

# CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5<sup>TH</sup> FLOOR, NEW HAVEN, CT 06510-2010  
PHONE 203.946.6379 FAX 203.946.7815

## Application for Development Permit

# DATA

CHECK BOX  WHERE APPROPRIATE. PRINT OR TYPE INFORMATION IN SPACE PROVIDED.

### 1. Project Address(es)

21 Prospect St., 173 Grove St., 2, 10, 12  
& 24 Hillhouse Ave., Hillhouse Ave.  
(Block A of PDU 14)\*

A/K/A:

Tax Map-Block-Parcel(s)  
244-0332-00100, 00200, 00300, 00301,  
00400, 00500, 00601, 00602

Nearest Cross Street: Grove St.

\*Project is on a portion of Block A of PDU 14

	THIS BOX IS FOR CITY USE ONLY		
	File #	Fee Paid	Date [yy-mm-dd]
<input type="checkbox"/> Check Here if Fee Exempt.	#	\$	/ /
<input type="checkbox"/> As-of Right	#	\$	/ /
<input type="checkbox"/> Zoning Relief	#	\$	/ /
<input type="checkbox"/> Development Permit	#	\$	/ /
.....This includes <input type="checkbox"/> Site Plan Review. ... <input type="checkbox"/> CSPR ... <input type="checkbox"/> SESC... <input type="checkbox"/> IW			
<input type="checkbox"/> Flood Development Permit	#	\$	/ /
<input type="checkbox"/> Performance Bond	#	\$	/ /
<input type="checkbox"/> Building Permit	#	\$	/ /

### 2. Property Owner Information & Consent

Name: Yale University

Firm: By Jack F. Callahan, Senior Vice President for Operations

Street Address: 2 Whitney Avenue

City: New Haven State: CT ZIP: 06520-8297

Daytime Phone: 203-432-1185

Business  Home  Answering Service

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

E-Mail: jack.callahan@yale.edu

As OWNER OF THE PROPERTY I hereby authorize this development permit application, and:

1. I consent to necessary and proper inspections of the above property by agents of the City at a reasonable time after an application is made, and
2. I certify that I am familiar with all of the information provided in this application, and
3. I am aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties, and
4. I certify that this project conforms to zoning or has applied for or been granted zoning relief.

Dated: May 3, 2023

Jack F. Callahan  
Signature of PROPERTY OWNER

### 3. Applicant Information & Certification

Name

Firm

Street Address

City State ZIP

As APPLICANT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: \_\_\_\_\_, 20 \_\_\_\_

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Daytime Phone: \_\_\_\_\_

Business  Home  Answering Service

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

E-Mail: \_\_\_\_\_

\_\_\_\_\_  
Signature of APPLICANT

### 4. Authorized Agent Information

Name: James Elmasry

Firm: Yale University

Street Address: 2 Whitney Avenue

City: New Haven State: CT ZIP: 06520-8297

Daytime Phone: 203-432-3875

Business  Home  Answering Service

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

E-Mail: james.elmasry@yale.edu

Check  One: The AUTHORIZED AGENT for the attached Development Application is:

Lessee  Attorney  Architect  Engineer  Real Estate Agent  Contractor  Other-Specify Sr. Program Planner

As AUTHORIZED AGENT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: May 3, 2023

James Elmasry  
Signature of AUTHORIZED AGENT

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## Application for Development Permit

## WORKSHEET

1. Calculate **LOT AREA** as defined by the New Haven Zoning Ordinance excluding the following categories:

- Wetlands and Watercourses as defined in Sections 22a-38 15&16) C.G.S. and appearing on New Haven County USDA Soil Conservation Service Soil Survey.
- State-designated Tidal Wetlands defined and mapped under Sections 22a-29(a)(2) and 22a-30 C.G.S.
- Any parcel area below the Mean High Water Mark.

