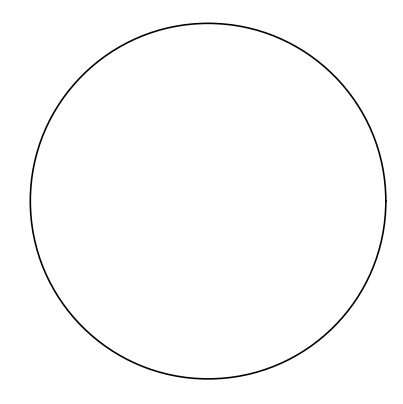
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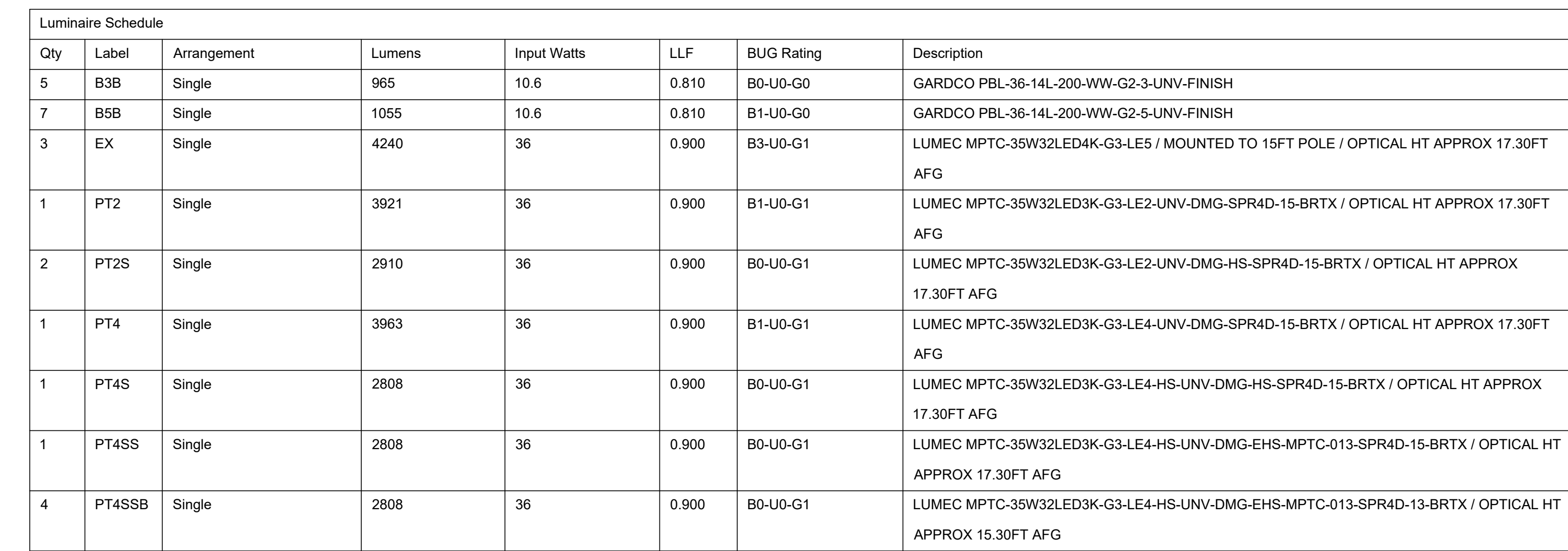
CHAPEL HAVEN COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



OVERALL
SITE PLAN

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	1"=30'-0"
PROJECT NUMBER:	C5014-003
DRAWN BY:	SMR/RJDG

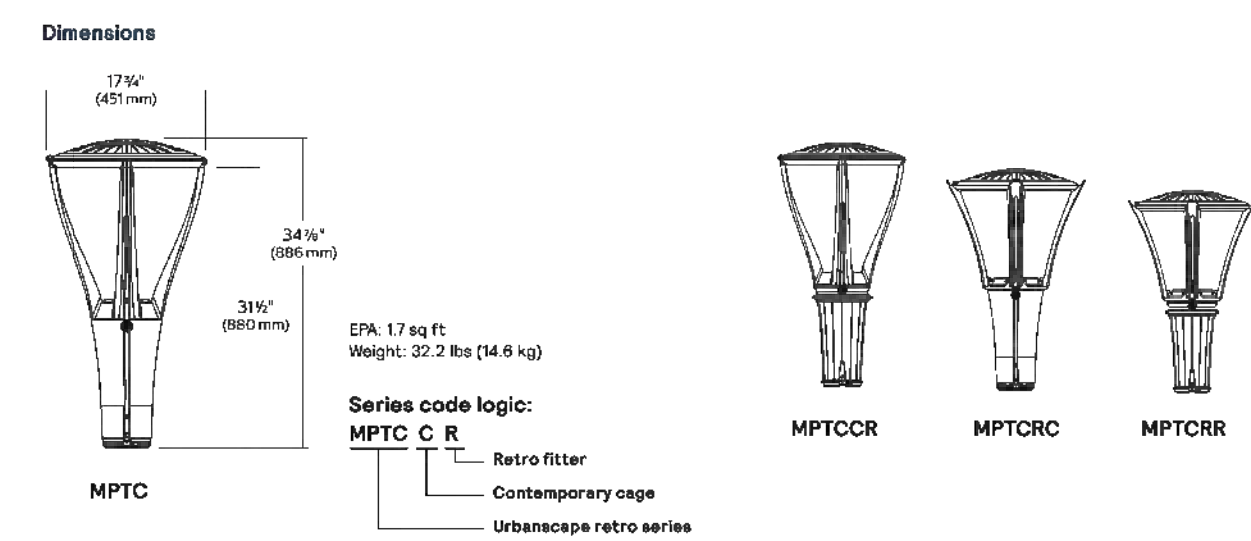


Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVRALL SITE	0	0.36	16.8	0.0	N.A.	N.A.
PARKING LOT	0	1.33	2.3	0.2	6.65	11.50
SIDEWALKS & PATIO	0	2.04	16.8	0.0	N.A.	N.A.

LIGHTING LEGEND			QTY. DETAIL
TAG	SYMBOL	DESCRIPTION	
(EX1)		EXISTING SITE LIGHTING (EX)	3
(SL1)	☼	POST TOP LIGHT: PHILIPS LUMEC URBANSCAPE LED (MPTC) 15' POLE HEIGHT (PT2, PT3, PT4, PT4S, PT4SS) 13' POLE HEIGHT (PT4SSB)	10
(SL2)	•	BOLLARD LIGHT: GARDCO PUREFORM LED PBL 3' TYP. MOUNTING HEIGHT (B3B, B5B)	13
(SL3)		SIGN LIGHT: WE-FF LIGHTING USA LLC MODEL FLB141 LED 62" SHORT POST MOUNT ASYMMETRIC FLOODLIGHT W/ JUNCTION BOX JB1 AND PLANTED ROOT ES4; 161-5862-040 300W x 310-9000 x 300-0461. QTY. AS SHOWN ON PLANS	5

LIGHTING NOTE:
PT4SS & PT4SSB INCLUDE AN EXTERNAL SHIELD (MPTC-013), WHICH PROVIDES
ADDITIONAL LIGHTING CONTROL BEYOND WHAT IS ACCOUNTED FOR IN THE
REFLECTED LIGHTING CALCULATIONS.

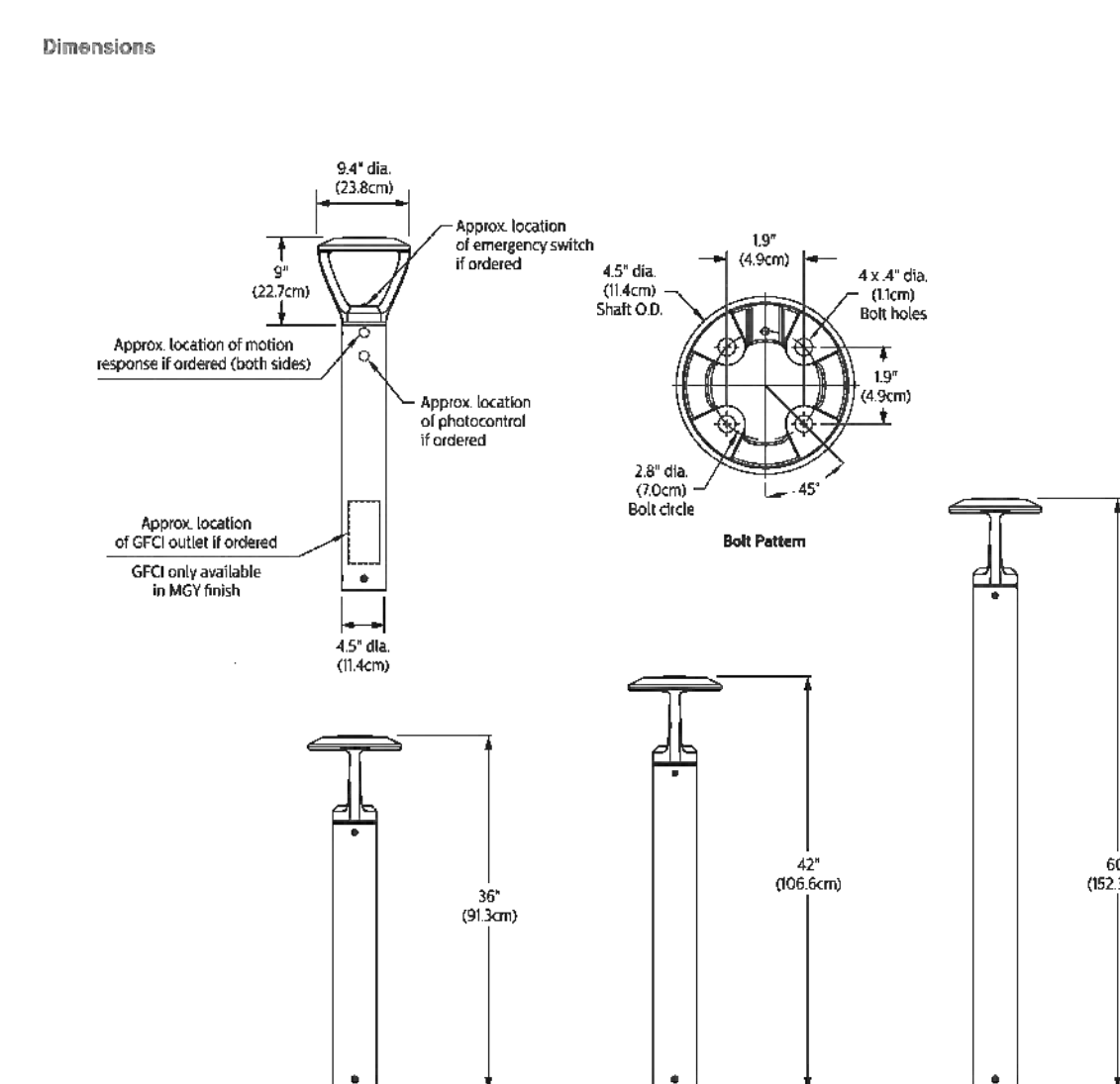
MPTC UrbanScape post top
urban luminaire



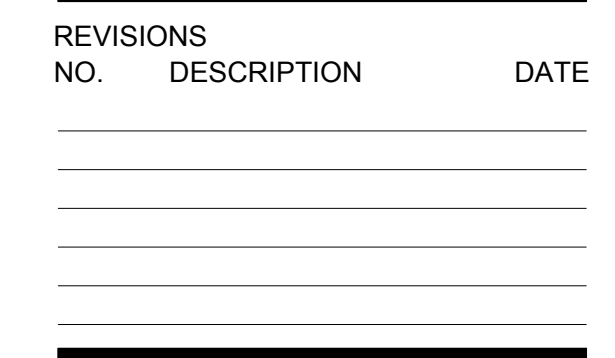
LED Wattage and Lumen Values for 3000K & 4000K Returns with No Shield																					
		4000K				3000K				4000K				3000K				4000K			
		Lumen		Watt		Lumen		Watt		Lumen		Watt		Lumen		Watt		Lumen			
Ordering Code	Part Number	Footcandle	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt	Watt		
3000K WHITE MODE																					
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SL1 - PROPOSED SITE LIGHT POLE

PBL PureForm LED bollard

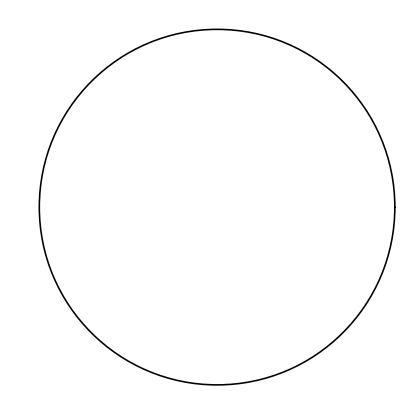


SL2 - PROPOSED SITE BOLLARD LIGHT



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RELEASED TEMPORARILY FOR PROGRESS
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BIDDING OR CONSTRUCTION PURPOSES.

1040 WHALLEY AVE.
NEW HAVEN, CT

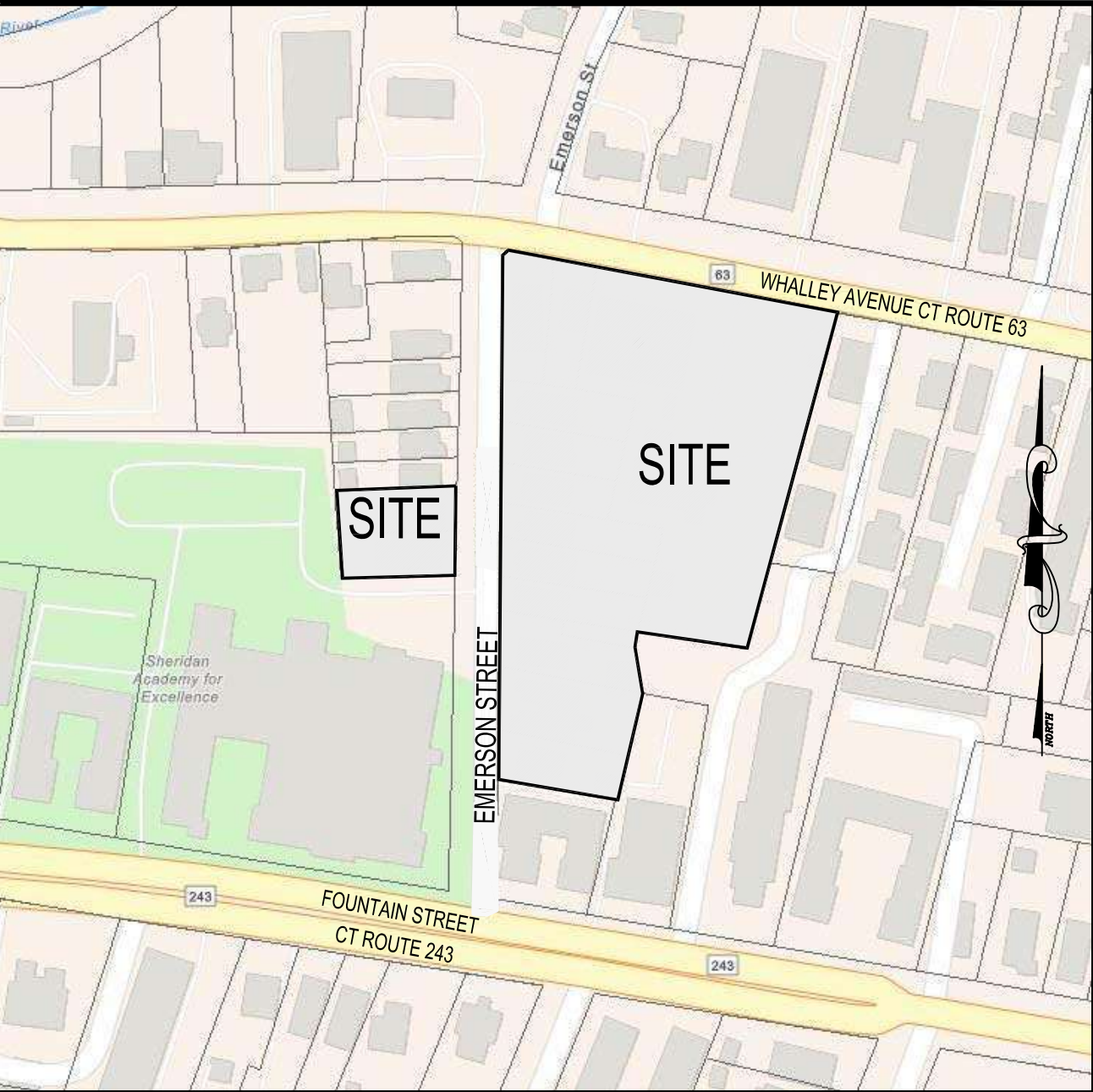


ISSUED FOR:	PDO APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	1"=20'-0"
PROJECT NUMBER:	C5014-003
DRAWN BY:	SMR/JDG

