

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: UNION AVENUE AT STATE STREET. Site Plan Review for Downtown Crossing CSO improvements. (Owner: City of New Haven; Applicant: Thomas Sgroi for GNHWPCA; Agent: Mario Ricozzi of GNHWPCA)
REPORT: 1533-08
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 July 19, 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. 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.
4. Any proposed work within City right-of-way will require separate permits.
5. 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.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.
NARRATIVE attached. Received June 22, 2017.

PROJECT SUMMARY:

Project: Combined sewer overflow improvements

Address: Union Avenue at State Street

Financing: 50% DEEP Clean Water Fund grant, 50% GNHWPCA

Project Cost: \$10.4 million (for all CSO improvement projects)

Owner: City of New Haven

Applicant: Thomas Sgroi for GNHWPCA

Phone: 203-466-5280 x328

Agent/Site Engineer: Mario Ricozzi of GNHWPCA

Phone: 203-466-5280 x346

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

Not applicable.

Site description/existing conditions:

The project will occur at two sites within the Downtown neighborhood of the City: Union Avenue at State Street and George Street at Temple Street. Both locations are heavily trafficked city streets in the downtown core. The former site is situated between the Knight of Columbus Museum, the Route 34 overpass, and a satellite parking

lot for Union Station. The latter is in a commercial area characterized by ground floor retail uses and heavy pedestrian traffic.

Proposed activity:

The project is part of a series of projects that aim to reduce the combined sewer overflow to the West River and New Haven Harbor from an estimated 32 million gallons (MG)/year in 2016 to 19 MG/year.

At the intersection of Union Avenue and State Street, a precast concrete box will be added to the top of an existing concrete structure. While there are several utilities in the area, none are expected to require relocation. Work will initially involve several test pits to confirm exterior dimensions of the existing structure. Once confirmed, the structure will be precast off site. Once the precast schedule is known, the site will be excavated and bridged to minimize the length of time bridging will take place.

Additional work at the intersection of George and Temple Streets includes the installation of a masonry wall to close Regulator 034. These modifications within the existing structure will be scheduled for night construction due to the location of the existing overflow chamber.

Motor vehicle circulation/parking/traffic:

Due to the location of the chambers within the intersection, night work is anticipated. During daytime hours, bridging must be installed to carry traffic over the excavation.

Bicycle parking:

Not applicable.

Trash removal:

Not applicable.

Signage:

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.

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: 111 CY
Responsible Party for Site Monitoring: Luigi DiMonaco of GNHWPCA

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:

Although the project is located in the coastal management area, because the project is a stormwater improvement demonstration of compliance with Section 60 standards is not necessary.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable.

Project Timetable:

Construction is expected to begin sometime in 2018. The work at Union Avenue and State Street will take up to four months to complete, while the work at George and Temple Streets should take less than one week.

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.

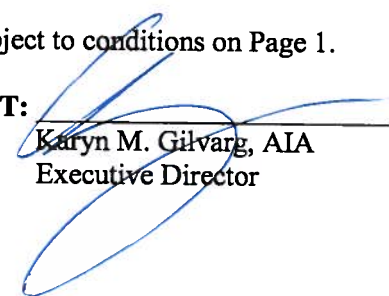
COASTAL SITE PLAN REVIEW

Exempt under Section 55(f)(3) of the New Haven Zoning Ordinance.

ACTION

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

ADOPTED: July 19, 2017
Edward Mattison
Chair

ATTEST:

Karyn M. Gilvarg, AIA
Executive Director