### LOT AREA CALCULATION WORKSHEET

**ZONING LOT AREA = TAX PARCEL AREA MINUS STEP 1 TOTAL**

**STEP 1 Add Items A. through C. below:**

**STEP 2: Subtract STEP 1 TOTAL from Tax Parcel**

**Area:**

A. Tidal Wetlands-----	0	SF	<b>TAX PARCEL AREA:</b>	220,464	SF
B. Area below Mean High Water Mark -----	0	SF			
C. Inland Wetlands & Watercourses -----	0	SF	<b>MINUS STEP 1 TOTAL:</b>	0	SF
= STEP 1 TOTAL	0	SF	<b>ZONING LOT AREA:</b>	220,464	SF

## 2. ZONING TABLE (Fill in below or include on submission drawing cover sheet.)

### RESIDENTIAL PROJECTS

ZONING DISTRICT: <u>    </u> Not Applicable = <input checked="" type="checkbox"/>	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA [Calculate Above]	Sq. Ft.	Sq. Ft.
2. NUMBER OF DWELLING UNITS <input type="checkbox"/>	Units	Units
3. LOT AREA PER DWELLING UNIT <input type="checkbox"/>	Sq. Ft./DU	Sq. Ft./DU
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft.      %	Sq. Ft.      %
5. FRONT YARD <input type="checkbox"/>	Feet	Feet
6. SIDE YARDS <input type="checkbox"/>	Feet      and      Feet	Feet      and      Feet
7. REAR YARD <input type="checkbox"/>	Feet	Feet
8. BUILDING HEIGHT	Feet	Feet
9. PARKING <input type="checkbox"/>	#Spaces	#Spaces

### COMMERCIAL OR INDUSTRIAL PROJECTS

ZONING DISTRICT: <u>    </u> Not Applicable = <input checked="" type="checkbox"/>	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA [Calculate Above]	Sq. Ft.	Sq. Ft.
2. TOTAL FLOOR AREA (ALL FLOORS): <input type="checkbox"/>	Sq. Ft.	Sq. Ft.
3. FLOOR AREA RATIO (FAR = B/A) <input type="checkbox"/>	FAR	FAR
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft.      %	Sq. Ft.      %
5. PARKING <input type="checkbox"/>	Spaces	Spaces
6. LOADING <input type="checkbox"/>	Spaces	Spaces

## 3. MATERIAL (SOIL, ROCK OR FILL) TO BE MOVED, REMOVED OR ADDED

CALCULATE MATERIAL TO BE MOVED, REMOVED OR ADDED (Calculate below - Enter sizes in feet).

<b>Length</b>	<b>x</b>	<b>Width</b>	<b>x</b>	<b>Depth</b>	<b>= Cubic Feet</b>	<b>÷ 27 =</b>	<b>Cubic Yards</b>
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
<b>MATERIAL TO BE MOVED:</b>	x	x	x	=	÷ 27 =	2,000	
<b>MATERIAL TO BE ADDED:</b>	x	x	x	=	÷ 27 =	111	
<b>MATERIAL TO BE REMOVED:</b>	x	x	x	=	÷ 27 =	185	
<b>TOTAL MATERIAL TO BE MOVED, REMOVED OR ADDED =</b>						<b>2,296</b>	

### REGRADING OF SITE

- No  Yes Are more than 800 cubic yards soil, rock or fill to be **MOVED, REMOVED OR ADDED?**  
 No  Yes Is more than 30% of the lot area proposed to be **REGRADED** by more than 2 feet? (do following calculation).

REGRADED AREA IN SQUARE FEET \_\_\_\_\_ ÷ TOTAL LOT AREA \_\_\_\_\_ IN SQUARE FEET = \_\_\_\_\_ PERCENT

[Area to be re-graded by more than 2 feet divided by Total Lot Area equals Percentage of Lot to be re-graded]

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Application for Development Permit: Site Plan Review

SITE

## A NARRATIVE IS REQUIRED

**NARRATIVE: A description of the proposed project in sufficient detail to determine that it complies with the New Haven Zoning Ordinance and State of Connecticut Soil Erosion and Sediment Control Standards. (Attach NARRATIVE or include it on the submitted SITE PLAN).**

1. State the purpose and intended use of the project.

See Attachment A

2. Describe the structure(s) and construction activities.

See Attachment A

3. State the construction Start and End Dates/Provide a Construction Staging Plan/If phased provide Time Estimates for Each Phase.

Anticipated start: Fall 2023 Anticipated end: Spring 2025

Construction staging plan attached.

4. List any Federal or State Permits required and their status. Furnish copy of permits issued or applications filed.

CHECK  HERE IF NONE

5. Provide Board of Zoning Appeals Decision Letter(s) if zoning relief has been secured. Plan must be in compliance with the New Haven Zoning Ordinance to receive Site Plan approval.

