

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **GRAND AVENUE BRIDGE.** Site Plan and Coastal Site Plan Review for the rehabilitation of Bridge No. 03810 Grand Avenue over Quinnipiac River. (Applicant: Giovanni Zinn for the City of New Haven)
REPORT: **1555-03**
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 March 20, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. 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.
6. 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.
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, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

11. Applicant is to submit any changes to existing lighting on site to the City Plan Commission to confirm conformance with New Haven Zoning Ordinance Section 60.1 Exterior Lighting regulations prior to sign off on final plans.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms.
Received March 1, 2019.**

- Wetland Description Report dated November 20, 2018. Received March 1, 2019.
- State of CT Department of Transportation Memorandum. Subject: Environmental Review Form. Dated January 25, 2017. Received March 1, 2019.
- State of CT Department of Transportation Determination of Effect to Historic Properties. Dated December 28, 2016. Received March 1, 2019.

- Application drawings. 18 sheets received March 1, 2019.
 - G-01: Title Sheet. Drawing date February 15, 2019. Received March 1, 2019.
 - H-01: Highway Drawing Index. Drawing date February 15, 2019. Received March 1, 2019.
 - H-2: Typical Section. Drawing date February 15, 2019. Received March 1, 2019.
 - H-3 & H-4: Highway Plan. Drawing date February 15, 2019. Received March 1, 2019.
 - H-5 & H-6: Highway Profile. Drawing date February 15, 2019. Received March 1, 2019.
 - H-7: Detour Plan. Drawing date February 15, 2019. Received March 1, 2019.
 - H-8 & H-9: Signal Details. Drawing date February 15, 2019. Received March 1, 2019.
 - H-10 & H-11: Signing and Pavement Markings. Drawing date February 15, 2019. Received March 1, 2019.
 - H-12 & H-13: Highway Cross Section. Drawing date February 15, 2019. Received March 1, 2019.
 - S-01: Structural Drawing Index. Drawing date February 15, 2019. Received March 1, 2019.
 - S-02: General Plan & Elevation. Drawing date February 15, 2019. Received March 1, 2019.
 - S-03: General Notes. Drawing date February 15, 2019. Received March 1, 2019.
 - S-04: Site Plan and Utilities. Drawing date February 15, 2019. Received March 1, 2019.

PROJECT SUMMARY:

Project: Rehabilitation of Grand Avenue Bridge

Applicant: Giovanni Zinn of the City of New Haven **Phone:** (203) 946-6417

Civil Engineer: Hardesty & Hanover

BACKGROUND

Previous CPC Actions:

CPC 1545-07: RESOLUTION OF THE BOARD OF ALDERS In support of the advancement of design of the Grand Avenue Bridge over the Quinnipiac River, bridge no. 03810 utilizing funding from the federal surface transportation urban program (STP-U). Advice: Approve. November 16, 2016.

Zoning:

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

Site description/existing conditions:

The project site consists of the existing six-span movable Grand Avenue Bridge that extends along Grand Avenue over the Quinnipiac River. The center span of the bridge is 210 feet and rotates on a center pivot pier for marine traffic. The entire structure, which is 426 feet long, is bounded by Quinnipiac Avenue in the east and Front Street in the west. The Connecticut Department of Transportation and an engineering consultant have assessed the bridge and found that major repairs are needed in order to maintain safety and functionality.

Proposed activity:

The proposed project consists of the rehabilitation of the Grand Avenue Bridge. Proposed construction activities include demolishing existing approach spans and installing new approach spans, placing new abutments behind existing abutments, rehabilitating the truss with steel repairs, painting the steel truss, and replacing the electrical and mechanical systems on the bridge. Additional repairs include replacing the deck on the swing span, repairing the existing wood fender system of the piers, and replacing various components of the span drive machinery. The applicant also proposes to blast clean and paint the entire structure and extend the sidewalk along the bridge to 10 feet to accommodate a shared use path.

Sec. 58 Soil Erosion and Sediment Control:

Class A (minimal impact)

Class B (significant impact)

4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No. The bridge is not an appropriate site for water-dependent use. The rehabilitation project will maintain and enhance the safety of the passage of water vessels.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>The bridge is not an appropriate site for water-dependent development. The rehabilitation of the bridge will allow the bridge to continue to provide safe crossing to the public to nearby water-dependent development</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>Public access to the river is not provided via the existing Grand Avenue Bridge.</i>
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)?	<i>Yes. The applicant proposes to remove a course of stone from the existing abutments and use the remaining stone to serve as a retaining/sea wall.</i>
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'.	<i>Yes.</i>

Project Timetable: Construction is expected to begin in Summer 2019 and be completed by Summer 2021.

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: March 20, 2019
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Interim 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: March 20, 2019

ATTEST: [Signature]
James Turcio
Building Official