

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 1 WATERFRONT STREET, Amendment to previously approved Coastal Site Plan Review for additions to previous scope of work in an IH Zone (Owner/Applicant: United Illuminating Company).
REPORT: 1459-04
FINDING: Approval with Conditions; No impact on Coastal Resources

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years to December 21, 2016, and the approval will expire if work is not complete or extensions are not granted in accord with Connecticut General Statutes Section 8-3(i).
2. Site Plan shall be revised to show weather resistant landscaping along the waterfront perimeter of the work area to the land side of the rip rap.
3. 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.
4. 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 Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. Flood elevation certificate [Flood Development Permit certifying finished floor elevation] shall accompany application for building permits.
6. Any proposed work within City right-of-way will require separate permits.
7. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application for CSPP 11/16/11, Letter from UI 10/16/11, Letter re CT Siting Council submission 11/17/11 for declaratory ruling; Plan Set 11/14/11: Site Plan with SESC facilities, Project Location Plan 11/9/11, Plans for Bays 1-4 & 5-7, Sections, Conduit and grounding plan, Landscape Plan 12/15/11, Application fee of \$55.

PROJECT SUMMARY:

Project: Increase capacity at East Shore substation with new distribution transformer
Address: 1 (aka 5) Waterfront Street
Site Size: Overall site = 19.26 acres
Zone: IH, CAM
Financing: Private
Project Cost: 32.5 million
Owner: United Illuminating Company
Applicant: Shawn Crosbie **Phone:** 203-926-4695
Site Engineer: Mark Vance, Black and Veatch Construction Inc. **Phone:** 913-458-2666
Daily contact: Philip Earhart **Phone:** 913-458-8110
City Lead: City Plan Dept. **Phone:** 203-946-6379

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone.

Project Description: UI proposes to amend its existing Coastal Site Plan permit in order to increase the capacity of its East Shore Substation by installing a new 115/13.8 kV distribution substation on the existing UI property at 1 Waterfront Street as a replacement for the existing 115/1.8 kV distribution substation. This will be accomplished by a) installing two new 30/40/50 MVA transformers, b) installing one new Power Delivery Center (PDC) building, and c) reconfiguring existing transmission bays with new 245 kVA gas filled circuit breakers, associated disconnect switches and 115 kV bus modification.

The activity will occur at a waterfront location in the northwest corner of UI's 19 acre site. Soil erosion and sediment control measures will be put in place as noted below, prior to initiation of the project.

The previously approved project (CPC 1440-03, 05/19/2010) involved addition of facilities to UI's existing substation. The project consisted of the addition of two 115-kV circuit breaker, disconnect switches and bus modifications, as well as construction of an approximately 61' 115-kV overhead take-off structure. The project also included modifications of the two existing 115-kV capacitor banks, including changes to the grounding configuration, replacing the two existing 115-kV circuit breakers with higher rated breakers, and installing two circuit switchers.

Project Timetable: The project is scheduled to be initiated mid year 2012 and be completed by 2014. The duration of project "is due to the complexity of outage in relationship to the need for load capacity".

Soil Erosion and Sediment Control Review: Work will be confined to UI's property. Approximately 700 CY of material will be added and 1,400 CY will be removed during construction. Material to be added will be gravel. A silt fence lined with hay bales will be placed along the waterfront, and any other appropriate soil erosion and sediment controls will be installed around areas to be disturbed to avoid or minimize the potential for erosion or sedimentation into New Haven Harbor during construction. Mark Vance of Black & Veatch will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction phase. The soil stockpile 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*.

Phil M. Earhart of Black and Veatch will be the day-to-day on site monitor of SESC measures during the construction period. He 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 the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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.

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

Coastal Flood Hazard Area: The site falls within Flood Zone AE, an area of 100-year flood on Flood Insurance Rate Map 09009C0442H, dated 12-17-10, where the base elevation has been determined at 11. The work area is located at an approximate elevation of 12' above mean sea level.

Developed Shorefront: This is an area which has been highly engineered and developed.

Estuarine Embayment: The site abuts New Haven Harbor to the west.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: Runoff of material from the site during the construction process is a potential adverse impact. The construction project will be conducted using good engineering practices to insure siltation runoff is controlled. With the installation, use, and proper maintenance of construction best management practices for erosion and sedimentation control, coastal resources adjacent to the site will not be impacted by construction activities. In the long term addition of a landscaped buffer along the water's edge will act as a vegetative filter for future runoff from the site. No adverse impacts are anticipated.

Public access: As this is a public utility use, where public safety and security are issues, public access is not provided in this project area. There are adjacent grassy fields used for recreational purposes, and East Shore Park is immediately to the south.

Consistency with Connecticut coastal activities and use policies: The proposed improvements will be localized on UI's existing utility property and will have no adverse effects on coastal systems or resources and will be designed to minimize any hazards as a result of coastal flooding.

Other permits: UI will submit to the CT Siting Council in a formal petition with an expected ruling of no adverse environmental effect.

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.

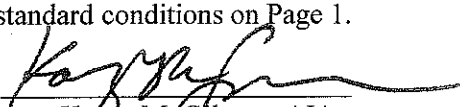
COASTAL FINDING:

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 the standard conditions on Page 1.

ADOPTED: December 21, 2010
Edward Mattison
Chair

ATTEST: 
Kay 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.

DATE ADOPTED: 12/22/14

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official