

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:** **351 LONG WHARF DRIVE.** Coastal Site Plan Review and Site Plan Review for repairing damages to Long Wharf Park from Tropical Storm Irene and Hurricane Sandy. (Owner/Applicant: Rebecca Bombero of City of New Haven Department of Parks, Recreation, and Trees; Agent: Dave Moser, City Plan and Parks Departments)

**REPORT:** 1503-03

**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 March 18, 2020. 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 reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation 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.
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. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
7. Any proposed work within 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 Maintenance Plan and Inspection Schedule is required.
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 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, CSPR, and SESC forms. NARRATIVE attached. Received February 24, 2015.**

- Hurricane Irene calculation sheets. Received February 24, 2015.
- Hurricane Sandy calculation sheets. Received February 24, 2015.
- Application drawings (8 sheets). Received February 24, 2015.
  - Cover sheet. Drawing date February 15, 2015.
  - S-1: Site Survey. Drawing date February 15, 2015.
  - S-2: Removals and Erosion Control Plan. Drawing date February 15, 2015.
  - S-3: Removals and Erosion Control Plan. Drawing date February 15, 2015.
  - S-4: Layout Plan. Drawing date February 15, 2015.
  - S-5: Layout Plan. Drawing date February 15, 2015.
  - S-6: Erosion Control Narrative. Drawing date February 15, 2015.
  - S-7: Site Details. Drawing date February 15, 2015.

**PROJECT SUMMARY**

**Project:** Long Wharf Park Hurricane Irene and Sandy Repairs  
**Address:** 351 Long Wharf Drive  
**Site Size:** 1,004,804 SF (23.07 acres)  
**Zone:** Park  
**Financing:** Public  
**Project Cost:** \$540,000, 75 percent to be paid by FEMA and 25 percent by City  
**Parking:** Not applicable  
**Owner:** City of New Haven (Rebecca Bombero) **Phone:** 203-946-8027  
**Applicant:** City of New Haven (Rebecca Bombero) **Phone:** 203-946-8027  
**Agent:** David Moser **Phone:** 203-946-6920  
**Architect:** David Moser **Phone:** 203-946-6920  
**Site Engineer:** City Engineering Department **Phone:** 203-946-6417  
**City Lead:** City Plan Department **Phone:** 203-946-6379

**BACKGROUND**

**Previous CPC Actions:** None

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Park zone.

**Site Description/existing conditions:** Tropical Storm Irene in 2011 and Hurricane Sandy in 2012 damaged Long Wharf Park, including eroding earth embankments, destroying asphalt walkways, and eroding and washing away rip rap soils. This damage has not been fixed.

**Proposed Activity:** This project aims to repair damage done to the park and return it to its pre-Tropical Storm Irene condition. Work will consist of removing and replacing damaged sections of asphalt walk pavement; filling in eroded areas seaward of the asphalt walk with geotextile fabric, common fill, topsoil, seeded lawn, erosion control blankets, and standard rip rap; and filling in eroded areas the top of the existing rip rap with gravel stone, common fill, topsoil, seeded lawn, and salt hay mulch.

**Circulation/Parking/Traffic:** There are two parking lots for the park accessed from Long Wharf Drive. Each will provide construction access during the project but will otherwise be unaffected. The bituminous

asphalt walkway along waterfront, which was damaged by the storms, will be repaired as a result of the project.

**Trash removal:** No changes to the park's trash removal plan are expected.

**Signage:** Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits.

**Sec. 58 Soil Erosion and Sediment 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:** 4,017 CY

**Start Date:** June 2015

**Completion Date:** September 2015

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 construction;
- 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:** Not applicable.

**Sec. 60.1 Exterior Lighting:** Not applicable.

**Sec. 60.2 Reflective Heat Impact:** Not applicable.

**Project Timetable:** Construction start date will be between June 1-15, 2015. Construction end date will be September 2, 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:**

*Beaches and Dunes:* There are intermittent sandy areas along the shoreline consisting of areas of sand and gravel strewn with small rocks and natural debris.

*Intertidal Flats and Tidal Wetlands:* The entire shoreline of the park fronts on tidal waters. There are several areas of tidal wetlands located between 10 and 40 forty feet from the edge of the embankments. The tidal wetlands generally consist of a narrow band of Phragmites along the upper edge of the wetland. Downslope of the Phragmites are small to large patches of Saltwater Cord grass. In the northern end of the project area the vegetation has dense areas of Phragmites and some shrubs and beach grass. There are extensive areas of intertidal flats extending a few hundred feet out beyond the shoreline.

