

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 201 MUNSON STREET. Site Plan Review for on-site soil remediation activities in a RH-2 zone. (Owner/Applicant: Douglas Gray for Double A Development Partners, LLC; Agent: David Sacco of TPA Design Group)

REPORT: 1543-01

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. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval prior to City Plan signoff on final plans for building department.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
9. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, upon project completion. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received March 22, 2018.

- Application drawings. 32 sheets received March 22, 2018.
 - Title Sheet. Received March 22, 2018.
 - Site Preparation Erosion Control Plan. Drawing date March 19, 2018. Received March 22, 2018.
 - Erosion Control Narrative and Details. Drawing date March 16, 2018. Received March 22, 2018.
 - Post-Clearing Site Plan. Drawing date March 19, 2018. Received March 22, 2018.
 - Soil Management/Development Plan. Drawing date March 7, 2018. Received March 22, 2018.
 - Contaminated Soil Stockpile Detail. Drawing date March 20, 2018. Received March 22, 2018.
 - Soil Disposal Hauling Route. Drawing date April 6, 2018. Received April 12, 2018.

PROJECT SUMMARY:

Project: On-site soil remediation work at former Olin facility (Science Park Tract C)

Address: 201 Munson Street

Site Size: 554,657 SF (12.7 acres)

Zone: RH-2 (General High Density)

Financing: Private

Parking: Not applicable

Owner/Applicant Douglas Gray for Double A Development Partners, LLC

Phone: (714) 504-8111

Agent: Dave Sacco of TPA Design Group

Phone: (203) 562-2181

Site Engineer: TPA Design Group

Phone: (203) 562-2181

BACKGROUND

Previous CPC Actions:

- **CPC 1532-08:** Site Plan Review and Sedimentation and Soil Erosion Control Review for relocation and stockpiling of clean soil in an IH zone. Approved July 19, 2017.
- **CPC 1532-09:** Special Permit for more than 500 square feet of outdoor storage in an IH zone. Approved July 19, 2017.
- **CPC 1538-03:** Petition for Amendment of the Zoning Map (grid #5) to change land known as 201 Munson Street (M/B/P 234-0392-00100) from Heavy Industry (IH) to General High Density Residential (RH-2). Approved November 15, 2017.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RH-2 zone.

Site description/existing conditions:

The project site encompasses an area of approximately 554,657 SF (12.7 acres) and mainly consists of wooded areas and the remaining foundations of demolished buildings. The entire area, which formerly housed the Olin facility known as Science Park Tract C, is surrounded by a chain link fence. The site is bound by the Farmington Canal Greenway and commercial property to the east, Munson Street and residential property to the south, Shelton Avenue and residential property to the west, and industrial property to the north.

Proposed activity:

The applicant proposes to conduct remedial activities consisting of the removal of existing trees and brush, the demolition of foundation remains, site structures and hardscapes, the excavation and stockpiling of on-site soils for eventual on-site isolation, the excavation and off-site disposal of severely impacted site soils, backfilling excavations with on-site soils, and site stabilization. The applicant has indicated that, once soil relocation and off-site hauling have been completed, the impacted soil stockpile will be tarped and secured. Excavations made for remediation or demolition will be backfilled to match the surrounding grade. Disturbed areas will be seeded to establish vegetative cover. The remediation work will be performed to address historic on-site contamination and to prepare the site for a residential development.

Motor vehicle circulation/parking/traffic:

No changes to existing parking are proposed. Construction vehicles will enter the site through an opening along Munson Street near the southeast portion of the property.

Bicycle parking:

None proposed.

Trash removal:

Excavated soils will be loaded into appropriately lined trucks and transported to a permitted offsite disposal facility (TCE) or environmentally isolated via placement under a building (PAHs). If necessary, the soils may be temporarily placed in an on-site storage bin prior to final off-site transportation and disposal.

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: 15,820 CY

Start Date: April 2018

Completion Date: August 2018

Responsible Party for Site Monitoring:

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name 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;
- 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*.

Note: Because the project is larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of the City of New Haven.

Sec. 60 Stormwater Management Plan: Not applicable.

The proposed activity is for soil removal to prepare for future development. Stormwater management plans will be included in development plans, to be submitted for City Plan Commission approval at a later date.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

Project Timetable: Site work is expected to begin in April 2018 and be completed by August 2018.

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.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1 and following supplemental conditions:

1. File report with the Commission for community meeting to be held with representatives from Board of Alders, community, DEEP and applicant.
2. Remove proposed future building/site plan from underlying plans sets. Provide plans set depicting existing conditions and work associated solely with this application.

ADOPTED: April 18, 2018
Leslie Radcliffe
Vice-Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator