

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION MINOR MODIFICATION of PDD**

RE: 49 BROOKSIDE AVENUE. Minor modification to PDD 119 and Inland Wetlands Review for construction of a pedestrian footbridge between Brookside Apartments and Winslow Augustine Park. (Owner/Applicant/Agent: Giovanni Zinn for City of New Haven)

REPORT: 1539-01

INLAND WETLANDS FINDING: Approval with Conditions

SITE PLAN 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 December 20, 2022. 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 on final plans.
3. Signoff on final plans by the 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.
4. Species and locations of proposed street trees must be coordinated with the Urban Resources Initiative (URI) and proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits. *[add this condition if site plan includes street trees]*
5. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
6. 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.
7. 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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

8. Easement in favor of the City of New Haven By HANH must be approved and recorded prior to construction, with copy to City Plan for the file.
9. Provide for seeding of all disturbed areas with appropriate wetland seed mixture after all grading and construction activities have been accomplished. Seed mix to be submitted to City Plan for approval.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and IW forms. NARRATIVE attached. Application fee: exempt. Received November 16, 2017.

- Drawing Set: Pedestrian Connection Brookside Development to Winslow-Augustine Park Project Number 16-098-01. (11 Sheets). Dated 11/14/17. Received Nov 16, 2017.
- On-Site Soil Investigation & Wetland Delineation Report by REMA Ecological Services dated July 24, 2017. Received December 15, 2017.

PROJECT SUMMARY:

Project: Connection between Brookside and Winslow-Augustine Park
Address: 49 Brookside Avenue
Site Size: 1,634,807 SF (37.5 acres) parcel
Building size: n/a
Zone: PDD 119
Financing: public
Project Cost: +/- \$300K
Parking: n/a
Owner: City of New Haven
Applicant/Agent/Engineer: City Engineer

BACKGROUND

Previous CPC Actions:

- **CPC 1432-07:** Schedule Hearing on Inland Wetlands Application for alteration of Wetlands to construction new residential Units in RM-1 Zone and PDU's
- **CPC 1428-08:** Inland Wetlands, Detailed Plan Review and Site Plan Review for Phase I of West Rock-Brookside Project
- **CPC 1433-01:** Inland Wetlands application for alteration & filling of wetlands to construct 433 housing units, Infrastructure Improvements and related uses
- **CPC 1439-02:** Inland Wetlands & Detailed Plan Review for 101 Rental Units (Phase II)
- **CPC 1492-02:** Inland Wetlands Review for PDD

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD 119.

Site description/existing conditions:

The existing site straddles Belden and Wintergreen Brooks lying between Winslow Augustine Park and the Housing Authority project known as Brookside (PDD 119). Given that there is an active wetland and stormwater basin in the area, it is difficult, if not impossible, to traverse between the sites.

Proposed activity:

The City of New Haven (through City Engineering) proposes to connect the two site with two bridges and a raised walkway. Construction will consist of clearing, excavation, concrete work, bridge placement and site restoration.

Motor vehicle circulation/parking/traffic:

Given its location, there is no motor vehicle circulation. The construction will need to use cranes for the bridge placements, road closures to be approved by TTP.

Bicycle parking:

Not applicable

Trash removal:

Not applicable

Signage:

Not applicable

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: 15 +/-

Start Date: winter 2017/8

Completion Date: spring 2018

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 construction 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*.

Sec. 60 Stormwater Management Plan: not applicable

Sec. 60.1 Exterior Lighting: not applicable

Sec. 60.2 Reflective Heat Impact: not applicable

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.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification:

While the application, at first glance, may be considered a Class N application due to its use for outdoor recreation, it does include the disturbance of the wetlands via removal or deposition of material. Given these details staff recommends the application be considered by the Commission as **Class B – Minor Impact**.

Proposed regulated activity:

As described above in the site plan section, work includes the installation of two bridges and one concrete planked walkway to connect Winslow Augustine fields to Brookside.

Wetland/watercourse area altered:

Wetlands: 0.15 acres

Soil science report:

A soil investigation and wetland delineation was complete by REMA Ecological Services in July 2017. The report provided includes descriptions of all relevant soils.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.

The disturbance to the wetland areas will be limited to grading around the proposed abutments and the installation of diamond piers. Neither of these activities will alter the ability of the wetland to absorb, store or purify water or prevent flooding.

- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.

There are very minor grading changes related to the construction of bridge abutments, and these changes will not increase erosion. An SESC plan has been submitted with the application.

- The extent of additional siltation or leaching and its effect on water quality and aquatic life.

There will be no expected effects of additional siltation or leaching.

- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.

It is not expected that construction will effect volume, temperature or waterway courses.

- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.

No natural, historic, or economic features will be destroyed or otherwise rendered inaccessible by the project.

- Changes in suitability of the area for recreational and aesthetic enjoyment.

The project is being completed to enhance recreational and aesthetic enjoyment.

- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.

The application is not related to dam construction.

- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.

The application is not expected to affect organisms or wildlife, water supply and quality, and will enhance recreational and aesthetic enjoyment.

- The existing and desired quality and use of the water in and near the affected area.

The project is not expected to change the quality and use of water in the area.

- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.

There are no related reports from any other agencies with the applications.

- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The area has great potential for recreational uses and will only enhance such uses, providing experience and connectivity for the adjacent neighborhoods.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

The proposed construction details are the least impactful to the native habitat that could be provided. The short term impacts include very minor grading changes at abutments; the long term impacts include access to recreational opportunities for hundreds of residents nearby. It is not anticipated that there will be a loss of any irrevocable resources or property impairment. The area needs the connectivity provided by the project to literally bridge the two communities and prevent damage done by pedestrians otherwise attempting to cross the area on foot. Minimal mitigation measures will be required to re-establish wetland species after disturbance. (See conditions of page 1 of report.)

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING

The project proposed by the City provides for community connectivity between two important residential areas. There is no preferable location on the subject parcel and no other available location could be reasonably required. No further technical improvements (short of the conditions on page one) are required. The activity will result in little, if any, reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

SITE PLAN ACTION

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

ADOPTED: 20 December 2017
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator