

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 71 SHELTON AVENUE. Soil Erosion and Sediment Control Review for off-site removal and disposal of building debris and underlying soil from the former United Nuclear Corporation (UNC) Naval Products Facility in an IH zone. (Owner: Zsy Development, LCC; Applicant: James W. Van Nortwick for United Nuclear Corporation and General Electric Company)

REPORT: 1561-04

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 September 18, 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 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. 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.
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. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
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 August 22, 2019.

- SESC Plan Material Calculation. Received August 22, 2019.
- Application drawings. 11 sheets received August 22, 2019.
 - Figure 1: Site Location. Dated June 16, 2018. Received August 22, 2019.
 - Figure 2: Site Layout, Building 6H West. Drawing date July 18, 2019.
 - Figure 3: Site Layout, Building 6H East. Drawing date

- Figure 4: Site Layout, Building 3H.
- Figure 5 – 9: Standard Details. Drawing date July 8, 2019.
- Figure 10 & 11: General Construction Details. Drawing date July 17, 2019.
- Supplemental information including Revised Plan Set, UNC Fact Sheet, Community Air Monitoring Plan, and Proposed Haul Route. Dated and received September 12, 2019.

PROJECT SUMMARY:

Project: Contaminated soil removal at former United Nuclear Corporation (UNC) Naval Products Facility
Address: 71 Shelton Avenue
Site Size: 2.8 acres
Zone: IH
Owner: Zsy Development, LLC **Phone:** (312) 513-4588
Applicant: James W. Van Nortwick for United Nuclear Corporation and General Electric Company **Phone:** (203) 498-0000
Agent: Debbie Hoyes of Arcadis U.S., Inc. **Phone:** (860) 503-1449
Site Engineer: Arcadis U.S., Inc.

BACKGROUND

Previous CPC Actions: No previous actions taken.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone.

Site description/existing conditions: The project site encompasses an area of approximately 2.8 acres. The United Nuclear Corporation (UNC) site at 71 Shelton Avenue is where the U.S. Department of Energy conducted research and made nuclear fuel components for the US Navy from the mid-1950s until 1974. Environmental cleanup at the facility was initially performed at the time the facility was closed in the mid-1970s. The U.S. Nuclear Regulatory Commission (NRC) recently reviewed the cleanup and determined that additional work is needed.

Proposed activity: The applicant proposes to demolish the existing building and remove the contaminated soil at the site. No contaminated soil will be piled on site. Rather, the site will be actively remediated when shipping containers are available. Site work will stop when waiting for containers to return from their destinations. Health and safety impacts are being monitored by the New Haven Health Department in consultation with the CT Department of Public Health and with assistance from CT Department of Energy and Environmental Protection. A Community Air Monitoring Plan (CAMP) has been developed and submitted to DEEP for the monitoring of the project. The applicant has security measures including a six-foot high, locked fence around the entire site and noise control measures in accordance with City ordinance.

Motor vehicle circulation/parking/traffic: Trucks with loaded containers will follow the haul route provided. Site remediation will occur while containers are on-site. Full containers are sent by truck out of the City of New Haven and placed on rail to be emptied at their final destination. When containers are emptied, they return their trip back to the site and work will resume.

Bicycle parking: N/A

Trash removal: N/A

Signage: N/A

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: 5,270 CY

Start Date: September 2019

Completion Date: September 2020

Responsible Party for Site Monitoring: Michael Flynn of Arcadis U.S., Inc. and Peter Blonski of Stamford Wrecking Company

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 both the demolition and site remediation phases;
- 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: Not applicable.

The proposed activity is for soil removal and to prepare for future development on site. A stormwater management plan must be included in any future application for development that triggers Site Plan Review.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

Project Timetable: Site work is expected to begin in September 2019 and be completed by September 2020.

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: September 18, 2019
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department