

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**

RE: 90 JOHN W MURPHY DRIVE AND 451 GRAND AVENUE. Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review for the construction of the first phase of the Mill River Trail. (Applicant: Aicha Woods for New Haven City Plan; Agent: Alex Pisha of Reed Hilderbrand)

REPORT: 1543-03

INLAND WETLANDS FINDING: Approval with Conditions

COASTAL SITE PLAN ACTION: Approval with Conditions

SITE PLAN ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until April 18, 2023. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
4. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, CSPP, and IW forms. NARRATIVE attached. Received March 22, 2018.

- Application drawings. 7 sheets received March 22, 2017. Revisions received on April 6, 2018 and April 10, 2018.
 - Cover Sheet. Received March 22, 2018.
 - S-0.0: Existing Conditions. Drawing date March 22, 2018. Received March 22, 2018. Revised on April 6, 2018. Received on April 6, 2018. Revised April 10, 2018. Received April 10, 2018.
 - L-1.0: Erosion and Sedimentation Plan. Drawing date March 22, 2018. Received March 22, 2018. Revised on April 6, 2018. Received on April 6, 2018. Revised April 10, 2018. Received April 10, 2018.
 - L-2.0: Layout & Materials Plan. Drawing date March 22, 2018. Received March 22, 2018. Revised on April 6, 2018. Received on April 6, 2018. Revised April 10, 2018. Received April 10, 2018.
 - L-3.0: Grading Plan. Drawing date March 22, 2018. Received March 22, 2018. Revised on April 6, 2018. Received on April 6, 2018. Revised April 10, 2018. Received April 10, 2018.
 - L-4.0: Planting Plan. Drawing date March 22, 2018. Received March 22, 2018. Revised on April 6, 2018. Received on April 6, 2018. Revised April 10, 2018. Received April 10, 2018.
 - L-5.0: Planting and Paving Details. Drawing date March 22, 2018. Received March 22, 2018. Revised on April 6, 2018. Received on April 6, 2018. Revised April 10, 2018. Received April 10, 2018.

PROJECT SUMMARY:

Project: Mill River Trail Phase I
Address: 90 John W Murphy Drive and 451 Grand Avenue
Site Size: 8,184 SF (0.19 acres)
Zone: IH
Financing: DEEP Grant
Project Cost: Not provided
Parking: Not applicable
Applicant: Aicha Woods for New Haven City Plan
Agent: Alex Pisha of Reed Hilderbrand
Site Engineer: Reed Hilderbrand

Phone: (203) 946-7814
Phone: (617) 923-2422
Phone: (617) 923-2422

BACKGROUND

Previous CPC Actions:

- CPC 1345-16: John Murphy Drive LDA of Reuse Parcels C-2-C-3 and C-2-C-3 in the Mill River MDP. Approved December 17, 2003.
- CPC 1521-08: Resolution of the Board of Alders authorizing the mayor to apply for, execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate for the Connecticut Recreational Trails Grant from the Connecticut Department of Energy and Environmental Protection for the Mill River Trail. Approved August 24, 2016.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone.

Site description/existing conditions:

The Mill River Trail Phase 1 proposed project is the first segment of a vision for a longer trail, connecting miles of trails in East Rock Park to Criscoulo Park and restoring public access to the Mill River from State Street to the New Haven Harbor as described in the 2004 New Haven Trails and Greenways Plan. The proposed segment of the trail in Phase I of the Mill River Trail project is located between Grand Avenue to the bend in the Mill River along John Murphy Drive. The majority of the Phase I project is located within the 20-foot coastal easement zone along two parcels of land occupied by Radiall and Grand Paint. The site currently consists of a compacted dirt and grass pathway and is bounded by industrial property and Humphrey Street to the north, John Murphy Drive to the east, Grand Avenue to the south, and the Mill River and East Street to the west. The proposed project coincides with the implementation of a segment of the Mill River trail behind 470 James Street.

