

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

**RE:** 102 WHEELER STREET aka 238 FAIRMONT AVENUE, Site Plan Review including Coastal Site Plan Review for demolition of existing structure and construction of new 35,250 SF Building in an IH Zone (Owner/Applicant: Ronald Esposito, Wheeler Enterprises LLC).

**REPORT:** 1482-04

**COASTAL FINDING:** Minimal impact

**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, to September 18, 2018. 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** on shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to circulation of plans for signoff.
4. The name of the individual responsible for monitoring soil erosion control measures shall be furnished to the City Plan Department prior to City Plan signoff for building permit.
5. 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 demolition permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
6. 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.
7. Flood Development Permit shall be submitted to the Building Official prior to issuance of building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required, prior to issuance of Certificate of Occupancy .
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of final certificate of occupancy. 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.

**Previous CPC Actions:** SPR incl CSPR for Remedial Grading and Filling (CPC 1420-02, 09/17/08).  
**Submission:** Development Permit application 07/18/13; application fee of \$270.00; related Special Permit application; Plan Set by Anthony Giordano Engineers 7/18/13 rev 8/3/13: Site Development Plan, Landscaping and Lighting Plan, Soil Erosion and Grading Plan, Utilities Plan, Pre-engineered Building Plans; Property Survey Clarence Blair Associates 03/07/07; Site Plan showing Proposed Engineered Controls and Drainage Plan by Triton Environmental 03/10/09.  
Drainage Design Report for Option Area by Triton Environmental undated & unsigned).

#### **PROJECT SUMMARY:**

**Project:** Demolition of existing building; construct new pre-engineered building; addition of paved area, landscaping, drainage improvements.  
**Address:** 102 Wheeler Street  
**Site Size:** 162,443 SF (3.73 acres)  
**Zone:** Heavy Industrial (IH), CAM, Flood Zone AE  
**Parking:** 25 spaces proposed incl 1 HC  
**Loading:** 2 spaces provided  
**Owner:** Ronald Esposito, Wheeler Enterprises, LLC      **Phone:** 203-675-0564  
**Applicant:** same      **Phone:** same  
**Agent:** Anthony V. Giordano      **Phone:** 203-934-5444  
**SESC Monitor:** contractor to be determined

#### **BACKGROUND**

**Zoning:** The site plan meets the requirements of the IH Zone. The site is also within the coastal management zone thus requiring a coastal site plan review per Sec. 55 of the Zoning Ordinance. The RM-2 zone abuts the site to the east.

**Existing Conditions:** The site is located north of the intersection of Wheeler and Goodwin Streets in the north port area. The 3.74 acre generally flat site has a 50,000 SF empty warehouse and a 2,000 SF vacant storage building. The site had some remedial work done in 2008 or 2009 including laying of the permeable geo-textile fabric layer and grading out of soil stockpiles and depositing aggregate material into an 18" cap.

**Proposed Activity:** Applicant proposes to demolish the remains of the existing building and to construct a new 32,250 SF pre-engineered steel building. The tenant will be AH Harris and Sons, who currently occupy the adjacent site at 100 Wheeler Street. The use for the building is sales and storage of construction supplies.

**Soil Erosion and Sediment Control Plan:** A total of 1,482 cubic yards of material will be added at this location. A contractor yet unnamed will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Such individual is also responsible for assuring there is no dirt or dust gravitation off site by controlling dust generated by vehicles and equipment during the project work period. 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*. Such 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 project Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work,

he is responsible for providing the City Engineer with a plan for immediate implementation and corrective action within twenty-four hours of any such situation.

**Drainage Plan:** Site drainage will be directed toward 2 existing and 4 new on-site catch basins which will discharge to a catch basin located near the site entrance. Prior to discharge to the existing storm drain within the paved roadway, the runoff will be directed to a 3-chamber 3,000 gallon oil/water separator which will separate floatables and reduce sedimentation entering the storm drain which discharges to the Quinnipiac River. Roof drains at the perimeter of the building are connected to the system. All drainage pipes will be able to handle H-20 loading for heavy trucks.

**Site Sequencing Plan:** Install soil erosion measures, start foundation and utilities, erect building, finish site work, including pavement and landscaping.

**Stormwater Management:** Per recommendation of the City Engineer and due to the capped contamination on-site, staff requests waiver of the requirements of Section 60(e)(2), (3), (7), and (8) Stormwater Management Plan. City Engineer recommends it is inadvisable to infiltrate additional water through the capped contamination field. Oil/water separators will be used on-site to capture particulate pollution and lessen TSS loads.

**Exterior Lighting:** Plans meet the requirements for exterior lighting levels. Specific fixture to be used to be reviewed and approved by staff prior to sign-off for building application.

**Reflected Heat Impact:** Plans meet the requirements for RHI through a combination of high SRI roof coverings, concrete pavement, landscaping and shade trees.

**Project Timetable:** The project is intended to begin once permits are in hand and will take approximately 6-9 months to complete.

**Other Permits:** Special Permit for outdoor storage (see CPC 1482-02)

#### **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:** While the overall site fronts on the Quinnipiac River, this property is set back approximately 620' from the high water mark.

**Coastal Flood Hazard Area:** This site falls within **Flood Zone AE**. (This is incorrectly noted on the application.) A Flood Development Permit certifying the final elevation will be required for the site as a condition of this report.

**Navigable waters:** The Quinnipiac River, 620' from the parcel, is a navigable water body which is accessible from New Haven Harbor and Long Island Sound.

**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.

**Potential Impacts on Coastal Resources and Mitigation of Such Impacts:** Soil erosion measures will be maintained so that material does not migrate by waterborne runoff, or by air. Connection to the existing storm sewer in the right of way has the potential of allowing floatables and siltation to enter the Quinnipiac River.

#### **SITE PLAN REVIEW**

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

- **Flood Development Permit will be required prior to issuance of building permit.**
- **Specific lighting fixtures to be installed (and associated photometric plans) must be reviewed and approved by staff prior to sign-off for building permit.**

#### **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 minimal impact on coastal resources and approval for a coastal permit to be issued.

#### **SITE PLAN ACTION**

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

**ADOPTED:** September 18, 2013  
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:** 9/24/13

**ATTEST:**   
Daniel O'Neill  
Building Official