

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: TRUMBULL STREET CSO PHASE 2A, Site Plan Review for sewer separation project. (Mario Ricozzi for GNHWPCA).

REPORT: 1485-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until November 20, 2018. 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 and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Fire Marshall shall also review the plans.
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 a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
6. Any proposed work within the City right-of-way will require separate permits.
7. 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.
8. 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.
9. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. Application fee exempt due to municipal nature of project. Received July 18, 2013.

- Construction Documents dated July 11, 2013, both half and full-size sets, received July 18, 2013.
- Hydraulic Capacity Report by DTC, dated revised July 11, 2013, received July 18, 2013.

PROJECT SUMMARY:

Project: Yale Campus/Trumbull Street Area Sewer Separation Project Phase 2A

Address: Pearl, Orange, Lincoln, Bradley and Sachem Streets, and Whitney Avenue

Site Size: not applicable

Building size: not applicable

Zone: RM2, RH2, RS2

Financing: 50% State Grant, 50% State loan to be paid by GNHWPCA and CNH

Project Cost: \$13 Million total, including \$9 Million for Construction

Parking: not applicable

Owner: City of New Haven

Phone: n/a

Applicant: Thomas Sgroi for GNHWPCA

Phone: 203.466.5280 x328

Agent: Mario Ricozzi

Phone: 203.466.5280 x346

Site Engineer: Sean Laudati for DTC

Phone: 203.239.4200

City Lead: City Plan Dept.

Phone: 203-946-6375

BACKGROUND

Previous CPC Actions: (CPC 1436-05) SPR for phase one of sewer separation project (Prospect, Canal, Sachem, Trumbull and Mansfield Streets).

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM2, RS2 and RH2 zones.

Site Description/existing conditions: Existing conditions include City streets with combined sewers in them, including, but not limited to Pearl Street, Orange Street, Lincoln Street, Bradley Street, Sachem Street and Whitney Avenue.

Proposed Activity: Applicant proposes to separate the combined sewer system north of Trumbull Street into sanitary and storm conveyance systems in conjunction with the City of New Haven to reduce CSOs (Combined Sewer Overflows).

Circulation/Parking/Traffic: Circulation, parking, and traffic will be disturbed by this project. Maintenance and Protection of Traffic plans have been provided by the applicant, further refinement of plans will need to be coordinated with Bruce Fischer of TTP.

Trash removal: not applicable

Stormwater Management Plan: not applicable

Exterior Lighting: not applicable

Reflective Heat Impact from hardscape or paved surfaces: not applicable

Soil Erosion and Sediment Control Review: A total of 16,880 cubic yards of material will be moved, removed or added to the site. Luigi DiMonaco of GNHWPCA is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. An individual TBD from DTC Inc. will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis. This individual is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

The individual to-be-named shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 individual to-be-named is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage not applicable

Project Timetable: Construction is anticipated to begin this fall and should be completed in 2015. Winter construction will be weather-dependent.

SITE PLAN REVIEW

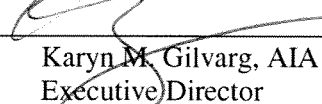
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- Updated tree removal and planting plans shall be submitted for review prior to issuance of permits.

ACTION

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

ADOPTED: November 20, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director