

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

**RE:** 30 WATERFRONT STREET (aka 100), Site Plan Review including Coastal Site Plan Review for new Biofuel Production Facility in an IH Zone (Owner: New Haven Terminal Inc., Applicant: Greenleaf Biofuels LLC).

**REPORT:** 1450-01

**ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL**

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by March 16, 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. Flood elevation certificate shall accompany application for building permits.
5. Any proposed work within City right-of-way will require separate permits.
6. Prior to issuance of Building Permit, street address shall be assigned by the City Engineer.
7. Final determination of traffic markings, 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.
8. 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 2/11, Letter from Triton Environmental, Inc. 2/17/11, Application fee of \$270; Project narrative inc. proposed grading and drainage, soil erosion and sediment control methods; Figures: Site location map, Site survey showing existing condition and demolition plan, New Haven Terminal Plan showing new facility, Proposed Greenleaf Biofuel facility site plan rev. 3/4/11, Site grading and Utility Plan, Utility Details, Soil Erosion and Sediment Control Plan, Details & Notes, Tank Farm & Truck Unloading Area Foundation Plan at grade, Sections and Details; Architectural Building Plan, Building elevations. Letter from pmkarchitecture 3/4/11.

**PROJECT SUMMARY:**

**Project:** New 17,000 SF Biofuel Production Facility  
**Address:** 30 Waterfront Street (100 Waterfront Street = New Haven Terminal)  
**Site Size:** Overall NHT Site: 25.3 ac; Development Parcel: 35,000 SF  
**Floor Area:** Phases I & II: 17,000 SF  
**Zone:** IH, CAM  
**Financing:** Private, State  
**Project Cost:** c. \$1 million excluding equipment  
**Parking:** Phase I: 7 spaces inc. 1 HC + 1 loading space; Phases I + II: 13  
**Owner:** New Haven Terminal, Inc. **Phone:** 203-468-0805  
**Applicant:** Greenleaf Biofuels, LLC **Phone:** 203-444-7024  
**Agent:** Attorney Michael Sessine **Phone:** 203-453-0537  
**Architect:** pmkarchitecture **Phone:** 860-321-7347  
**Site Engineer:** Triton Environmental **Phone:** 203-458-7200  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**BACKGROUND**

**Previous relevant Actions of the Commission:** BZA has previously approved (11-06-S, 11-01-CAM, 3/15/11) a Special Exception and Coastal Site Plan Review for the new use; CPC recommended approval (1449-14, 2/16/11). CPC previously approved a Coastal Site Plan for Greenleaf in an alternate location on Wheeler Street (SE & CSRP: CPC 1422-17, 11/19/08 and Site Plan Review: CPC 1423-02, 12/17/08).

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone with the zoning relief as granted.

**Proposed Activity:** Greenleaf Biofuels proposes to construct on the premises of New Haven Terminal (NHT) a state of the art biofuel production facility at 30 Waterfront Street, a waterfront property within the Port District. The Greenleaf facility will be located to the south of the existing New Haven Terminal Office building at 100 Waterfront Street. Once constructed Greenleaf would lease the new building, tank farm containment area, and related pipe bridge from New Haven Terminal. The project will be constructed in two phases; Phase I will involve the demolition of 2 existing older warehouses and the construction of a 8,500 SF "butler style" building and a 3,600 SF tank farm (approximate) with 8 initial tanks and distillation column. The project will include the use of two tanks within the NHT tank farm containment area, one for storage of vegetable oil feedstock and one for finish product. The new tanks will be connected with the existing tanks via a pipe bridge under which a loading rack will be installed. The new tank farm will be constructed with concrete walls and floor and will initially contain 8 steel 12' diameter, 35' tall 30,000 gallon tanks to contain the raw products and process substances.

The building will include 6,800 SF of processing area with 1,700 SF related office space. Phase II will involve the construction of 8,500 SF of additional processing space and up to 4 additional tanks within the tank farm. Construction of Phase II will be contingent upon biofuel demand. Greenleaf will also retain corporate office space within the existing NHT building and related parking in front of the building.

Biofuel is a renewable fuel produced most commonly from vegetable oil feedstock, along with an alcohol (methanol) and a catalyst. The products of the process are biofuel and glycerin. Greenleaf anticipates that raw materials, finished product, and by-products will initially be transported to and from the site by truck, with future transport by rail and by barge anticipated. Truck traffic will use existing entries and exits from Waterfront Street. There is room on the site for the trucks to circulate without having to back out.