**SITE PLAN SUBMISSION REFER TO "SITE PLAN GUIDELINES" AT CITYOFNEWHAVEN.COM**

## **SURVEY**

- A-2 Survey of property boundary, right-of-way, street, building and/or setback lines, easement lines.
- A-2 Survey *not* required. Staff has determined this project is:  Exempt  Unregulated  Minor Application.
- Show Coastal Management District Boundary, Flood Zones, wetlands, watercourses, (soil types if pertinent).

**SITE PLAN DATA** Please use the checklist below and SESC REGULATIONS as a guide to provide required data.

- SITE PLAN [1" = 20' or larger is preferred] with north arrow, scale, date prepared, and name of preparer.**
- General Location Map at a scale of 1 inch = 600 feet, with North Arrow.
- Buildings and improvements on abutting parcels within 50 feet of the property lines
- Names of abutting Property Owners.
- Driveways, aprons, sidewalks, curbs, walkways, parking layout, loading facilities, and utilities.
- Provide applicable standard City details.
- Existing and proposed topographical contours where slope is **LESS THAN 15%**, show at **2 FOOT** intervals.
- Existing and proposed topographical contours where slope is **15% OR MORE**, show at **5 FOOT** intervals.
- Proposed site alterations including cleared, excavated, filled or graded areas.
- Existing trees with diameters of 8 inches or greater, and changes proposed, including protection measures.
- Edge of wooded areas.
- Proposed landscaping keyed to a plant list. Include size and planting detail.
- Sanitary sewage disposal, water supply lines, other utilities on or serving the site.
- Proposed building plans and elevations.
- New property lines & improvements: signs, fences, walls, dumpsters, outdoor storage area, lighting.

**ENGINEERING DATA.** Please provide the following data using the checklist as a guide.

- Storm Drainage details including roof leaders.
- Existing and proposed grades and construction materials.
- Support Data and Drainage Calculations to show adequacy of pipe sizes, flow, slope, invert and top of grate connections [*Not* required because:  Exempt  Unregulated  Minor Application].

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PHONE 203.946.6379 FAX 203.946.7815

## Application for Development Permit: Soil Erosion and Sediment Control Review **SESC**

Please fill out **DATA**, **WORKSHEET**, and **SITE SECTIONS** in addition to the following items:

### SITE PLAN

**On a Scaled Site Plan prepared by a Connecticut Registered Architect, Landscape Architect, Civil Engineer, or Licensed Soil Scientist, show the following:**

- Construction details for proposed SESC measures and storm water management facilities in accord with standard city details.
- Location and design details for all proposed SESC measures and storm water management facilities over the period of construction.

### SOIL EROSION AND SEDIMENT CONTROL DATA

**Print or type information in space provided, or Check  appropriate box below if information is not filled in on this form.**

- Shown on SITE PLAN, or
- Described in SEPARATE ATTACHMENT.

#### 1. Describe proposed Soil Erosion & Sediment Control Measures.

The proposed soil erosion and sediment control measures will include construction entrances, inlet protection on both existing and proposed drainage structures, perimeter fencing, silt fence/fiber roll perimeter controls. These measures will be phased and modified as construction progresses on-site. All site work will be constructed using best management practices in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control and the 2004 Connecticut Stormwater Quality Manual.

#### 2. Schedule of Grading and Construction activities. Include start and stop dates and duration of activity.

Anticipated construction duration is from Fall 2023 to Spring 2025.

#### 3. Describe the Sequence for Final Stabilization of the site.

Permanent soil stabilization measures will be applied to all graded areas within 7 days of establishing final grade. A temporary stabilization seeding mix will be applied to areas where final grading will be delayed more than 30 days. All erosion control measures will remain in place until the site is stabilized, and vegetation is established.

#### 4. Outline the Operations and Daily Maintenance Program.

Erosion and sediment control measures will be inspected at least weekly while construction activities are on-going and after every storm event which results in the deposition of precipitation greater than 0.5 inches in a 24-hour period. Stabilization of all regraded areas and soil stockpiles will be initiated and maintained during all phases of construction. The site will be swept daily, and excess accumulated sediment will be disposed of properly.