Proposed activity:

The applicant proposes to construct an 8,184-square foot (8-foot wide and 1,023 feet long) trail along the Mill River from the Radiall property on John W Murphy Drive to Grand Avenue within the 20-foot coastal easement zone. The proposed project will consist of the removal of top soil and sub soil, grading, placing compacted aggregate and asphalt (topped with chip seal), placing top soil, fine grading, and planting of trees, shrubs, and wetland seed mixes. The applicant has indicated that, during and after implementation, there will be ongoing volunteer activities with regards to coastal educational programs, habitat restoration and low impact shore stabilization along the trail.

Motor vehicle circulation/parking/traffic:

The proposed trail will remain accessible from a gate along Grand Avenue and a public access easement along John W Murphy Drive where the road bends. Both access areas are marked with a sign. Street parking is provided along John W Murphy Drive.

Bicycle parking:

None proposed.

Trash removal:

Waste receptacles do not exist along the pathway and are not proposed in this project. Volunteer groups currently pick up trash and debris along the pathway and will continue to do so upon construction of the trail. Adjacent property owners are also responsible for the maintenance of the portion trail that is located within and/or adjacent to their properties.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 708 CY

Start Date: Summer 2018

Completion Date: Fall 2018

Responsible Party for Site Monitoring: Reed Hilderbrand

An individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name will be provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;

- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
Stormwater management is being provided on site to the maximum extent possible given the site conditions. The proposed project will create a vegetated buffer along the river and will use soft stabilization techniques to prevent further erosion of the slope.
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
Due to the limited space and highly erosive nature of soils along the slope of the river, it is recommended that excavation and construction activity be kept to a minimum as to not destabilize the banks of the river. Therefore, no underground retention system is planned for as part of this project.
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
Due to the limited space and highly erosive nature of soils along the slope of the river, it is recommended that excavation and construction activities be kept to a minimum as to not destabilize the banks of the river. Therefore, no underground retention system is planned for Phase I of the Mill River Trail project. Plantings and other living shoreline techniques, such as the use of coir logs, will be used to stabilize the slope of the river and prevent further erosion. Runoff from the proposed trail will be intercepted by a vegetated buffer to slow and infiltrate runoff prior to discharge into the surface and/or ground waters.
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

The proposed activity will increase impervious surface cover by 8,184 square foot. In order to mitigate the impact of this increase in impervious cover, wetland appropriate trees, shrubs, and seed mixes will be planted on both sides of the proposed trail. Due to the limited space and highly erosive nature of soils along the slope of the river, it is not feasible for the applicant to construct an underground retention system and therefore, the peak flows and volumes are being mitigated to the maximum extent possible.

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

INLAND WETLANDS REVIEW CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification: The staff has reviewed the options for classification, as stated in Sections 3 and 4 of the Regulations and, while the classification might appear as CLASS N because the project area is a public recreation site, it has been determined that the proposed activity will have minor impacts to the wetland as a result of the removal and deposition of material in the regulated area.

Based on this information, staff suggests to the Commission that this application be categorized as a **CLASS B**.

Proposed regulated activity:

The applicant proposes to convert 8,184 SF of a compacted grass and dirt pathway to an impervious asphalt trail (with alternates of chip-seal or asphalt depending on funding) within the Regulated Area. Mitigation efforts include the removal of invasive species, including Japanese knotweed, and landscaping the regulated area with a mix of native shrubs, trees, and wetland seeds.

Wetland/watercourse area altered:

Wetlands: less than 0.1 acres open water body: 0 acres stream: 0 linear feet

Upland area altered:

0.19 acres

Soil science report:

The applicant did not provide a soil science report. Per Appendix A of the NRCS soil map and as indicated in the applicant's Stormwater Management Report, the soils on site are classified as Urban land (307).

Vegetation:

Vegetative cover adjacent to the river and along the existing dirt and grass pathway consists of large stands of non-native vegetation dominated by Japanese Knotweed. Scattered native trees and shrubs exist in the riparian area as well. Several areas immediately adjacent to the existing path are comprised with manicured lawn.

