

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 19 WHEELER STREET. Coastal Site Plan Review for industrial municipal solid waste facility. (Owner: Frank Antonacci of Airline Avenue Realty, LLC; Applicant: Jonathan Murray of Murphy Road Recycling, LLC; Agent: Mark Zessin of Anchor Engineering Services, Inc.)

REPORT: 1511-03

ACTION: Approval with Conditions

Note: Companion CPC Report 1511-05 for the same site.

Previous CPC Actions: CSPR and SESC to construct new bulky waste transfer facility (CPC 1249-04, 07/1/98); Special Permit and CSPR to operate a solid waste transfer and volume reduction facility in an IH zone (1395-03, 10/18/06); Transfer of Special Permit to Murphy Road Recycling (1409-02, 10/17/07); SPR and CSPR for remediation project under DEP consent order in an IH zone (1429-06, 6/17/09); Renewal of Special Permit and CSPR to operate a solid waste transfer and volume reduction facility in IH zone (1457-09, 10/19/11); SPR and CSPR for compressed natural gas fueling station (1488-02, 4/16/14); CAL for compressed natural gas fueling station for vehicles (1488-05, 1/15/14).

Submission: Received 9/17/15, including: letter from Mark Zessin, Anchor Engineering; SPR Application Packet including SPECIAL PERMIT, DATA, CSPR, SITE, and SESC forms; DEEP Permit to Operate issued 07/17/15; Operation and Management Plan for Construction and Demolition/Municipal Solid Waste Volume Reduction Facility, revised 4/25/14; application fee of \$420 (including CSPR); 5 sheets of application drawings. Email dated Nov 12, 2015, requesting withdrawal of Special Permit Modification application and new application for (new) Special Permit and CSPR; fees to be transferred. Revised application materials Received Dec 8, 2015: one binder including letter/narrative answering queries from CPC staff, supporting tables and drawings. Revised materials received January 12, 2016: Solid Waste Site Plan (Sheet 1 of 3) and Improvement Location Survey.

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.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

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

Estuarine Embayment: The Quinnipiac River is a protected coastal water body with an open connection to Long Island Sound.

Coastal Flood Hazard Area: The volume reduction facility site is located in several zones on new Flood Map 09009C0442J, dated July 8, 2013. The processing building and the upland area of container storage is outside the flood zone in Zone X; the remainder of the site, including the maintenance facility is located in Zone AE (flood area where there is a 1% annual chance of flood) with a base flood elevation of 12 feet. Based upon a survey dated October 2013 by Anchor Engineering, the elevation of the site varies from a low of approximately 8' in the southwest corner to a high of approximately 42' along the eastern edge of the property. The elevation of the site in the vicinity of the proposed works ranges from 8' to 10', while the existing processing building was constructed at elevation 17.2' FFE and the existing maintenance building with office facility is at elevation 11.3' FFE.

Developed Shorefront: This is an area that has been highly engineered and developed resulting in a functional impairment and substantial alteration of its natural physiographic features and systems. Bulkhead along this site is deteriorated in some locations and non-existent in others.

Navigable waters: The Quinnipiac River is navigable and accessible from New Haven Harbor and Long Island Sound.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	A potential adverse impact would be runoff of contaminants into the Quinnipiac River. Jet lines transport fuels in an easement adjacent to the waterfront to remote locations off site, so any use in the easement must protect the integrity of the jet lines.
2. Potential beneficial impacts	None identified in application.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	The existing facility is consistent with the provisions of C.G.S. Section 22a-92, and no conflicts exist between activities at the facility and the goals and policies established in this section of the C.G.S.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	The facility will not preclude development of water dependent uses on the site in the future.
5. Have efforts been made to preserve opportunities for future water-dependent development?	The facility has preserved the opportunity for future water-dependent development at the site by refraining from developing new facilities along the existing developed shorefront portion of the site that would preclude opportunities for future water-dependent development.
6. Is public access provided to the adjacent waterbody or watercourse?	Due to the industrial nature of the uses on the site, public access is not allowed.
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	The proposed project does not include any new shoreline flood and erosion control structure or any changes to the existing shoreline flood and erosion control structures that exist at the site.
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No. Low elevation in the area of the proposed project is approximately 6.9'.

ADOPTED: January 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

FINDINGS:

The following findings are CONDITIONS of APPROVAL for this Coastal Site Plan:

- **No storage containers or wood piles shall be located within the 100 year floodplain; and**
- **No coloring of wood shall happen within the 100 year floodplain.**

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.

ADOPTED: January 20, 2016

ATTEST: 
James Turcio
Building Official