

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** 165 CENTRAL AVENUE AND 150 YALE AVENUE. Site Plan and Coastal Site Plan Review for the installation of a synthetic turf surface in Yale Bowl Stadium. (Owner/Applicant: John Bollier for Yale University; Agent: John-Paulo Fernandes of Yale University)

**REPORT:** 1552-07

**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 December 19, 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 report 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 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. 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 to prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
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, 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. NARRATIVE attached. Application fee: \$360. Received November 15, 2018.**

- Stormwater Management Narrative dated November 15, 2018. Received November 15, 2018.
- Supplemental Drainage Analysis dated December 12, 2018. Received December 12, 2018.
- Application drawings. 12 sheets received November 15, 2018. Revisions received December 12, 2018.
  - Title Sheet dated November 15, 2018. Received November 15, 2018.
  - EX: Existing Conditions. Drawing date November 15, 2018. Received November 15, 2018.
  - RM: Removals Plan. Drawing date November 15, 2018. Received November 15, 2018.
  - LA: Site Plan – Layout. Drawing date November 15, 2018. Received November 15, 2018.

- GR: Site Plan – Grading. Drawing date November 15, 2018. Received November 15, 2018.
- UT: Site Plan – Utilities. Drawing date November 15, 2018. Received November 15, 2018. Revised December 11, 2018. Received December 12, 2018.
- CS: Site Plan – Field Cross Sections. Drawing date November 15, 2018. Received November 15, 2018.
- SE: Sediment and Erosion Control Plan, Details, and Specifications. Drawing date November 15, 2018. Received November 15, 2018.
- SD 1 – SD-3: Site Details. Drawing date November 15, 2018. Received November 15, 2018.
- Topographic Survey. Drawing date March 5, 2018. Received November 15, 2018.

#### **PROJECT SUMMARY:**

**Project:** Yale Bowl Turf Upgrades

**Address:** 165 Central Avenue and 150 Yale Avenue

**Site Size:** 2.8 acres

**Lot Area:** 1,166,972 SF (26.8 acres)

**Zone:** RM-1 (Low-Middle Density)

**Owner/Applicant:** John Bollier for Yale University

**Phone:** (203) 432-6764

**Agent:** John-Paulo Fernandes of Yale University

**Phone:** (203) 432-8400

**Site Engineer:** Milone and MacBroom

#### **BACKGROUND**

##### **Previous CPC Actions:**

- **CPC 1428-02:** Site Plan Review for construction of new stadium at Reese Field. Approved May 20, 2009.
- **CPC 1415-05:** Site Plan Review for the construction of new team room facility at Yale Bowl. Approved April 23, 2008.
- **CPC 1364-03:** Site Plan Review for partial renovation of Yale Bowl. Approved February 16, 2005.
- **CPC 1296-03:** Special permit for wireless site tower masked as flag pole at Yale Bowl in an RM-1 Zone. Approved November 15, 2000.

##### **Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-1 zone.

##### **Site description/existing conditions:**

The project site encompasses a lot area of approximately 1,166,972 SF (26.8 acres) and consists of a natural grass playing field, paved and grass parking areas, restroom facilities, and a concrete stadium structure with spectator seating. The site is bounded by Chapel Street in the north, Yale Avenue in the east, Yale tennis facilities in the south, and parking areas and Central Avenue in the west.

##### **Proposed activity:**

The applicant proposes to replace the entire existing natural grass field with a synthetic turf surface that consists of a mixture of sand and 'EPDM' (virgin rubber) infill. The proposed project includes the installation of a shock pad beneath the turf and stormwater management improvements. No changes are proposed to the interior or exterior of the Yale Bowl structure.

##### **Motor vehicle circulation/parking/traffic:**

No changes to parking and/or traffic circulation on site are proposed in this project.

##### **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: 11,260 CY

Start Date: Early 2019

Completion Date: Fall 2019

Responsible Party for Site Monitoring: Daniel Kreber of Milone & MacBroom

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 construction;
- 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:**

**Shorelands:** The project site is within the coastal boundary on a previously developed non-waterfront or waterfront-adjacent site consisting of a grassy field. It is located approximately 600 feet from West River.

**Coastal Flood Hazard Area (Flood Zone):** The project site adjacent to Flood Zone AE (the area subject to inundation by the 1% annual chance flood (100 year flood)) as defined by FEMA Flood Insurance Rate Map (FIRM), New Haven County, CT, Map No. 09009C0429J (July 8, 2013).

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Potential adverse impacts from existing impervious surfaces (i.e. stadium seating) and proposed site work will be mitigated through the installation of an improved stormwater infiltration and retention system on site.
2. Potential beneficial impacts	The project includes renovations to the existing stormwater management system that is designed to retain the first 1-inch of runoff from the new surface and the existing stadium structure. The proposed improvements will increase the site's stormwater retention capabilities and reduce peak runoff rates and volumes from the existing stadium and field.

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 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 early 2019 and be completed in the Fall of 2019.

**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 with the following condition:

- 1. Applicant to provide supplemental stormwater details to the Engineering Department prior to sign off on final plans.**

**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:** December 19, 2018  
Edward Mattison  
Chair

**ATTEST:** MPL  
Michael Piscitelli, AICP  
Acting 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:** December 19, 2018

**ATTEST:** [Signature]  
James Turcio  
Building Official