Planting plan:

As described in the Planting Plan, after grading and construction is complete, disturbed areas within and adjacent to the regulated area will be landscaped with a mix of native shrubs, trees, and wetland seeds.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.

While impervious surfaces in the subject parcel will increase, the regulated area's ability to absorb, store, purify, and prevent flooding will change minimally, if at all. Under existing conditions, runoff from the coastal easement area sheet flows overland into the Mill River. The proposed condition amends the soil along the trail, provides new plantings that will improve the quality of the land and its ability to absorb and purify water, and employs living shoreline techniques to prevent flooding and further erosion along the slope.

- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.

While the proposed activities require grading and stripping of topsoil and subsoil, erosion problems are not expected to increase. The applicant has proposed to seed all exposed areas within five days of reaching the final grades. Temporary vegetative covers will be implemented if a disturbed area begins to show signs of erosion. Most of the bank along the Mill River is vegetated and the proposed project will maintain existing grades and provide additional soft stabilization techniques to further minimize and mitigate any potential effects of erosion.

- The extent of additional siltation or leaching and its effect on water quality and aquatic life.

Additional siltation and leaching, if any, will be minimal. The applicant proposes to install hay bales or a silt fence if there is evidence of soil eroding from the soil stockpiles. Runoff from the proposed trail will be intercepted by a vegetated buffer to slow and infiltrate runoff prior to discharge into the surface and/or ground waters.

- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.

There will not be any impact on the Mill River watercourse as a result of the proposed project. Water and materials from the proposed activity will be intercepted by a vegetated buffer to slow and infiltrate runoff prior to discharge into the Mill River.

- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.

The proposed activities will not destroy or render inaccessible natural, historic, or economic features on the site. The proposed project will help the community celebrate the Mill River's rich history by increasing access to the river via the reconstruction of the trail and creating opportunities for programming and stewardship.

- Changes in suitability of the area for recreational and aesthetic enjoyment.

By providing access to the Mill River, connecting with a broader network of greenways, and providing access points to adjacent neighborhoods, the proposed changes will increase the recreational opportunities on the Mill River including kayaking, recreational fishing, cycling, and jogging.

- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.

N/A

- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.

No change in the water on site, upstream, nor downstream is anticipated as a result of the proposed activity and will, therefore, not affect aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.

- The existing and desired quality and use of the water in and near the affected area.

There will not be any impact on the Mill River watercourse, including the quality and use of water, as a result of the proposed trail. Minimal pollutants are anticipated from the trail surface. The proposed project includes new plantings that will improve the quality of the land and prevent erosion of the river bank decreasing sediment loads into the Mill River.

- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.

No additional reports are required.

- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

With high groundwater tables, existing topography, existing vegetation, and highly erosive soils, the site is limited in its potential for filtration and storage BMPs. The regulated area, including the existing grass pathway, currently serves as an important and frequently used recreational area for people throughout the local community and region. There is limited availability of other open spaces in the surrounding area and no options within or adjacent to the subject parcel that are outside of the flood zone.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.

There are no known alternatives to the proposed site that would not increase basic project costs and/or require considering the development of trails that are not consistent with those researched and recommended in the 2004 New Haven Trails and Greenways Plan.

- Short versus long term impacts.

Considering that the subject parcel is below the hundred year flood elevation and near the Mill River, flooding is highly likely. The site might need extensive clean up after a heavy rain storm. Structural failures are possible due to the proposed trail's proximity to the erosion-prone bank of the river. The City is aware of these possible impacts and has decided to move forward in full knowledge of the risks.

- Potential loss of irrevocable resources or property impairment.

In the event of an extreme flood, erosion along the bank of the river and movement of trail aggregate is likely. It is not anticipated that structural loss of the trail would impair the ecosystem.

- Suitability of action for area.