L-301

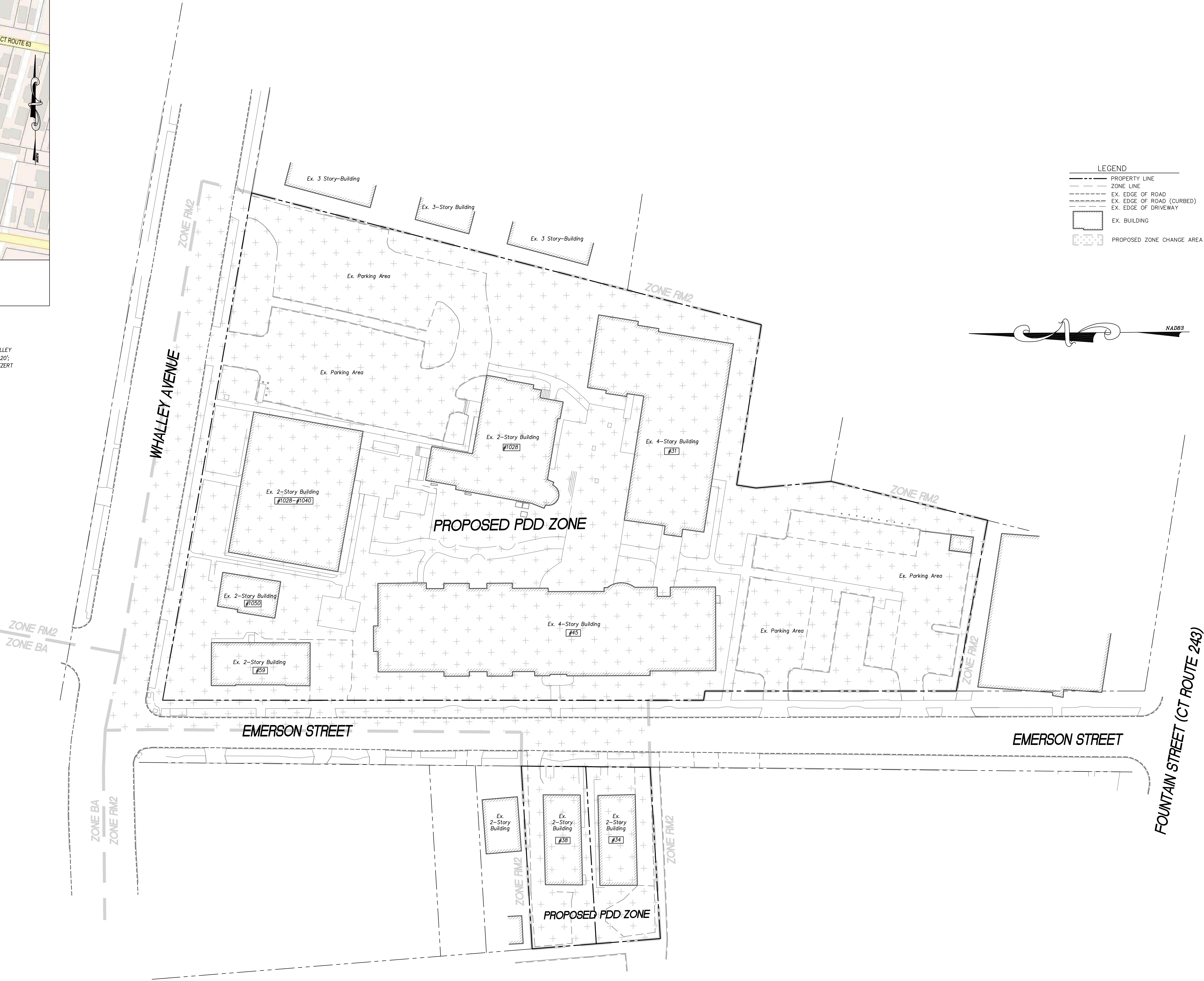


PLANT SCHEDULE							
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
DECIDUOUS TREES							
AC SC	3	Acer x freemanii 'Scarsen'	Scarlet Sentinel® Red Maple	4"-4.5" Cal.	B&B	Straight leader; branched @ 6' min.	
BE PO	4	Betula populifolia 'Whitespire'	Whitespire Gray Birch	12" -14" HT.	B&B	Multi-stem; 3 canes min.	
CE CA	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2.5"-3" Cal.	B&B	Tree form; single-stem; straight leader	
HA CB	3	Hamamelis x intermedia 'Copper Beauty'	Copper Beauty Witch Hazel	7"-8" HT.	B&B	Tree form; multi-stem; 3 canes min.	
MA VI	4	Magnolia virginiana 'Jim Wilson'	Moonglow® Sweetbay Magnolia	8"-10" HT.	B&B	Tree form; multi-stem; 3 canes min.	
NY SV	3	Nyssa sylvatica 'Jaymanned'	Red Rage® Tupelo	3"-3.5" Cal.	B&B	Straight leader; branched @ 6' min.	
QU UP	5	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle® Oak	3"-3.5" Cal.	B&B	Straight leader	
ST PS	4	Stewartia pseudocamellia	Japanese Stewartia	2.5"-3" Cal.	B&B		
EVERGREEN TREES							
CH LA	5	Chamaecyparis lawsoniana 'SMNCLBF'	Pinpoint® Blue Port Orford Cedar	6"-7" HT.	B&B	Unsheared; full to ground	
CH OB	2	Chamaecyparis obtusa 'Filicoides'	Fernspray Hinoki False Cypress	4"-5" HT.	B&B	Dwarf variety; unsheared; full to ground	
JV ES	3	Juniperus virginiana 'Corcoran'	Emerald Sentinel™ Eastern Redcedar	8"-10" HT.	B&B	Unsheared; full to ground	
SHRUBS							
SI OU	7	Cephalanthus occidentalis 'SMCOSS'	Sugar Shack® Buttonbush	#5	Cont.	36" ht.; 5 canes min.; 48" O.C. spacing	
Di KO	39	Diervilla x 'G2X8H544'	Kodiak® Orange Diervilla	#5	Cont.	5 canes min.; 42" O.C. spacing	
FO LF	9	Fothergilla x intermedia 'ALICE'	Legend of the Fall® Fothergilla	#5	Cont.	5 canes min.; 48" O.C. spacing	
Hy QU	29	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	#5	Cont.	Dwarf variety; 24" spread; 36" O.C. spacing	
II GI	34	Ilex glabra 'ILEXFARROWTRACEY'	Strongbox® Inkberry Holly	#3	Cont.	Full to ground; 18" spread; 36" O.C. spacing	
II Cs	48	Ilex x meserveae 'Hachlee'	Castle Spire® Blue Holly	#7	Cont.	Unsheared; full to ground; female variety; 4.5' O.C. spacing	
II Cw	9	Ilex x meserveae 'Heckenstar'	Castle Wall® Holly	#7	Cont.	Unsheared; full to ground; male variety; spacing as shown to pollinate female varieties	
It VI	76	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	#3	Cont.	24" ht.; 4 canes min.; 48" O.C. spacing	
Le FO	94	Leucothoe fontanesiana 'Nana'	Dwarf Drooping Leucothoe	#3	Cont.	Dwarf variety; 18" spread; 36" O.C. spacing	
Mi DE	66	Microbiota decussata 'Prides'	Celtic Spire® Siberian Carpet Cypress	#3	Cont.	15" spread; 24" O.C. spacing	
PR SC	24	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	#7	Cont.	Unsheared; full to ground; 4.5' O.C. spacing	
Rh GI	270	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1	Cont.	30" O.C. spacing	
Va AN	22	Vaccinium angustifolium 'North Country'	North Country Lowbush Blueberry	#3	Cont.	Dwarf variety; 36" O.C. spacing	
Vi CA	7	Viburnum carlesii 'Select S'	Sugar n' Spice™ Koreanspice Viburnum	#5	Cont.	Compact variety; 36" ht.; 5 canes min.	
Vi Rh	4	Viburnum rhytidophyllum 'Green Trump'	Leatherleaf Viburnum	#7	Cont.	Compact variety; 48" ht.; 5 canes min.	
FERNS							
Os GU	44	Osmunda cinnamomea	Cinnamon Fern	#1	Cont.	24" O.C. spacing min.	
Th no	79	Thelypteris noveboracensis	New York Fern	#2	Cont.	12" O.C. spacing min.	
GRASSES							
Car fl	43	Carex flacca	Blue Sedge	#1	Cont.	15" O.C. spacing	
De ce	75	Deschampsia cespitosa	Tufted Hair Grass	#2	Cont.	24" O.C. spacing	
Se au	228	Sesleria autumnalis	Autumn Moor Grass	#1	Cont.	18" O.C. spacing	
PERENNIALS							
As bv	37	Astilbe x 'Bridal Veil'	Bridal Veil Astilbe	#1	Cont.	White flower variety; 18" O.C. spacing	
Di sp	13	Dicentra spectabilis 'Hordvial'	Valentine® Bleeding Heart	#1	Cont.	15" O.C. spacing	
Ge ma	32	Germium maculatum	Spotted Geranium	#1	Cont.	15" O.C. spacing	
Li sp	172	Liriope spicata	Creeping Lilyturf	#1	Cont.	12" O.C. spacing	
Po od	69	Polygonatum odoratum	Solomon's Seal	#1	Cont.	12" O.C. spacing	



AREA MAP (NOT TO SCALE)

MAP REFERENCES:
1. "IMPROVEMENT LOCATION SURVEY FOR CHAPEL HAVEN SCHLEIFER CENTER, #1040 WHALLEY AVENUE, #34 EMERSON STREET, & #38 EMERSON STREET, NEW HAVEN, CT"; SCALE: 1"=20'; DATE: JANUARY 16, 2024; KJA FILE NO.: 223-129; DRAWING NO.: E-1 & E-2; BY KRATZERT JONES & ASSOCIATES, INC.



Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2:		
REVISION-1:		
PROJECT:		
DB: AQ/JG	SR: JS/EF	DR:

THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

THIS SURVEY CONFORMS TO CLASS D.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
CT P.E. & L.S. #11302

SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer,
jones &
associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

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1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

PROPOSED
ZONE CHANGE
FROM RM2
TO PDD

for

CHAPEL HAVEN
SCHLEIFER CENTER

#1040 WHALLEY AVENUE,
#34 EMERSON STREET,
& #38 EMERSON STREET
NEW HAVEN, CT

SCALE: 1"= 30'

DATE: APRIL 3, 2024

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

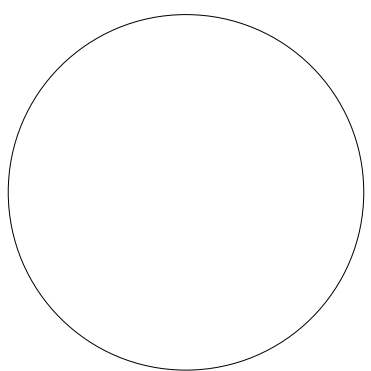
223-129 ZC-1

REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

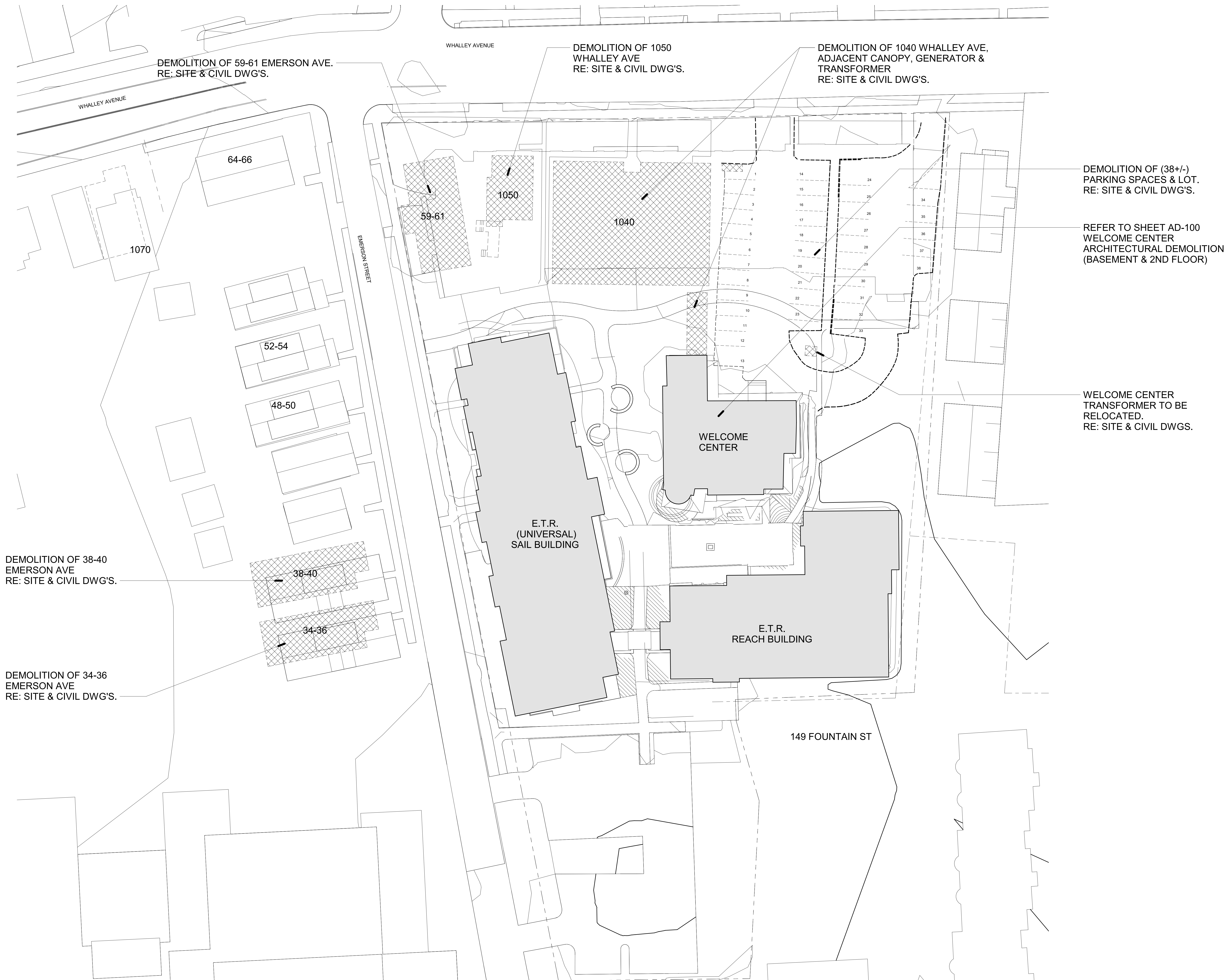
1040 WHALLEY AVE.
NEW HAVEN, CT



ARCHITECTURAL
SITE DEMOLITION
PLAN

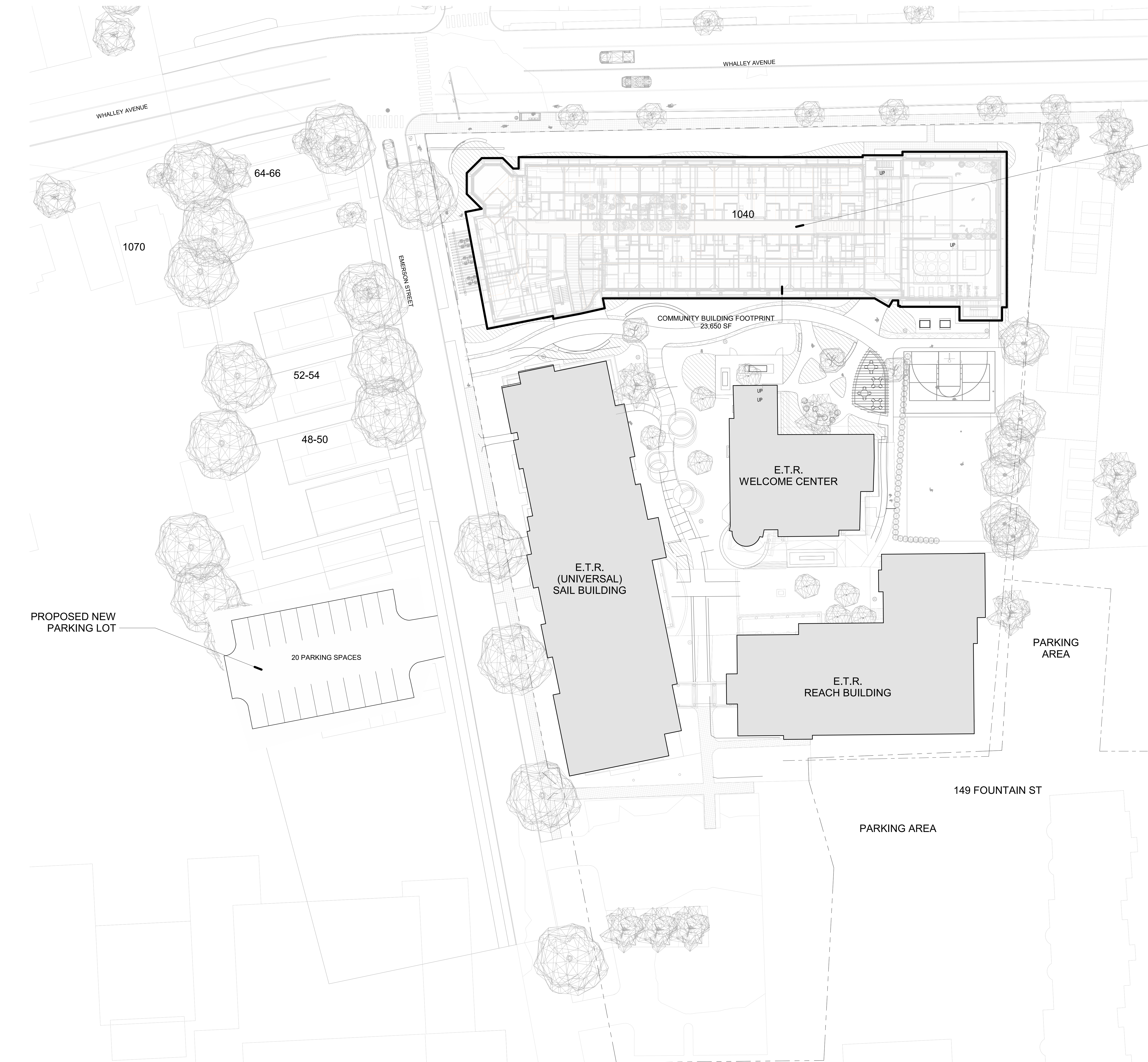
ISSUED FOR:	POD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	3/64" = 1'-0"
PROJECT NUMBER:	23194
DRAWN BY:	MWN

AD-110



1 ARCHITECTURAL SITE DEMOLITION PLAN
SCALE: 3/64" = 1'-0"

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PROPOSED NEW
COMMUNITY BUILDING

REVISIONS		
NO.	DESCRIPTION	DATE



**CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING**

1040 WHALLEY AVE.
NEW HAVEN, CT

SITE PLAN

ISSUED FOR:	POD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	3/64" = 1'-0"
PROJECT NUMBER:	23194
DRAWN BY:	MWN

A-010

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1 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROJECT SCOPE	
<input type="checkbox"/>	AREA WITHIN SCOPE OF WORK
<input type="checkbox"/>	AREA NOT WITHIN SCOPE OF WORK

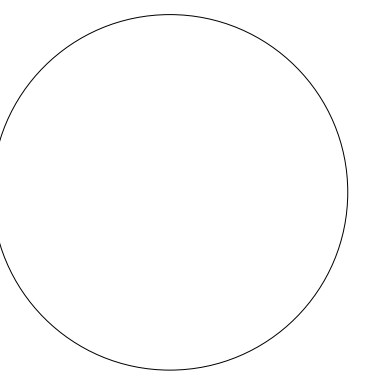


REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



COMMUNITY
BUILDING -
BASEMENT PLANS

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	As indicated
PROJECT NUMBER:	23194
DRAWN BY:	Author

A-100

REVISIONS		
NO.	DESCRIPTION	DATE



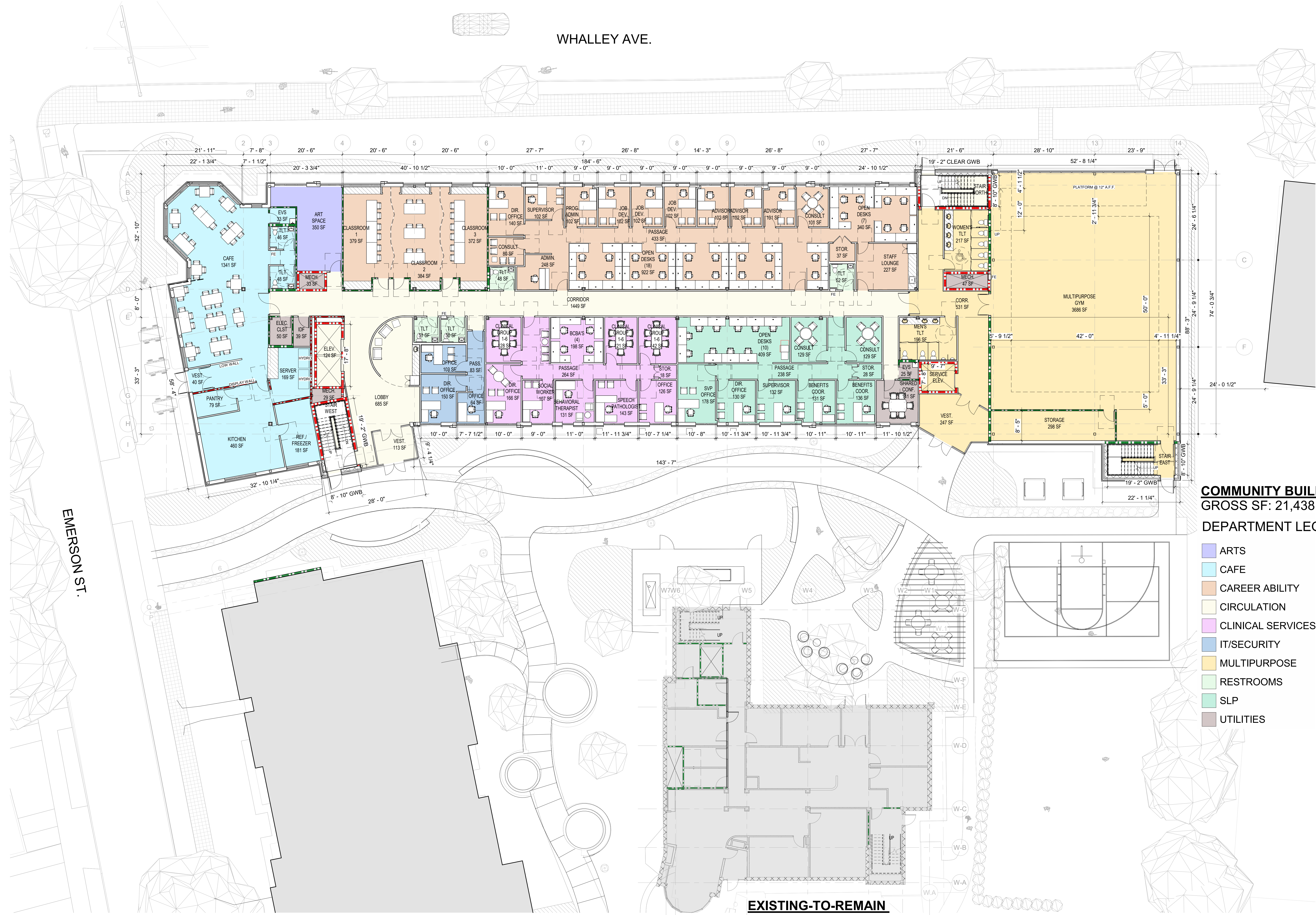
**CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING**

1040 WHALLEY AVE.
NEW HAVEN, CT

**COMMUNITY
BUILDING - FIRST
FLOOR PLANS**

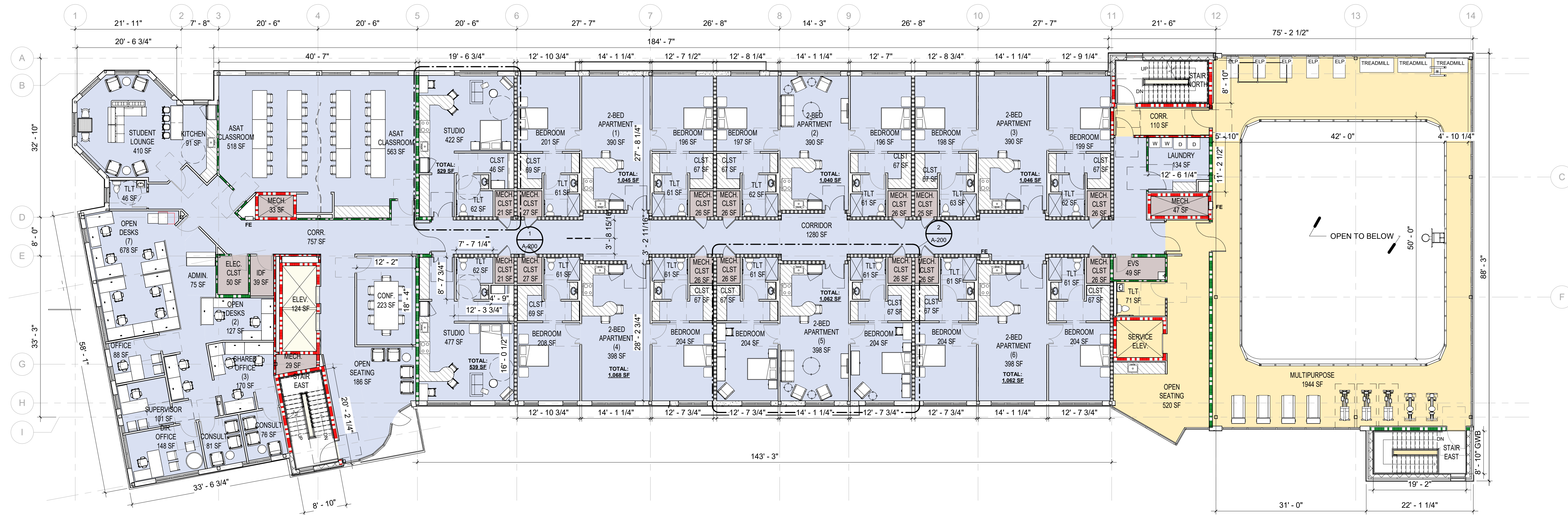
ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	As indicated
PROJECT NUMBER:	23194
DRAWN BY:	Author

