

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:**       **19 WHEELER STREET.** Site Plan and Coastal Site Plan Review for compressed natural gas fueling station. (Owner/Applicant: Airline Avenue Realty LLC; Agent: Matthew Brown of Anchor Engineering).

**REPORT:**   1488-02

**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. 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.
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 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. Any proposed work within the City right-of-way will require separate permits.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
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 Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
11. 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. 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, CSPR and related narrative forms. Application fee: \$270. Received December 19, 2013. Narrative revised 3/25/14.

- Development Permit Application Drawings dated 11/20/2013, full-size sets, received March 20, 2014. 19 sheets received.

**PROJECT SUMMARY:**

**Project:** Compressed Natural Gas Fueling Station

**Address:** 19 Wheeler Street

**Site Size:** 654,271 SF (15.02 acres)

**Zone:** IH (Heavy Industrial)

**Financing:** Private

**Project Cost:** TBD

**Parking:** n/a

**Owner:** Frank Antonacci (Airline Avenue Realty)

**Phone:** 800.826.7952

**Applicant:** same as owner

**Phone:** same

**Agent:** Matthew Brown (Anchor Engineering)

**Phone:** 860.633.8770

**Site Engineer:** same

**Phone:** same

**City Lead:** City Plan Dept.

**Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:**

CPC 1249-04: CSPR and SESC for demo of existing structure and construction of new bulk waste transfer facility

CPC1395-03: Special Permit and CSPR for existing solid waster transfer facility.

CPC 1409-02: Transfer of Special Permit to new owner/operator.

CPC 1429-06: SPR and CSPR for remediation project under DEP order.

CPC 1457-09: Renewal of Special Permit and CSPR.

**Zoning:** IH (Heavy Industrial)

**Site Description/existing conditions:** The current site is occupied by a waster transfer station with associated diesel fueling pumps.

**Proposed Activity:** The applicant proposes to provide an upgrade to the site to provide fueling of vehicles with compressed natural gas (CNG). The facility will consist of two separate fueling areas. The first area will be a fast-fueling area with 4 CNG dispenses located beneath a canopy south of the existing vehicle maintenance facility on-site. The island will be elevated so any electrical equipment is located at least 12” above the 100 year flood elevation. The second area will be a time-fill compound located to the rear of the existing vehicle maintenance building and will consist of two distinct features. The first is the equipment compound which includes the CNG dryer, compressor, storage vessels, electrical equipment, transformer and energy generator. The compound will be surrounded on 2 sides by a noise attenuation barrier designed to City standards. The second is a vehicle parking area with time filling equipment at each parking space.

In addition to the new CNG facilities, the existing diesel tank and fuel pumps will be relocated to the rear of the existing solid waste transfer station.

**Circulation/Parking/Traffic:** Entry to the site is via Wheeler Street, as currently exists. Trucks will circulate to the smaller fueling station just as they do today to the fueling pumps. Trash trucks will circulate towards the time-fill pumps via pavement that currently exists to the rear of the site. Minimal additional traffic is expected at the smaller set of pumps.

Trash removal: as exists

**Stormwater Management Plan:** as exists today; minimal changes will be made

**Exterior Lighting:** New lighting complies with the NHZO.

**Reflective Heat Impact from hardscape or paved surfaces:** not applicable

**Soil Erosion and Sediment Control Review:** SESC measures are described in the NARRATIVE. In general, silt fences and silt sacks will be installed as required. The onsite monitor will be Erik Frederickson of All American Waste.

**Signage:** No new signage is shown in plans. Should additional new signage be necessary, applicant will need to review with Zoning.

**Project Timetable:** Construction is expected to begin upon obtainment of permits. It is expected to take several months, and will be completed by Summer 2015.

#### **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:**

The site is located adjacent to the Quinnipiac River in an IH (Heavy Industrial) zoning district. The site has been in use as a waste transfer station for a number of years, and it is almost entirely developed and paved. The shoreline is currently altered via armouring and existing bulkheads. Little, if any remnant ecological function is provided by the current site. In addition, the site is effectively capped due to contamination on site and a previous remediation project by CT DEEP.

#### **On-site/Adjacent Resources**

- The site is located in Coastal Flood Hazard Area AE with a base flood elevation of 12'. All work within the flood zone will be constructed so all electrical components are at least 12" above the BFE (per ordinance).
- The Quinnipiac River is accessible and navigable from the Harbor and Long Island Sound.
- Estuarine Embayment: The Quinnipiac River is a protected coastal water body with an open connection to LIS.

- Developed Shorefront: As stated previously, the adjacent shoreline is highly engineered and developed, though bulkheads are failing in the immediate vicinity in places.

**Positive Impacts on Coastal Resources:** none

**Potential negative impacts on coastal resources and mitigation of such impacts:** As the existing site is highly developed and engineered with contamination effectively capped and shorelines developed, the only possible negative impact would be from accidental CNG or diesel spills. Staff feel these concerns are minimized by adequate design controls and safety measures.

#### **SITE PLAN REVIEW**

- No new signage is shown in plans. Should additional new signage be necessary, applicant will need to review with Zoning.

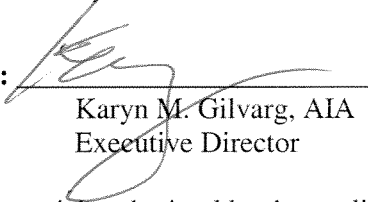
#### **COASTAL FINDING:**

- No Impact

#### **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

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:** April 16, 2014

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