

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW**

RE: **WHALLEY AVENUE WEST OF FITCH STREET.** Site Plan Review and Inland Wetlands Review for West River CSO improvements. (Owner: State of Connecticut; Applicant: Thomas Sgroi for GNHWPCA; Agent: Mario Ricozzi of GNHWPCA)
REPORT: 1533-05
INLAND WETLANDS FINDING: Approval
SITE PLAN 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. 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.
4. Any proposed work within City right-of-way will require separate permits.
5. 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.

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

- Wetlands & Watercourses Investigation Report by Pietras Environmental Group dated May 14, 2016. Received June 22, 2017.
- Flood Plain Development permit dated June 22, 2017. Received June 22, 2017.

PROJECT SUMMARY:

Project: Combined sewer overflow improvements

Address: Whalley Avenue west of Fitch Street

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

Phone: 203-466-5280 x328

Agent/Site Engineer: Mario Ricozzi of GNHWPCA

Phone: 203-466-5280 x346

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

None.

Zoning:

Not applicable.

Site description/existing conditions:

The project site is on Whalley Avenue west of its intersection with Fitch Street. This section of Whalley Avenue is on a bridge over the West River. Edgewood Park lies to the south of the site, while local commercial uses are to the north.

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 project will include new pile foundations alongside existing piping with new regulator structures on top. Due to existing foundations from the late 1800s and early 1900s, the excavation is expected to be rather large. Based upon utility mapping, no utility relocations are expected.

Motor vehicle circulation/parking/traffic:

Detours will be necessary during construction. The applicant is evaluating possible detour routes, which must be approved by the Transportation, Traffic, and Parking (TTP) Department prior to sign-off for permits.

Bicycle parking:

Not applicable.

Trash removal:

Not applicable.

Signage:

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.

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: 208 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 the project is 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 is expected to begin sometime in 2018 and last approximately three months.

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.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification:

No construction activity is to take place within the wetlands area itself. The proposed excavation will be located in the 50' regulated area. As the excavation is temporary and will restore the roadway to its previous state prior to excavation, very little impact is expected.

Based on this information, staff suggests to the Commission that this application be categorized as a **CLASS B**.

Proposed regulated activity:

The project proposes to conduct temporary excavation in roadway within the regulated area. An additional 1,600 SF of asphalt restoration is anticipated.

Wetland/watercourse area altered:

Wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet

Upland area altered:

.007 acres

Soil Science Report:

The Wetland and Watercourse Delineation Review provided by Pietras Environmental Group categorizes five distinct types of soils on-site. In the wetlands area of the site, Pootatuck fine sandy loam (102) and Fluvaquents-Udifluvents (109) are both present. In the regulated portion of the site, on-site soils include Udorthents-Urban land complex (306), Urban land (307), and Udorthents, smoothed (308).

Vegetation:

Tree growth is present along the edge of the West River. Edgewood Park is located on the southern side of Whalley Avenue and includes a woodlands area on the eastern side of the river near the bridge over the park.

Planting Plan:

No vegetation will be removed or added.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING

No work is proposed within the wetland area and only minor work that will have no effect upon the end state of the upland area is proposed within the regulated area. The proposed project will decrease the occurrences of CSOs in the West River and will have a net positive impact upon water quality.

The Commission believes that required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

SITE PLAN 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