*Estuarine Embayments and Navigable Waters:* The park looks out onto New Haven Harbor, an estuarine embayment connected to Long Island Sound and fed by freshwater from the Mill and Quinnipiac rivers and a tidal creek. New Haven Harbor is a navigable water used by commercial and recreational vessels.

*Coastal Flood Hazard Area:* The majority of the site, including its entire shoreline frontage, is located within Flood Zone VE with a base flood elevation of 13. The remainder of the park is in Flood Zone AE with a base flood elevation of 11 according to FIRM # 09009C0441J dated July 8, 2013. The majority of the park has an elevation of less than 11.0 feet.

*Scenic and Recreational Features:* At the southern end of the site there are several veterans' memorials, most prominently the Vietnam "V" Memorial. The memorials are all in good condition. New Haven Harbor is the prime scenic feature of the site. The main recreational feature of the site is an eight-foot wide asphalt walking path running through the park. 1044' of the path has been destroyed along the washout of adjacent level land and earth embankment between the walking path and the shoreline.

**Positive Impacts on Coastal Resources:**

*Beaches and Dunes:* None.

*Intertidal Flats and Tidal Wetlands:* None.

*Estuarine Embayments and Navigable Waters:* None.

*Coastal Flood Hazard Area:* The proposed restoration of eroded areas and replacement of the former earth embankments with a nine-foot wide band of rip rap will protect the park from future damage, control erosion, and reduce the necessity of public expenditure for future repairs.

*Scenic and Recreational Features:* There will be no impacts to the memorials or New Haven Harbor. The project will restore all damaged pavement on the walking path and adjacent land that was washed out. The proposed rip rap will be a buffer to future storm events and protect the level land area and asphalt path.

**Potential negative impacts on coastal resources and mitigation of such impacts:**

*Beaches and Dunes:* Encroachment of proposed rip rap embankment over a beach area is a potential adverse impact. To preserve the beach areas, filling within them will be prohibited. The coastal jurisdiction line (CJL) will be located in the field by placing wooden stakes every one hundred feet. A continuous line of silt fence will be placed three feet landward of the CJL. Prior to the placement of the

rip rap embankment, the seaward edge of the rip rap will be staked in the field. The rip rap edge will be adjusted landward as necessary to keep out of any beach areas. The width of the rip rap will remain at 9'3", and the level lawn will be reduced as necessary. The rip rap could create some changes in the natural processes of erosion and deposition of sediment, however existing rip rap does not appear to be negatively affecting natural patterns and allowing continued erosion by not doing anything is a worse outcome.

Sediment generated by construction activity is an additional potential adverse impact, however sediment control devices will control sediment from going onto the beach areas.

*Intertidal Flats and Tidal Wetlands:* Sediment from unstabilized fill areas could erode and make their way onto the intertidal flats and wetlands. Harmful materials from construction equipment such as oil or fluids could also contaminate the intertidal flats and wetlands. To address this, a continuous line of silt fence will be placed four feet landward of the CJL in all fill areas directly adjacent to the CJL and no construction activity will be permitted seaward of the silt fence.

*Estuarine Embayments and Navigable Waters:* None.

*Coastal Flood Hazard Areas:* The placement of rip rap is in conflict with CGS Section 22a-92 policy of using non-structural mitigation measures wherever possible, but is warranted in this case in order to stabilize the park and mitigate the flood zone dangers.

*Scenic and Recreational Features:* None.

**Project Timetable:** Construction start date will be between June 1-15, 2015. Construction end date will be September 2, 2015.

#### **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 with the following comments:

- Applicant must provide bound and conformed set of signed and sealed construction plans;
- Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits; and
- Applicant must provide City Plan Department with copies of all DEEP permits required for construction.


#### **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**

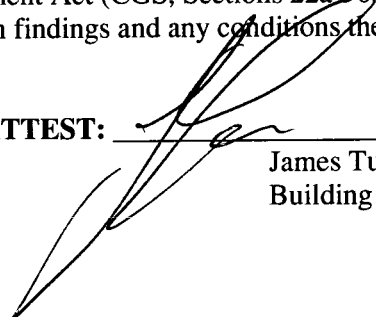
The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

**ADOPTED:** March 18, 2015  
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:** March 18, 2015

**ATTEST:**   
James Turcio  
Building Official