

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 300, 320 MANSFIELD STREET aka One Science Park, PDD #49, Site Plan Review for Soil Remediation Project (Owner: Southern New England Telephone; Applicant: SCE Environmental Group).

REPORT: 1478-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Implementation and maintenance of the Soil Erosion and Sediment Control Plan including provision for dust control is required.
2. The Environmental Land Use Restriction (ELUR) resulting from the project shall be recorded on the City's Land Records and written evidence of the recording provided to the City Plan Department.

Submission: Development Permit application 5/1/13, Site Location Map, Boundary Survey 11/29/11 with Soil Boring and Monitoring Well locations, Remediation Schedule, Haul Route, RAP Memo 5/13, Soil Erosion and Sediment Control Plan. Remedial Action Plan by Groundwater & Environmental Services, Inc. 10/30/12. \$270 application fee.

PROJECT SUMMARY:

Project: Remediation of contaminated soil
Address: 300, 320 Mansfield Street aka 1 Science Park
Site Size: 172,498 SF (3.96 acres)
Zone: PDD 49
Financing: Private
Parking: 253 spaces
Owner: Southern New England Telephone **Phone:** 908-234-6488
AT & T Services, Inc.
Applicant: Mariah Wheeler, SCE Environmental Group **Phone:** 570-383-4151
Site Engineer: SCE Environmental Group **Phone:** 570-383-4151
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

300, 320 Mansfield Street aka One Science Park is located in Tract D the east central portion of Science Park. One Science Park was originally part of the Winchester Arms complex. In 1961 portions of Winchester Tracts H and D (including this site) were transferred to United Nuclear Corporation for the manufacture of nuclear fuel rods. The site remained in use by UNC until 1976, and then remained vacant until it was purchased by SNET in 1991 (SBC Communications purchased SNET in 1999). The site includes one large building with a floor area of 103,942 SF and surrounding parking lot. While there is a vehicular entry to a small lot off Mansfield Street, the primary access to the site and parking lot is from Winchester Avenue.

Environmental assessment and remediation of the site is required based on a 1999 Environmental Condition Assessment Form and Form III filing pursuant to the Connecticut Transfer Act, following the purchase of SNET by SBC Communications (currently known as AT&T). The Department of Energy and Environmental Protection

(then DEP) acknowledged the Forms and delegated to a Licensed Environmental Professional (from Groundwater & Environmental Services, Inc.) the responsibility of oversight of environmental assessment and remediation. A Remedial Action Plan (RAP) was filed with CTDEEP in October 2012.

Proposed Activity: Several Areas of Concern (AOCs) were identified as areas where contaminated materials should be removed. The purpose of the project is to remove impacted soil from 3 separate areas within the parking area by means of excavation. Soil will be excavated directly from the ground to a depth of 5' and loaded into dump trucks which will carry the soil to an off site location in Chicopee, Massachusetts. Clean fill will be brought to the site to fill the excavations, and the site will be restored to better than it was to start. There is one island area with trees within the parking lot which will remain unpaved. The remainder of the excavation areas will be paved.

Soil Erosion and Sediment Control Plan: A total of 1,200 cubic yards (1,800 tons) of soil will be removed and the same amount added back to the site. All down-gradient and lateral-gradient catch basins will be covered with a geotextile silt fabric and surrounded with haybales. Vehicular traffic will remain totally on paved areas and not within the excavation areas to reduce the potential of soil deposition from tires. Any soil residue on trucks during the loading process will be removed so that there is no tracking of soil out of the excavation areas. There are provisions in the SESC Plan for dust control. Jill Lore of Groundwater & Environmental Services, Inc. is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Drew Croteau or John Cuscovitch of GES are named as the individuals responsible for monitoring soil erosion and sediment control measures on a daily basis during the project time. The GES representatives are responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. While the plan does not call out stockpiles, soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

The GES representatives shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. They are 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.

Circulation/Traffic: Trucks will enter and leave the site from Winchester Avenue, and will arrive and leave via a truck route submitted with the application.

Project Timetable: The project will be initiated as soon as approval is in hand. The overall timetable for completion is within a month's time.

SITE PLAN REVIEW


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

ACTION

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

ADOPTED: May 15, 2013
Roy Smith, Jr.
Vice Chair

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director