

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **LAND NORTH OF 333 WATERFRONT STREET BOUNDED BY WATERFRONT STREET CONNECTOR, STILES STREET, I-95 NB, AND RAILROAD TRACKS.** Site Plan Review and Coastal Site Plan review for outdoor storage in an IH zone. (Owner: State of Connecticut; Applicant: Coy Angelo for Petroleum Terminals, Inc.; Agent: Ron Bomengen for Fuss & O'Neill, Inc.)

REPORT: 1527-03

ACTION: Approval with Conditions

See companion report 1527-05 for Special Permit at the same site.

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. Any proposed work within City right-of-way will require separate permits.
4. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
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.
6. 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.

ADDITIONAL CONDITIONS OF APPROVAL

7. A permanent anti-tracking pad must be installed and maintained at the entry to/egress from the site.
8. The legal parcel must be established and recorded on the land records (with address assigned as above). A copy of the recorded map/description shall be supplied to City Plan for the record.

Submission: SPR Application Packet including DATA, WORKSHEET, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received January 19, 2017.

- Revised application packet received March 6, 2017.
- Aerial imagery of site. Received January 24, 2017.
- Fugitive Dust Control Plan dated January 2017, received January 31, 2017. Revisions dated March 1, 2017, received March 6, 2017.
- Draft Stormwater Management Narrative dated February 1, 2017. Received January 31, 2017.
- Stormwater Management Plan dated March 7, 2017. Received March 6, 2017.
- Waiver request for Section 60(e)(6) of the New haven Zoning Ordinance, dated March 7, 2017. Received March 6, 2017.

- Application drawings.
 - VO-01: Data Accumulation Plan. Drawing date January 10, 2017. Received January 24, 2017.
 - SP-01: Site Plan. Drawing date February 16, 2017. Received March 6, 2017.

Other relevant information:

- Letter of support from the New Haven Port Authority dated February 13, 2017. Received March 13, 2017.
- Property Maintenance Narrative dated and received April 10, 2017.

PROJECT SUMMARY:

Project: Gateway Terminal Laydown Area

Address: Waterfront Connector (street address not yet assigned)

Site Size: 65,340 SF (1.5 acres)

Zone: IH (Heavy Industrial)

Financing: Private

Parking: None

Owner: State of Connecticut

Applicant: Coy Angelo for Petroleum Terminals, Inc.

Phone: 203-467-1997

Agent/Site Engineer: Ron Bomengen for Fuss & O'Neill, Inc.

Phone: 860-646-2469

City Lead: City Plan Department

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 IH zone.

Site description/existing conditions:

The site is a 1.5-acre piece of land that had previously been utilized as an exit ramp for the I-95 northbound lanes. Due to the recent reconfiguration of the highway interchanges associated with the construction of a new Pearl Harbor Veterans' Memorial Bridge, the exit ramp has been removed and this land is available for development. The site, which does not yet have an official address or parcel number, is bounded by Waterfront Street Connector to the south, Stiles Street to the east, I-95 northbound lanes to the north, and railroad tracks and Waterfront Street to the west. The property is currently undeveloped, composed of level soil covered with crushed stone, and surrounded by a chain link fence.

Proposed activity:

The site would be used for the storage of materials that include but are not limited to aggregates, coils, rebar, and steel products. Raw materials will be received by cargo ship at Gateway Terminal Port or by rail cars at 347 Chapel Street, unloaded to shuttle trucks, and transported and stored on the site. The receiving and shipping of materials will not occur on a specific schedule, as they are received and shipped as product demand requires. However, most on-site activities take place between the hours of 7AM and 5PM and occur approximately three times per week.

Motor vehicle circulation/parking/traffic:

No parking is proposed on site. Vehicle access to the site is gained through a fenced driveway leading to Waterfront Street Connector. A 20-foot-wide pathway through the middle of the site will be kept clear at all times to allow State of Connecticut access to the I-95 underpass at the rear of the property.

When shipment departures are scheduled, trucks are loaded from the site and leave via the Waterfront Street Connector to the I-95 on-ramp and on to their ultimate destination.

Bicycle parking:
Not applicable.

Trash removal:
Not applicable.

Signage:
None proposed

Sec. 58 Soil Erosion and Sediment Control:
Not applicable.

Sec. 60 Stormwater Management Plan:

The applicant has requested a waiver to Section 60(e)(6) regarding collection of the first inch of rainfall on site. According to the Connecticut Department of Energy and Environmental Protection (CT DEEP), in order to retain stormwater on site, there must be at least three feet of separation between the bottom of the proposed retention and the existing groundwater elevation. Testing has been done on site, and groundwater is less than three feet from the existing grade. Due to this constraint, the applicant states that retention is not feasible and requests a waiver from this standard. All other standards are being met.

The City Plan and Engineering Departments agree with the applicant's assessments and recommend that the waiver be granted.

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:

Not applicable.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

Not applicable.

Project Timetable:

No construction is being conducted on this site.

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 (Flood Zone): The subject property lies within the Special Flood Hazard Area of the 100-year flood zone, with a base flood elevation of 12 feet.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	A potential adverse impact may be erosion of stored aggregate materials and/or the gravel surface of the site. The applicant will implement specific measures and practices to avoid or mitigate the potential of such impacts, such as storing materials off of the ground to avoid disturbing the gravel surface while placing or removing the materials.
2. Potential beneficial impacts	None
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?	The site is not waterfront.
6. Is public access provided to the adjacent waterbody or watercourse?	The site is not waterfront.

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: 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