#### 5. Contingency Provisions. Describe your procedures if unforeseen erosion or sedimentation problems arise.

Should unforeseen problems arise, the contractor will maintain an emergency stockpile of soil erosion and sediment control measures, including silt fencing, geotextile fabric stakes, crushed stone, and equipment to place or install these measures for use during heavy rains or other events. The individual responsible for monitoring SESC control measures and the on-site monitor of SESC control measures installation and maintenance will be contacted to determine the course of action to address any issues.

#### 6. Individual Responsible for Monitoring SESC Control Measures

Name: Timothy Onderko, PE  
Firm: Langan CT, Inc.  
Street Address: 555 Long Wharf Drive  
City: New Haven State: CT ZIP: 06511

**Daytime Phone: 203-562-5771**

Business  Home  Answering Service

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

E-Mail: [tonderko@langan.com](mailto:tonderko@langan.com)

**Nighttime/Emergency: 203-435-8665**

#### 7. On Site Monitor of SESC Control Measure Installation and Maintenance

Name: David Tweedie  
Firm: Gilbane Construction  
Street Address: 208 New London Turnpike  
City: Glastonbury State: CT ZIP: 06033  
License # **MCO.0900153**

**Daytime Phone: 860-494-7440**

Business  Home  Answering Service

Fax: \_\_\_\_\_  Cell: \_\_\_\_\_

E-Mail: [DTweedie@gilbaneco.com](mailto:DTweedie@gilbaneco.com)

**Nighttime/Emergency: 860-218-5717**

## Attachment A

This application pertains to Kirtland Hall which is located at 2 Hillhouse Avenue and within Block A (0332) of PDU 14. The project involves a comprehensive renovation of the existing building including accessibility and sustainability improvements. Project work includes construction of a new building code and ADA-compliant entrance at the west (courtyard) side of the building, installation of new interior stairs and elevator, installation of new HVAC systems, reconfiguration of interior spaces to accommodate classroom functions, window replacement, repair and repointing of exterior stone and masonry and perimeter basement waterproofing, and replacement of the flat portion of the building roof.

This application is required due to the movement of more than 800 cubic yards of soil.

As part of the project work, underground utilities will be installed on the adjacent parcel located at the corner of Hillhouse Avenue and Grove Street. The basement waterproofing work on the exterior of the north building wall of Kirtland Hall will require temporary excavation of a small portion of the adjacent parcel to the north at 10 Hillhouse Avenue. These parcels are owned by the University.

PDU 14 is comprised of two separate blocks. Block A is located on the west side of Hillhouse Avenue and consists of the block bounded by Hillhouse Avenue, Grove Street, Prospect Street and Trumbull Street. The block is located in the RH-2 zoning district and contains numerous existing University buildings. The proposed project will meet all RH-2 bulk and density standards, as modified by PDU 14, and does not require any zoning relief.

Because the entire perimeter of the building will be excavated to provide new basement waterproofing, all perimeter plantings will be removed and replaced in kind. A portion of the western courtyard will be regraded, and a new ramp and sloped walk will be provided on the building's west elevation to provide accessibility to the building's new courtyard entrance. New paving materials will be installed to match existing. Seven new bike racks will be installed adjacent to the new courtyard entrance portico. Existing trees and roots on the property will be protected during construction.

Existing building-mounted exterior lighting will be refurbished with LED lamping. Existing pole-mounted site lighting will be maintained.

The project complies with applicable City stormwater and reflective heat requirements.

No parking is required for this project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University's existing student body, no faculty or employees will be added, and no new places of assembly will be created.

No on-site parking spaces will be eliminated by the project.

Subject to approvals, it is anticipated that construction will commence in the fall of 2023 and be completed in the spring of 2025.



# ENGINEERING DEPARTMENT

City of New Haven

200 Orange Street, Rm 503

New Haven, CT 06510

www.newhavenct.gov



Justin Elicker  
Mayor

Giovanni Zinn, P.E.  
City Engineer

## Storm Water Management Plan Cover Sheet

This form is to be completed by Applicant when compliance with Section 60 of the City's Zoning Ordinance is required and/or when compliance with GNHWPCA's stormwater regulations are triggered. This form shall be submitted with the Applicant's Storm Water Management Plan and must be updated, as needed, to reflect any changes made to the Plan as part of the Site Plan Review process.

