NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **190 RIVER STREET.** Site Plan Review and Coastal Site Plan Review for renovation of an industrial building into office and warehouse space and associated site work in an IL zone. (Owner/Applicant: Helen Rosenberg for City of New Haven; Agent: Andrew Bevilacqua of DTC)

REPORT: 1537-01

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 October 18, 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 Greater New Haven Water Pollution Control Authority; 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.
4. 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.
5. 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.
6. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
7. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. 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.
11. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
14. 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.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Received September 21, 2017.

- Drainage Report prepared by DTC dated and received September 26, 2017. Revisions dated and received October 6, 11, and 17, 2017.
- Lighting cut sheets received October 6, 2017.
- Reflective heat impact request for waiver. Dated and received October 6, 2017.
- Elevations and floor plans. 2 sheets received October 10, 2017.
- Application drawings. 11 sheets received September 21, 2017. Revisions received October 6, October 11, and October 17, 2017.
    - C.100: Existing Conditions Plan. Drawing date September 20, 2017.
    - C.200: Layout Plan. Revision date October 11, 2017.
    - C.201: Solar Reflective Surfaces. Drawing date October 16, 2017.
    - C.300: Grading, Drainage, and Utility Plan. Revision date October 11, 2017.
    - C.301: Photometric Plan. Drawing date October 11, 2017.
    - C.400–C.404: Site Details. Revision date October 11, 2017.
    - C.405: Sediment and Erosion Control Notes and Details. Drawing date September 20, 2017.

Other relevant information provided by Office of Economic Development:

- Self-implement On-site PCB Cleanup and Disposal plan prepared by DTC dated February 8, 2017.
- EPA approval of PCB Cleanup and Disposal plan (undated).
- City of New Haven acknowledgement of EPA approval of PCB Cleanup and Disposal Plan dated August 15, 2017.
- Proposed Modification to Approved Notification prepared by DTC dated September 8, 2017.

PROJECT SUMMARY:
Project: PCB remediation and building renovation
Address: 190 River Street
Site Size: 15,308 SF (0.35 acres)
Zone: IL (light industrial)
Financing: $375,000 state grant, $50,000 city
Project Cost: approximately $500,000
Parking: 19 spaces (including 1 HC van-accessible)
Owner/Applicant: Helen Rosenberg for City of New Haven **Phone:** 203-946-5889
Agent/Site Engineer: Andrew Bevilacqua of DTC **Phone:** 203-239-4200
Architect: Robert Mangino **Phone:** 203-453-8358
City Lead: Helen Rosenberg of Economic Development Administration **Phone:** 203-946-6379

BACKGROUND
Previous CPC Actions:
None.

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

Site description/existing conditions:
The 0.35-acre subject parcel is within a light industrial (IL) zone. The portion of the lot fronting River Street includes the eastern end of a block-long stretch of an interconnected brick vacant industrial that was formerly part of the 198 River Street parcel that had previously been occupied by the Bigelow Boiler Manufacturing Company, Etherington Industries, and a metal scrap yard. The portion of the building on 190 River Street had previously been used for office space throughout its history. The rear of the site is a vacant and mostly impervious dirt patch surrounded by a chain-link fence.

The site sits at the southwest corner of River Street and Lloyd Street within of an industrial portion of the Fair Haven neighborhood, where it is surrounded on all sides by industrial properties, many of which are dilapidated and/or abandoned. Criscuolo Park is one block to the west, commercial and residential uses are along Chapel Street one block to the north, and the Quinnipiac River is at the end of Lloyd Street, one block to the south.

The site is within the boundaries of both the River Street Municipal Development Plan and the River Street National Register Historic District.

Proposed activity:
The project proposes to renovate the existing building into office and warehouse space, including the construction of a new driveway, parking lot, utilities, sidewalks, and fencing. A portion of the existing building will be demolished to create an additional vehicular entrance to the site. The entire parking lot and driveway will be surrounded by an eight-foot-tall chain link fence topped with barbed wire. The site will be leased by Capasso Construction, who will buy the parcel from the city once remediation is complete.

