

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 500 WATERFRONT STREET. Site Plan and Coastal Site Plan Review for the construction of a gasoline/distillate AST and a gasoline additive AST in an IH zone. (Owner/Applicant: Christopher Gill for Gulf Oil, LP; Agent: Stephen Benben of Triton Environmental, Inc.)

REPORT: 1558-06

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 June 19, 2019. 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 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.
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. 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.
8. 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.
9. Any proposed work within City right-of-way will require separate permits.
10. 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.
11. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. 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.
14. 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

15. Applicant shall provide a copy of the recorded BZA decision letter to the City Plan Department prior to sign-off on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received May 16, 2019.

- Stormwater Management Plan dated May 2019. Received May 16, 2019. Revisions received June 4, 2019.
- Application drawings. 3 sheets received May 16, 2019. Revisions and 1 additional sheet received June 4, 2019.
 - EX-1: Existing Overall Site Plan. Drawing date March 8, 2019. Received May 16, 2019. Revised June 3, 2019. Received June 4, 2019.
 - EX-2: Existing Conditions Plan. Drawing date June 3, 2019. Received June 4, 2019.
 - SP-1: Proposed Overall Site Plan. Drawing date March 6, 2019. Received May 16, 2019. Revised June 3, 2019. Received June 4, 2019.
 - SP-2: Proposed Layout Plan. Drawing date June 3, 2019. Received June 4, 2019.
 - Figure 2: Stormwater Plan. Drawing date March 6, 2019. Received May 16, 2019.
- Aerial Photograph Site Location. Dated April 9, 2019. Received May 21, 2019.

PROJECT SUMMARY:

Project: New bulk storage and additive tanks

Address: 500 Waterfront Street

Site Size: 523,591 SF (12 acres)

Zone: IH (Heavy Industry)

Parking: 20 existing parking spaces; no additional parking changes

Owner/Applicant: Christopher Gill of Gulf Oil, LP

Phone: (339) 933-7200

Agent: Stephen J. Benben of Triton Environmental, Inc.

Phone: (203) 458-7200

Site Engineer: Triton Environmental, Inc.

BACKGROUND

Previous CPC Actions:

- **CPC 1556-12:** Special Exception and Coastal Site Plan Review for the removal and installation of above ground fuel tanks. Zone: IH. Recommended approval April 17, 2019.
- **CPC 1537-03:** Site Plan Review and Coastal Site Plan review for 3,000,000 gallon fuel additive storage tank in an IH zone. Approved December 20, 2017.
- **CPC 1537-10:** Special Exception and Coastal Site Plan Review for removal/installation of above ground fuel tanks. Zone: IH. Recommended approval November 15, 2017.
- **CPC 1528-14:** Coastal Site Plan review for 8,000 gallon fuel additive storage tank in an IH zone. Approved March 23, 2017.
- **CPC 1389-05:** Site Plan Review inc. CSPR for Construction of new Office Building and related Improvements in an IH Zone. Approved June 21, 2006.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone, with the zoning relief granted. On May 14, 2019, the applicant was granted Board of Zoning Appeals Permission for a Special Exception and Coastal Site Plan Review for the removal and installation of above ground fuel tanks in an IH District.

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; Pursuant to Section 60 of the Ordinance, approval of this application will constitute a waiver of this requirement (Section 60(e)(6)).
- 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: Pursuant to Section 60.2 of the Ordinance, approval of this application will constitute a waiver of reflective heat impact requirements because the applicant cannot achieve the 50 percent level using reasonable methods.

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.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Through the application includes the addition of volume of stored petrochemicals on site, there are adequate safety and precautionary measures in place to accept the increase (See <i>Stormwater Management Plan</i>).
2. Potential beneficial impacts	None.
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. The site includes a water-dependent use presently and does not preclude such use in the future.
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. Due to safety concerns and the nature of the use of this site, public access is neither desired nor warranted.
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. The shoreline structures that exist already will not change under this application.
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 be completed within two years of approvals.

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: June 19, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

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: June 19, 2019

ATTEST: _____
James Turcio
Building Official