

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 400 QUINNIPIAC AVENUE. Site Plan Review and Coastal Site Plan Review for the installation of two horizontal petroleum additive tanks. (Owner/Applicant: John Sydlowski of Buckeye Partners, L.P.; Agent: Nicole Brower of Envirospec Engineering, PLLC)

REPORT: 1540-04

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 January 17, 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. Signoff on final plans by the 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.
4. 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.
5. 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. *[Add this condition if a name has not been provided.]*
6. Any proposed work within City right-of-way will require separate permits.
7. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
8. 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.
9. 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, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received December 21, 2017.

- Stormwater Management Report dated December 19, 2017. Received December 21, 2017. Revised January 10, 2018. Received January 11, 2018.
- Application drawings. 4 sheets received December 21, 2017.
 - Property and Topography Survey. Drawing date December 12, 2017. Received December 21, 2017.
 - P-1. Site Plan. Drawing date December 19, 2017. Received December 21, 2017. Revised 12/20/17. Received Jan 11, 2018.
 - N-1. General/Civil Structural Notes Sheet. Drawing date August 8, 2017. Received December 21, 2017. Revised 12/20/17. Received Jan 11, 2018.

- o C-1. Foundation Plan & Details. Drawing date August 8, 2017. Received December 21, 2017. Revised 12/20/17. Received Jan 11, 2018.

PROJECT SUMMARY:

Project: Buckeye Pipe Line Co. – New Haven Station

Address: 400 Quinnipiac Avenue

Site Size: 480 SF (0.01 acres)

Zone: IH (Heavy Industrial)

Financing: Private

Project Cost: \$260,000

Parking: No parking spaces proposed.

Owner/Applicant: John Sydlowski of Buckeye Partners, L.P. **Phone:** (610) 904-4484

Agent: Nicole Brower of Envirospec Engineering PLLC **Phone:** (518) 451-9349

BACKGROUND

Previous CPC Actions:

CPC 1210-03: Coastal Site Plan review for installation of 100 SF prefabricated Office Bldg. in a IH zone (Buckeye Pipeline, 96-O-CAM). Approved July 30, 1996.

Zoning:

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

Site description/existing conditions:

The Buckeye Pipe Line Company's New Haven Station, a petroleum pumping station, encompasses an area of approximately 1.0 acres and is bounded to the east, south, and north by a mix of residential, commercial, and industrial property. The Quinnipiac River serves as the western boundary of the station. The station currently serves as a pipeline facility where additives, delivered to the facility and transported in small totes, are injected into petroleum on-site.

Proposed activity:

The applicant proposes the installation of two 2,000-gallon horizontal petroleum additive storage tanks (Red Dye and Lubricity) to the existing petroleum pumping station at Buckeye's New Haven Station. The applicant has indicated that storing additives on-site will significantly reduce the amount of deliveries made to the site and automate the process of additive injection. Other miscellaneous mechanical and electrical improvements are also proposed as part of the additive storage tank project.

Motor vehicle circulation/parking/traffic:

Industrial vehicles enter and exit the site via an existing curb cut off of Quinnipiac Avenue. Existing circulation patterns will remain and will not be altered.

Bicycle parking:

Not applicable.

Trash removal:

As exists.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment 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: 53 cy

Start Date: January 2018

Completion Date: February 2018

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 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*.

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

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 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;
- 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;
- 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.

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

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 project site is located within a Minimal Flood Hazard Area Zone X, as defined by FEMA Flood Insurance Rate Map.

Developed Shorefront: The project site is within the coastal boundary on a developed waterfront adjacent site consisting of paved parking lots, a concrete slab, and grassy areas.

Navigable Waters: The project site is adjacent to the Quinnipiac River, which contains a navigation channel.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	There are potentials for petroleum spills, spills of sanitary waste from portable toilets, litter/solid waste, windblown dust, and soil tracking from construction equipment. Applicant has provided detailed spill prevention and action plans to deal with these possible adverse impacts.
2. Potential beneficial impacts	Because the new facility is replacing a process that has been done manually up to now, the potential for on-site spills decreases dramatically. In addition, the new stormwater management systems lessens the direct flow impacts to the Quinnipiac River, increases infiltration through the soil column on-site, and aids with the trapping of total suspended solids in stormwater.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	There are concerns with environmental impacts from petroleum spills, but these concerns are addressed directly in the application via robust spill prevention and action plans.
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?	No.
6. Is public access provided to the adjacent waterbody or watercourse?	No. The site is industrial property and public access is neither warranted nor desired.
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.

Project Timetable:

Construction is expected to begin in January 2018 and be completed by February 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.

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.

ACTION

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

ADOPTED: January 17, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

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: January 17, 2018

ATTEST: [Signature]
James Turcio
Building Official