

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** MITCHELL DRIVE. Site Plan Review for Regulator 012 improvements and closure.  
(Owner: City of New Haven; Applicant: Thomas Sgroi for GNHWPCA; Agent: Mario Ricozzi of GNHWPCA)

**REPORT:** 1533-06

**ACTION:** Approval with Conditions

### STANDARD 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 July 19, 2022. 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. 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.
4. Any proposed work within City right-of-way will require separate permits.
5. 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.

**Submission:** SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.  
**NARRATIVE** attached. Received June 22, 2017.

### PROJECT SUMMARY:

**Project:** Combined sewer overflow improvements

**Address:** Mitchell Drive

**Financing:** 50% DEEP Clean Water Fund grant, 50% GNHWPCA

**Project Cost:** \$10.4 million (for all CSO improvement projects)

**Owner:** City of New Haven

**Applicant:** Thomas Sgroi for GNHWPCA

**Phone:** 203-466-5280 x328

**Agent/Site Engineer:** Mario Ricozzi of GNHWPCA

**Phone:** 203-466-5280 x346

**City Lead:** City Plan Department

**Phone:** 203-946-6379

### BACKGROUND

**Previous CPC Actions:**

None.

**Zoning:**

Not applicable.

**Site description/existing conditions:**

The project site is within the East Rock neighborhood of the City, extending from the intersection of Nicoll Street and Canner Street underneath a neighboring building to Mitchell Drive. The surrounding uses are a mix of residential homes, light industry, commercial uses, parkland, and the campus of Wilbur Cross High School.

**Proposed activity:**

The project is part of a series of projects that aim to reduce the combined sewer overflow to the West River and New Haven Harbor from an estimated 32 million gallons (MG)/year in 2016 to 19 MG/year. This project will rehabilitate the existing sewer that runs from the Nicoll Street/Canner Street intersection easterly beneath the building to Mitchell Drive and continuing southerly to Willow Street. Work will involve minor excavations at manholes as well as bypass pumping of flows around the area to be lined. Once the piping has been lined, there will be some additional work within manholes to close the existing Regulator 012. Overflow pipes will be filled with controlled low-strength material. The drain pipes will continue to convey stormwater to the Mill River.

**Motor vehicle circulation/parking/traffic:**

Detours will be necessary during construction. The applicant is evaluating possible detour routes, which must be approved by the Transportation, Traffic, and Parking (TTP) Department prior to sign-off for permits.

**Bicycle parking:**

Not applicable.

**Trash removal:**

Not applicable.

**Signage:**

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.

**Sec. 58 Soil Erosion and Sedimentation 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: 5 CY

Responsible Party for Site Monitoring: Luigi DiMonaco of GNHWPCA

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 both the demolition and construction phases;
- 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:**

Although the project is located in the coastal management area, because the project is a stormwater improvement demonstration of compliance with Section 60 standards is not necessary.

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

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

**Project Timetable:**

Construction is expected to begin sometime in 2018 and last approximately two months.

**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.

**COASTAL SITE PLAN REVIEW**

Exempt under Section 55(f)(3) of the New Haven Zoning Ordinance.

**ACTION**

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

**ADOPTED:** July 19, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilyarg, AIA  
Executive Director