

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **FARMINGTON CANAL GREENWAY**, Authorization for Easements in favor of the Greater New Haven Water Pollution Control Authority for a Relocated Sewer Line (City Engineer).

REPORT: 1435-04

ADVICE: Approval with Condition

BACKGROUND

In behalf of the Greater New Haven Water Pollution Control Authority (GNHWPCA), the City Engineer has submitted to the Board of Aldermen easements necessary to execute installation of new sewer and City storm lines and connections within City property. The GNHWPCA has been working toward the elimination of Combined Sewer Overflows (CSOs) which exist in the City. To this end the GNHWPCA, City and Yale University have been working diligently in coordinating work in the same general area so that the CSO elimination project comes to fruition as the City and Yale move forward with improvements in the area of Prospect Street and the Farmington Greenway.

The City Engineer has facilitated this submission in the interest of assisting the GNHWPCA to complete its work in a timely fashion so that other City and University projects can proceed accordingly. The primary sewer installation work will be in the area of Canal Street, Prospect Street and Trumbull Street. It is of particular interest to complete the GNHWPCA's work along Canal Street so that the City can finish its Canal/Lock Street improvements to allow the reopening of Canal Street and the Prospect Street Bridge in the late spring 2010.

Specifically there are three proposed easements from the City to the GNHWPCA which are described in legal descriptions and illustrated on plans by URS:

- Easement #4: a small triangular sewer easement abutting land of Yale University to the east (#88 Prospect Street) and on the west abutting an easement from the City to Yale University. (Easement Map Proposed Easement Railroad Parcel F New Haven, Connecticut dated 09/09)
- Easement #5: a long narrow sewer easement of 12,367 SF which begins at Prospect Street and parallels the Greenway and Canal Street to a point at the former Prospect Place opposite Lock Street where it turns west and crosses the Greenway. (Easement Map Proposed Sanitary Sewer & Storm Drainage Easement Canal Street New Haven, Connecticut dated 10/09 revised 10/29/09).
- Easement #6: a rectangular storm and sanitary sewer easement which crosses the former Railroad Parcel F from one side to the other at the west end of Sachem Street. Easement Map Proposed Sanitary Sewer & Storm Drainage Easement Canal Street & Sachem Street New Haven, Connecticut dated 10/09).

PLANNING CONSIDERATIONS

Plans for the work within the proposed easements have already been reviewed by the City. Once this Phase I work is complete, it will be possible to proceed with additional phases to connect separated sewer work in the Dixwell area in the vicinity of Monterey Place (formerly Elm Haven) with work in Orange and State Streets and eliminate a combined sewer overflow to the Mill River. The project has been adjusted into phases to accommodate the schedule constraints of the numerous Yale and City projects in the area, including the preparation for the opening of the new Yale Health Services Center at Canal and Lock Streets by June 2010, the two proposed Yale Residential colleges on Prospect Street and related utility relocation work, renovation of Canal and Lock Streets and the Prospect Street

Bridge. It is the intent of the GNHWPCA to cause the least possible disruption of the public right of way for the shortest possible time. The Greenway is currently closed in the area of the easements. Following completion of the work in the Greenway easements, the Greenway will be restored in accordance with the approved plans for the Yale University Chilled Water Distribution Loop and reopened to public use.

ADVICE

The Commission believes the easements are in the best interest of the City and recommends approval with condition:

1. The easements are subject to the review and concurrence of the Trust for Public Land and the Department of Environment Protection of the State of Connecticut, and the Department of Transportation of the State of Connecticut.

ADOPTED: December 16, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director