A-110



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROJECT SCOPE	
	AREA WITHIN SCOPE OF WORK
	AREA NOT WITHIN SCOPE OF WORK



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

COMMUNITY BUILDING
GROSS SF: 21,230 SF
DEPARTMENT LEGEND

- ASAT 11,460 SF
- CIRCULATION 2,498 SF
- MULTIPURPOSE 2,875 SF
- UTILITIES 251 SF
- HR & ACCOUNTING

WELCOME CENTER
GROSS SF: 3,861 SF
DEPARTMENT LEGEND

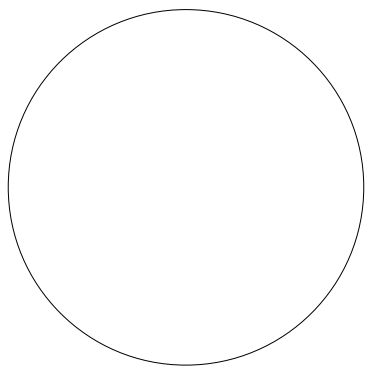
- HR & ACCOUNT. 1,664 SF
- CIRCULATION 950 SF
- UTILITIES 712 SF

REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

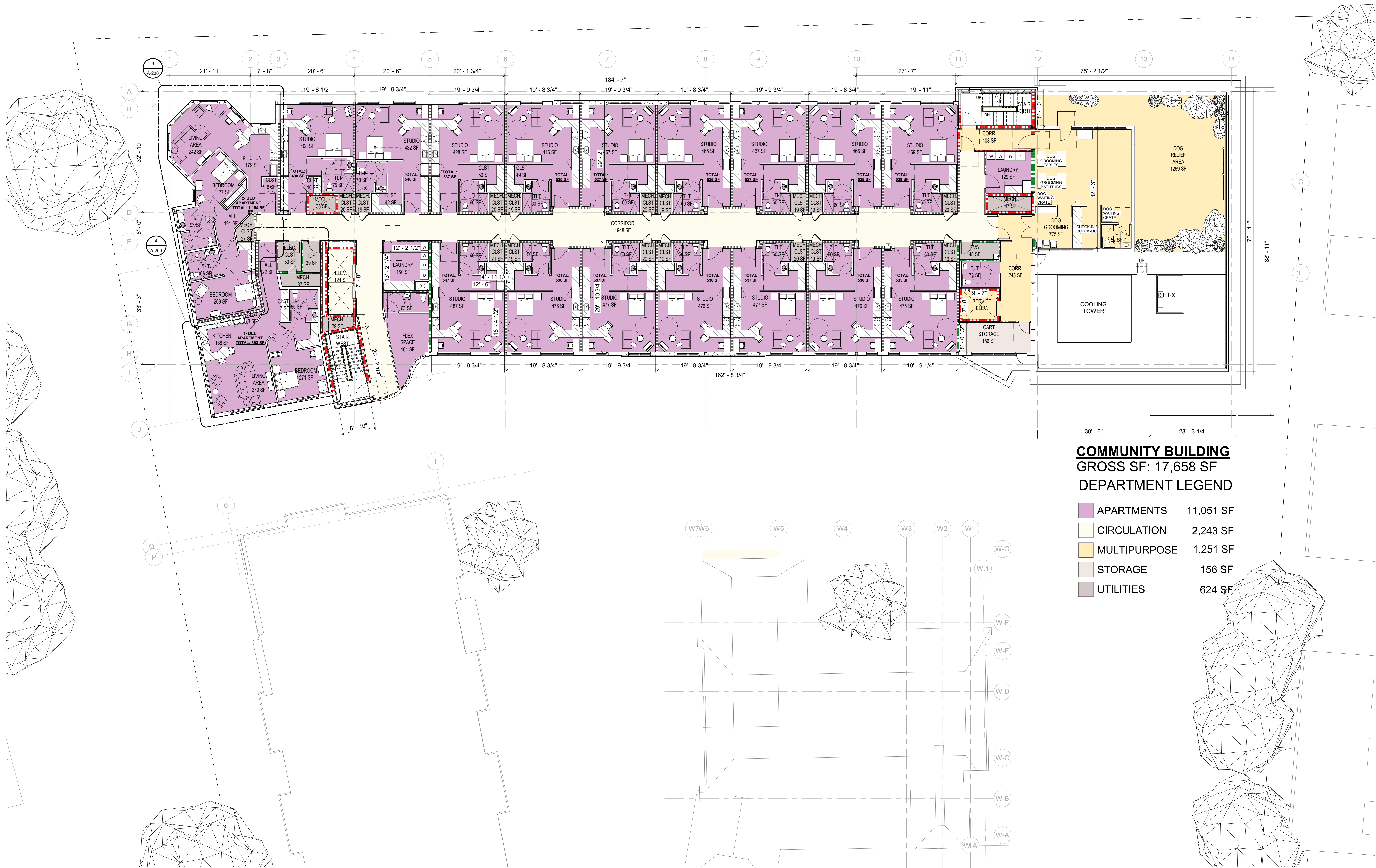
1040 WHALLEY AVE.
NEW HAVEN, CT



COMMUNITY BUILDING - SECOND FLOOR PLANS

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	3/32" = 1'-0"
PROJECT NUMBER:	23194
DRAWN BY:	Author

1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



COMMUNITY BUILDING
GROSS SF: 17,658 SF
DEPARTMENT LEGEND

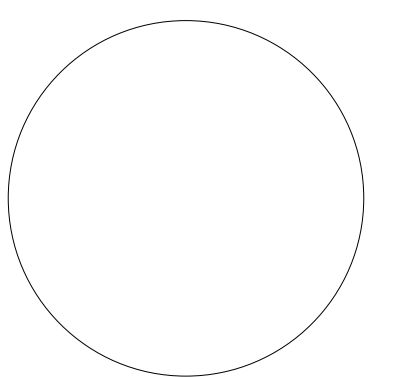
APARTMENTS	11,051 SF
CIRCULATION	2,243 SF
MULTIPURPOSE	1,251 SF
STORAGE	156 SF
UTILITIES	624 SF

REVISIONS	NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



COMMUNITY
BUILDING - THIRD
FLOOR PLAN

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	3/32" = 1'-0"
PROJECT NUMBER:	23194
DRAWN BY:	Author

A-130

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1 **FOURTH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

COMMUNITY BUILDING
GROSS SF: 16,717 SF

☐ No color scheme assigned

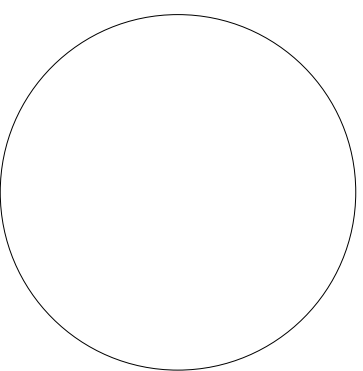
2,283 SF
302 SF
224 SF
614 SF

REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT

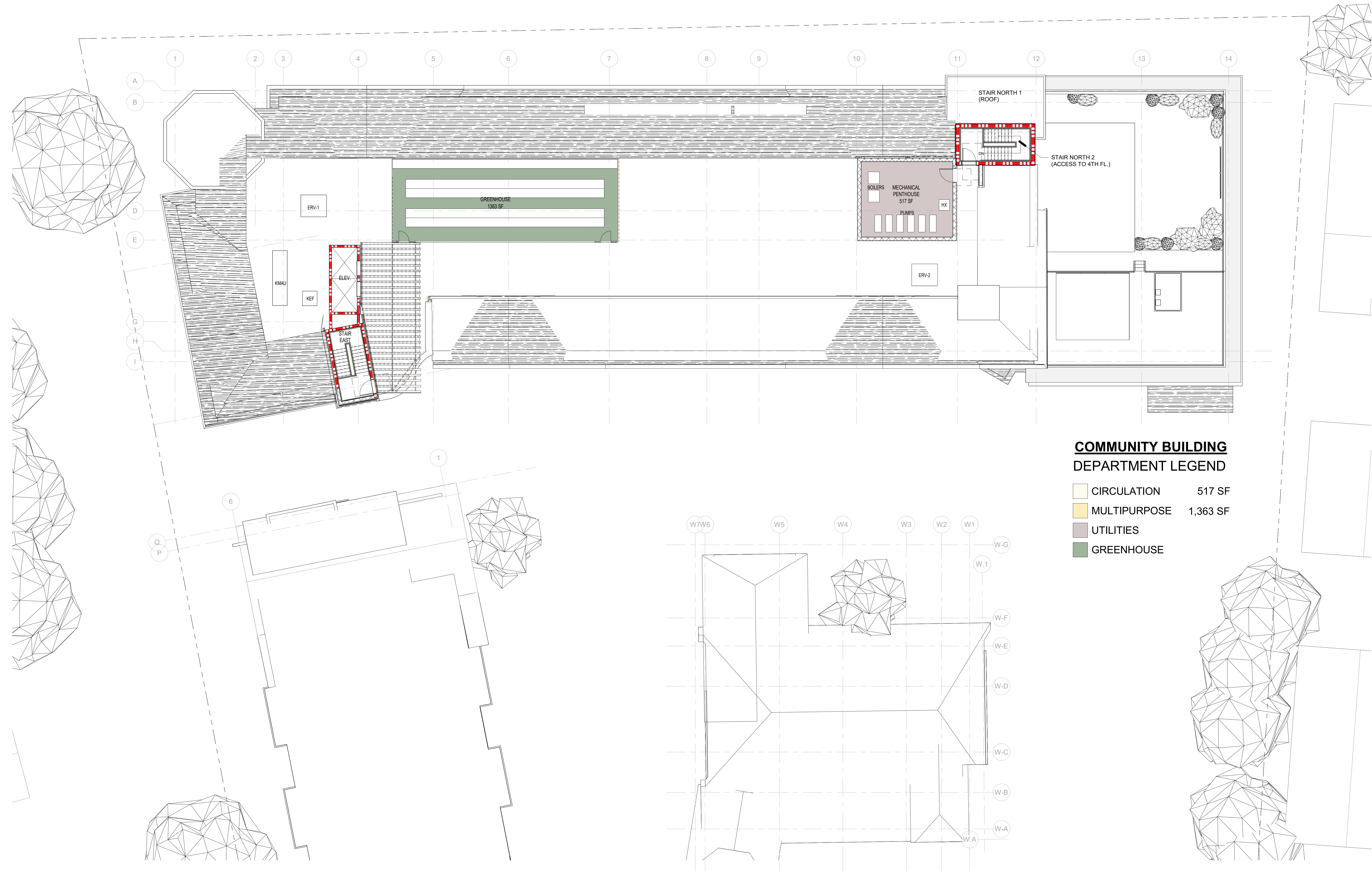


COMMUNITY BUILDING - FOURTH FLOOR PLAN

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	3/32" = 1'-0"
PROJECT NUMBER:	23194
DRAWN BY:	Author

A-140

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1 ROOF PLAN
SCALE: 3/32" = 1'-0"

COMMUNITY BUILDING
DEPARTMENT LEGEND

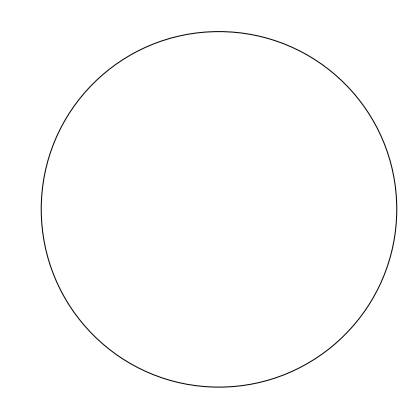
- CIRCULATION 517 SF
- MULTIPURPOSE 1,363 SF
- UTILITIES
- GREENHOUSE

REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT



COMMUNITY
BUILDING - ROOF
PLAN

ISSUED FOR:	PDD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	3/32" = 1'-0"
PROJECT NUMBER:	23194
DRAWN BY:	Author

REVISIONS		
NO.	DESCRIPTION	DATE



CHAPEL HAVEN SCHLEIFER CENTER
COMMUNITY BUILDING

1040 WHALLEY AVE.
NEW HAVEN, CT

EXTERIOR
ELEVATIONS

ISSUED FOR:	POD APPLICATION
DATE ISSUED:	05/22/2024
SCALE:	1" = 10'-0"
PROJECT NUMBER:	23194
DRAWN BY:	Author

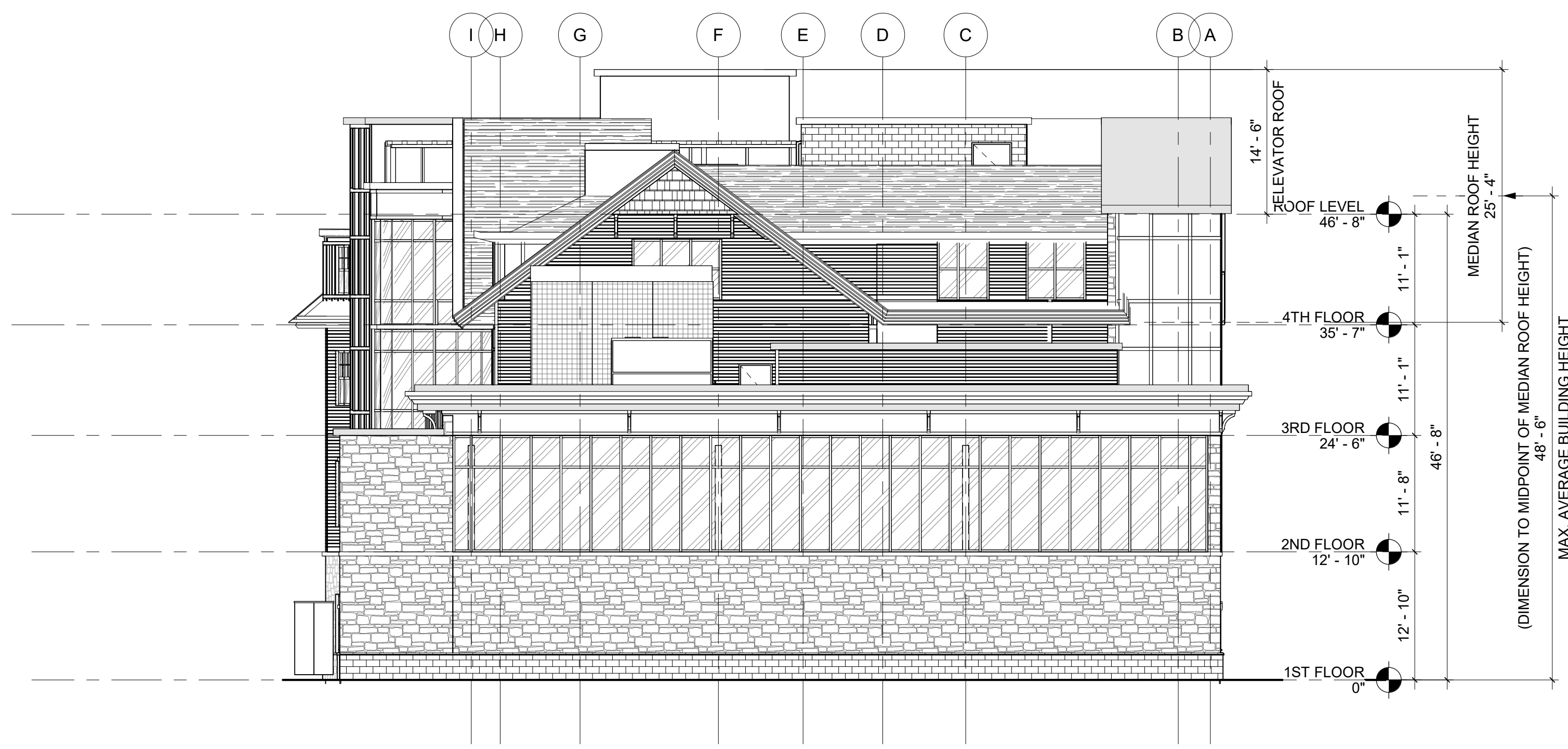
A-400



1 NORTH ELEVATION
SCALE: 1" = 10'-0"



2 SOUTH ELEVATION
SCALE: 1" = 10'-0"



3 EAST ELEVATION
SCALE: 1" = 10'-0"



4 WEST ELEVATION
SCALE: 1" = 10'-0"

Referral 2.4: Town of North Branford

Subject: Proposed subdivision of land at 118 Parsonage Hill Road (Map 51A Lot 8).
Received: June 18th, 2024. Public Hearing: June 20th, 2024.

Staff Recommendation:

The proposed subdivision does not appear to cause any negative inter-municipal impact to the towns in the South Central Region but may have a negative impact to the habitat or ecosystem of the Long Island Sound as the parcel abuts an existing waterway.

Background:

The Town of Branford is proposing a subdivision of land located at 118 Parsonage Hill Road (Map 51A Lot 8). The subdivision would be for a proposed Hunters Ridge Estates with 10 subdivided lots for single-family homes. The creation of this subdivision is located within 500 feet of the North Branford – North Haven town line. The lot and proposed subdivisions do not directly abut North Haven, but there is designated open space between the lot and North Haven.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

**SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS***Planning for Our Region's Future***South Central Regional Planning Commission (RPC): Referral Submission Form**

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

Municipality:	Date Sent:	Public Hearing Date:
Subject:		
Referral is From (Select one):	<input type="checkbox"/> Private Applicant – Applicant Name:	
	<input type="checkbox"/> Town/City Planning Department or the Planning and Zoning Commission	
Preferred Municipal Contact for this Referral:		
Name:	Phone Number:	Email:

Statutory Responsibility (Select Below):	
<input type="checkbox"/>	Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
<input type="checkbox"/>	Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
<input type="checkbox"/>	Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities
<input type="checkbox"/>	Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)
<input type="checkbox"/>	Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary

Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral	
<input type="checkbox"/>	Material sent via "Certified Mail - Return Receipt Requested" to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
<input type="checkbox"/>	Material sent via Email to: rpc@scrcog.org
<input type="checkbox"/>	This application has been previously submitted for RPC Review. If checked, on what date:

For any questions, please email rpc@scrcog.org.

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrcog.org T (203) 234-7555 F (203) 234-9850 rpc@scrcog.org

TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. # 2024-10
Date Received 5/22/24
Fee Paid \$1,810.00

APPLICATION FOR SUBDIVISION/RE-SUBDIVISION

The undersigned hereby makes application to the Planning and Zoning Commission of the Town of North Branford, Connecticut, for approval of a SUBDIVISION/RE-SUBDIVISION under the conditions and terms of the Zoning Regulations.




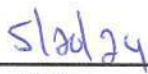
RECEIVED

MAY 22 2024

1. Address of Property: 118 Parsonage Hill Road
Present Zone: R40 Map: 51A Lot: 8 **PLANNING & ZONING DEPT.**
Name of Proposed Subdivision: Hunters Ridge Estates
2. Owner of Property: Luanci Construction LLC
Mailing Address: 107 Kings Highway, North Haven, CT 06473
Telephone: _____ Cell #: 203-410-3403
E-mail address: luanci@sbcglobal.net
3. Applicant/Agent/Developer: Same as Owner
Mailing Address: _____
Telephone: _____ Cell #: _____
E-mail address: _____
4. Has a previous subdivision application been filed for the premises? Yes
If Yes, give date(s) of application(s) _____
5. Site Information:
Proposed # of lots: 10 Open Space: X Yes _____ No _____
Type of sewage disposal: Septic Type of water supply: wells
Is new road construction required (yes or no)? yes No. of feet: 1,000
6. In accordance with Section 62.5 (Site Development Plan), is this Application accompanied by the following:
- | | | |
|---|--------------|-------------|
| a. Statement of Use (62.5.1) | Yes _____ | No _____ |
| b. Site Plan (62.5.2) | Yes <u>X</u> | No _____ |
| c. Architectural Plans (62.5.3) | Yes _____ | No <u>X</u> |
| d. Soil & Sedimentation Erosion Control Plan (62.5.4) | Yes _____ | No _____ |
| Disturbed area _____ (acres) | | |
| e. Application Fee (62.11) | Yes _____ | No _____ |
| Amount \$ _____ | | |

7. In accordance with Section 41.2.7 Wetlands and Watercourses, the site development plan shall provide for the protection of wetlands and watercourses. Any application that involves an activity regulated by IWWA must be submitted to that Agency for review prior to, or simultaneous with submission to the Planning and Zoning Commission.
- ☐ This plan was submitted to the Inland Wetlands Agency on _____ (date).
- ☐ Permit, copy of which accompanies this application and is a part hereof, has been issued by the Inland Wetlands Agency.
- ☒ No wetland regulated activities proposed.

Failure to complete all sections of this application and submit required items under #6 will be considered an incomplete application.

 _____ Signature of Owner	 _____ Date
 _____ Signature of Applicant/Agent	 _____ Date

NOTE: The Planning and Zoning Commission will decide on this Application. All standards specified in Section 41 are in addition to other requirements of the Regulations applicable in the District in which the site development plan use is to be located. Applications may be given administrative approval by the Commission subject to modifications deemed necessary to conform to the standards of Paragraph 41.2 and/or 41.3 and other requirements of the Regulations.