The pathway is an existing active use on the subject parcel. The proposed regrading and installation of compacted aggregate and asphalt will enhance an existing use, not create a new use. The trail's proximity to the river is appropriate and significant in that it will increase access to the Mill River and

create opportunities for the celebration of the river's rich history and environmental programming and stewardship.

- Mitigation measures which may be imposed as conditions.

Mitigation measures, including the proposed planting plan and removal of invasive plant species are part of the proposed plans.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;

There are no known alternatives to the proposed site that would not increase basic project costs and/or require considering the development of trails that are not consistent with the 2004 New Haven Trails and Greenways Plan. With the adjacent private industrial complexes, fencing, and river, there are no other preferable locations on the subject parcel.

2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

The natural capacity of the wetlands and watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation will be reduced minimally, if at all, due to the proposed construction of the trail. Any impacts on the facilitation of drainage and prevention of flooding on site would be mitigated through the proposed implementation of a vegetated buffer and the planting of shrubs, trees, and wetland seed along the river bank. Recreation opportunities will be enhanced and expanded following the development of the proposed expansion.

COASTAL SITE PLAN REVIEW

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area: The proposed trail footprint and wetlands are all within Special Flood Hazard Area (the area subject to inundation by the 1% annual chance flood (100 year flood)) Zone AE, as defined by FEMA Flood Insurance Rate Map (FIRM), New Haven County, CT, Map No. 09009C0442J.

Freshwater Wetlands and Watercourses: Inland wetland soils and freshwater wetlands are located within and adjacent to the project site. The proposed site for the construction of the first phase of the Mill River Trail is located adjacent to the Mill River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The freshwater (inland) wetland will be impacted by the proposed construction of the trail. The applicant proposes to add impervious surface through the installation of asphalt. To mitigate the impact of this increase in impervious cover, soil amendments and a vegetated buffer consisting of shrubs, trees, and wetland seed mixes will be used to slow and infiltrate runoff from the path and prevent erosion.
2. Potential beneficial impacts	The applicant proposes to create a vegetated buffer along the river and use soft stabilization techniques to increase stormwater runoff infiltration and prevent further erosion of the slope. The proposed project also includes the removal of invasive vegetation to provide for the establishment of native plants. The general safety of the area would also potentially benefit from increased activity along the pathway as a result of the proposed activity.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	The construction of the trail does not meet the threshold of 'significant' for any of the 'Adverse impacts on coastal resources' listed in Article (15) or 22a-92. However, existing wetland, as regulated by the State within a Coastal Flood Hazard Area, is being removed and converted to impervious surface which runs counter to the conventional wisdom to minimize or avoid any disturbance. The basis for the applicant's request to allow the construction of the trail to be permitted and regulated is Section 22a-40, C.G.S. (CCMA).
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Yes. The proposed activity and the connecting trail network will expand access to the Mill River for recreational boating uses, such as kayaking, and fishing.
6. Is public access provided to the adjacent waterbody or watercourse?	No. Public access to the Mill River is not provided along the portion of the trail proposed in this application. A recreational boat launching pad will be constructed upstream along the property of 470 James Street per conditions of a previous application.
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No.

8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No.
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Project Timetable: Construction is expected to begin in late Spring 2018 and be completed by early Fall 2018.

INLAND WETLAND FINDING

At 90 John W Murphy Drive and 451 Grand Avenue, the work proposed within the regulated area is limited to the grading and installation of an impervious asphalt surface. This work is necessary in order to properly construct Phase I of the proposed Mill River Trail. All disturbed areas within the regulated area will be landscaped with a mix of shrubs, trees, and wetland seed, which will stabilize the site. No significant impact to the wetlands or the Mill River watercourse is expected.

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations, and standard details.

ACTION

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

ADOPTED: April 18, 2018
Leslie Radcliffe
Vice Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator

COASTAL FINDING

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

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

ADOPTED: April 18, 2018

ATTEST: 
James Turcio
Building Official