

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** WEST RIVER WATERSHED. Site Plan Review for installation of approximately 75 bioswales for CSO reduction. (Owner: City of New Haven; Applicant: Thomas Sgroi for GNHWPCA; Agent: Mario Riconzi of GNHWPCA)  
**REPORT:** 1533-09  
**ACTION:** Approval with Conditions

### STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until July 19, 2022. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
5. Any proposed work within City right-of-way will require separate permits.
6. Final determination of traffic markings, V-loc locations, 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.

### ADDITIONAL CONDITIONS OF APPROVAL

7. All work being conducted is outside of City and State regulated wetlands areas. However, federal wetlands in the general vicinity of project may require separate federal permits. Any federal permits required must be submitted to the City Plan Department.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.**  
**NARRATIVE attached. Received June 22, 2017.**

### PROJECT SUMMARY:

**Project:** Green infrastructure improvements in the West River watershed

**Address:** various

**Financing:** 50% DEEP Clean Water Fund grant, 50% GNHWPCA

**Project Cost:** \$10.4 million (for all CSO improvement projects)

**Owner:** City of New Haven

**Applicant:** Thomas Sgroi for GNHWPCA

**Agent/Site Engineer:** Mario Riconzi of GNHWPCA

**City Lead:** City Plan Department

**Phone:** 203-466-5280 x328

**Phone:** 203-466-5280 x346

**Phone:** 203-946-6379

### BACKGROUND

**Previous CPC Actions:**

None.

**Zoning:**

Not applicable.

**Site description/existing conditions:**

There are approximately 75 project sites within the West River watershed, within the Hill, West River, Dwight, Edgewood, and Beaver Hills neighborhoods.

**Proposed activity:**

The project is part of a series of projects that aim to reduce the combined sewer overflow to the West River and New Haven Harbor from an estimated 32 million gallons (MG)/year in 2016 to 19 MG/year. This portion of the project involves the installation of approximately 75 bioswales between curbs and sidewalks in the West River watershed. The bioswales intercept the stormwater travelling along the street prior to reaching the combined sewer catchbasins.

Bioswales are generally five-feet wide by 15-feet along the curb. Excavations are generally four to five feet deep. The work involves replacement of soils and the installation of plantings along with trees in many locations. The existing sidewalk will remain, but will require temporary closure during the construction at each site.

While there are no apparent utility main conflicts, services to the various adjacent properties may be affected. That will not be known until individual sites have been marked by the contractor for Call Before You Dig (CBYD). At that time a marker will also be placed identifying the bioswale identification number and providing a telephone number for any questions. As a result of the CBYD marking and adjacent property owner comments, it is anticipated that several locations will not be constructed.

**Motor vehicle circulation/parking/traffic:**

Work will take place outside of roadways and will have no effect on traffic flow. Sidewalks will have to be temporarily closed for less than a week at each site to accommodate bioswale construction.

**Bicycle parking:**

Not applicable.

**Trash removal:**

Not applicable.

**Signage:**

None proposed.

**Sec. 58 Soil Erosion and Sedimentation Control:**

- Class A (minimal impact)
- Class B (significant impact)
- Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 1,794 CY

Responsible Party for Site Monitoring: Luigi DiMonaco of GNHWPCA

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during both the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and

- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

**Sec. 60 Stormwater Management Plan:**

Although some of the improvements are located in the coastal management area, because the project is a stormwater improvement demonstration of compliance with Section 60 standards is not necessary.

**Sec. 60.1 Exterior Lighting:** Not applicable.

**Sec. 60.2 Reflective Heat Impact:** Not applicable.

**Project Timetable:**

Construction for each location is anticipated to take less than one week. The entire construction is anticipated to take approximately one year, moving between the various locations.

**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 SITE PLAN REVIEW**

Exempt under Section 55(f)(3) of the New Haven Zoning Ordinance.

**ACTION**

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

**ADOPTED:** July 19, 2017  
Edward Mattison  
Chair

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