

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: JAMES STREET at Quinnipiac River, Coastal Site Plan Review for Tide Gate Improvements (Owner: City of New Haven; Applicant: Greater New Haven Water Pollution Control Authority).

REPORT: 1459-05

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years to December 21, 2016, and the approval will expire if work is not complete or extensions are not granted in accord with Connecticut General Statutes Section 8-3(i).
2. Signoff on final plans by the Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work.
3. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, and signage 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 Site Permit.
4. 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 for Site Permit.
5. Any proposed work within City right-of-way will require separate permits.
6. Final determination of traffic markings, V-loc locations, signs and traffic controls will be subject to the approval of the Department of Transportation, Traffic and Parking.
7. As-built site plan in accord with City requirements shall be filed with City Plan Department, following completion of project. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application form and Narrative (application fee waived) rec'd 11/25/11; Permit Plan set 11-17-11 by Dewberry: Adjacent Property Owners Plan, Gate Replacement Plan, Detail Sheets, Plan Notes, Construction Traffic Plan 7 Detail Sheets.

PROJECT SUMMARY:

Project: James Street Tide Gate Replacement
Address: James Street Terminus at Quinnipiac River
Zone: IM, CAM
Financing: Long Term CSO Control Plan funds
Project Cost: \$100,000
Owner: City of New Haven
Applicant: Greater New Haven WPCA **Phone:** 203-466-5280
Contact: Thomas Sgroi, Dir of Engineering **Phone:** 203-466-5280
Site Engineers: Dewberry Goodkind, Inc. **Phone:** 203-776-2277
City Lead: City Engineer **Phone:** 203-946-6417

BACKGROUND

Proposed Activity: The Greater New Haven Water Pollution Control Authority proposes to replace an existing steel flap gate inside an existing structure in the James Street Right of Way with a new 48" rubber flex style gate to reduce salt water intrusion into the sanitary and storm

sewers systems. An existing metal hatch will be removed, a larger opening installed in the road, gates will be replaced and a new pre-cast concrete slab installed with a manhole for easier access to the tidegate. Work will be performed only at low tide.

Soil Erosion and Sediment Control Review: Limited disturbance of materials including limited asphalt and concrete will be removed by saw and chipping hammer as well as the metal gate. Any dewatering will be into the sanitary sewer. Catch basins in the vicinity to be surrounded with hay bales to prevent any runoff into the Quinnipiac River. No disturbance of soil to occur here.

Luigi DelMonaco of the GNHWPCA is named as responsible for monitoring the site to assure that the soil erosion measure area maintained and that there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the project. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. Peter Spang of Dewberry is named as the day to day on site monitor during the project. 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*. Should unforeseen erosion or sedimentation problems arise, such individual 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, the contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Conformance with River Street MDP and other approved plans: The improvements are in conformance with the River Street Plan. It should be noted there are approved plans for public improvements at the street end which have not yet been executed. The GNHWPCA's plan does not conflict with the City's plans.

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:

Coastal waters/Navigable waters: Adjacent to the site. Quinnipiac River is subject to tidal action and is navigable and accessible to New Haven Harbor and Long Island Sound.

Coastal Flood Hazard Area: The project falls within a special flood hazard area VE on FIRM# 09009CO442H dated December 17, 2010.

Developed Shorefront: Much of the natural physiological features and systems in these areas have diminished due to the nature of the previous uses of this waterfront area.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: A potential adverse impact is runoff into the storm drainage system or the Quinnipiac River during and following the construction period. The contractor shall utilize appropriate soil erosion and sediment control measures (silt fences) to ensure there is no runoff into the river during the construction period.

Public Access: The improvements will not interfere with public access to the Quinnipiac River.

Conformance with the Coastal Program: The proposed improvements take the City's Coastal Program into consideration and conform to its recommendations.

Project Timetable: Construction is anticipated in April, May and/or June of 2012. Access to the existing James Street siphon building will be maintained throughout the construction period.

Other permits required: A road opening permit from the City; a CT DEEP General Permit for Maintenance of Catch Basins and Tide gates in Closed Discharge Systems.

SITE PLAN REVIEW

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

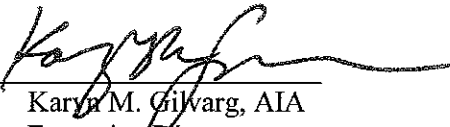
COASTAL FINDING:

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 no impact on coastal resources and approval for a coastal permit to be issued.

ACTION


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

ADOPTED: December 21, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilwarg, 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: 12/22/11

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official