NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

RE: **475 LONG WHARF DRIVE.** Minor amendment to PDD #53 Boathouse at Canal Dock for University of New Haven Marine Science Center. (Owner: City of New Haven; Applicant: University of New Haven; Agent: Joseph P. Williams of Shipman & Goodwin LLP)

REPORT: **1553-02**

FLOOD PLAIN VARIANCE: Rescind Approval CPC 1541-02 for Minor Amendment to Flood Plain Variance and minor amendment to PDD #53

PDD ACTION: Approval with Conditions for Minor Amendment to PDD #53

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 23, 2024. 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 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. 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).

ADDITIONAL Conditions of Approval

6. The new saltwater discharge pipe requires additional permits from the State. Copies of these approvals must be received by city Plan prior to sign-off for Building Permits.

7. Should the new saltwater discharge pipe not be acceptable to FEMA/NFFIP review team, the applicant shall amend the application by removing the discharge pipe or altering it to comply with regulations. An administrative review of any piping changes will be required prior to sign-off for Building Permits.

Submission: SPR Application Packet including DATA form. NARRATIVE attached. Received December 20, 2018. Revised January 23, 2019.

- Letter from Kathryn Gagnon titled Stormwater Management Summary dated January 18, 2019.
- Letter from Richard Wies re: 475 Long Wharf Drive, Long Wharf PDD#53 dated January 18, 2019. Revised January 23, 2018. Received January 23, 2019.
- Application drawings. 14 sheets received December 20, 2018. Revisions received January 23, 2019.
    - PDD-1: Site Plan. Drawing date January 18, 2019. Received January 23, 2019.
    - PDD-2: Enlarged First Floor Plan. Drawing date January 18, 2019. Received January 23, 2019.
    - PDD-3: Enlarged Intermediate Equipment Floor Plan. Drawing date January 18, 2019. Received January 23, 2019.
    - PDD-4: Second Floor Plan. Drawing date January 18, 2019. Received January 23, 2019.

- PDD-5: Roof Plan. Drawing date January 18, 2019. Received January 23, 2019.
- PDD-6: Building Sections. Drawing date January 18, 2019. Received January 23, 2019.
- PDD-7: Existing & Proposed South Elevations. Drawing date January 18, 2019. Received January 23, 2019.
- PDD-8: Existing & Proposed East Elevations. Drawing date January 18, 2019. Received January 23, 2019.
- CS101: Site & Grading Plan. Drawing date January 18, 2019. Received January 23, 2019.
- SWD-1: Salt Water Discharge – Plan View. Drawing date December 19, 2018. Received December 20, 2018.
- SWD-3: Salt Water Discharge – Details. Drawing date December 19, 2018. Received December 20, 2018.
- SWD-4: Salt Water Discharge – Internal Piping Plan and Section. Drawing date December 19, 2018. Received December 20, 2018.

PROJECT SUMMARY:
Project: University of New Haven Aquaculture Center in Canal Dock Boathouse
Address: 475 Long Wharf Drive
Site Size: approximate lease area within Boathouse in 3800 SF
Zone: PDD #53
Financing: Private
Owner: City of New Haven
Applicant: Louis Annino for University of New Haven **Phone:** (203) 932-7199
Agent: Joseph P. Williams of Shipman & Goodwin LLP **Phone:** (203) 836-2804

BACKGROUND
Previous CPC Actions:

- **CPC 1454-02:** Flood Plain Variance and PDD Modification for construction of Platform and new "Community Boathouse at Canal Dock." Approved July 20, 2011.
- **CPC 1455-05:** Authorization for Mayor to sign Agreement between State of Connecticut and City of New Haven for construction, inspection, and maintenance of Boathouse at Canal Dock. Approved August 17, 2011.
- **CPC 1456-02:** Detailed Plan Review, Site Plan Review and Coastal Site Plan Review for Construction of Community Boathouse on Platform at Canal Dock. Approved September 21, 2011.
- **CPC: 1541-02:** Minor amendment to Flood Plain Variance and minor amendment to PDD #53. Approved February 21, 2018.
- **CPC 1541-02A1:** Administrative amendment to PDD #53 Boathouse at Canal Dock. Approved August 15, 2018.

Zoning:
The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDD #53.

Actions being considered in this application:

- Rescission of City Plan Commission Approval with Conditions for minor amendment to Flood Plain Variance and minor amendment to PDD #53 (CPC Report 1541-02) and;
- Approval with Conditions of minor amendment to PDD #53 for installation of marine laboratory at Boathouse at Canal Dock

Discussion

The Community Boathouse at Canal Dock received its original approval under two City Plan Commission actions: an original Flood Variance and PDD Modification under CPC Report 1454-01 and Detailed Plan Review, Site Plan Review and Coastal Site Plan Review under CPC Report 1456-02. The original approval and flood variance (1454-01) contemplated undifferentiated space in the area now being considered for an aquaculture center to be operated by the University of New Haven. The Detailed Plan Review approvals (1456-02) illustrate the same space as boat bays "to be leased to the University of New Haven for its marine program". In neither application was the detail of the actual marine program discussed.

In February 2018, the University of New Haven submitted an application to the City Commission for minor amendments to the PDD and the Flood Plain Variance for the interior fit-out of the previously designated aquaculture center area in the existing Boathouse. The application included details for the construction of the marine laboratory and associated classrooms. Staff found the proposed design for the aquaculture center to be a functionally-dependent use and that acceptable methods of wet floodproofing had been incorporated into the design. The Flood Plain Variance and PDD amendments were thereby approved on February 21, 2018.

After careful consideration following FEMA review, the applicant now seeks to rescind its request to the City Plan Commission (1541-02) for amendments to the Flood Plan Variance and PDD #53, in order to address significant flood damage concerns associated with the originally proposed design of the marine laboratory, where laboratory equipment was proposed for the first floor of the building below the BFE.

Proposed activity

Upon rescission of the original approval of the design of the aquaculture center, the applicant proposes to construct the University of New Haven Marine Science Center on an entirely raised (mezzanine) floor above Base Flood Elevation plus two (2) feet, thereby conforming to FEMA regulations. The first floor of the University of New Haven space will be restricted to storage and stairway access to upper floors, which is also in conformance with FEMA guidelines.

Key elements of the new plan include:

- New mezzanine space within the boathouse proper to house the UNH Marine Science Center. The existing boathouse structure lies in the FEMA VE zone with a BFE of 13.00 (NAVD 88). The proposed floor elevation of the mezzanine will be set at 18.90 (NGVD 29) or 17.85 (NAVD 88), over four and a half feet above the BFE.
- The space below the new UNH mezzanine will contain only storage and emergency stairway egress. That space currently sits at elevation 10.33 (NGVD 29) or 9.28 (NAVD 88).
- The proposed new generator across Long Wharf Drive sits with FEMA zone AE with a BFE of 11. That new generator will be set with its base at elevation 14.05 (NGVD 29) or 13.00 (NAVD 88).
- The UNH facility will connect to the existing recessed sump pit, which in turn connects to an existing under-first-floor sanitary force main. The UNH connections will be affixed to an existing non-breakaway structural concrete column.
- UNH proposes a new exterior sign installed under the existing terrace edge. Sign installation will comply with all applicable building codes.
- Existing exterior walls adjacent to the UNH space will be modified to meet FEMA/NFIP requirements for full-breakaway walls. Interior demising walls between the UNH space and the existing boat bays will also be modified to follow FEMA regulations for breakaway walls.

- Plans include a new saltwater discharge pipe (into the harbor) with no mechanical elements below the BFE + 2 ft. Permits from other State agencies are required for this pipe. (See Conditions of Approval.)

ACTION
The City Plan Commission rescinds Approval 1541-02, including the proposed minor amendments to the Flood Plain Variance and the PDD and approves the submitted application for the construction of the marine laboratory above the BFE.

ADOPTED: January 23, 2019
Edward Mattison
Chair

ATTEST: FOR MP
Michael Piscitelli, AICP
Acting Economic Development Administrator