The initial work includes environmental cleanup and remediation of the site to comply with U.S. Environmental Protection Agency (EPA) requirements for conducting site remediation tasks for polychlorinated biphenyls (PCBs) that have been found on site. A detailed PCB cleanup and disposal plan prepared by DTC has been approved by the EPA. The remedial plan includes excavation and off-site disposal of contaminated soil, fill material, and entrained debris and construction of a site-wide paved engineered control cap.

Motor vehicle circulation/parking/traffic:
The site will be accessed via two curb cuts. A new entry-only driveway with a double swing gate for access control will be constructed on River Street, in place of the portion of the existing building that will be demolished. The existing curb cut on Lloyd Street will be maintained as a two-way driveway, with access control maintained through a cantilevered sliding gate. Both entrances will lead to a 19-space asphalt parking lot in the rear of the property.

Bicycle parking:
An indoor storage room for three bicycles accessible from the entrance driveway will be provided on the west side of the building.

Trash removal:
A concrete dumpster enclosure will be constructed in the property's rear parking lot.

Signage:
None proposed.

Sec. 58 Soil Erosion and Sediment 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: 1,630 CY
Start Date: Spring 2018 Completion Date: Fall 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 both during 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:
Due to contamination on site and the need to cap it, it is not possible for the applicant to collect, retain, and treat the first inch of rain on-site. All other standards are met.

REQUIRED DOCUMENTATION
☒ Soil characteristics of site;
☒ Location of closest surface water bodies and depth to groundwater;
☒ DEEP ground and surface water classification of water bodies;
☒ Identification of water bodies that do not meet DEEP water quality standards;
☒ Proposed operations and maintenance manual and schedule;
☒ Location and description of all proposed BMPs;
☒ Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
☒ Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS
☒ Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
☒No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
☒Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
☒Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
☒Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
☐Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
☒On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
☒Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
☒Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
☒Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS
REQUIRED DOCUMENTATION
☒Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
☒Manufacturer specifications or cut-sheet for each fixture;
☒Photometrics.

STANDARDS
☒Prevent or minimize direct glare and light trespass;
☒All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
☒Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
☒All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
☒Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
☒High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS
STANDARDS
☒ 50% of all on-site non-roof hardscape or paved areas will be either:
☐ shaded AND/OR
☒ constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 12,141 SF
50% of non-roof hardscape: 6,072 SF

SRI > 29	**6,222 SF**
Cement	822 SF
StreetBond coating	5,400 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	**6,222 SF**
% SHADED/HIGH SRI PROPOSED	**51.2%**

Project Timetable:
Construction is expected to begin in spring 2018 and be completed in fall 2018, with all site and building improvements being completed in one phase.

COASTAL SITE PLAN REVIEW
The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance shall consider the characteristics of the site, including location and condition of any coastal resources; shall consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities; follow the goals and policies of the Connecticut Coastal Management Act, as amended, and identify conflicts between the proposed use and any goal or policy of the Act.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:
Coastal Flood Hazard Area: The entire site lies within Zone AE of the 100-year floodplain with a base flood elevation (BFE) of 12 feet.

Developed Shorefront: Adjacent to the south of the site is a developed shorefront. This area includes a boat launch ramp at the end of Lloyd Street.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	A portion of the existing building will be demolished, and the portion that will remain occupied will house only warehouse space on the ground floor, with office space on the second floor only. Flood vents will be used to allow flood waters to enter the first floor and exist when waters recede. The site will be graded to allow the flood waters to drain to a new catch basin and away from the site into the storm drainage system. The catchbasin will have a particle separator to remove particulates.
2. Potential beneficial impacts	Existing contamination will be remediated and capped.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No
5. Have efforts been made to preserve opportunities for future water-dependent development?	Not applicable
6. Is public access provided to the adjacent waterbody or watercourse?	Not applicable
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

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.

COASTAL FINDING:
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

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

ADOPTED: October 18, 2017
Edward Mattison
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

ADOPTED: October 18, 2017

ATTEST: _____
James Turcio
Building Official