Date: 05/03/2023

Site Address: 2 Hillhouse Avenue, New Haven, CT

Anticipated Construction Start Date: Fall 2023 End Date: Spring 2025

Parcel Area (acres): 13,796 SF (±0.32 acres)

Existing Impervious Area (acres): 9,157 SF (±0.21 acres)

Proposed Impervious Area (acres): 8,579 SF (±0.20 acres)

Meets Section 60 (Y/N?) Yes

Meets GNHWPCA Regulations (Y/N?) Yes

If retention system proposed, please provide the area of impervious cover draining to that system (in acres):

8,388 SF (±0.19 acres)

Retention Volume Provided (CF): Dead storage Volume Below First System Outlet = 1,347 CF

Type(s) of BMP/GI installed: Below Grade Infiltration System – Retain-it Units / Perforated Pipe / Stone Voids

SITE LOGISTICS DRAWING INDEX	
SL1.00	Site Logistics Drawing Index
SL1.01	Overall Site Logistics Plan Phase 1
SL1.02	Overall Site Logistics Plan Phase 2
SL1.03	Pedestrian & Vehicular Plan
SL1.04	Truck Hauling Route



CONSTRUCTION MANAGER  
 GILBANE BUILDING COMPANY  
 208 NEW LONDON TURNPIKE  
 GLASTONBURY, CT 06033  
 T 860.368.5100

**PROJECT NAME**  
 KIRTLAND HALL  
 RENOVATION

**PROJECT ADDRESS**  
 2 HILLHOUSE AVE.  
 NEW HAVEN, CT 06510

**PROJECT NUMBER**  
 J09643.000

SITE LOGISTICS

DATE  
 03/24/2023

DRAWN BY  
 GC

SCALE  
 AS NOTED

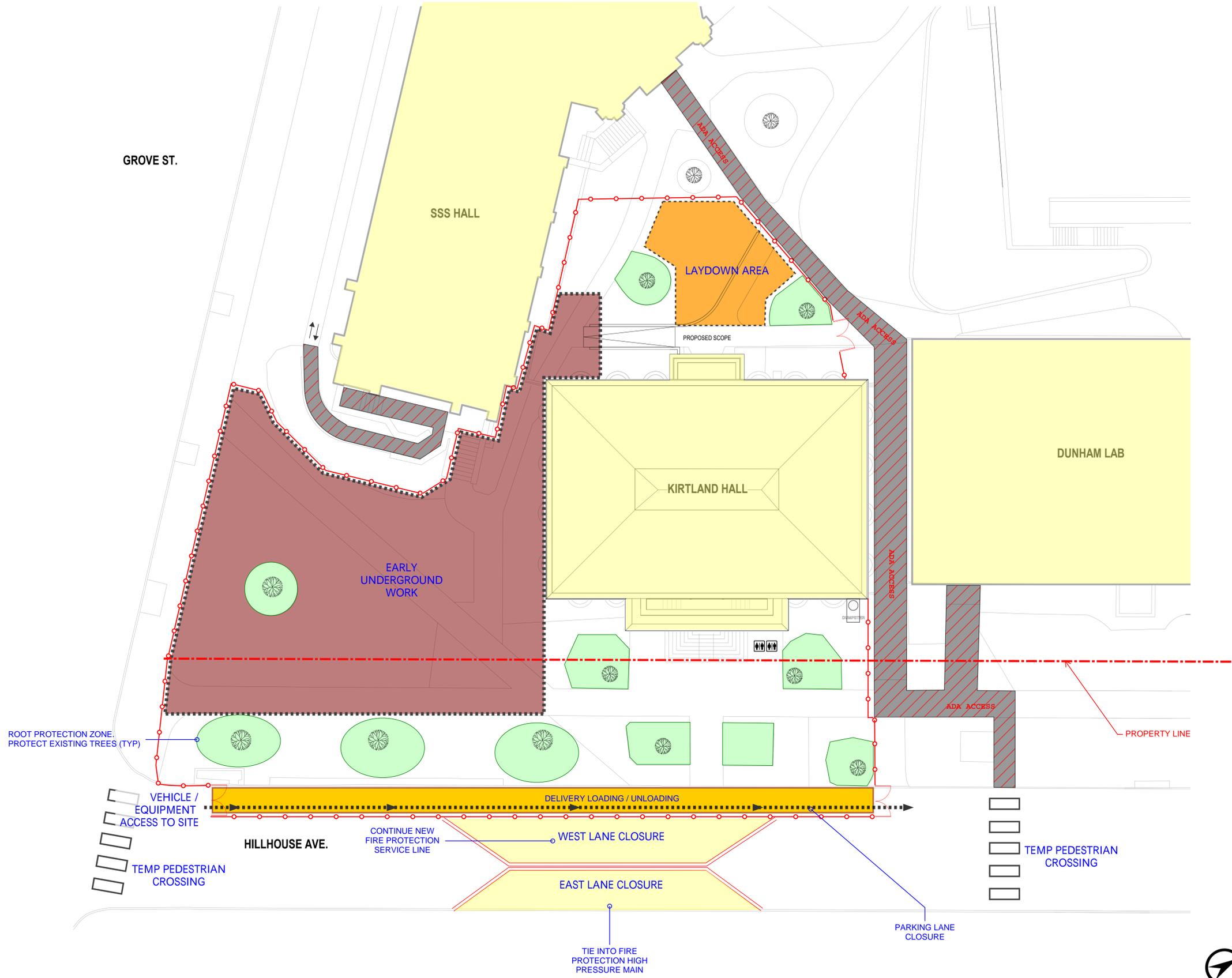
**SITE LOGISTICS  
 DRAWING INDEX**

REVISIONS

**PLANNING SET**

**SL1.00**

# PHASE 1



- LEGEND**
- DRIVEN POST FENCING
  - JERSEY BARRIERS
  - DOUBLE SWING GATE
  - MAN GATE
  - ANIT-TRACKING PAD
  - DELIVERY LOADING / UNLOADING
  - VEHICLE PATHWAY
  - TRADE LAYDOWN AREA
  - PEDESTRIAN PATHWAY
  - TEMP PEDESTRIAN CROSSING
  - COVERED PEDESTRIAN WALKWAY
  - EXISTING-TO-REMAIN TREE
  - TREE ROOT PROTECTION ZONE
  - PORTABLE TOILETS
  - TRASH CHUTE / DUMPSTER
  - MUSTER POINT

CONSTRUCTION MANAGER  
GILBANE BUILDING COMPANY  
208 NEW LONDON TURNPIKE  
GLASTONBURY, CT 06033  
T 860.368.5100

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**KIRTLAND HALL RENOVATION**

---

**2 HILLHOUSE AVE.  
NEW HAVEN, CT 06510**

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PROJECT NUMBER  
J09643.000

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SITE LOGISTICS

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DATE  
03/24/2023

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DRAWN BY  
GC

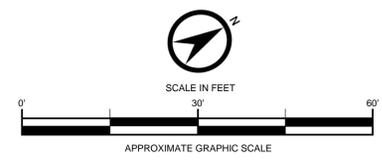
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SCALE  
AS NOTED

