

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** to establish a permanent easement in favor of the Greater New Haven Water Pollution Control Authority (GNHWPCA) at 260 Middletown Avenue in New Haven, Connecticut for the Energy Depot, LLC. (City Engineer)

REPORT: 1532-14

ADVICE: Approval

BACKGROUND

The approved site plan and CAL for 164 Middletown Avenue (CPC 1529-10, -11) includes the construction of a force main sewer to pump sewage uphill from the proposed gas station to an existing sewer line at the New Haven transfer station. The area where the gas station is to be located is currently on a septic system due its low-lying elevation. GNHWPCA has secured easements over a number of other privately-owned parcels needed to complete the construction of the force main, with an easement at the City-owned transfer station being the final one needed.

PLANNING CONSIDERATIONS

The permanent easement will allow GNHWPCA to lay, maintain, operate, construct, use, alter, repair and replace, remove, and rebuild across and under a sewer line on portions of land known as 260 Middletown Avenue. GNHWPCA shall have the right, with the necessary materials, vehicles, personnel and equipment, to access the easement parcel and the exclusive right to locate, install and operate its facilities including the right to construct, maintain, inspect, use, operate, and repair and replace a sewer line, including manholes, embankments, and sewage tanks or valves within and from the easement area including the right to enter in and upon said parcel and to pass over the same and excavate therein for said purposes. GNHWPCA shall have the right within the easement parcel to cut trees and bushes and to alter any existing watercourse or perform other work necessary or convenient for the construction, maintenance, inspection, use, operation, repair, replacement, or protection of the facilities. GNHWPCA is and will continue to be responsible for the maintenance of said sanitary sewer line.

The project is beneficial to commercial properties in the area and protects water quality as the water table is quite high in the area and negatively impacts the septic system.

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: June 21, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director