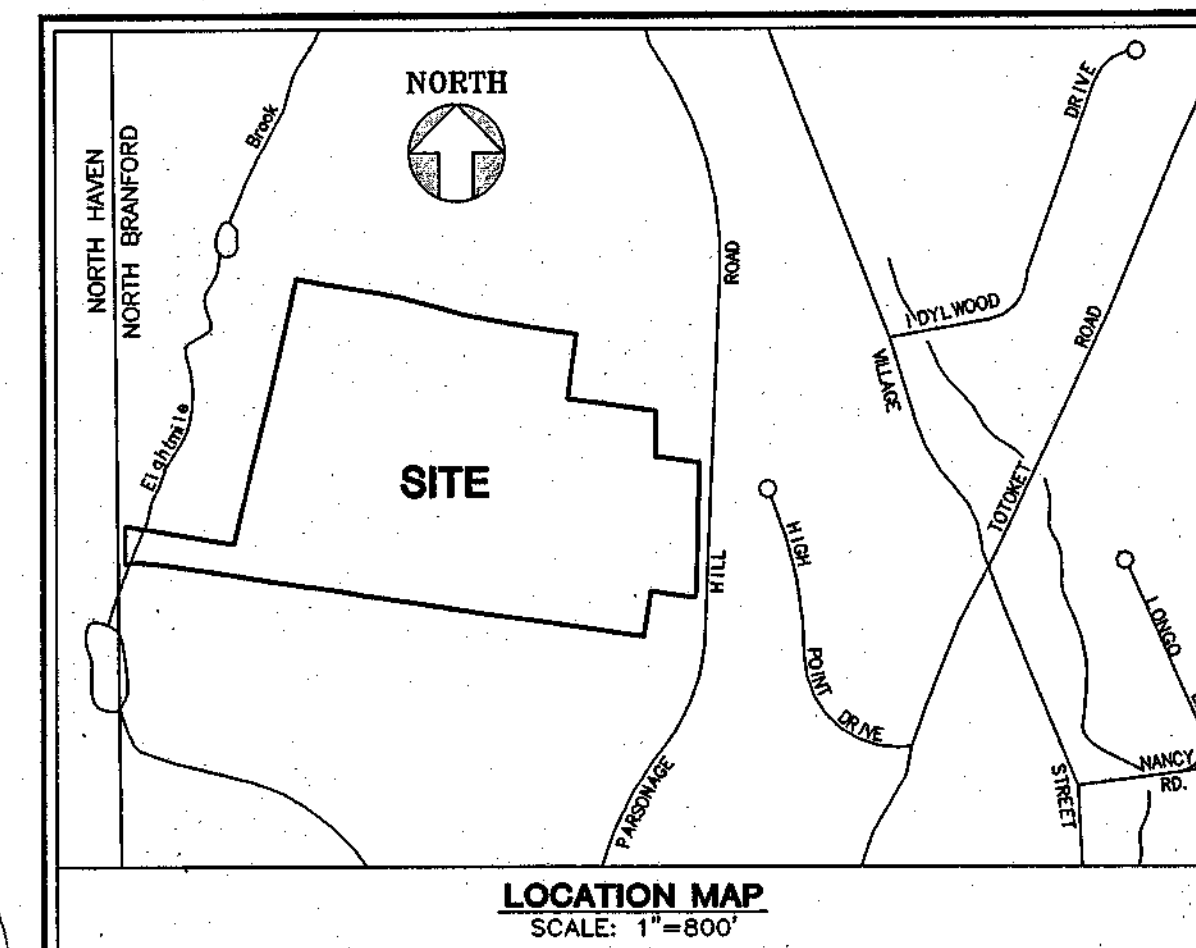
1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
2. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2 AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-D. THE TYPES OF SURVEY ARE A PROPERTY SURVEY AND A TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESERVE/PROPOSED PROPERTY LINES ARE BASED ON AN ORIGINAL SURVEY.
3. NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP "R".
4. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). HORIZONTAL INTERVAL IS 100 FEET BASED ON MAPPING PREPARED FOR THE REGIONAL WATER AUTHORITY OF HAVERTOWN, TOWN OF NORTH BRANFORD CADDIS SHEETS 34, 35 & 41; DATE OF PHOTOGRAPHY MARCH 29, 1991.
5. PROPERTY IS LOCATED WITHIN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBERS 09009C0452J & 09009C0452J, BOTH EFFECTIVE MAY 16, 2017.
6. UTILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED FROM UTILITY COMPANY MAPPING AND/OR FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY MARKOUTS. ALL LOCATIONS DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY AND ALL UTILITIES MAY NOT BE DEPICTED. CONTACT "CALL BEFORE YOU DIG" (811) PRIOR TO THE START OF WORK.
7. PROPERTY IS SUBJECT TO AND/OR TOGETHER WITH THE FOLLOWING:
 - A. SUBJECT TO RIGHT OF WAY IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY AS RECORDED JULY 15, 1957 IN VOLUME 36, PAGE 157 OF THE NORTH BRANFORD LAND RECORDS.
 - B. SUBJECT TO RIGHT OF WAY IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY AS RECORDED FEBRUARY 23, 1988 IN VOLUME 56, PAGE 19 OF THE NORTH BRANFORD LAND RECORDS.
 - C. TOGETHER WITH AND SUBJECT TO SUCH RIPARIAN RIGHTS AS MAY EXIST.
8. WETLANDS INVESTIGATION WAS NOT CONDUCTED AT DATE OF SURVEY.
9. PROPERTY AREA = 2,357,566 SQUARE FEET OR 54.12 ACRES.

1. ADDITIONAL TESTING FOR ALL ON-SITE PRIVATE WELLS FOR NEW WELL WATER ANALYSIS, CONSIDERING THE STANDARD TEST REQUIREMENTS, AND INITIALLY INCLUDE VOC PESTICIDES AND HERBICIDES SHALL BE REQUIRED BY ESDSD BEFORE APPROVAL OF PRIVATE WELLS.
2. NO MORE THAN 40% OF STRUCTURES SHALL BE OF THE SAME ARCHITECTURAL STYLE OF ANY VARIANT THEREOF.
3. PASSIVE SOLAR TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. FURTHER CONSIDERATION SHALL BE MADE AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT BY THE DEVELOPER OF EACH LOT.
4. UNDERGROUND UTILITIES TO BE PROVIDED.
5. PAYMENT IN LIEU OF OPEN SPACE SHALL BE PAID TO THE TOWN OF NORTHBOROUGH AT THE TIME OF THE SALE OF EACH OF THE LOTS 1, 2, 3 & 4. THE TOTAL PAYMENT AMOUNT IS \$2,828 (\$2,701.50 FOR EACH LOT) AND SHALL BE PAID IN FULL WITH SECTION 54.1(D) OF THE NORTH BRAINTON LAND SUBDIVISION REGULATIONS.
6. ALL LOTS REQUIRE SUBMISSION OF AN ENGINEERED SITE PLAN PRIOR TO THE ISSUANCE OF A ZONING PERMIT.

REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

- REFERENCE IS MADE TO THE FOLLOWING RECORDS:
- A. "MAP OF PROPERTY OWNED BY ANTHONY & SYLVIA BORRELLI, NORTH BRANFORD, CONN.," SCALE: 1"=100'; DATED: OCTOBER, 1952; AND PREPARED BY FREDERICK G. HAHN.
 - B. "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF ORESTE PENNING AND OTHERS, TOWN OF NORTH BRANFORD; COUNTY OF NEW HAVEN; STATE OF CONNECTICUT," SCALE: 1"=200'; DATED: MARCH 1957.
 - C. "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF ORESTE PENNING AND OTHERS, TOWN OF NORTH BRANFORD; COUNTY OF NEW HAVEN; STATE OF CONNECTICUT," SCALE: 1"=200'; DATED: FEBRUARY 1967.
 - D. "MAP OF PROPERTY PREPARED FOR ANTHONY AND SYLVIA BORRELLI, NORTH BRANFORD, NORTH HAVEN, CONNECTICUT," SCALE: 1"=100'; DATED: DECEMBER 21, 1967 AND PREPARED BY WILLIAM J. MALONEY.
 - E. "MAP SHOWING LAND TO BE ACQUIRED BY STANLEY T. ZALONSKI & SANDRA A. PALASIEWSKI FROM ANTHONY & EMILIA PALASIEWSKI, PARSONAGE HILL ROAD, NORTH BRANFORD, CONN.," SCALE: 1"=40'; DATED: APRIL 20, 1968 AND PREPARED BY ARTHUR W. SJOGREN.
 - F. "PARTIAL SUBDIVISION OF LAND OF ANTHONY PALASIEWSKI ET UX, OWNED & DEVELOPED BY ANTHONY PALASIEWSKI ET UX, SHOWING ONE LOT TO BE EXCLUDED FROM THE WRONSKI, NORTH BRANFORD, CONN.," SCALE: 1"=20'; DATED: MAY, 1969; REVISED JULY 1969 AND PREPARED BY CANN ENGINEERS, INC.
 - G. "FINAL MAP OF HEMLOCK HILL SUBDIVISION, NORTH BRANFORD, CONNECTICUT," SCALE: 1"=50'; DATED: NOVEMBER 1975; REVISED TO: JANUARY 22, 1976 AND PREPARED BY R. J. SCHATZLEIN.
 - H. "FINAL SUBDIVISION MAP OF ALTON ELISON PROPERTY, NORTH BRANFORD, CONNECTICUT," SCALE: 1"=50'; DATED: MAY 1978; REVISED TO: JUNE 17, 1978 AND PREPARED BY R. J. SCHATZLEIN.
 - I. "BOUNDARY SURVEY, MIDDLETOWN AVENUE, ROUTE 17, NORTHFORD, CONNECTICUT 06472, PREPARED FOR TOWN OF NORTH BRANFORD," SCALE: 1"=100'; DATED: APRIL 23, 1987 AND PREPARED BY CRISCUOLO ENGINEERING.
 - J. "MAP OF VERONICA R. COCHENOWSKI PROPERTY, NORTH BRANFORD, CONNECTICUT," SCALE: 1"=50'; DATED: OCTOBER 1981 AND PREPARED BY R. J. SCHATZLEIN.

- K. "FINAL SUBDIVISION MAP OF ALTON ELIASON PROPERTY, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=60'; DATED: APRIL 1995; REVISED TO: MAY 3, 1995 AND PREPARED BY R. J. SCHATZLEIN.
- L. "FINAL SUBDIVISION MAP OF ALTON & MARJORIE ELIASON PROPERTY, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=60'; DATED: SEPTEMBER 1988; REVISED TO: JUNE 20, 2002 AND PREPARED BY R. J. SCHATZLEIN.
- M. "MAP SHOWING OPEN SPACE LAND ON ALTON & MARJORIE ELIASON PROPERTY, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=60'; DATED: OCTOBER 1988 AND PREPARED BY R. J. SCHATZLEIN.
- N. "PROPERTY SURVEY, LAND OF LUANGI CONSTRUCTION, LLC, #118 PARSONAGE HILL ROAD, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=100' & 200'; DATED: OCTOBER 2003 AND PREPARED BY JULIANO ASSOCIATES (SHEETS 2, 3 & 4 OF 28).
- O. "OVERALL RECORD SUBDIVISION MAP, (SHEET 1 OF 6), PEACH ORCHARD ESTATES, PARSONAGE HILL ROAD, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=100'; DATED: APRIL 24, 2006 AND PREPARED BY JULIANO ASSOCIATES (SHEET 5 OF 26 REVISION: C).
- P. "MAP SHOWING EASEMENT ON ELIASON AND FLAMMANG PROPERTY FOR TOWN OF WALLINGFORD ELECTRIC DIVISION, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=60'; DATED: MAY 2004 AND PREPARED BY R. J. SCHATZLEIN.
- Q. "PERIMETER SURVEY, MAP DEPICTING PARCEL OF LAND TO BE CONVEYED FROM LAND N/F LOIS SANSEVERO AT #172 PARSONAGE HILL ROAD TO LAND N/F ELLEN SANSEVERO AND BONAVENTURE NEZZA, #178 PARSONAGE HILL ROAD, NORTHFORD, CONNECTICUT; SCALE: 1"=40'; DATED: OCTOBER 17, 2007; REVISED: APRIL 8, 2013 AND PREPARED BY WINTERBORNE LAND SERVICES.
- R. "PROPERTY & TOPOGRAPHIC MAP, EXISTING CONDITIONS, PROPERTY LOCATED AT #88 PARSONAGE HILL ROAD, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=40'; DATED: MAY 11, 2012 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
- S. "PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR LUANGI CONSTRUCTION, LLC, EXISTING CONDITIONS PROPERTY LOCATED AT #118 PARSONAGE HILL ROAD, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=100'; DATED: JUNE 19, 2019 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
- T. "PROPOSED SUBDIVISION MAP "HUNTERS RIDGE ESTATES", PREPARED FOR LUANGI CONSTRUCTION, LLC, PROPERTY LOCATED AT #118 PARSONAGE HILL ROAD, NORTH BRANFORD, CONNECTICUT; SCALE: 1"=100'; DATED: AUGUST 1, 2019 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.



	Street Line
	Property Line
	Easement Line
	Curb
	Wood/Vinyl Fence
	Wire Fence
	Stone Wall
	Elevation Contour
	Spot Elevation
	Watercourse Line
	Inland Wetland Boundary
	Wetland Flag (Number)
	Vegetation/Tree Line
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Manhole
	Utility Pole (With Guy)
	Water Valve/Meter Pit
	Over Head Wire
	Water Main/Service
	Sanitary Sewer
	Gas Line
	Stormwater Pipe <12" Diameter
	Stormwater Pipe ≥12" Diameter
	Ironpipe Or Pipe Found
	Monument Found
	Drill Hole Found
	Nail Or Spike Found
	Assessor's Map/Lot Number
	Lamp Post
	Mailbox

RECEIVED

JUN 17 2024

P2#2024-15 PLANNING &
ZONING DEPT.

APPROVED
Date _____
PLANNING AND ZONING COMMISSION

All work in connection with this subdivision
Must be completed by

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

MARK D. BALLOU L.S. #70419
JAMES M. PRETTI, JR. L.S. #22897
THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED
SEAL OF THE LAND SURVEYOR NOTED ABOVE.

PROPERTY LOCATED AT
#118 PARSONAGE HILL ROAD
NORTH BRANFORD, CONNECTICUT

PREPARED FOR:
LUANCI CONSTRUCTION, LLC

4	DRAWING TITLE:	DRAWING NO.:
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0'	PROPOSED	1
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RE-SUBDIVISION MAP OF
'HUNTER'S RIDGE ESTATES'

ASSESSOR'S MAP 51A, LOT 8

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

GRAPHIC SCALE

0 50 100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CRISCUOLO
ENGINEERING LLC

CONSULTING
ENGINEERS

LAND SURVEYORS

420 East Main Street

Building 1 - Suite 1
Branford, CT 0640
TEL: 203/461-080
FAX: 203/468-572

Z:\2019\2019-049\INWG\2019-049POB.dwg 6/17/2024 10:20:38 AM

GENERAL NOTES:

- LOT IS WITHIN A R40 ZONE.
- UTILITY LOCATIONS DEPICTED ON THE DRAWINGS HAVE BEEN COMPILED FROM UTILITY COMPANY RECORDS AND FIELD LOCATIONS OF ABOVE GROUND FACILITIES AND UTILITY COMPANY RECORDS. LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. ONLY AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR THE MAINTENANCE AND PROTECTION THEREOF. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (1-800-485-4859) PRIOR TO THE START OF WORK TO ESTABLISH AND HAVE MARKED ON THE GROUND THE LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT A UTILITY IS LOCATED OR IS UNCOVERED DURING THE PROGRESS OF THE WORK THAT WAS NOT INDICATED ON OR IS NOT IN ACCORDANCE WITH THE DRAWINGS.
- THE CONTRACTOR SHALL ADHERE TO THE REGULATIONS AND STANDARDS OF THE TOWN OF NORTH BRANFORD, ALL APPLICABLE STATE AND FEDERAL, REGULATORY AUTHORITIES. THE PROVISIONS OF THE CONTRACT DOCUMENTS, AND ANY APPROVALS AND/OR PERMITS ATTACHED THERETO.
- NO ACTIVITY SHALL BE CONDUCTED WITHIN ANY AREA DESIGNATED AS AN INLAND WETLAND OR WATERCOURSE OR WITHIN THE DESIGNATED 100 FOOT BUFFER AREA WITHOUT ALL REQUIRED APPROVALS AND PERMITS FROM THE TOWN OF NORTH BRANFORD INLAND WETLANDS COMMISSION.
- UNLESS OTHERWISE NOTED, ALL WORK AND MATERIALS SHALL CONFORM TO THE "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817", DATED 2016, AND ALL SUPPLEMENTS THERETO.
- THE INSTALLATION OF ALL PUBLIC UTILITIES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PARSONAGE HILL ROAD RIGHT OF WAY WITH THE RESPECTIVE UTILITY COMPANIES AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONTRACT DOCUMENTS AND THE SITE OF THE WORK AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND FEATURES. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS AND FEATURES IN THE FIELD PRIOR TO THE START OF WORK.
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- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE DRAWINGS OR AS DIRECTED. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- SHOULD DEWATERING OF EXCAVATIONS, STRUCTURES, PIPELINES, ETC. BE REQUIRED, THE DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED TO A SETTLING AND/OR FILTER FACILITY CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IN A LOCATION APPROVED BY THE ENGINEER.

LOT 3 SOIL TEST
DATE: 10-27-05
DTP 30
0-10" DISTURBED TOPSOIL
10-16" BROWN SILT LOAM
16-36" BROWN FINE TO MEDIUM SAND AND GRAVELS, PLATTY STRUCTURE
36-81" FRACTURED ROCK
R.L. AT 36", NO MOTTLING, NO GROUND WATER

LOT 3 SOIL TEST
DATE: 10-27-05
DTP 30
0-10" DISTURBED TOPSOIL
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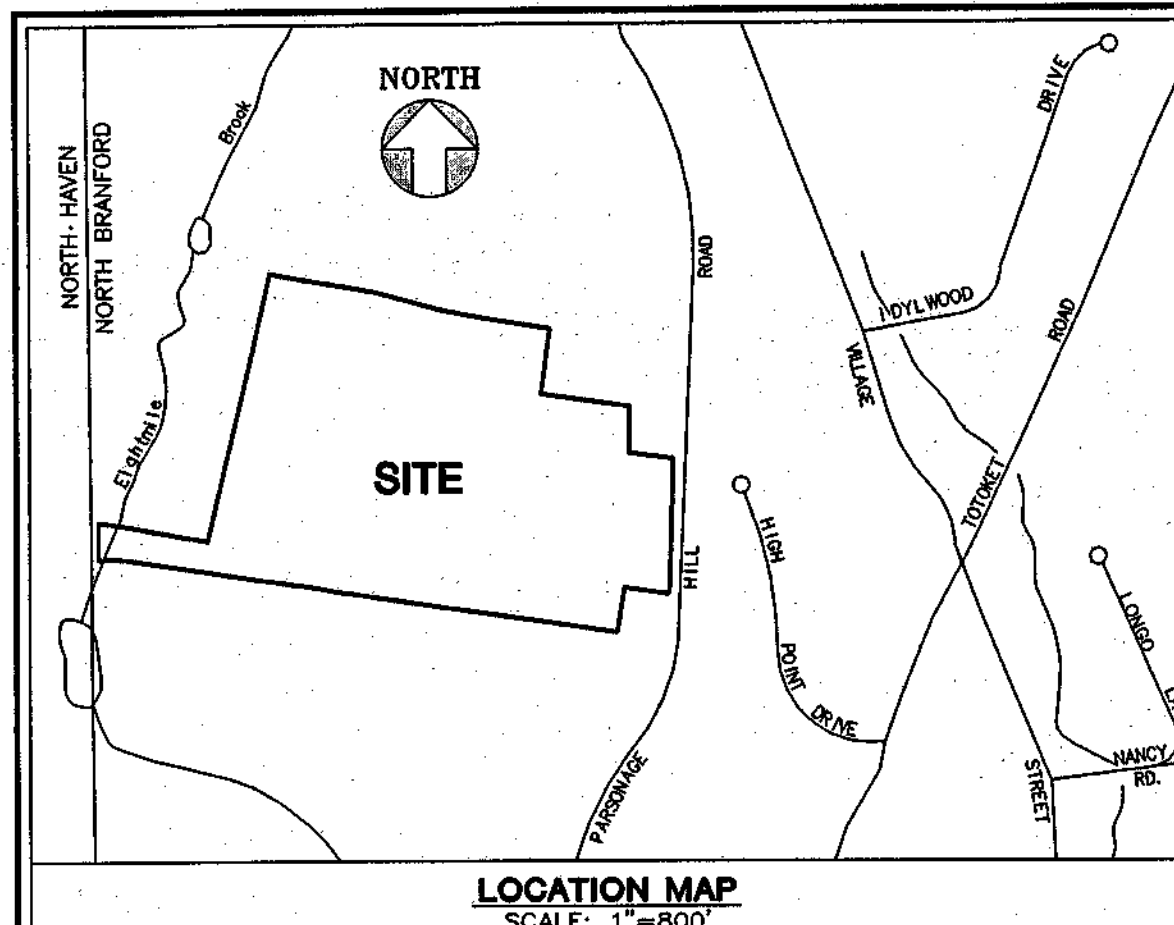
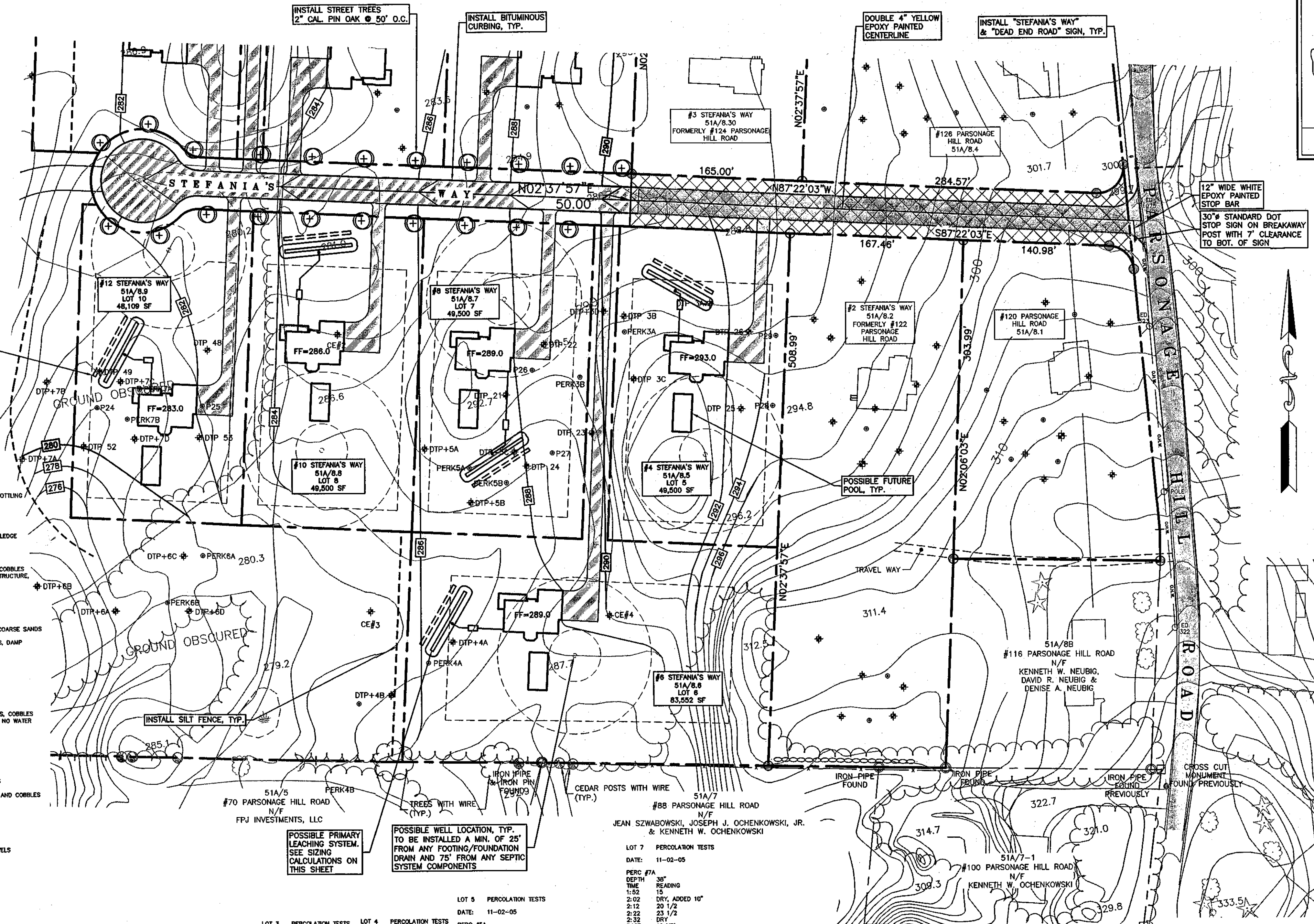
BASIS FOR SEPTIC SIZING LOT 5	
RESTRICTIVE LAYER	N/A DEPTH=94'
SLOPE	1.1-1.5
PERC	10.1-20 MPI
BEDROOMS	3
FF	N/A
FF	N/A
FF	N/A
FF	N/A
FF	N/A
MLSS (REQUIRED)	NEED NOT BE CONSIDERED
AREA (REQUIRED)	675 SF
MLSS (PROVIDED)	65 LF
AREA (PROVIDED)	715 SF
UNITS	MANTIS 536-8 @ 11 SF/UF

