

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 40 CENTRAL AVENUE. Site Plan Review for the construction of a new natural grass playing field for Yale University in an RS-2 zone. (Owner/Applicant: John Bollier of Yale University; Agent: Jeromy Powers of Yale University)

REPORT: 1560-04

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 August 21, 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. 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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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, and SESC forms.

NARRATIVE attached. Application fee: \$360. Received July 18, 2019.

- Grass Field Site Improvements Drainage Report dated July 12, 2019. Received July 18, 2019. Revised August 12, 2019. Received July 12, 2019. Revised August 16, 2019. Received August 16, 2019.
- Application drawings. 16 sheets received July 18, 2019. Revisions and additional sheets received August 7 and August 16, 2019.
 - Cover Sheet. Dated July 18, 2019. Received July 18, 2019.
 - Sheets 1 & 2: Existing Conditions Map for Anthony Thompson Field, Yale University, New Haven, CT. Drawing date March 13, 2017. Received July 18, 2019.
 - C-001: Legend, General Notes, Standard Abbreviations. Drawing date July 12, 2019. Received July 18, 2019.

- C-002: Existing Conditions Plan. Drawing date July 12, 2019. Received July 18, 2019.
- C-101: Temporary Support Area. Drawing date July 12, 2019. Received July 18, 2019.
- C-102: Overall Site Plan Proposed Athletic Field. Drawing date July 12, 2019. Received July 18, 2019.
- C-103: Site Demolition Plan. Drawing date July 12, 2019. Received July 18, 2019.
- C-201: Temporary Support Area Site Plan. Drawing date July 12, 2019. Received July 18, 2019.
- C-301: Temporary Grading and Soil Erosion and Sediment Control Plan. Drawing date July 12, 2019. Received July 18, 2019.
- C-401: Site Restoration Plan. Drawing date July 12, 2019. Received July 18, 2019.
- C-501: Grading and Soil Erosion and Sediment Control Plan. Drawing date July 12, 2019. Received July 18, 2019.
- C-502 & C-503: Soil Erosion and Sediment Control. Drawing date July 12, 2019. Received July 18, 2019.
- C-601 & C-602: Site Restoration Details. Drawing date July 12, 2019. Received July 18, 2019.
- WM-03: Proposed Watershed Map. Drawing date July 12, 2019. Received July 14, 2019.

PROJECT SUMMARY:

Project: Grass Field Site Improvements
Address: 40 Central Avenue
Site Size: 2.8 acres
Zone: RS-2
Owner: John Bollier of Yale University **Phone:** (203) 432-6764
Applicant: Same as above
Agent: Jeromy Powers of Yale University **Phone:** (203) 432-8313
Site Engineer: Tighe & Bond **Phone:** (860) 704-4760

BACKGROUND

Previous CPC Actions:

- **CPC 1534-02:** Soil Erosion and Sedimentation Control Review for conversion of DeWitt Family Field from grass to synthetic turf surface. Approved August 16, 2017.
- **CPC 1529-02:** Site Plan Review for construction of a field house in an RS-2 zone. Approved April 20, 2017.
- **CPC 1291-13:** Inland Wetlands Review and Site Plan Review for creation of new women's athletic facilities in an RS-2 Zone. Approved August 16, 2020.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone.

Site description/existing conditions: The project site encompasses an area of approximately 2.8 acres, located on 6.2-acre parcel of land, and was formerly occupied by the Armory Building. The site consists of the recently removed building's concrete slabs, bituminous driveways, an above-grade fuel dispenser, a vehicle wash canopy, and various sidewalks and grassy areas. The site is bounded by Central Avenue in the east and Yale University athletic fields in the north, south, and west.

Proposed activity: The proposed project includes the construction of a new natural grass playing field for use by Yale University intramural athletic teams. Proposed site work includes regrading and in the installation of new topsoil and seed, stormwater management improvements, the installation of an ornamental metal picket fence around the property, and the removal of the existing northern bituminous concrete pavement drive and curb cut and the concrete drive, ramp, and curb cut located at the center of the parcel off Central Avenue.

Signage: None proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation 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: 8,250 CY

Start Date: November 2019

Completion Date: June 2021

Responsible Party for Site Monitoring: Chuck Croce of Tighe & 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 during site work;
- 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.

Project Timetable: Construction is expected to begin in November 2019 and be completed by June 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.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: August 21, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department