**Stormwater Drainage:** The existing site is currently 100% impervious and the proposed condition will remain the same. Existing surface runoff flows overland in a north to south direction where it is collected within existing storm drain systems on the NHT site and conveyed to existing permitted outfalls into the Harbor. A new area drain and pipe system is proposed to the north of the proposed building to collect surface runoff. Roof runoff will be collected by the new pipe and also by existing catch basins. Runoff within the containment area will be separately collected in trench drains with discharge controlled by a valve if necessary.

**Other utilities:** The building will connect into a new septic field as there is no sanitary sewer in Waterfront Street. New electrical and gas service will be brought in from Waterfront Street. Water service will connect into an existing water main on site.

**Soil Erosion and Sediment Control Review.** Only a small amount of excavation will occur on site to remove the existing buildings, to construct the slab for the new building, and in the area of the new tank farm. Minor grading will occur in the vicinity of the new building to provide for surface drainage away from the structures. Silt fencing will be installed in areas where pavement has been removed. Silt sacks will be installed in catch basins. Construction vehicles will travel primarily on paved surfaces and therefore there will be little to no tracking off site. The New Haven Harbor is approximately 330' to the west. David Demaio of Munger Construction of Guilford, CT is named as the individual 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, both during the demolition and construction phases. 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*.

Mr. Demaio 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.

**Circulation/Loading/Parking:** Employees will access the site and parking area from Waterfront Street directly to the east of the new building and to the south of the existing NHT building. Trucks access the site from a driveway to the north of the NHT building and proceed directly to the loading rack, beyond which they can turn around and exit the site through the same driveway.

Inbound truck traffic is anticipated to include 4 trucks per day of feedstock, 3 trucks per week of methanol, and 1 truck per month of catalyst. Outbound traffic will include 3 trucks per week of glycerin, 1 truck per week of wastewater. The final product will be stored in a tank on the NHT site, mixed with other NHT fuels, and shipped out from NHT. It is anticipated at some time in the future that materials could be delivered to the site and leave the site by rail and/or barge transport.

Pedestrian access to the building occurs through a secure gate from the parking lot. This route must be accessible to employees.

**Lighting** will be provided in accord with US Coast Guard Maritime Security (MARSEC) requirements.

**Signage:** There will be signage at the truck and employee entries from Waterfront Street. Signage will be on the north of the building to be visible from points north, and will be in conformance with zoning.

**Port Authority:** The project has the full support of the Port Authority.

## 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.

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

*Intertidal Flats:* Present, but no impact. The overall site has been previously developed for heavy industrial use including the unloading of petroleum from ocean-going tankers. The portion of the site in which this facility will locate does not directly abut the water.

*Estuarine Embayment:* Present, but no impact. The overall site has been previously developed for heavy industrial use. The portion this facility will locate on does not directly abut the water.

*Coastal Flood Hazard Area:* The site is located in two flood zones; Shaded Zone X, an area of 0.2% annual chance flood and Zone AE a 100-yr. flood zone with a base flood elevation of 10. The new building will be constructed to conform to the City's new Flood Damage Prevention Ordinance. Finished floor elevation will be 11.0. An elevation certificate will be required at the time of building permit.

*Developed Shorefront:* The site was developed many decades ago for heavy industrial use including the off-loading of petroleum from large ocean-going tankers.

*Navigable Waters:* Present. The New Haven Harbor is a working industrial port.

*Public access:* Due to the secure nature of the port, no public access is provided.

*Consistency with the City's Coastal Program:* The use is consistent with the City's Coastal Program.

**Project Timetable:** Phase I of the project will be initialized in April 2011 and will be completed by the fall of 2011. Phase II will follow as success of Phase I progresses, anticipated to be constructed within 3 to 5 years.

## 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.

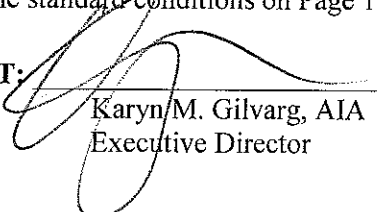
**COASTAL FINDING:**

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**

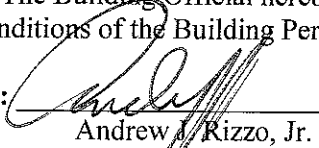
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** March 16, 2011  
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:** 3/18/11

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