

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 408 TOWNSEND AVENUE. Site Plan and Coastal Site Plan Review for reconstruction of Fort Hale Pier. (Owner/Applicant/Agent: Giovanni Zinn for City of New Haven)
REPORT: 1529-07
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 April 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 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. 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.
6. 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.
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.

Submission: SPR Application Packet including DATA, SITE, and CSPR forms. Application fee: 0..
Received March 16, 2017.

- Structures, Dredging & Fill Permit application dated May 2016
- Structures, Dredging & Fill Permit amendments (#201606818-KR) Dated August 10, 2016
- Letter from the Department of the Army, File # NAE-2016-00605 Dated May 31, 2016 (Federal Army Corps Permit Authorization)
- Letter from the Department of the Army, File # NAE-2016-00605 Dated August 31, 2016 (Federal Army Corps Permit Authorization)
- Drawing Set by RACE Coastal Engineers, set dated 6/17/2016
 - Title Page
 - Project Notes (2 sheets)
 - Boring Logs (missing)
 - Demolition Plans
 - Site Plan
 - Deck & Foundation Plans
 - Octagon Foundation

- Pier Sections
- Framing
- Details
- Bulkhead Plan & Details
- Overall Site Plan Drawings by RACE Coastal engineers dated 3-9-2017
 - Existing Site Plan
 - Final Site Plan
- Sedimentation and Erosion Control Plan dated 04/10/2017

PROJECT SUMMARY:

Project: Fort Hale Pier reconstruction
Address: 408 Townsend Avenue
Site Size: 320 ft long pier
Zone: PARK
Financing: Public
Project Cost: \$1.8 M grant from CTDEEP
Parking: on-site, existing
Owner: City of New Haven
Applicant/Agent: City Engineer
Site Engineer: RACE Engineers **Phone:** 203.377.0663
City Lead: City Engineer

BACKGROUND

Previous CPC Actions:
none

Zoning:

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

Site description/existing conditions:

The Ft Hale Park Pier was severely damaged in superstorms Irene and Sandy, rendering this public facility unusable.

Proposed activity:

The proposed project will construct a new 360' long pier for public recreational use. The new pier will consist of an approximately 6895 SF structure consisting of a 12' wide by 320' long stem, a 16' wide by 101' long T-head, and a 39' dia. octagonal deck at the southern end of the T-head. The project will extend approximately 360' beyond the Mean High Water Line – the Coastal Jurisdiction line delineates federal/state authority areas from municipal ones. The majority of this project falls within state and Army Corps jurisdiction; only the upland walkway are shore stabilization areas fall under the Commission's review area.

Motor vehicle circulation/parking/traffic:

As exists – no additional improvements.

Bicycle parking:

As exists – no additional improvements.

Trash removal:

As exists – no additional improvements.

Signage:

As exists – no additional improvements.

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: not quantified

Start Date: tbd

Completion Date: tbd

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: not applicable

Sec. 60.1 Exterior Lighting: not applicable

Sec. 60.2 Reflective Heat Impact: not applicable

Project Timetable:

Construction start is expected in summer 2017 with duration lasting 3-4 months.

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:

- I. Beaches and Dunes: There is beach area on either side of the abutment for the pier. The project is expected to have little impact on the beach, and will include some restoration of the walking paths.
- II. Coastal Flood Hazard Area: The proposed project will not alter the flood hazard area limits or characteristics. The pier is designed with extra stabilization details to strengthen connections in anticipation of future storms.
- III. Nearshore Waters: The pier will provide public access to the nearshore waters for fishing.
- IV. Navigable Waters: are adjacent to the site, but the pier will have no impact.
- V. Recreational Feature: The project reconstructs and improves the pier, providing a major benefit to the public and waterfront access.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	There are minimal coastal impacts due to the fact that this is a replacement project. Adequate SESC must be in place for staging and construction, but with these measures disruption to the site should be minimal.
2. Potential beneficial impacts	Reconstruction of the pier provides for public access to be re-established at the waterfront, allowing fishing and coastal enjoyment for all.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	There are no conflicts with the CCMA.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	This project will not preclude additional water-dependent uses in the future.
5. Have efforts been made to preserve opportunities for future water-dependent development?	As much as feasible with a pier project, opportunity for future (additional) water-dependent uses have not been precluded.
6. Is public access provided to the adjacent waterbody or watercourse?	This project provides public access.
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)?	Yes. Most of the existing structures are in-place (pre-existing condition) but they will be altered slightly to allow for the reconstruction of the pier. These alterations are covered under the CT DEEP Structures Dredging and Fill Permit.
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'.	Yes. Activities below the CJL are covered under the CT DEEP Structures Dredging and Fill Permit. A copy was submitted with the application.

Project Timetable:

Construction is expected to start this summer and be completed in 3-4 months.

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.

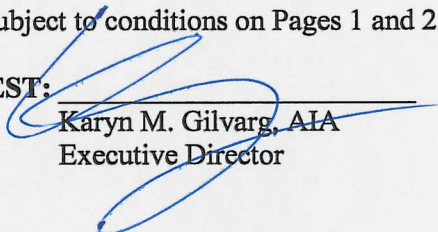
COASTAL FINDING:

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

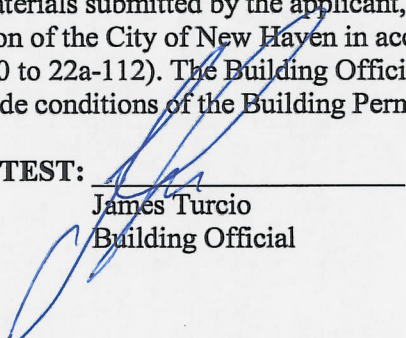
The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: April 20, 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: April 20, 2017

ATTEST: 
James Turcio
Building Official