

# NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

**RE:** 74 TOWNSEND AVENUE, Coastal Site Plan Review for land side work relating to Seawall Reconstruction in a RS-2 Zone (Owner/Applicant: Anthony Avallone).

**REPORT:** 1442-03

**FINDING:** Minimal Impact; Approval with Condition

**Submission:** CSPR application dated 06/14/10 and Narrative; Fee of \$135; COP #201001298-KF issued 05/11/10.

**Previous history:** CSPR for transfer of sand from 184 Cove Street (CPC 1350-07, 04/21/04); CSPR for single-family house CPC 938-03, 05/18/83. Army Corps General Permit 04/19/10.

## BACKGROUND

Anthony Avallone proposes to reconstruct a seawall along his property at 74 Townsend Avenue in Morris Cove on the East Shore of New Haven Harbor. The seawall has been undermined by the water exposure, and the area behind the existing wall has collapsed. The DEP Office of Long Island Sound Programs has issued a Certificate of Permission to reconstruct the wall by first installing 45 linear feet of steel sheet pile bulkhead waterward of the existing concrete seawall, excavating landward of the existing wall and installing a tie back system, placing 60 CY of clean gravel and fill between the existing wall and the new sheet pile bulkhead, placing a 6" concrete cap atop the bulkhead to match existing grades, installing 3' wide x 14.5' long flow-through stairs parallel to the new bulkhead, and installing approximately 40 LF of railing atop the new concrete cap. This work will be accomplished from a barge from the waterward side of the site during high tide.

The two properties to the north at #76 and 80-82 with similar conditions are also performing similar repairs.

**Proposed Activity:** In addition to the DEP permitted work, the applicant proposes to install a concrete walkway at the landside edge of the seawall and to tie back the concrete deadman into the property. The slate walkway to the residence will be replaced, and the lawn area will be restored.

## COASTAL PLANNING CONSIDERATIONS

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; 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.

### **Characteristics and Condition of Coastal Resources at or Adjacent to the site:**

**Coastal Flood Hazard Area:** The area of the seawall is located in Flood Zone A6 on Flood Insurance Rate Map 090084-0006C, map revised May 2, 1983 where the base flood elevation has been determined to be 12. This designation means the site is in the 100-year flood area. The house itself appears to be located within Zone B, and area of 100 to 500 year flood.

**Navigable waters:** Morris Cove is navigable and accessible from New Haven Harbor and Long Island Sound.

**Beaches and dunes:** This site is at the north end of Crescent Beach which has been slowly eroding at this north end.

**Nearshore waters:** adjacent to the site.

**Shellfish concentration areas:** adjacent to the site.

**Developed Shorefront:** This is an area which has been highly engineered and developed resulting in a functional impairment and substantial alteration of its natural physiographic features and systems.

**Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts:** No adverse impacts on coastal resources are anticipated, due to the work being performed from the waterside. No increases in impervious surface are proposed on the landside. Restoration of the former condition is the goal.

### COASTAL PLANNING CONSIDERATIONS

The beach at 74 Townsend Avenue has been severely eroded over the years and only a narrow strip is exposed at low tide. A previous deposit of sand around the foundation of the bulkhead may have temporarily alleviated the erosion problem but as the Commission noted in 2004, the sand placement would not be the solution in the long term.

### 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 with condition:

1. Flood Development Permit certifying the proposed and final elevation of the wall shall be submitted to the Building Official at the time of building permit.

**ADOPTED:** July 21, 2010  
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). Any conditions herewith shall be made conditions of the building permit.

**DATE ADOPTED:** 7/26/10

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official