BASIS FOR SEPTIC SIZING LOT 6	
RESTRICTIVE LAYER	N/A DEPTH=50'
SLOPE	1.1-1.5
PERC	10.1-20 MPI
BEDROOMS	3
FF	N/A
FF	N/A
FF	N/A
FF	N/A
FF	N/A
MLSS (REQUIRED)	NEED NOT BE CONSIDERED
AREA (REQUIRED)	675 SF
MLSS (PROVIDED)	65 LF
AREA (PROVIDED)	715 SF
UNITS	MANTIS 536-8 @ 11 SF/UF

BASIS FOR SEPTIC SIZING LOT 7	
RESTRICTIVE LAYER	N/A DEPTH=21'
SLOPE	1.1-1.5
PERC	10.1-20 MPI
BEDROOMS	3
FF	N/A
FF	N/A
FF	N/A
FF	N/A
FF	N/A
MLSS (REQUIRED)	NEED NOT BE CONSIDERED
AREA (REQUIRED)	675 SF
MLSS (PROVIDED)	65 LF
AREA (PROVIDED)	715 SF
UNITS	MANTIS 536-8 @ 11 SF/UF

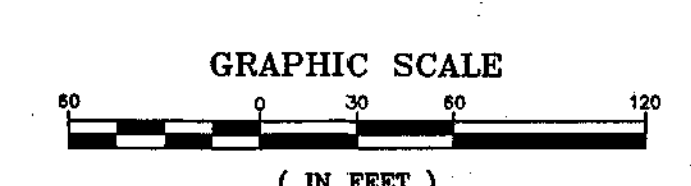
BASIS FOR SEPTIC SIZING LOT 8	
RESTRICTIVE LAYER	N/A DEPTH=72'
SLOPE	2.1-3%
PERC	10.1-20 MPI
BEDROOMS	3
FF	N/A
FF	N/A
FF	N/A
FF	N/A
FF	N/A
MLSS (REQUIRED)	NEED NOT BE CONSIDERED
AREA (REQUIRED)	675 SF
MLSS (PROVIDED)	65 LF
AREA (PROVIDED)	715 SF
UNITS	MANTIS 536-8 @ 11 SF/UF

BASIS FOR SEPTIC SIZING LOT 10	
RESTRICTIVE LAYER	N/A DEPTH=72'
SLOPE	2.1-3%
PERC	10.1-20 MPI
BEDROOMS	3
FF	N/A
FF	N/A
FF	N/A
FF	N/A
FF	N/A
MLSS (REQUIRED)	NEED NOT BE CONSIDERED
AREA (REQUIRED)	675 SF
MLSS (PROVIDED)	65 LF
AREA (PROVIDED)	715 SF
UNITS	MANTIS 536-8 @ 11 SF/UF



LEGEND	
EXISTING	PROPOSED
Street Line	Street Line
Property Line	Property Line
Easement Line	Easement Line
Curb	Curb
Wood Fence	Wood Fence
Wire Fence	Wire Fence
Stone Wall	Stone Wall
Elevation Contour	Elevation Contour
Spot Elevation	Spot Elevation
Watercourse Line	Watercourse Line
Inland Wetland Boundary	Inland Wetland Boundary
Wetland Flag (Number)	Wetland Flag (Number)
Vegetation Line	Vegetation Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Catch Basin	Catch Basin
Manhole	Manhole
Utility Pole (With Guy)	Utility Pole (With Guy)
Water Valve/Meter Pit	Water Valve/Meter Pit
Over Head Wire	Over Head Wire
Water Main/Service	Water Main/Service
Sanitary Lateral	Sanitary Lateral
Sanitary Sewer	Sanitary Sewer
Gas Line	Gas Line
Roof Drain	Roof Drain
Footing Drain	Footing Drain
Stormwater Pipe <12" Diameter	Stormwater Pipe <12" Diameter
Stormwater Pipe >12" Diameter	Stormwater Pipe >12" Diameter
Grade To Drain	Grade To Drain

ZONING STANDARDS SCHEDULE NORTH BRANFORD R40 DISTRICT	
STANDARD	REQUIRED
MINIMUM LOT AREA	40,000 SF
PER MULTIPLE DWELLING	N/A
MINIMUM SQUARE ON THE LOT	150 FT
MINIMUM WIDTH OF LOT--	150 FT
ALONG BUILDING LINE	125 FT
MINIMUM STREET FRONTAGE	3
MAXIMUM NUMBER OF STORIES	35 FT
MINIMUM HEIGHT OF BUILDING	
MINIMUM SETBACKS:	
FROM STREET LINE	50 FT
REAR PROPERTY LINE	30 FT
ACCESSORY BUILDING FROM --	
REAR PROPERTY LINE	20 FT
SIDE PROPERTY LINE	15 FT
RESIDENCE DISTRICT	
PERMITTED PROJECTIONS	3 FT
MAXIMUM LOT COVERAGE	10 %
MAXIMUM LOT COVERAGE--	
BY ACCESSORY BUILDINGS	2 %
MAXIMUM FLOOR AREA--	
OF BUILDINGS OF LOT AREA	20 %
MAXIMUM LOT COVERAGE BY--	
BUILDINGS, STORAGE & PAVINGS	30 %
MINIMUM FLOOR AREA	900 SF
ON GROUND FLOOR	
EACH DWELLING UNIT IN --	
A MULTIPLE DWELLING	N/A
INTERIOR LOT	REQUIRED
MIN. LOT AREA	60,000 SF
SETBACKS	40 FT



CRISCUOLO ENGINEERING LLC
CONSULTING ENGINEERS
LAND SURVEYORS
6/11/2024 REV. PER TOWN ENGINEER'S COMMENTS
REV. DATE (DESCRIPTION):
DATE: 5/9/2024
SCALE: 1"=80'
DRAWN: J.T.G.
CHECKED: J.M.P.
JOB: 2019.049
ASSESSOR'S MAP 51A, LOT 8
CADD FILE: 2019-049P08

JOB TITLE:
PROPERTY LOCATED AT #118 PARSONAGE HILL ROAD NORTH BRANFORD, CONNECTICUT
PREPARED FOR:
LUANCI CONSTRUCTION, LLC
DRAWING TITLE:
LOTS 5-10 PROPOSED OVERALL SITE PLAN
DRAWING NO.:
2
OF
6

RECEIVED
JUN 17 2024
PLANNING & ZONING DEPT.
PZ # 2024-10

GENERAL NOTES:

- LOT IS WITHIN A R40 ZONE.
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SOIL TESTING PERFORMED BY CRISCUOLO ENGINEERING, LLC

DATE: 2-8-24

CE #1

0-12" LOAM

40-48" RED BROWN SILTY LOAM, NO COBBLES

R.L. AT 40", LEDE AT 40", NO GROUND WATER, NO MOTTLING

LOT 8 SOIL TEST

DATE: 10-27-05

DTP 8A

0-5" BROWN TOPSOIL

5-25" RED BROWN SILTY LOAM

25-40" RED BROWN SILTY LOAM, COBBLES, SOME FINE SAND

R.L. AT 40", LEDE AT 20", NO GROUND WATER

DTP 8B

0-10" ORANGE TOPSOIL

10-24" RED BROWN SILTY LOAM

24-32" RED BROWN MEDIUM SAND AND SILT

32-40" RED ROCK

R.L. AT 32", NO GROUND WATER, NO LEDE

DATE: 12-03-03

DTP 43

0-10" TOPSOIL

10-50" SILTY LOAM

R.L. AT 24", NO GROUND WATER/NO MOTTLING, LEDE AT 50"

DTP 44

0-15" TOPSOIL

15-34" SANDY LOAM

34-54" COMPACT FR. ROCK, SILT SAND

R.L. AT 34", NO GROUND WATER/NO MOTTLING, LEDE AT 54"

DTP 45

0-9" TOPSOIL

9-32" SAND, SOME SILT

NO GROUND WATER/NO MOTTLING, LEDE AT 32"

DTP 46

0-9" TOPSOIL

9-66" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 46"

DTP 47

0-8" TOPSOIL

8-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

LOT 9 SOIL TEST

DATE: 12-20-05

DTP 9A

0-5" BROWN TOPSOIL

5-27" RED BROWN SILTY LOAM, TRACE FINE SAND

27-30" RED BROWN SILTY LOAM TO COARSE SANDS, TRACE SILT

MANY GRAVELS, INCLUSIONS OF FRACTURED ROCK @ 28"

30-38" FRACTURED ROCK

R.L. AT 30", LEDE AT 38", NO WATER, NO MOTTLING

DTP 9B

0-1" ASPHALT ROAD RIPRAP

1-5" TOPSOIL

5-33" RED BROWN SILTY LOAM, TRACE FINE SAND, SOME GRAVELS, FEW SMALL COBBLES

33-69" RED BROWN MEDIUM TO COARSE SANDS, TRACE SILT, SOME GRAVELS, VERY COMPACT

R.L. AT 33", LEDE AT 69", NO WATER, NO MOTTLING

DTP 9C

0-11" ASPHALT ROAD RIPRAP

11-5" TOPSOIL

5-18" BROWN SILTY LOAM, TRACE GRAVELS

18-33" MOST RED BROWN FINE TO MEDIUM SANDS, SOME GRAVELS, SOME SILT

33-38" FRACTURED ROCK

R.L. AT 33", LEDE AT 38", NO WATER, NO MOTTLING

DATE: 11-09-05

DTP 9D

0-1" ASPHALT ROAD RIPRAP

1-7" TOPSOIL

7-22" BROWN SILTY LOAM, FEW GRAVELS, FEW COBBLES

LEDE AT 22", NO MOTTLING, NO GROUND WATER

DATE: 10-27-05

DTP 9A

0-8" ASPHALT

8-12" TOPSOIL

12-28" SILTY LOAM, FEW GRAVELS, FEW COBBLES

28-81" RED BROWN SILTY LOAM WITH INCLUSIONS OF FRACTURED ROCK

PREDOMINATELY SILT IN FRACTURED ROCK

LEDE AT 81", NO MOTTLING, NO GROUND WATER

DTP 9B

0-7" ORANGE TOPSOIL

7-20" COBBLY SILTY LOAM, TRACE FINE SANDS

20-30" RED BROWN MEDIUM SANDS, GRAVELS, COBBLES

30-58" RED BROWN MEDIUM SANDS, GRAVELS, COBBLES

LEDE AT 58", NO MOTTLING, NO GROUND WATER

DATE: 12-03-03

DTP 39

0-10" TOPSOIL

10-20" SANDY LOAM

20-40" SANDS, TR. SILT

LEDE AT 40", NO GROUND WATER/NO MOTTLING

DTP 42

0-15" TOPSOIL

15-30" SANDY LOAM

30-42" SAND TR. SILTS

LEDE AT 42", NO GROUND WATER/NO MOTTLING

LOT 10 SOIL TEST

DATE: 10-27-05

DTP 10A

0-22" DARK BROWN TOPSOIL

22-32" COMPACT SILTY LOAM, FEW SANDS

32-47" BROWN SILTY LOAM, SOME FINE SAND

47-72" FINE SAND & SILT WITH COBBLES & GRAVEL

LEDE AT 72", NO WATER/NO MOTTLING

DTP 10B

0-18" DARK BROWN TOPSOIL

18-40" RED BROWN SILTY LOAM WITH SOME FINE SANDS

LEDE AT 40", NO WATER/NO MOTTLING

DTP 10C

0-22" FARMED DARK BROWN TOPSOIL

22-34" VERY COMPACT FINE SAND WITH SOME SILT

34-64" TAN FINE TO MEDIUM SANDS & GRAVELS

INCLUSIONS OF FRACTURED ROCK

LEDE AT 64", NO WATER/NO MOTTLING

DATE: 12-03-03

DTP 38

0-10" TOPSOIL

10-28" SANDY LOAM

LEDE AT 28", NO GROUND WATER/NO MOTTLING

DTP 40

0-6" TOPSOIL

6-36" FRACTURED ROCK

NO GROUND WATER/NO MOTTLING

DTP 41

0-18" TOPSOIL

18-38" SAND/SILT WITH FRACTURED ROCK

LEDE AT 38", NO GROUND WATER/NO MOTTLING

DTP 42

0-6" TOPSOIL

6-21" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 42"

DTP 43

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 44

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 45

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 46

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 47

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 48

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 49

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 50

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 51

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 52

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 53

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 54

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 55

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 56

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 57

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 58

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 59

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 60

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 61

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 62

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 63

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 64

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 65

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 66

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 67

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 68

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 69

0-6" TOPSOIL

6-44" SANDY LOAM

NO GROUND WATER/NO MOTTLING, LEDE AT 44"

DTP 70

A. PROJECT NARRATIVE

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A 10 LOT RESIDENTIAL SUBDIVISION IN THE TOWN OF NORTH BRANFORD. CONSTRUCTION OF 9 NEW HOMES IS PROPOSED. EACH HOME WILL BE SERVED BY INDIVIDUAL WELLS AND ON-SITE WASTEWATER DISPOSAL SYSTEMS. MINOR SITE GRADING ASSOCIATED WITH HOUSE AND DRIVEWAY CONSTRUCTION IS ALSO ANTICIPATED.

LOCATION OF PROJECT:

THE PROJECT IS LOCATED AT #118 PARSONAGE HILL ROAD IN THE TOWN OF NORTH BRANFORD.

PROJECT OWNER:

LUANCI CONSTRUCTION, LLC
JOSEPH CARLEGIO

OWNERS AGENT:

CRISCUOLO ENGINEERING LLC
420 EAST MAIN STREET
BRANFORD, CONNECTICUT 06405
TEL: (203) 481-0807
FAX: (203) 488-8729

TOWN CONTACT:

VICTOR BENNI, P.E., TOWN ENGINEER
TOWN OF NORTH BRANFORD
ENGINEERING DEPARTMENT
909 FOXON ROAD, P.O. BOX 287
NORTH BRANFORD, CONNECTICUT 06471
TEL: 203-484-8009

CONSTRUCTION SCHEDULE AND SEQUENCE:

1. EQUIPMENT MOBILIZATION.
2. INSTALLATION OF EROSION AND SEDIMENT CONTROLS.
3. CLEARING AND GRUBBING OPERATIONS.
4. EARTHWORK OPERATIONS TO ESTABLISH ROUGH SITE GRADES.
5. BUILDING FOUNDATION EXCAVATION AND BUILDING CONSTRUCTION.
6. INSTALLATION OF SEPTIC, WELLS, AND DRIVEWAYS.
7. INSTALLATION OF TOPSOIL AND LANDSCAPING MATERIALS.
8. REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROLS.

B. CONTINGENCY PLAN

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE OWNERS AGENT AND THE TOWN OF NORTH BRANFORD WITH THE NAMES AND TELEPHONE NUMBERS OF THE RESPONSIBLE PERSONS TO BE CONTACTED IN THE EVENT OF AN EROSION AND/OR SEDIMENT CONTROL PROBLEM.

THE CONTRACTOR SHALL AT ALL TIMES KEEP A SUFFICIENT AMOUNT OF FILTER FABRIC, SEDIMENT FENCE AND/OR HAYBALES ON THE PROJECT SITE TO CONTROL EROSION AND/OR SEDIMENT PROBLEMS. IN THE EVENT OF A PROBLEM THE CONTRACTOR SHALL PROMPTLY STABILIZE THE PROBLEM AND CONTAIN ANY SEDIMENT AND THEN NOTIFY THE TOWN OF NORTH BRANFORD.

C. EROSION AND SEDIMENT CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT.

THE MINIMUM STANDARDS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", MAY, 2002, LATEST REVISION. ALTERNATIVE MEASURES, METHODS, MEANS, AND TECHNIQUES MAY BE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER.

1. GENERAL GUIDELINES:

- a). NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN AREAS DESIGNATED AS WETLANDS, WATERCOURSES OR FLOODPLAINS, OR WITHIN STREAM CHANNEL ENCROACHMENT LIMITS WITHOUT ALL REQUIRED APPROVALS AND/OR PERMITS.
- b). TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- c). ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED CONTINUOUSLY AND SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- d). THE CONTRACTOR SHALL LIMIT THE DISTURBANCE OF LAND TO THOSE AREAS SHOWN ON THE DRAWINGS AND SHALL TAKE REASONABLE CARE TO PROTECT AND PRESERVE EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE WHERE FEASIBLE.
- e). WHERE PRACTICABLE, THE CONTRACTOR SHALL PLAN HIS CONSTRUCTION OPERATIONS SO AS TO LIMIT THE AREAS OF EXPOSED SOIL TO AREAS ACTIVELY UNDER CONSTRUCTION. THE CONTRACTOR SHALL TAKE REASONABLE CARE TO LIMIT THE PERIOD OF EXPOSURE OF DISTURBED AREAS. THE INSTALLATION OF PERMANENT VEGETATIVE MEASURES SHALL BE ACCOMPLISHED AS SOON AS IS PRACTICABLE.
- f). ADEQUATE PROVISIONS SHALL BE TAKEN TO PROTECT ALL EXPOSED CUT AND FILL SLOPES FROM SURFACE WATER FLOW DAMAGE.
- g). ALL MATERIAL FROM CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF IN DESIGNATED AREAS ONLY.
- h). WATER FROM DEWATERING OPERATIONS SHALL NOT BE DISCHARGED DIRECTLY TO ANY WETLAND OR WATERCOURSE. SUCH WATER SHALL BE DISCHARGED TO AN APPROVED SEDIMENT BASIN AND/OR FILTER FACILITY OR TO A STORM DRAINAGE SYSTEM WHEN APPROVED. NO WATER FROM DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SANITARY SEWER SYSTEM.
- i). THE STORAGE, WASHING, FUELING, AND MAINTENANCE OF EQUIPMENT AND VEHICLES SHALL TAKE PLACE IN DESIGNATED AREAS ONLY. IN THE EVENT OF A CONTAMINANT SPILL THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OIL AND CHEMICAL SPILL DEPARTMENT (860-424-3336), AND THE TOWN OF NORTH BRANFORD.

2. VEGETATIVE MEASURES

a). TEMPORARY VEGETATIVE COVER

INSTALLATION REQUIREMENTS

SITE PREPARATION

- 1). GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE REQUIREMENTS FOR GRADING.
- 2). INSTALL NEEDED EROSION CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, SEDIMENT BASINS AND GRASSED WATERWAYS.

