

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS APPROVING ACCESS EASEMENT, RELEASE AND RESTRICTIONS AGREEMENT between E. I. duPont De Nemours and Company and City of New Haven for 46 River Street in River Street MDP (Economic Development Administrator)

REPORT: 1502-11

ADVICE: Approval

BACKGROUND

46 River Street is currently owned by E.I. du Pont de Nemours (DuPont). DuPont intends to sell the property to the City of New Haven for re-use as a development site. The site is located within the River Street Municipal Development Plan (MDP) area, which was approved by the BOA in 2002. This purchase was contemplated as part of the plan and was recently approved by the Development Commission in November 2014. The site is polluted from past industrial activities and will be remediated by DuPont to current Connecticut standards. The remediation will meet the applicable criteria of the Connecticut Remediation Standard Regulations (RSRs) for Industrial Commercial Use.

The site is currently vacant and without structures; historically it was used for various types of manufacturing and commercial activities, most recently by the site's current owner, DuPont. The Site Plan for the remediation work which will be undertaken by DuPont was approved by the CPC in January of 2015, CPC Report 1501-02.


PLANNING CONSIDERATIONS

This Agreement allows the City to take possession of land at 46 River Street within the River Street Municipal Plan area, while the current owner continues to remediate the site. The agreement allows DuPont to enter the site and complete the agreed upon remediation after the transfer of the property to the City.

ADVICE

The Commission finds the Order and the Agreement in compliance with goals and objectives of the River Street Municipal Development Plan and in the best interest of furthering the economic development of the City and therefore recommends approval.

ADOPTED: February 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director