

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 128 AND 166 CHAPEL STREET. Site Plan and Coastal Site Plan for the installation of a gravel cap over unpaved surfaces in an IL zone. (Owner/Applicant: Aaron Kelsey of Von Roll USA, Inc.; Agent: Dan Valentine for Tighe and Bond)

REPORT: 1544-02

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 May 16, 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 for building permits. A digital copy of the recorded site plan shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
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. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
7. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
8. Any proposed work within City right-of-way will require separate permits.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms.
Application fee: \$270. Received April 19, 2018.

- Stormwater Narrative dated April 19, 2018. Received April 19, 2018.
- Figure 1: Site Location Map. Received April 19, 2018.
- Figure 2: Coastal Resources. Received April 19, 2018.
- Letter from Ricardo Ceballos with the GNHWPCA dated March 1, 2018. Received April 19, 2018.
- FEMA Elevation Certificate dated April 27, 2018. Received May 1, 2018.
- Application drawings. 5 sheets received April 19, 2018.
 - Cover Sheet. Received April 19, 2018.

- C1.0: General Notes, Abbreviations & Legend. Drawing date April 13, 2018. Received April 19, 2018.
- C2.0: Proposed Site Plan. Drawing date April 13, 2018. Received April 19, 2018.
- C3.0: Site Details. Drawing date April 13, 2018. Received April 19, 2018.
- Drawing No. 1: Existing Conditions Map. Drawing date November 19, 2018. Received April 19, 2018.
- C.101: Haul Route Plan. Drawing date April 27, 2018. Received May 1, 2018.

PROJECT SUMMARY:

Project: Gravel Cap Installation

Address: 128 & 166 Chapel Street

Site Size: 117,612 SF (2.7 acres)

Zone: IL (Light Industry)

Financing: Private

Parking: None proposed

Owner/Applicant: Aaron Kelsey for Von Roll USA, Inc.

Phone: (518) 344-7140

Agent: Dan Valentine of Tighe and Bond

Phone: (860) 704-4772

Site Engineer: Tighe and Bond

BACKGROUND

Previous CPC Actions:

- **CPC 996-30:** CSPR for 4,000 SF office (Acme Chemical).
- **CPC 1354-05:** Coastal Site Plan Review for Installation of exterior oxidizer in an IL zone. Approved August 11, 2004.

Zoning:

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

Site description/existing conditions:

The project site encompasses an area of approximately 117,616 SF and consists of a vacant building, a parking lot, and an unpaved area with several debris piles. The entire area, which formerly housed Von Roll USA, Inc's Engineering Environmental Controls, is surrounded by a chain link fence. The site is bounded by Chapel Street and residential property in the north, vacant unpaved City of New Haven property in the east, River Street in the south, and Blatchley Avenue in the west.

Proposed activity:

The applicant proposes to install a gravel cap over the existing unpaved portion of the site to protect against direct exposure to the underlying soils and to prevent wind-blown soils from leaving the site. The proposed project will involve the removal of the existing fence, excavating down 6" around the perimeter of the lot, installing a silt fence, clearing and grubbing of the lot, minimal grading, and the installation of a 4-inch gravel cap over 8-inch processed aggregate base lined with a woven geotextile fabric and an orange snow fence demarcation layer. The gravel cap will be enclosed by a bituminous curb and an 8-foot high chain-link fence.

Motor vehicle circulation/parking/traffic:

No changes to existing parking on site are proposed. Construction vehicles will enter the site through the parking lot entrance along River Street.

Bicycle parking: None proposed.

Trash removal:

Excavated soils and debris piles will be loaded into appropriately lined trucks and transported to a permitted offsite disposal facility.

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: 1,086 CY

Start Date: July 2018

Completion Date: September 2018

Responsible Party for Site Monitoring: Harley Langford of Tighe and Bond

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 both during the excavation and 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 per GNHWPCA standards and thus does not fall under CNH jurisdiction.

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 site for the proposed gravel cap is located 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. 090084-0442J.

Shorelands: The site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of paved parking lots and grassy areas. It is located more than 600 feet from the Quinnipiac River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Adverse impacts on coastal resources, as a result of the installation of the gravel cap, are not anticipated as the project will not increase impervious cover on the site. To mitigate any potential adverse impacts from the proposed project, the applicant has indicated that haybales will be stored onsite to address any erosion or sedimentation issues that may arise during the removal of debris and soils and that a geotextile silt fence will be maintained throughout the construction period.
2. Potential beneficial impacts	The proposed gravel cap will improve safety, limit exposure to hazardous materials, and prevent windblown contaminated soils from leaving the site.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No. Site is not appropriate for water-dependent uses.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Site is not appropriate for water-dependent uses.
6. Is public access provided to the adjacent waterbody or watercourse?	No. Site is not directly adjacent to a waterbody or watercourses.
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 July 2018 and be completed by September 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: May 16, 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: May 16, 2018

ATTEST: [Signature]
James Turcio
Building Official