SEEDBED PREPARATION

- 1). APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY. SOIL SAMPLE MAINTENANCE ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS:

SOIL TEXTURE	TONS/AC	LB/1,000 SQUARE FEET
CLAY, CLAY-LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM SILT LOAM	2	90
LOAMY SAND, SAND	1	45

REFER TO COUNTY SOIL REPORT FOR SOIL TEXTURES AT THE SITE.

SEEDING

- 1). ANNUAL RYE GRASS 40 LBS./ACRE, 1 LB/100 SF
- 2). WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN THE SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER LIME AND SEED
- 3). APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER. HYDROSEEDINGS WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED TO 10 PERCENT WHEN HYDROSEEDING.

- a). SPRING SEEDINGS USUALLY GIVE THE BEST RESULTS. SPRING SEEDINGS OF ALL SEED LEGUMES IS RECOMMENDED. HOWEVER, LATE SUMMER SEEDINGS PRIOR TO SEPTEMBER 1 CAN BE LATER WHEN CROWN VETCH IS SEED IN LATE SUMMER AT LEAST 35 PERCENT OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). THE RECOMMENDED SEEDING DATES ARE:

MARCH 1 THROUGH JUNE 15
AUGUST 1 THROUGH OCTOBER 1

b). PERMANENT VEGETATIVE COVER

INSTALLATION REQUIREMENTS

SITE PREPARATION

- 1). GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE REQUIREMENTS FOR GRADING.

SEEDBED PREPARATION

- 1). APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY. SOIL SAMPLE MAINTENANCE ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS OF 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED FOR TOPDRESSING. APPLY GROUND LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS:

SOIL TEXTURE	TONS/AC	LB/1,000 SQUARE FEET
CLAY, CLAY-LOAM, AND HIGH ORGANIC SOIL	4	180
SANDY LOAM, LOAM SILT LOAM	3	135
LOAMY SAND, SAND	2	90

REFER TO COUNTY SOIL REPORT FOR SOIL TEXTURES AT THE SITE.

- a). WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCHING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILT SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

- a). REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- b). INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE REILLED AND FIRMED AS ABOVE.

SEEDING DATES

- 1). SPRING SEEDING USUALLY GIVE THE BEST RESULTS. SPRING SEEDINGS OF ALL SEED MIXES WITH LEGUMES IS RECOMMENDED. HOWEVER, LATE SUMMER SEEDINGS PRIOR TO SEPTEMBER 15 CAN BE MADE, WHEN CROWN VETCH IS SEED IN LATE SUMMER, AT LEAST 35 PERCENT OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). THE RECOMMENDED SEEDING DATES ARE:

APRIL 15 THROUGH JUNE 15
AUGUST 15 THROUGH SEPTEMBER 15

WITH THE EXCEPTION OF CROWN VETCH, THE FINAL SEEDING DATE MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN, AND FAIRFIELD COUNTIES.

SEEDING

- 1). UNLESS OTHERWISE SPECIFIED, THE SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS	20 LB/ACRE	45 LB/1,000 SF
CREeping RED TESCUE	20 LB/ACRE	45 LB/1,000 SF
PERENNIAL RYEGRASS	5 LB/ACRE	10 LB/1,000 SF
TOTAL	45 LB/ACRE	1.00 LB/1,000 SF

- a). APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER. NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDINGS WHICH ARE MULCHED MAY BE LEFT ON SOIL SURFACE.

- a). WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.
- b). FROST CRACK SEEDING MUST BE DONE IN LATE WINTER OR EARLY SPRING. SUITABLE WEATHER CONDITIONS ARE FREEZING NIGHTS AND THAWING DAYS WITH LITTLE OR NO SNOW COVER. SEEDING RATES MUST BE INCREASED 10 PERCENT WHEN USING THIS METHOD.

- a). HYDRAULIC APPLICATION (HYDROSEEDING) IS A SUITABLE METHOD FOR USE ON CRITICAL AREAS. WHEN HYDROSEEDING, A SEEDBED IS PREPARED IN THE CONVENTIONAL WAY OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND TO REMOVE SURFACE STONES. THE SEEDBED SHOULD BE SIX INCHES IN DIAMETER. SLOPES MUST NOT BE STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY). LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY). FIBER MULCH DOES NOT PROVIDE ADEQUATE SEDIMENT PROTECTION. BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH. SEEDING RATES MUST BE INCREASED BY 10 PERCENT WHEN HYDROSEEDING.

- a). APPLY MULCH ACCORDING TO THE REQUIREMENTS FOR TEMPORARY MULCHING.
- b). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, USE TEMPORARY MULCHING TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

MAINTENANCE

- 1). LIME ACCORDING TO A SOIL TEST OR AT A MINIMUM OF EVERY FIVE YEARS USING A RATE OF TWO TONS PER ACRE (100 POUNDS PER 1,000 SQUARE FEET).
- 2). WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO A SOIL TEST OR BROADCAST BIENNIALY, 300 POUNDS OR 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1,000 SQUARE FEET).
- 3). WHERE LEGUMES PREDOMINATE, FERTILIZE ACCORDING TO A SOIL TEST OR BROADCAST EVERY THREE YEARS 300 POUNDS OF 0-20-20 PER ACRE OR EQUIVALENT (7.5 POUNDS PER 1,000 SQUARE FEET).

3. NONSTRUCTURAL MEASURES

a). HAY BALES

SHEET FLOW APPLICATIONS

INSTALLATION REQUIREMENTS

- 1). BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW FOLLOWING THE GROUND CONTOURS, WITH THE ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- 2). ALL BALES SHALL BE EITHER WIRE BOUND OR STRING TIED. BALES SHALL BE INSTALLED SO THAT BUNDLES ARE ORIENTED AROUND THE SIDES OF THE BALES PARALLEL TO THE GROUND TO PREVENT DETERIORATION OF THE BINDING.
- 3). A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STRAW AND CHANGED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. BALES SHOULD BE PLACED TEN FEET AWAY FROM THE TOE OF SLOPES FROM THE TOE OF SLOPES UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR DIRECTED.

- a). EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.

- a). THE GAPS BETWEEN BALES SHALL BE FILLED BY WEDGING STRAW BETWEEN THEM TO PREVENT WATER FROM FLOWING BETWEEN THE BALES.

CHANNEL FLOW APPLICATIONS

INSTALLATION REQUIREMENTS

- 1). BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE GROUND CONTOURS, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- 2). THE REMAINING STEPS FOR INSTALLING A HAYBALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE WITH THE FOLLOWING ADDITION:

- 1). THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE

- 1). INSPECTION SHALL BE MADE AFTER EACH STORM EVENT AND PERIODICALLY DURING PROLONGED RAIN EVENTS AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
- 2). ACCUMULATED SEDIMENT BEHIND THE BALES SHALL BE REMOVED WHEN IT REACHES 1/2 OF THE ORIGINAL HEIGHT OF THE BALES.

b). FILTER FABRIC FENCE

MATERIALS

1). SYNTHETIC FILTER FABRIC

SYNTHETIC FILTER FABRIC SHALL BE A PEROUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% (MAX) ELONGATION:	
EXTRA STRENGTH	50 LBS./LIN. IN. (MIN.)
STANDARD STRENGTH	30 LBS./LIN. IN. (MIN.)
FLOW RATE	0.3 GAL/SF/MIN (MIN.)

- a). POSTS FOR FILTER FABRIC FENCES SHALL BE EITHER 1 X 2 INCH WOOD OR 0.5 POUND (MINIMUM) PER LINEAL FOOT STEEL, WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.

- a). WIRE FENCE REINFORCEMENT FOR FILTER FABRIC FENCES USING STANDARD STRENGTH MATERIAL SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.

INSTALLATION REQUIREMENTS

- 1). THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES. (HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE). THE FILTER FABRIC FENCE SHALL BE PLACED 10 FEET AWAY FROM THE TOE OF SLOPES UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR DIRECTED.
- 2). WHEN JOINTS ARE NECESSARY, FILTER FABRIC ROLL ENDS SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

- a). POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM DEPTH OF 12 INCHES.

- a). WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR RING RINGS. THE WIRE SHALL EXTEND INTO A TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

- a). THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED, WIRED OR TIED TO THE WIRE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH.

- a). WHEN EXTRA STRENGTH FILTER FABRIC OR BURLAP AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED.

- a). THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

MAINTENANCE

- 1). INSPECTION SHALL BE MADE AFTER EACH STORM EVENT AND PERIODICALLY DURING PROLONGED RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE AS REQUIRED.
- 2). ACCUMULATED SEDIMENT BEHIND THE FABRIC SHALL BE REMOVED WHEN IT REACHES 1/2 OF THE HEIGHT OF THE BARRIER.

c). GRADING

- 1). ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- 2). AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

- a). ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SURFACE SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

- a). FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

- a). FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

- a). FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

- a). TOPSOILING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS FOR TOPSOILING.

- a). ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING OPERATIONS.

d). TOPSOILING

MATERIALS

- 1). AN INVESTIGATION SHALL BE MADE TO DETERMINE IF THERE IS A SUFFICIENT QUANTITY OF TOPSOIL OF GOOD QUALITY ON THE SITE TO JUSTIFY STRIPPING. HIGH QUALITY TOPSOIL SHALL BE FRAGILE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). OTHER SOIL TYPES WITH HIGH ORGANIC CONTENT MAY BE FOUND SUITABLE AFTER TESTING. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT A HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

- 2). ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY TO DETERMINE THE PROPER APPLICATION RATES OF LIME AND FERTILIZER.

- a). STRIPPING OF TOPSOIL SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. THE DEPTH OF REMOVAL MAY VARY DEPENDING ON THE SITE CONDITIONS. ALL SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO BEGINNING STRIPPING OPERATIONS.

- a). TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL SURFACE WATER FLOW IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.

- a). SLOPES OF STOCKPILES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

- a). A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.

- a). TEMPORARY SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF THE STOCKPILE IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE COVER REQUIREMENTS.

- a). PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE DRAWINGS.

- a). WHERE THE PH OF THE SUBSOIL IS 6.0 OR LESS, GROUND AGRICULTURAL LIMESTONE SHALL BE SPREAD IN ACCORDANCE WITH THE SOIL TEST OR THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.

- a). AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY DISCING OR SCARPING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.

- a). TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SEEDING OR SEEDING. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

- a). TOPSOIL SHOULD BE COMPACTED ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A UNIFORM FIRM SEEDBED FOR THE ESTABLISHMENT OF A HIGH MAINTENANCE TURF. UNIFORM CONTACT IS TO BE AVOIDED AS IT INCREASES RUNOFF VELOCITY AND VOLUME, AND PREVENTS SEED GERMINATION.

e). TEMPORARY MULCHING

INSTALLATION REQUIREMENTS

ORGANIC MULCHES

- 1). ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED BELOW.

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES	RATES	PER 1000 SF
STRAW OR HAY	1-1/2 - 2 TONS	70-90 LB
WOOD FIBER	1000-2000 LB	25-50 LB
CORN STALKS	4-6 TONS	185-275 LB
WOOD CHIPS	4-6 TONS	185-275 LB
SHREDDED BARK	50-75 CY	1-2 CY

MATERIALS

- 1). SELECT MULCH MATERIALS BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS AND LABOR AND EQUIPMENT. OTHER MATERIALS MAY BE USED ONLY WITH THE PERMISSION OF THE APPROVING AUTHORITY.

APPLICATION

- 1). MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE. WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND PLACE 70-90 POUNDS (1-1/2 TO 2 TONS) OF STRAW OR HAY IN EACH SECTION TO ENSURE UNIFORM DISTRIBUTION.

ANCHORING

- 1). HAY OR STRAW MULCHES MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT WINDBLOWING. HAY OR STRAW MULCH MAY BE ANCHORED BY TRACKING WITH CONSTRUCTION EQUIPMENT OR BY USING MULCH NETTING OR LIQUID MULCH ENDS.

MAINTENANCE

- 1). ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR HILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH SHOULD BE APPLIED. NETS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR DISAGGREGATION OCCUR, REINSTALL NET AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FINALLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

DUST CONTROL

INSTALLATION REQUIREMENTS

WATER

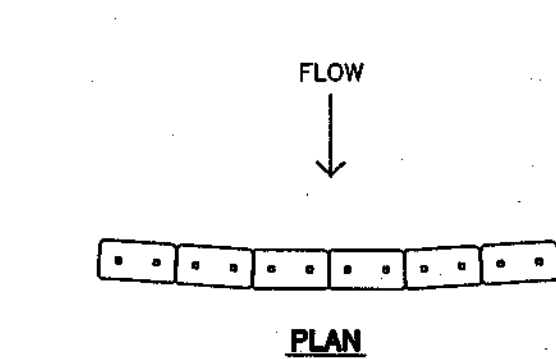
- 1). THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE QUANTITIES OF WATER TO CONTROL DUST.

STONE

- 1). COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. IN AREAS ADJACENT TO WATERWAYS USE CHEMICALLY STABLE AGGREGATE.

MAINTENANCE

- 1). WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

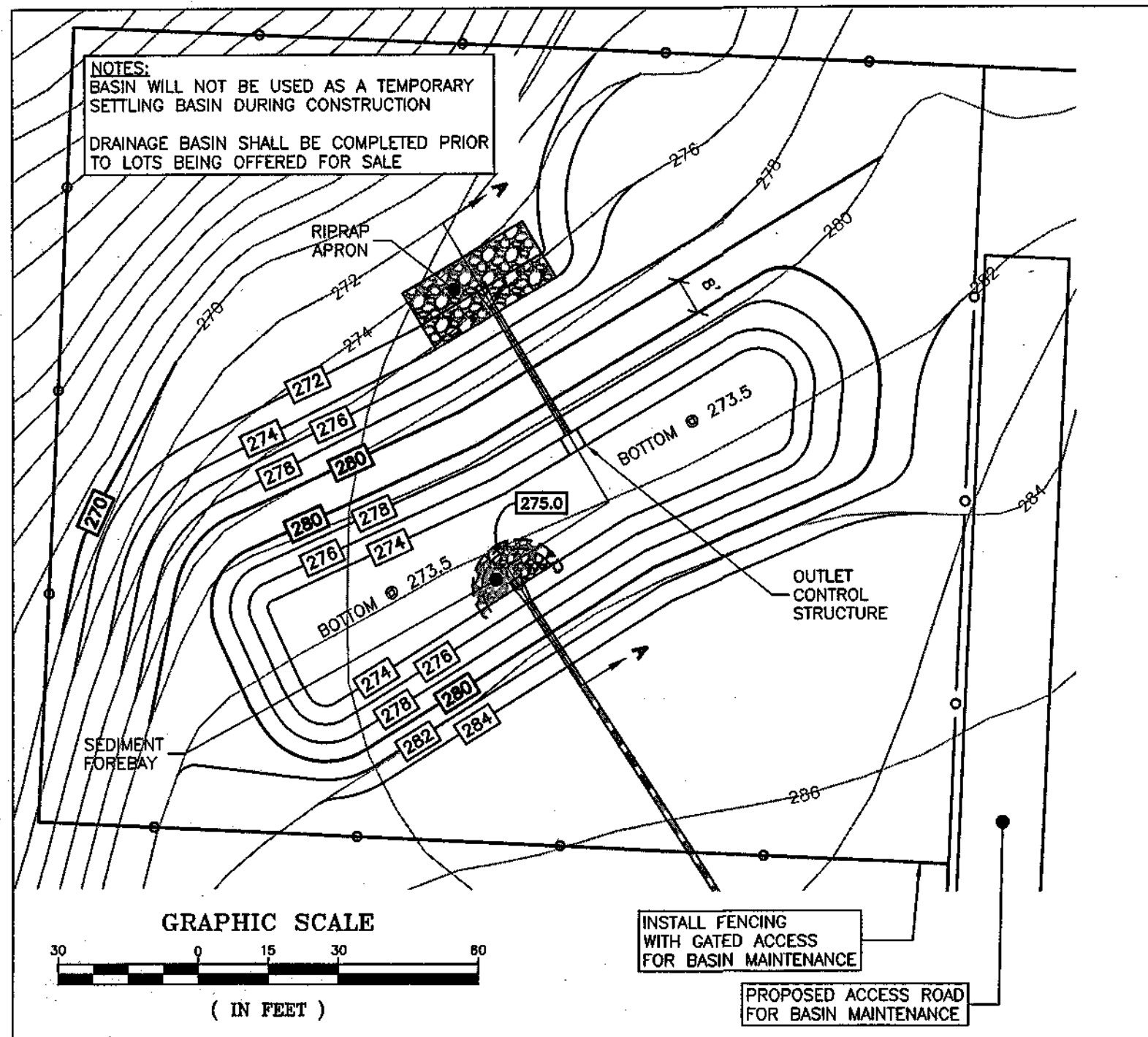


SECTION

HAY BALE SEDIMENT BARRIER

NOT TO SCALE

1. EXCAVATE 4" DEEP TRENCH FOR LENGTH OF BALES.
 2. PLACE AND STAKE BALES. TWO (2) STAKES PER BALE.
 3. WEDGE LOOSE STRAW BETWEEN BALES.
 4. BACKFILL AND COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF BARRIER.
1. INSPECT BALES AFTER EACH STORM EVENT.
 2. REMOVE ACCUMULATED SEDIMENT FROM BALES WHEN IT REACHES 1/2 THE HEIGHT OF THE BARRIER.

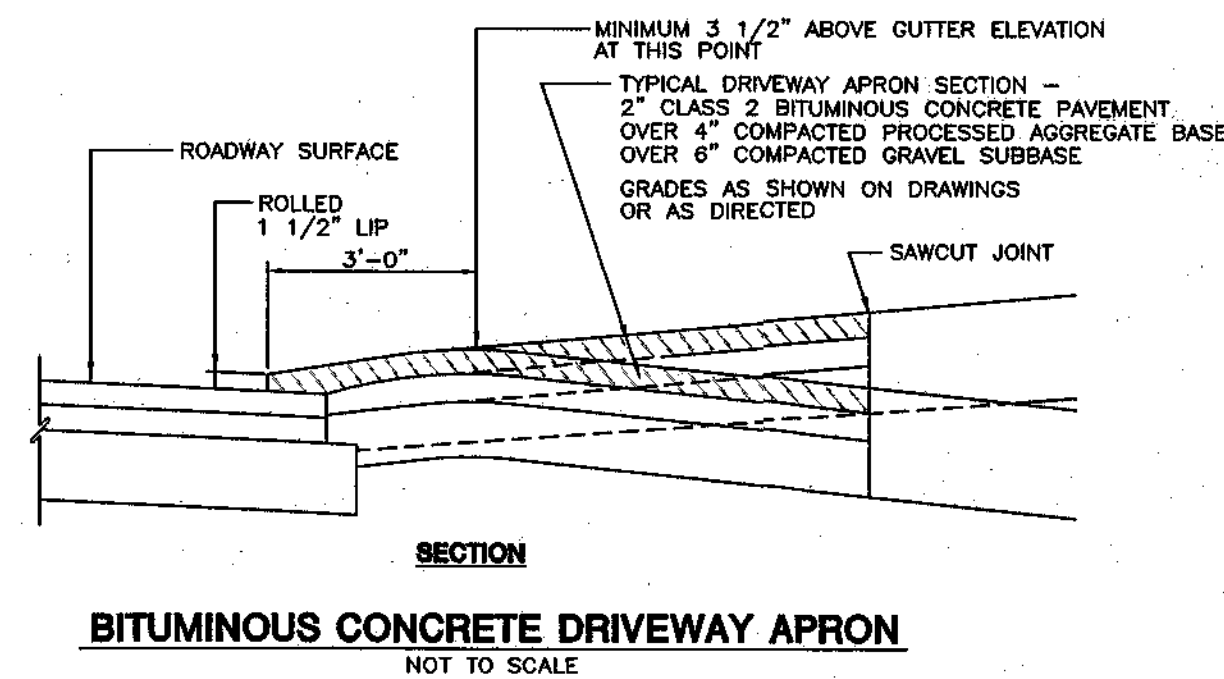


- Guidance Document**
- Detention Basin Construction Notes:**
- Detention basin embankments shall be constructed of silty sand and/or clayey materials. On-site borrow material may be used if suitable deposits are found. Embankment fill shall contain at least 15% by weight of material passing the #200 sieve and not more than 50% passing the #100 sieve.
 - Embankment fill shall have no stones larger than six (6) inches in their greatest dimension. No stones larger than three (3) inches in their greatest dimension shall be allowed within two (2) feet of structures or pipes.
 - All fill material shall be free of topsoil, roots, stumps, organics, frozen material and other deleterious matter.
 - All embankment material shall be compacted to 95% minimum relative compaction as determined by ASTM D1557 - Modified Proctor. The maximum loose lift thickness of embankment fill shall be twelve (12) inches.
 - Sufficient dewatering equipment shall be provided to dewater excavations for proposed embankments, cutoff trenches and other construction.
 - All topsoil, organics, roots and other deleterious matter shall be removed from the existing ground surface prior to construction of the proposed embankments. Areas on which fill is to be placed shall be scarified prior to the placement of fill.
 - All embankments and disturbed areas of the detention basin shall be permanently stabilized with four (4) inches of loam, seed and mulch. Suitable hydroseeding equipment may be used for application of seed, mulch and/or fertilizer. The following seed mix shall be used in these areas, or as proposed on the Site Development Plan:

