

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

**RE:** 1 (AKA 5) WATERFRONT STREET, Site Plan Review and Coastal Site Plan Review for East Shore Substation Modification Project in conjunction with PSEG upgrade in an IH Zone (Owner/Applicant: United Illuminating Company)  
**REPORT:** 1440-03  
**FINDING:** Approval with Conditions; Minimal impact on Coastal Resources

**CONDITIONS OF APPROVAL**

1. This Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by May 19, 2016.
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 Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. The name of the individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final 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:** Transmission and Development Permit Application for CSPR 4/22/10, Project Narrative & attachments: CT Siting Council approval, Project Location Maps, Survey, project plans, sections, Capacitor Banks & Bay 8 Plan view & Sections, Landscaping Plan and SESC Plan. Application fee of \$270.

**PROJECT SUMMARY:**

**Project:** Reconfiguration of capacitor banks; interconnection with PSEG peaking generation project  
**Address:** 1 (AKA 5) Waterfront Street  
**Site Size:** Overall site = 19.26 acres; disturbed area = 0.186 acres  
**Zone:** IH, CAM  
**Financing:** Private  
**Project Cost:** \$35 million  
**Owner:** United Illuminating Company  
**Applicant:** Kathleen Shanley **Phone:** 203-926-4695  
**Site Engineer:** Black and Veatch Construction Inc. **Phone:** 913-458-7412  
**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:** The purpose of the project is to modify UI's existing East Shore Substation to interconnect PSEG Power Connecticut's 133 megawatt peaking generation project at the New Haven Harbor Station to the regional electric grid and to reconfigure the substations capacitor banks. The modifications will involve addition of facilities to UI's existing substation. The proposed Project consists 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 includes 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.

**Proposed activity:** To accommodate the improvements, UI proposes to expand the developed portion of the site to the south by converting approximately .09 acres of lawn area to industrial utility uses and relocating 146' of existing fencing by approximately 27'. The former lawn area will be graveled. Construction laydown and staging activities will be on UI-owned property.

**Project Timetable:** The project is scheduled to be initiated with construction mobilization in July 2010 and to be complete by May 2011.

**Soil Erosion and Sediment Control Review:** Work will be confined to UI's property. 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. A small temporary stockpile will be located on the construction site. Gary Kleinheksel 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*.

Mr. Kleinheksel 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 an area of 100-year flood on Flood Insurance Rate Map 090084-0005C, dated 06-16-92. The work area is located at an approximate elevation of 12' above mean sea level.

**Developed Shorefront:** The 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. 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:** CT Siting Council's ruling 02/11/10 on petition #926 of no substantial 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.

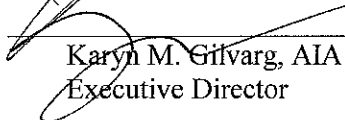
**COASTAL FINDING:**

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:** May 19, 2010  
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.

**DATE ADOPTED:** 5/21/10

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official