

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

**RE: 280 WATERFRONT STREET**, Coastal Site Plan Review for Relocation of two Petroleum Product Pipelines in an IH Zone (Owner/Applicant: Magellan Terminals Holdings, LP).

**REPORT: 1457-02**

**COASTAL FINDING: No impact; Approval with Conditions**

**Submission:** CSPR Application dated and rec'd. 09/22/11 by Triton Environmental, Inc.: Application form plus project and coastal narrative and Figures: Site location and coastal resource map, Overall site plan of Terminal with pipeline relocation area shown, Proposed Pipe Relocation Map, \$100 fee paid.

**Previous Site Actions by CPC:** CSPR & SE to Expand tank farm (CPC 1364-14, 02/16/05), Site Plan Review for new tank (CPC 1365-03, 03/16/05), renewal of approval (CPC 1383-07, 02/15/06).

### **BACKGROUND**

Magellan Terminals proposes to relocate some "backdoor" pipelines within its 280 Waterfront Street terminal in the Port district on the east side of New Haven Harbor. Magellan currently has two pipelines on its dock which offload fuel from tankers; the 14" and 16" pipes bring the fuel east from the dock and head south along the waterfront outside the containment area, then again east along the property line outside the containment area and then north to hook up with existing piping to tanks or loading racks in the terminal.

**Proposed Activity:** Magellan's project is to relocate the portion of piping that heads south off the dock, taking the piping into containment much more directly. Not only will the project diminish the possibility of leakage or breakage of a somewhat unprotected pipeline, but it will facilitate the inspection and maintenance of these pipes which has been difficult to date, due to the rocky sloped terrain where they are currently located. The new lines will be properly coated and supported and an automated 12" DBB valve will be added to each line just after entering containment to allow isolation and dock line pressure testing. Dock line 1 will require 480' of new 12" piping and dock line 2 will require 280'.

Work to weld up the new dock lines will be accomplished from a work boat and barge and the remaining work will be performed from the land side. Following purging and draining of the inactive lines, end caps will be welded on them. The inactive lines will be capped and will remain in place.

### **COASTAL PLANNING CONSIDERATIONS**

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 for the proposed activity is located in zone X, an area protected by levees from 1% annual chance flood according to Flood Insurance Rate Map 09009C0442H, dated December 17, 2010.

**Navigable waters:** The site is adjacent to New Haven Harbor with open access to the Long Island Sound.

**Developed Shorefront:** This is a port area which has been highly engineering and developed resulting in the functional impairment or substantial alteration of any natural physiographic features.

**Estuarine Embayment:** Adjacent to the site.

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

**Future Water Dependent Development:** The terminal is a water dependent use. The proposed project will not limit future water dependent development opportunities on the site, but may enhance them.

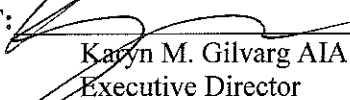
**Public Access:** The industrialized site is not an appropriate location for public access due to safety and security reasons.

### FINDING

Having considered all of the above criteria, the City Plan Commission finds the site plan consistent with the applicable goals and policies of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse impacts on coastal resources and future water-dependent activities. The Commission hereby approves the coastal site plan with the following conditions:

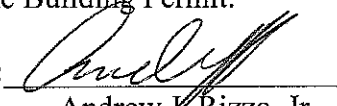
1. Plumbing permit will be required.
2. As-built site plan in accord with City requirements shall be filed with City Plan Department, upon completion of the project. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**ADOPTED:** October 19, 2011  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg AIA  
Executive Director

The Coastal Site Plan Review, based upon the application and materials submitted by the applicant, and the report of the City Plan Commission, was conducted administratively without hearing by the Building Official of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The above written findings are hereby received by the Building Official and any conditions thereof are made conditions of the Building Permit.

**DATE ADOPTED:** 10/21/11

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