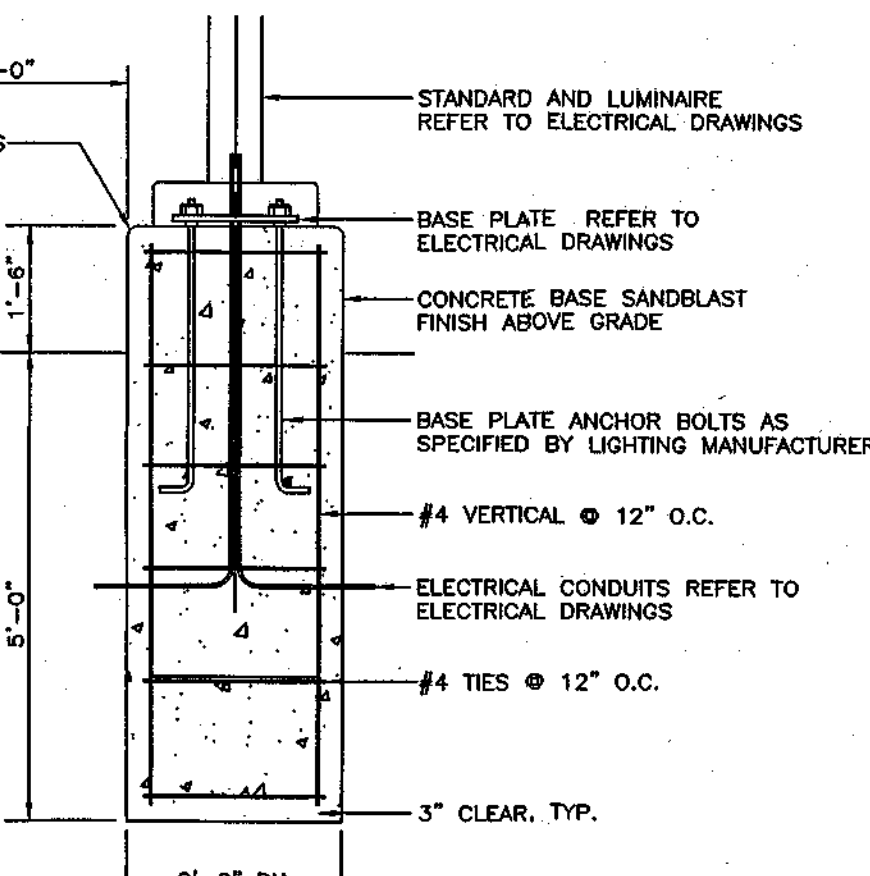
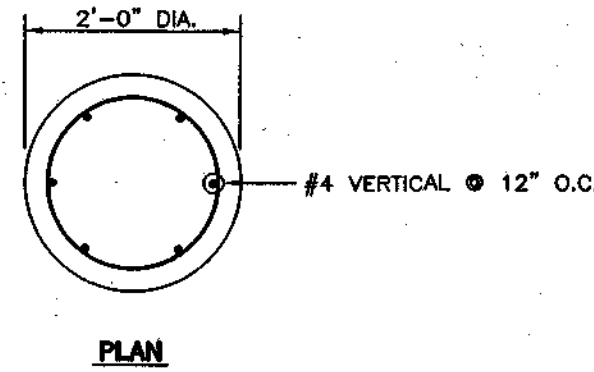
Variety	Lbs/Acre
Creeping Red Fescue	20
Redtop	2
Crown Vetch	15
Total	37
 - The bottom and sides of the detention basin shall be permanently stabilized with four (4) inches of Pervious Topsoil Mix, seed and mulch. The Pervious Topsoil Mix for use in the detention basin shall conform to the Requirements of Article M.13.01 of DOT Form 818 with the following gradation:

Sieve	% Passing
#10	100
#40	60-80
#80	5
#200	0

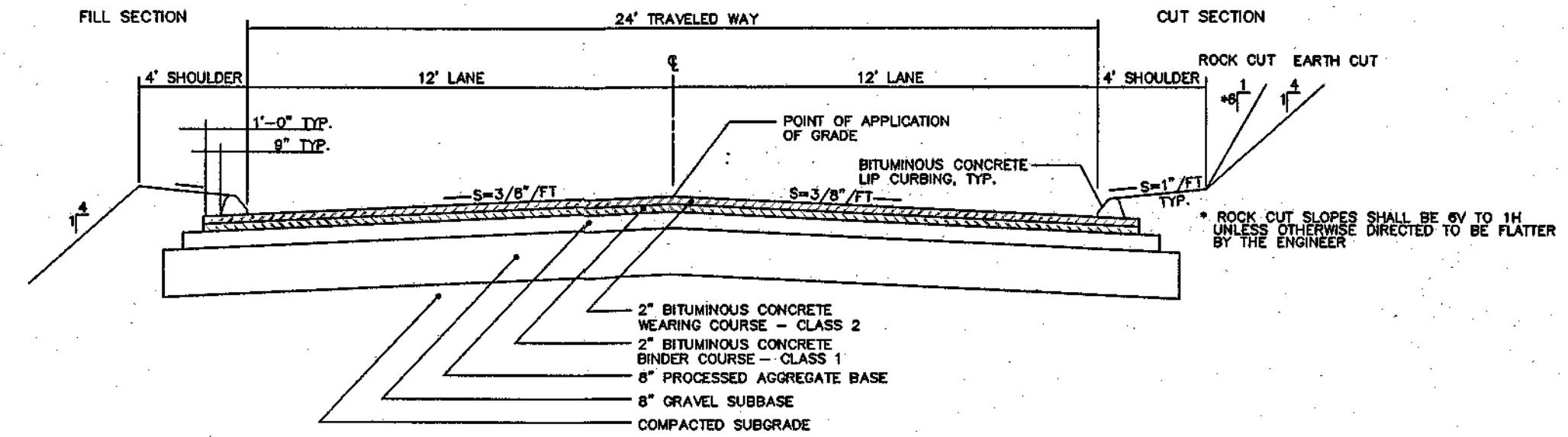
Do not compact material during installation.



BITUMINOUS CONCRETE DRIVEWAY APRON
NOT TO SCALE

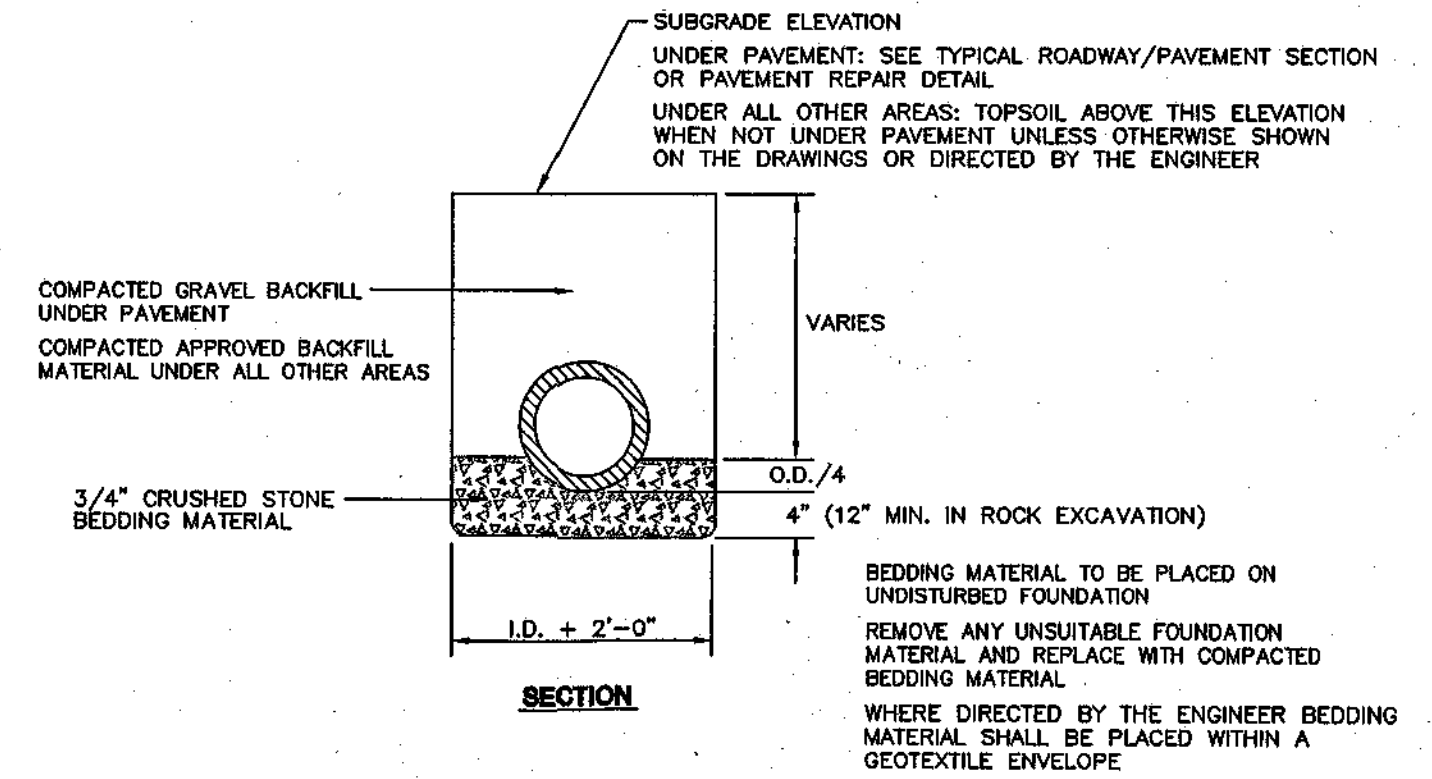


LIGHT STANDARD BASE
NOT TO SCALE

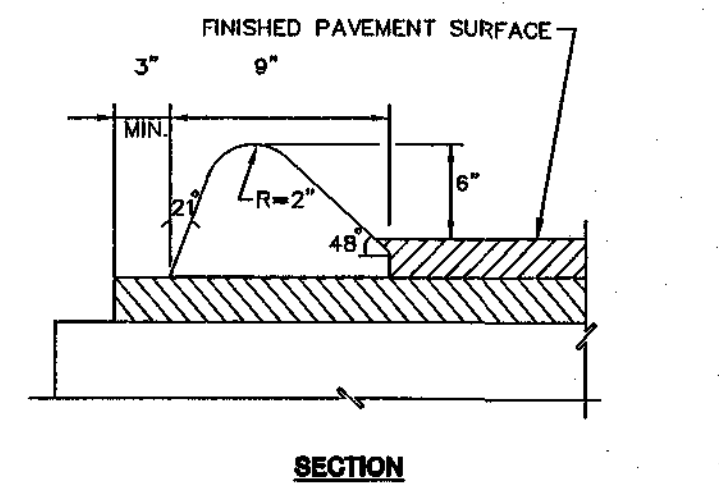
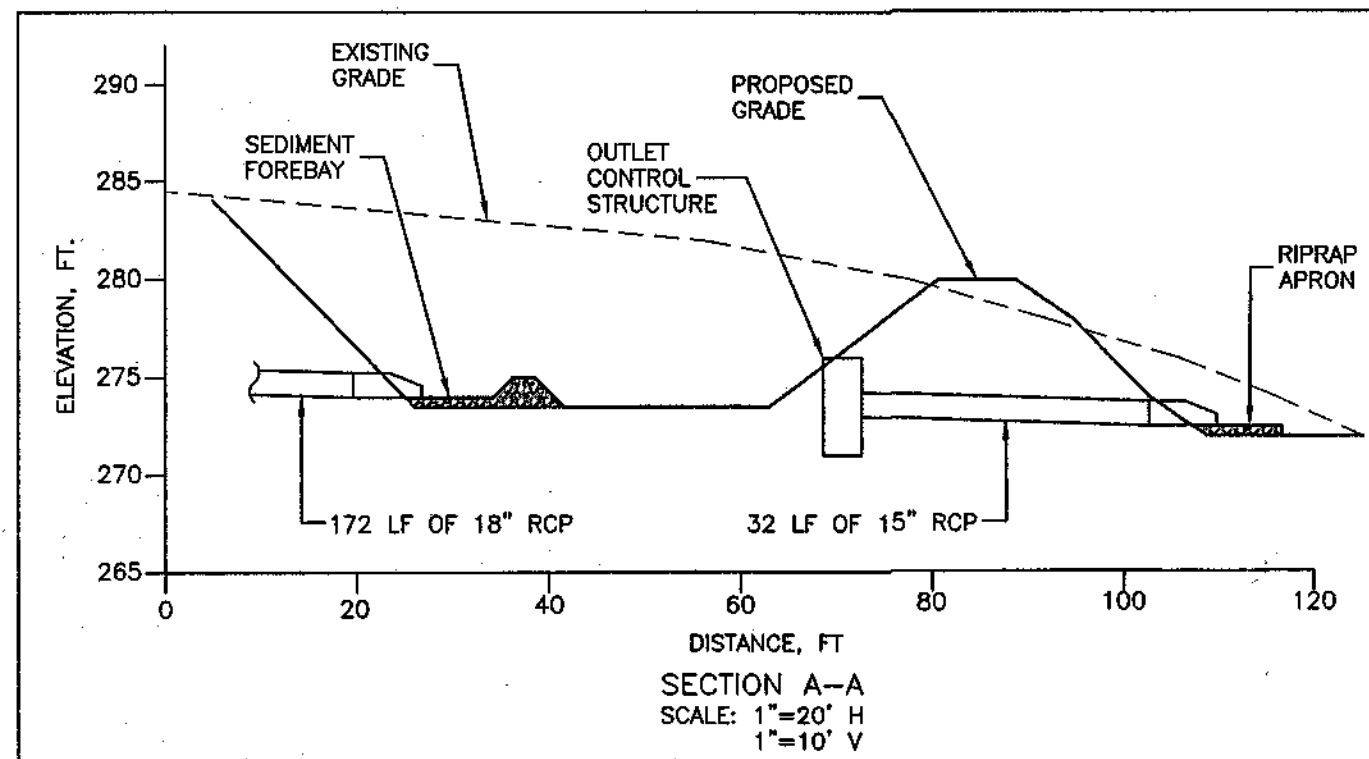


TYPICAL ACCESS ROADWAY SECTION
NOT TO SCALE

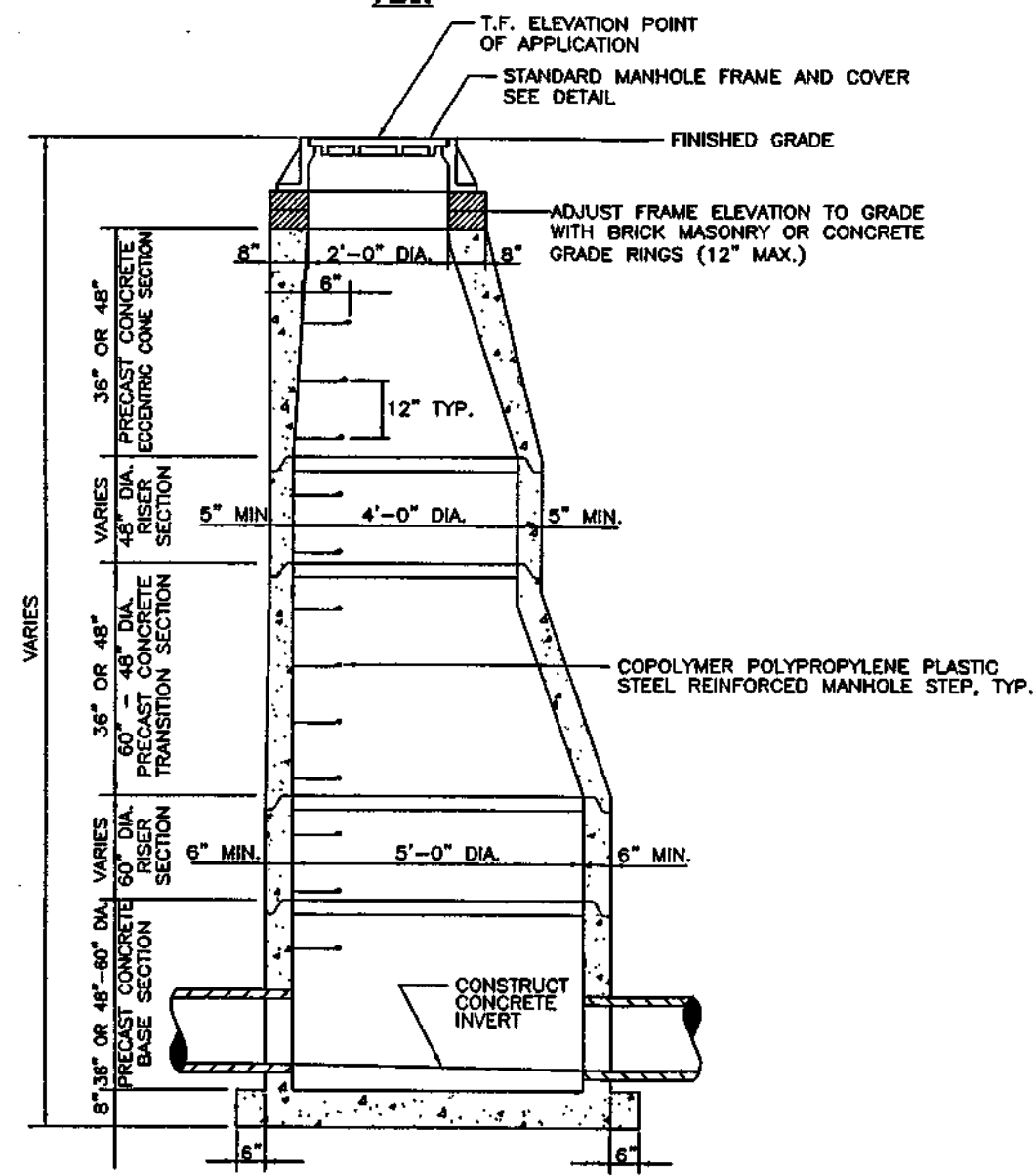
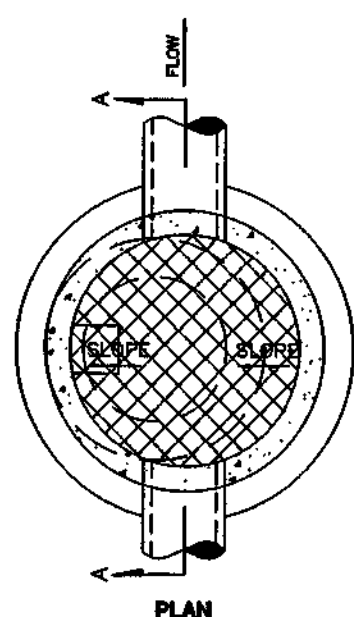
- NOTES:**
- PROVIDE 6\"/>



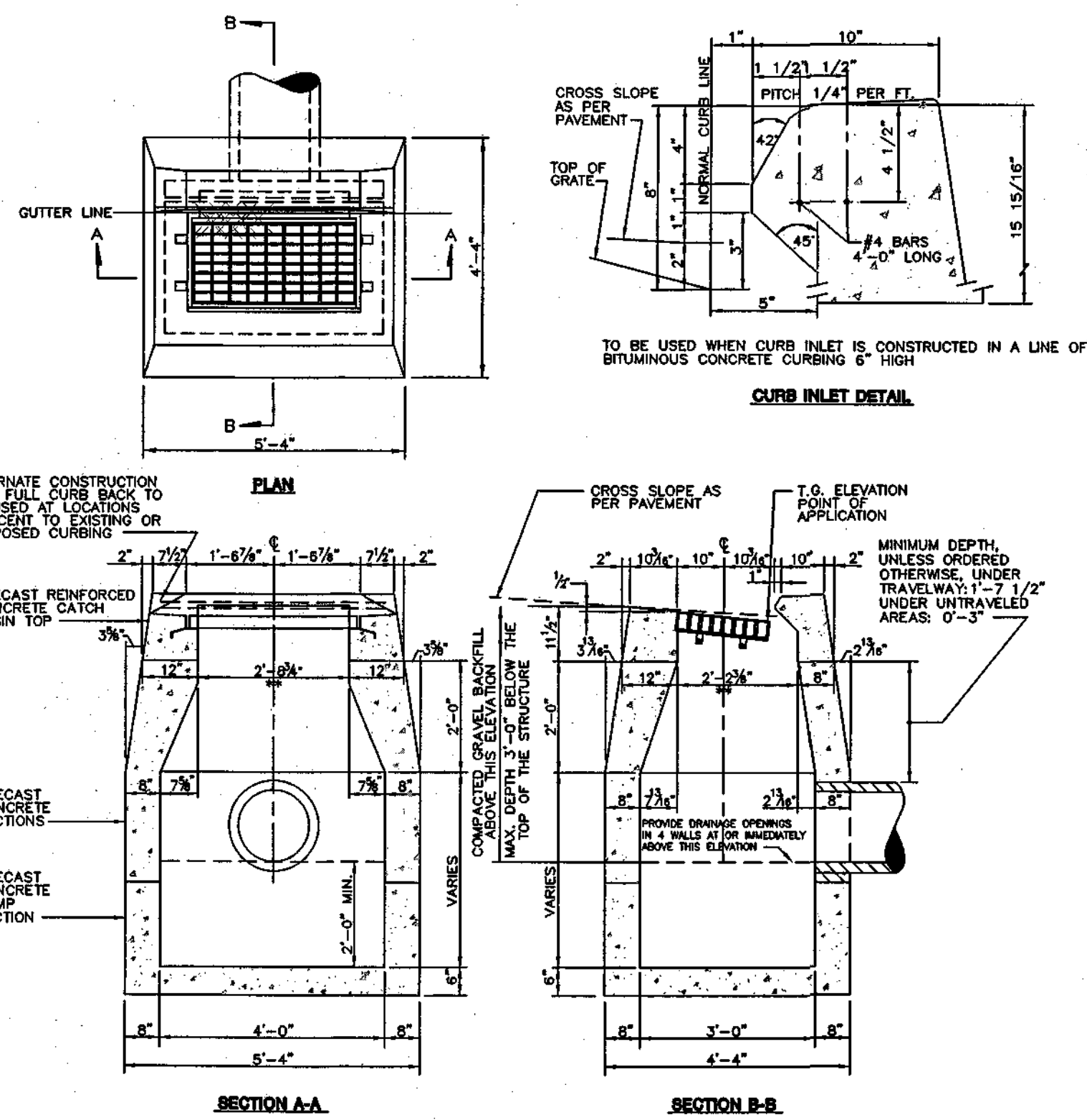
RCP DRAINAGE PIPE TRENCH
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



