

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 1513 WHALLEY AVENUE (POND LILY NATURE PRESERVE). Site Plan Review for the removal of the Pond Lily Dam. (Owner: New Haven Land Trust; Applicant/Agent: Gwen MacDonald for Connecticut Fund for the Environment).

**REPORT:** 1491-01

**ACTION:** Approval with Conditions

### 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 April 16, 2019. 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 Site Plan Review shall be addressed with the City Plan Department and reflected upon final plans circulated for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, 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. (City Plan Department is the last signatory prior to permit.)
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
7. Any proposed work within the City right-of-way will require separate permits.
8. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy or prior to use of the site. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC and CSPR forms. Narrative included. Application fee:\$270. Received March 10, 2014.**

- Development Permit Application Drawings revised March 2014, full-size sets, received April 8, 2014. 14 sheets.

**PROJECT SUMMARY:**

**Project:** Pond Lily Nature Preserve Dam Removal Project  
**Address:** 1513 Whalley Avenue  
**Site Size:** 5+ acres  
**Building size:** n/a  
**Zone:** within PDD 85  
**Parking:** n/a  
**Owner:** New Haven Land Trust **Phone:** 203.562.6655  
**Applicant/Agent:** Gwen MacDonald (Save the Sound) **Phone:** 203.787.0646  
**Site Engineer:** Milone and MacBroom **Phone:** 203.271.1773  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:** none

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDD 85.

**Site Description/existing conditions:** The site is the current Pond Lily Dam in upper Westville/lower Amity. The dam itself has been in existence since the early 1700s, and the pond supports local wildlife, though is an inhibiting factor in the migration of local fish populations.

**Proposed Activity:** The Pond Lily Dam will be removed to restore fish passage and river connectivity, and eliminate an owner liability and public safety hazard. The project will reconnect migratory fish habitat on the West River and draining to Long Island Sound.

No structures will be constructed as part of the activity. Over a period of three months, CFE's contractor will remove 100 feet of the dam spillway, partially excavate the impounded sediment, restore the stream channel to its approximate historic location, and revegetate the site with native wetland and riparian species. Excavated sediment will be used on-site to protect the remaining berm and to reconstruct and regrade the banks and floodplain of the newly restored stream channel.

**Circulation/Parking/Traffic:** The site will be accessed by construction vehicles via East Ramsdell Street and South Genesee Street. Agreements with the Housing Authority are in hand for additional access.

**Trash removal:** n/a

**Stormwater Management Plan:** n/a

**Exterior Lighting:** n/a

**Reflective Heat Impact from hardscape or paved surfaces:** n/a

**Soil Erosion and Sediment Control Review:** A total of 21,610 cubic yards of material will be moved, removed or added to the site. Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits. This individual 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*.

The appointed individual 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, this individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Signage:** none shown on plans; any signage will need to be reviewed by Zoning for compliance.

**Project Timetable:** In-water construction will take place between July 1 and October 1, 2014, pending regulatory approval.

#### **SITE PLAN REVIEW**

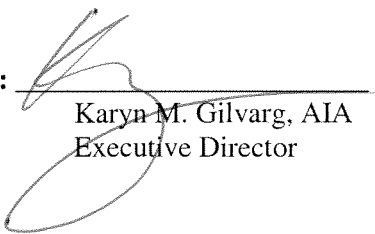
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- Any signage for the project must be reviewed by Zoning prior to sign-off; and
- City approval is contingent upon receipt of permits from other approving agencies (CT DEEP and ACOE): 401 Water Quality Certificate, Dam Safety Permit and USACE 404 Permit. Copies to be provided to City staff prior to sign-off.

#### **ACTION**

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

**ADOPTED:** April 16, 2014  
Edward Mattison  
Chair

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