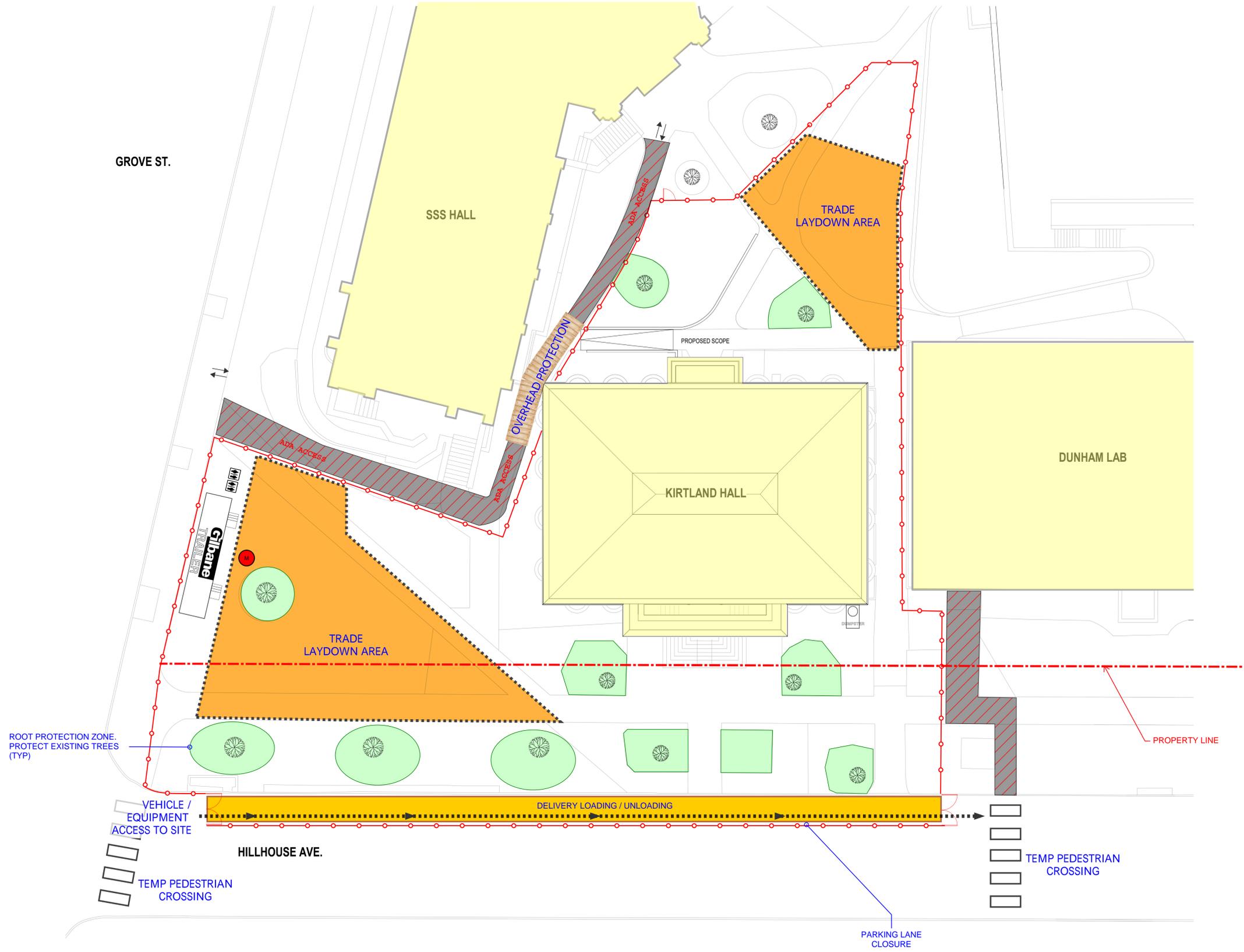
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**OVERALL SITE LOGISTICS PLAN PHASE 1**

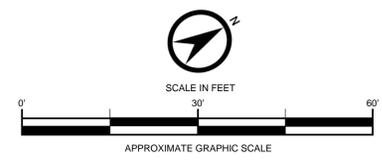
REVISIONS	PLANNING SET
	<b>SL1.01</b>



# PHASE 2



<small>CONSTRUCTION MANAGER GILBANE BUILDING COMPANY 208 NEW LONDON TURNPIKE GLASTONBURY, CT 06033 T 860.368.5100</small>							
<b>KIRTLAND HALL RENOVATION</b>							
<b>2 HILLHOUSE AVE. NEW HAVEN, CT 06510</b>							
PROJECT NUMBER J09643.000							
SITE LOGISTICS							
DATE 03/24/2023							
DRAWN BY GC							
SCALE AS NOTED							
<b>OVERALL SITE LOGISTICS PLAN PHASE 2</b>	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						
<b>PLANNING SET</b> <h1>SL1.02</h1>							