60\"/>

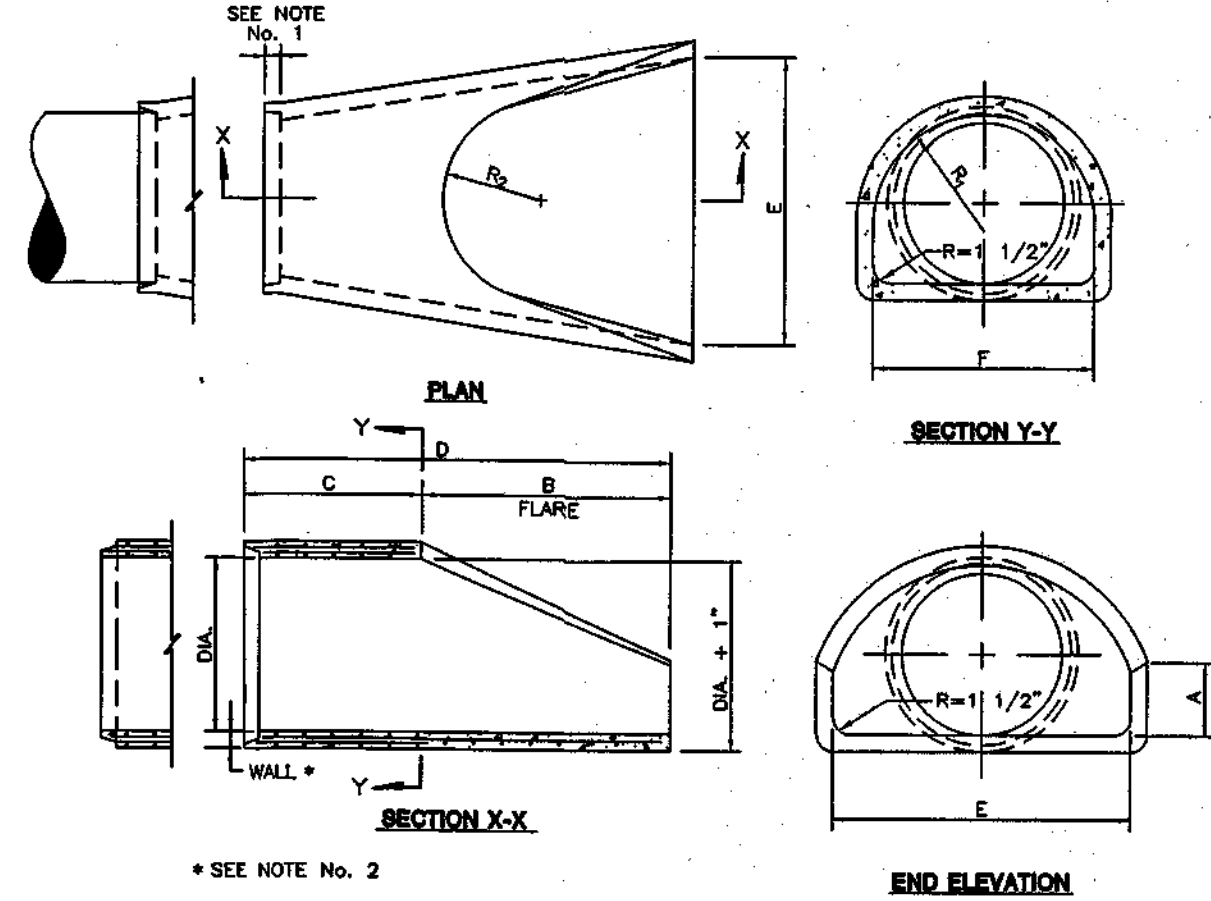


- NOTES:**
- CT D.O.T. STANDARD 507K GALVANIZED STEEL FRAMES AND GRATES. ALL GRATES SHALL BE TYPE A.
 - WHERE DIRECTED BY THE ENGINEER SET SUMP SECTION ON A 12\"/>

TYPE C CATCH BASIN
NOT TO SCALE

DIMENSIONS FOR REINFORCED CONCRETE CULVERT END										FLARE REINFORCEMENT ONE LAYER ONLY IN	
DIA.	A	B	C	D	E	F	R ₁	R ₂		MIN. AREA OF REINFORCEMENT PER LINEAL FOOT	MIN. AREA OF REINFORCEMENT PER LINEAL FOOT
18"	4"	2'-0"	4'-0 3/8"	8'-0 3/8"	2'-0"	1'-3 15/16"	18 1/4"	11"	0.048	0.054	0.054
24"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"	1'-6 1/2"	11"	0.054	0.054	0.054
30"	8"	2'-3"	3'-10"	6'-1"	3'-0"	2'-3"	1'-3 1/2"	11"	0.060	0.060	0.060
36"	10"	2'-11"	3'-2"	6'-1"	3'-0"	2'-3 1/2"	1'-4"	11"	0.066	0.066	0.066
42"	12"	3'-7 1/2"	2'-4"	6'-1 1/2"	2'-0"	2'-3 3/16"	1'-4 13/16"	11"	0.072	0.072	0.072
48"	14"	4'-0"	1'-7 3/4"	6'-1 3/4"	2'-0"	3'-1"	1'-6 1/2"	11"	0.084	0.084	0.084
54"	16"	4'-3"	2'-10 3/4"	6'-1 3/4"	2'-0"	2'-11 13/16"	2'-0 3/8"	11"	0.096	0.096	0.096
60"	18"	4'-3"	2'-11"	6'-2"	2'-0"	4'-5 7/8"	2'-3 1/2"	11"	0.108	0.108	0.108
66"	20"	4'-3"	2'-2"	6'-2"	2'-0"	4'-8 1/2"	2'-4 1/2"	11"	0.120	0.120	0.120
72"	22"	4'-3"	2'-2"	6'-2"	2'-0"	5'-1 1/2"	2'-5 1/8"	11"	0.132	0.132	0.132
78"	24"	4'-3"	2'-2"	6'-2"	2'-0"	5'-4 1/2"	2'-6"	11"	0.144	0.144	0.144

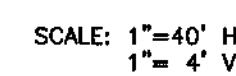
- NOTES:**
- JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
 - WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.



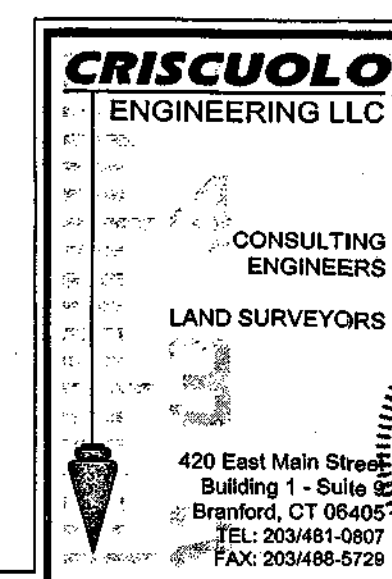
REINFORCED CONCRETE CULVERT END
NOT TO SCALE

CRISCUOLO ENGINEERING LLC CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 3 Branford, CT 06405 TEL: 203/481-9607 FAX: 203/488-9728	6/11/2024 REV. PER TOWN ENGINEER'S COMMENTS REV. DATE: 5/9/2024 SCALE: AS SHOWN DRAWN: J.T.G. CHECKED: J.M.P. JOB: 2019.049	JOB TITLE: PROPERTY LOCATED AT #118 PARSONAGE HILL ROAD NORTH BRANFORD, CONNECTICUT PREPARED FOR: LUANCI CONSTRUCTION, LLC DRAWING TITLE: SITE DETAILS ASSessor's MAP 51A, LOT 8	DRAWING NO.: 5 OF 6 CAD FILE: 2019-049P08
	RECEIVED JUN 17 2024 PLANNING & ZONING DEPT. PZ # 2024-10		
	RECEIVED JUN 17 2024 PLANNING & ZONING DEPT. PZ # 2024-10		
	RECEIVED JUN 17 2024 PLANNING & ZONING DEPT. PZ # 2024-10		

Z:\2019\0119-049\DWG\2019-049P08.dwg, 6/17/2024 9:27:07 AM



PZ# 2024-10



JOB TITLE:	
PROPERTY LOCATED AT #118 PARSONAGE HILL ROAD NORTH BRANFORD, CONNECTICUT	
PREPARED FOR:	
LUANCI CONSTRUCTION, LLC	
DRAWING TITLE:	DRAWING NO.:
ROAD PROFILE	6 OF 6
ASSessor's MAP 51A, LOT 8	CADD FILE: 2018-049P08

Referral 2.5: Town of North Haven

Subject: Proposed Amendment to the North Haven Zoning Regulations to modify Section 2.1.1.5 (a) regarding schools and colleges operated by a governmental unit or nonprofit corporation in Residential Zoning Districts. Received: June 6th, 2024. Public Hearing: August 5th, 2024.

Staff Recommendation:

The proposed subdivision does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

Background:

A private applicant is proposing to amend the North Haven Zoning regulation 2.1.1.5 (a) to add minimum lot sizes for schools and colleges operated by a government unit or nonprofit corporations and camps for children under 16 years of age. Specifically, schools and colleges will only be allowed on lots no less than 10 acres, of which no less than 5 acres must be buildable, and camps will only be allowed on lots no less than the Required Lot Area set forth in Section 2.1.1.9 of the Regulations (40,000 sf, 20,000 sf, and 12,000 sf for R-40, R-20, and R-12 zones, respectively).

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

Tel. (203) 239-5321

Fax (203) 234-2130

5 June 2024

Ms. Stephanie Camp
Regional Land Use Planner
South Central Regional Council of Governments
127 Washington Avenue-4th Floor West
North Haven, CT 06473

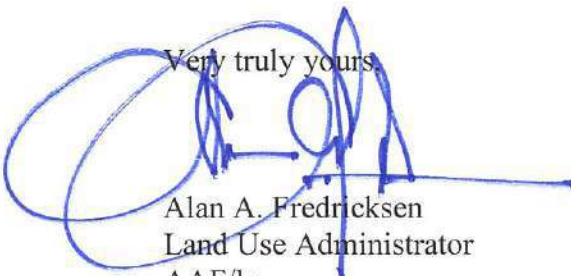
Re: Proposed Amendment to the North Haven Zoning Regulations to modify Section 2.1.1.5 (a) regarding schools and colleges operated by a governmental unit or nonprofit corporation in Residential Zoning Districts.

Dear Ms. Camp,

In accordance with Connecticut General State Statutes, enclosed please find a copy of the above referenced proposed amendment to the North Haven Zoning Regulations.

A Public Hearing for this application is scheduled for 5 August 2024.

Very truly yours,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
Enclosures

cc: Michael J. Freda, First Selectman
V. Carlson, Chairman, Planning & Zoning Commission

Date of Receipt
Fee and date paid

#P24-11

File Number

Approval date

TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM
(Only one item per form)

R

ZONE

(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)

TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND MUST INCLUDE THE FOLLOWING:

- Site plan approval (Submit 8 copies of the site plan)
- Certified A-2 Survey
- 2 copies of Bond Estimate Form
- Cite the regulation that permits proposed use

TITLE OF PLAN:

Date and most current revision date of plan: _____

CAM site plan review (Submit 8 copies)

☒ Amend zoning regulations 2.1.1.5 (a) Section to be amended (Submit 8 copies of proposed amendment)

Proposed zone change (Submit 8 copies of location map)

Special Permit Cite regulation that authorized the special permit

Fill permit (Submit 8 copies)

Excavation permit (Submit 8 copies)

Permit to grade or regrade the property (Submit 8 copies of a certified plan showing existing grades and proposed grades)

ANSWER ALL QUESTIONS THAT ARE APPLICABLE OR WRITE N/A:

Does the property for which this application is submitted:

Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality

Lie within the Coastal Area Management boundary

Contain any wetlands and/or watercourses

Lie within the Aquifer Protection Zone

Lie within the Channel Encroachment Zone

Lie within the floodplain or floodway

Lie within 50' of the Quinnipiac River or Muddy River

RECEIVED

MAY 30 2024

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT
ENGINEER'S PHONE NUMBER

ENGINEER'S NAME

John A. Parese

Print Applicant's Name

2319 Whitney Avenue, Hamden, CT 06518

Applicant's Address

(203) 281-2700

Applicant's Phone Number

Applicant's Signature

Print Owner's Name

Owner's Address

Owner's Phone Number

Owner's Signature

Proposed amendment to Subsection 2.1.1.5 (a):

Existing text of Subsection 2.1.1.5 (a):

2.1.1.5 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations. Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

- (a) Schools and colleges operated by a governmental unit or nonprofit corporation, including camps for children under 16 years of age operated by a nonprofit corporation.

Proposed amendment to Subsection 2.1.1.5 (a) underscored below:

- (a) Schools and colleges operated by a governmental unit or nonprofit corporation on lots having an area of no less than 10 acres in North Haven, no less than 5 acres of which must be buildable, (that is, neither ledge, inland wetlands, nor watercourse); and camps for children under 16 years of age operated by a nonprofit corporation, on a lot having an area no less than the Required Lot Area set forth in Section 2.1.1.9 of these Regulations.

Purpose:

This amendment is intended to ensure that schools have sufficient land to accommodate facilities for students, teachers, and support staff, and prevent overbuilding on undersized sites in residential zones.

Referral 2.6: City of Derby

Subject: Proposed Amendment to the Derby Zoning Regulations to modify Sections 195-15.B and 195-54.A regarding adult day cares as a permitted use. Received: June 18th, 2024. Public Hearing: July 16th, 2024.

Staff Recommendation:

The proposed subdivision does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

Background:

A private applicant is proposing to amend Derby Zoning regulations to add adult day cares as a permitted use in Section 195-15.B and add parking standards for adult day cares to Section 195-54.A, specifically that there shall be one parking space per employee and one parking space per six participants. The applicant plans for seven employees and fifteen-eighteen participants, requiring a maximum of ten parking spaces. The property is already developed.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

PLANNING & ZONING COMMISSION
1 ELIZABETH ST., DERBY, CT 06418

APPLICATION FOR CHANGE OF ZONE OR ZONE TEXT CHANGE

The undersigned applicant hereby requests the Zoning Commission of the City of Derby to change the zone of property hereinafter described in accordance with the state and local zoning laws applicable thereto.

DATE SUBMITTED 6/13/2024

FEE \$150.00

1. APPLICANT JoBeth Foley j.foley@in-homeangels.com

2. ADDRESS 308 Hemlock Drive Orange CT 06477

3. TELE. # 203-808-8727

4. INTEREST: () Owners (☒) Agent

5. Other persons, firms or corporations represented by applicant.

6. ADDRESS _____

7. TELE. # _____

8. INTEREST: () Owners () Agent

9. LOCATION OF PROPOSED CHANGE: Zone text Admendment

10. LEGAL DESCRIPTION OF PROPERTY: LOTS() BLOCK() ADDITION()

11. AREA OF SUBJECT PROPERTY, SQ. FEET, OR ACRES _____

12. PRESENT ZONE: N/A

13. PROPOSED ZONE: N/A

14. Describe briefly the nature and expected effect of the change. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed change necessary.

15. Use and development proposed for the property to be re-zoned, including time schedule for such development.

16. Exhibits submitted, number & kind. Add Adult Day care as permitted use to Section 195-15.B, Add Parking Standard for Adult Day care to Section 195-54.A min. Parking Space per employee plus 1 space per 6 participants

JoBeth Foley
Applicant's Signature



Amanda Davis <a.davis@in-homeangels.com>

Statement of use for In-Home Angels Adult Day LLC

Amanda Davis <a.davis@in-homeangels.com>

Tue, Jun 11, 2024 at 3:09 PM

To: Inarowski@derbyct.gov

Cc: jobeth Foley <j.foley@in-homeangels.com>

Hello,

Our business is In-Home Angels Adult Day LLC located at 114 Sodom Lane Derby, CT 06418.

In-Home Angels Adult Day LLC is an adult day program for seniors and cognitively impaired adults who need assistance or supervision during the day. The adult day offers social activities/social interaction, daily exercise, mental stimulation, indoor gardening, transportation, daily breakfast, lunch and snacks. In-Home Angels Adult Day provides respite care and helps give the daily full time caregivers the support they need for breaks.

In-Home Angels Adult Day LLC will be open Monday-Saturday 9am-4pm.

There will be 7 employees that will be working in the building we originally planned for 11 but we will only be needing 7. We will be providing services to approximately 15-18 participants.

We have two additional companies that we will be running out of this building. For office space only we have In-Home Angels LLC which is a non medical home care agency that provides homemaking and companion care to people in the comfort of their own homes. Also operating out of this space we have a non profit called In-Home Angels Foundation INC.

Thank you,

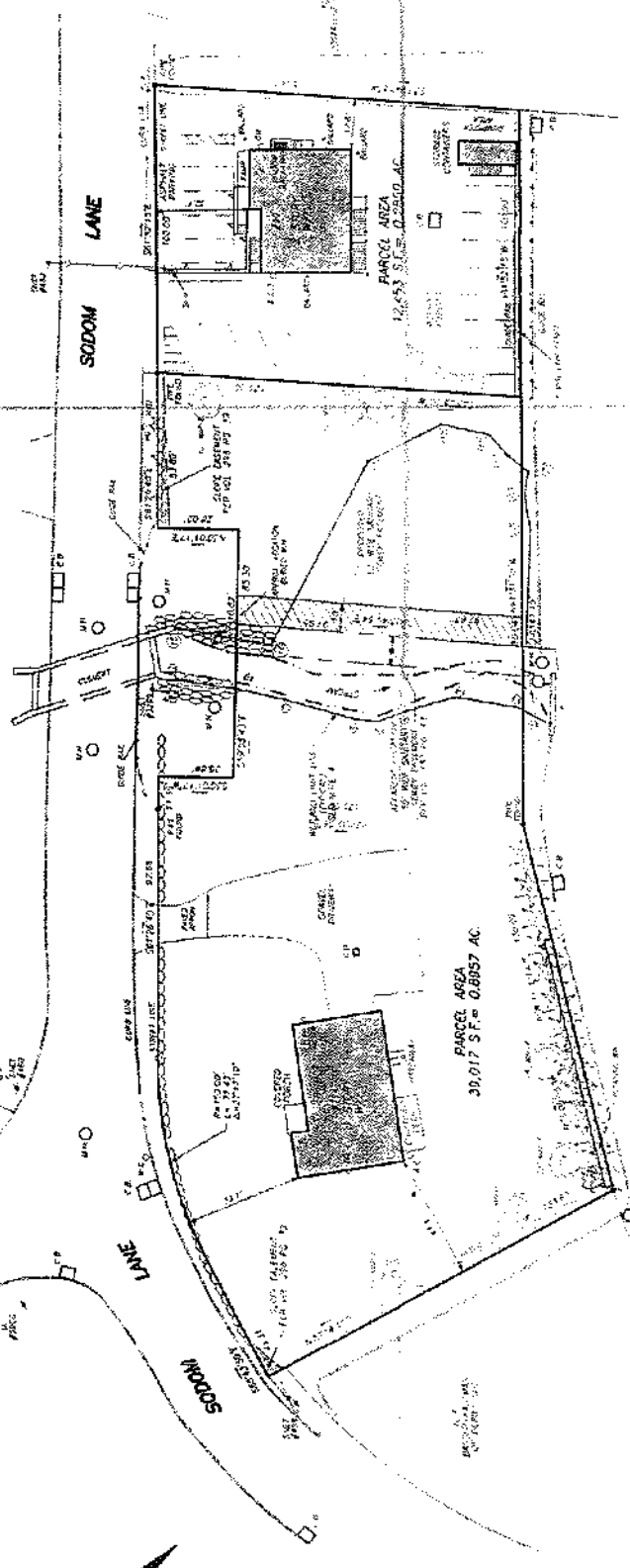
Amanda Davis

Executive Director

(203)463-8860

a.davis@in-homeangels.com



[illegible][illegible]

1. $\mathcal{H} = \{f_1, f_2, \dots, f_n\}$ is a set of functions from \mathcal{X} to \mathcal{Y} .
 2. \mathcal{H} is a linear space.

[illegible]

Property Location:

State Class: 101 Card 7 of 1

Assessment Information	
Appraised Value:	Prior
Land:	60,500
Building:	175,800
Total:	236,300
Assessed Information:	220,100
Value:	185,410

Effective DOV:	10/1/2020
Value Flag:	COST
Manual Override Reason:	NO OVERRIDE

Census Tract: 1201
District: 0
Estimates
MRA:
Weighted:
Market:

Book/Page	Date	Sales History		Price	Type	Validity
431/155	02/14/2005			240,000	2	0

Permit Information			
Date	Permit #	Price	Purpose
05/09/2017	10554	2,520	Roofing
03/31/2008	7592	5,000	1 Fam Hse To Of
			% Comp.
			100
			100

Land Information			
Type	Size	Grade	Influence Factor 1, 2 and % Value
Primary	A	0.93 0	Welland Easement -15 60 530

<i>Total Acres for this Parcel</i>	<i>Total Land Value</i>
0.93	60,500

[illegible]

univers
(7.5.66.19)

Printed Tue, Jun 11, 2024