

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: WATERFRONT STREET, Site Plan Review and Coastal Site Plan Review for the Reconstruction of Waterfront Street in an IH Zone (Applicant: Richard H. Miller for the City of New Haven).

REPORT: 1438-09

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The name of the individual responsible for monitoring soil erosion and sediment control measures during the construction period shall be provided to the City Plan Department.
2. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer. Site Plan shall be submitted in both mylar and digital format [(TIFF file based on the State Plane Coordinates (NAD1983))].

Submission: Development Permit and Coastal Site Plan Review application (November '07) by URS Corporation; Project Summary, Locus Map, Cover Sheet and Roadway Plans 1 through 5. The full set of Contract Documents includes, Profiles, Grading Plans, Drainage Plans, Erosion Control Plan and Details, Cross-sections, Handling of Contaminated Soils and Ground Water, Maintenance and Protection of Traffic, Stage Construction, Borings, Signing and Pavement Markings.

Previous actions of the Commission: SPR inc CSPR (CPC 1410-19, 11/14/07)

PROJECT SUMMARY:

Project: The reconstruction of Waterfront Street from Forbes Avenue to the terminus at PSEG.

Address: Not Applicable

Zone: IH

Financing: Federal and State

Property Owners: City of New Haven

Applicant: Roger Krahn, URS Corporation

Phone: 860-529-8882

Agent/Project Manager: Richard H. Miller, City Engineer

Phone: 203-946-8105

Site Engineer: State of Connecticut, Department of Transportation

City Lead: Engineering Department

Phone: 203-946-2269

BACKGROUND

Note: The City Plan Commission approved a Site Plan Review including Coastal Site Plan Review for this project in November 2007, an approval which has since expired. While this is considered as a new application, the facts and plans remain the same except for the timetable.

Proposed Activity: This project involves the full-depth reconstruction of Waterfront Street, an Urban Collector, from the end of the public right-of-way at the United Illuminating property to the proposed tie-in with the realigned intersection with Forbes Avenue that is constructed under Contract B-1 of the I-95 Corridor project, a distance of approximately of 2,350 feet. The existing Waterfront Street pavement is in poor condition and does not have an adequate storm drainage system. That, combined with the relatively flat grade of the roadway, contributes to ponding and poor roadway drainage. A new drainage system is to be installed. The existing railroad tracks in the roadway are no longer usable and are being removed. In addition to completing the mainline on the easterly side of Waterfront Street, five new sidings across Waterfront Street will be constructed by the Providence and Worcester Railroad at the same time as this project to serve the port properties abutting New Haven Harbor.

Soil Erosion and Sediment Control Review: A total of 7,806 cubic yards of existing pavement, concrete base and subbase materials will be replaced with new subbase materials and pavement. Waterfront Street is very flat and erosion will not be a problem. Silt sacks in catch basins will be

employed to control any sedimentation. Once the project is bid by the Connecticut Department of Transportation and construction inspection personnel have been identified, the assigned Project Engineer will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system and is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. 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 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 contractor is responsible for notifying ConnDOT personnel and the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

COASTAL SITE PLAN REVIEW

Since all construction is within the Coastal Management Area within 1000' of New Haven Harbor and the Quinnipiac River, Coastal Site Plan Review is required. 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 sites, 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.

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

Coastal Waters: No impacts are anticipated on the coastal waters.

Developed shorefront: This area is previously disturbed and highly engineered, resulting in functional impairment of any natural physiographic features or systems on the sites.+

Intertidal flats and coastal waters: There are no intertidal flats and coastal waters involved with this project.

Shellfish concentration areas: No fisheries/shellfisheries issues are associated with this project.

Flood Hazard Area: While the project is located within Flood Zones V7, B and C, there are no anticipated impacts since there are no changes to impervious areas or flood storage capacity.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: No adverse impacts on coastal resources are anticipated as a result of this project.

Other permits required: There are no other permits required for this project as the new drainage systems connect to ConnDOT systems constructed or to be constructed under the I-95 Corridor project.

Project Timetable: Anticipated funding will dictate the timetable: Summer 2010, Finish 2012.

SITE PLAN REVIEW

Plans have been extensively reviewed by the Transportation, Traffic and Parking Department, Engineering Department and the Connecticut Department of Transportation in the preparation of the Contract Documents.

PLANNING CONSIDERATIONS

It is noted that cyclists using this route in its current state find the area of the rail crossings unsafe. Every effort shall be made to make the rail crossings more amenable to cyclists, by using such measures as advance warning signage.

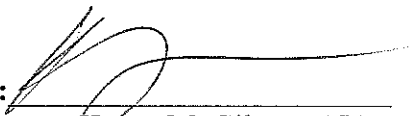
COASTAL FINDING:

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 adopts the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: March 17, 2010
Patricia A. King
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 Site Permit.

DATE ADOPTED: 3/18/10

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official