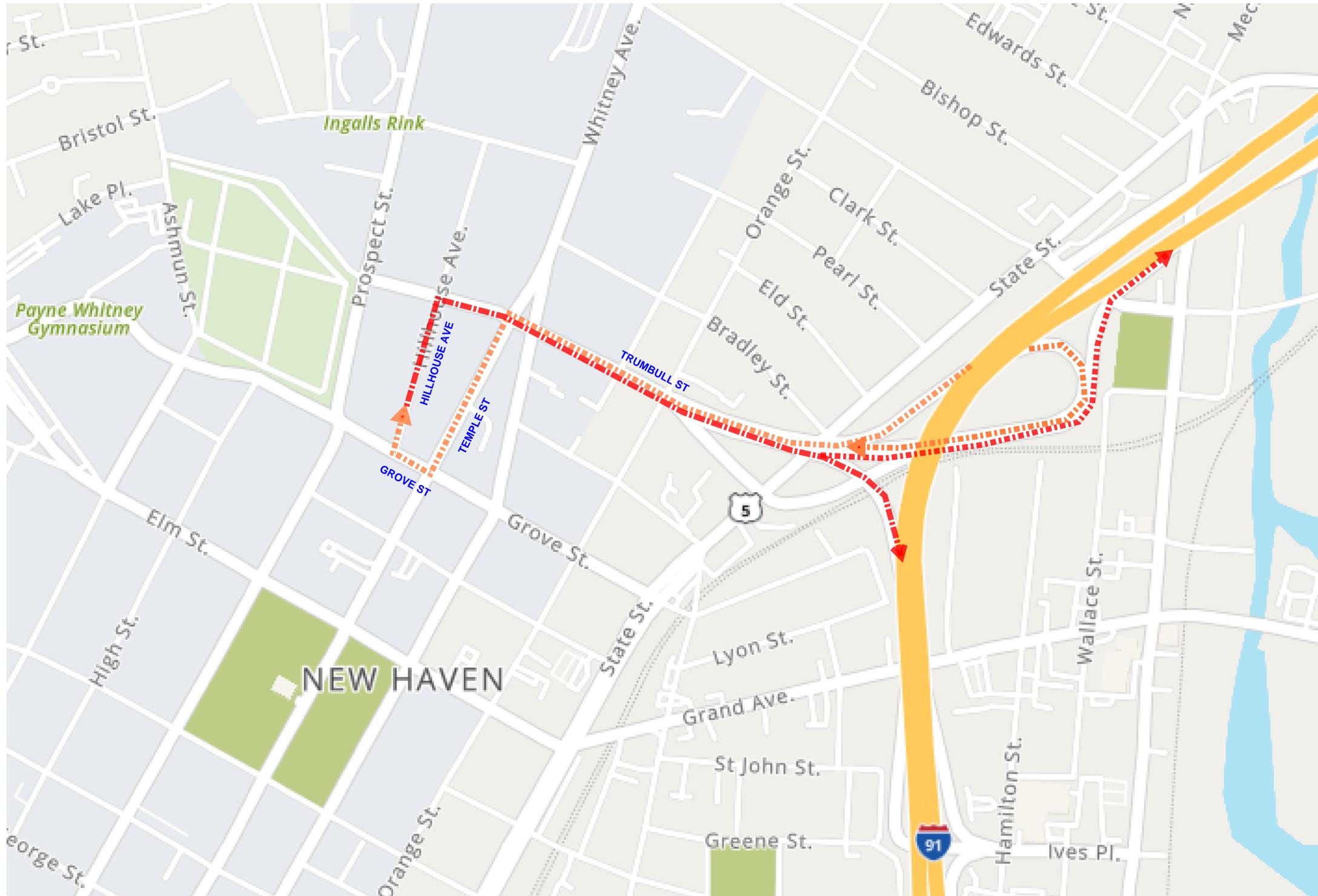


**PHASE 1**



**PHASE 2**

<b>LEGEND</b> LAYDOWN AREA DELIVERY LOADING / UNLOADING EARLY WORK BELOW GRADE PEDESTRIAN PATHWAY COVERED PEDESTRIAN WALKWAY DRIVEN POST FENCING		 CONSTRUCTION MANAGER GILBANE BUILDING COMPANY 208 NEW LONDON TURNPIKE GLASTONBURY, CT 06033 T 860.368.5100
<b>KIRTLAND HALL RENOVATION</b>		
<b>2 HILLHOUSE AVE. NEW HAVEN, CT 06510</b>		
PROJECT NUMBER J09643.000		
SITE LOGISTICS		
DATE 03/24/2023		
DRAWN BY GC		
SCALE AS NOTED		
<b>PEDESTRIAN &amp; VEHICULAR PLAN</b>	REVISIONS	PLANNING SET
		<b>SL1.03</b>



INBOUND ROUTE   
 OUTBOUND ROUTE 

KIRTLAND HALL  
 RENOVATION

2 HILLHOUSE AVE.  
 NEW HAVEN, CT 06510

PROJECT NUMBER  
 J09643.000

SITE LOGISTICS

DATE  
 03/24/2023

DRAWN BY  
 GC

SCALE  
 AS NOTED

TRUCK HAULING  
 ROUTE

REVISIONS

PLANNING SET

**SL1.04**