

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION SOIL EROSION AND SEDIMENTATION
CONTROL REVIEW**

RE: 201 MUNSON STREET. Site Plan Review and Sedimentation and Soil Erosion Control Review for relocation and stockpiling of clean soil in an IH zone. (Owner/Applicant: Douglas Gray for Double A Development Partners, LLC; Agent: David Sacco of TPA Design Group)

REPORT: 1532-08

ACTION: Approval with Conditions

See companion report CPC 1532-09 for Special Permit hearing.

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. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. 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.
5. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on 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. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE sheets. NARRATIVE attached. Application fee: \$270. Received May 15, 2017.

- Remedial Action Plan (RAP) prepared by Vertex Companies dated June 26, 2017. Received July 13, 2017.
- Application drawings. 4 sheets received May 15, 2017. Revisions received May 26, June 12, and June 16, 2017
 - EX-01: Property/Topographic Survey. Revision date March 24, 2017.
 - Sedimentation and Erosion Control Plan. Revision date June 1, 2017.
 - Erosion Control Narrative and Details. Revision date June 16, 2017.
 - Soil Hauling Route. Revision date May 26, 2017.

PROJECT SUMMARY:

Project: Soil stockpile for Yale Science Building project

Address: 201 Munson Street

Site Size: 459,122 SF (10.54 acres)

Zone: IH (Heavy Industrial)

Financing: Private

Parking: None

Owner/Applicant: Douglas Gray for Double A Development Partners, LLC

Phone: 714-504-8111

Agent/Site Engineer: David Sacco, P.E. of TPA Design Group

Phone: 203-562-2181

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1425-01: Special Permit for Addition of new Equipment to Existing Telecommunications Facility in an IH Zone. Approved February 18, 2009.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone, with the zoning relief granted for a Special Permit to allow more than 500 SF of outdoor storage (see CPC report 1532-09).

Site description/existing conditions:

The property is an unoccupied site that was formerly used by the Olin Chemical Company. The entire property is fenced off from public access. The eastern portion of the site borders the Farmington Canal Line and contains a number of abandoned buildings, while the western portion of the site is largely wooded and contains a large sunken test pit. Much of the site is contaminated by its former industrial use, and significant remediation would be required for any projects that require soil excavation. The site sits between the Science Park complex (whose PDD this site is not a part of) to the east and a residential area to the south and west.

Proposed activity:

The proposed work is the relocation and stockpiling of clean soil material excavated from a job site on Whitney Avenue to a portion of the former Olin facility known as Science Park Tract C. The material will ultimately be used to help accomplish remediation of the impacted property, although such remediation is not part of this application.

Work will include preparing a portion of the site to serve as a stockpile area and providing appropriate soil erosion and sedimentation control measures to protect the stockpiles from affecting their surroundings. The proposed stock pile will in the northwest corner of the property, with another industrial site to the north and a residential neighborhood to the west. The proposed stockpile will cover approximately 54,000 SF and be up to 30 feet tall.

Motor vehicle circulation/parking/traffic:

No parking is required or provided on site. Trucks hauling soil to the site will leave the Yale Science Building excavation site on Whitney Avenue, travelling north on Whitney Avenue to Edwards Street, making a slight right onto Prospect Street and a quick left onto Hillside Place, which turns into Munson Street. Trucks will enter and exit the site via a gate on Munson Street just west of its crossing of the Farmington Canal Line. Approximately 2,500 truckloads (38 per day over a 90-day/65-weekday period) will be required to bring all soil to the site.

Bicycle parking:

Not applicable.

Trash removal:

Not applicable.

Signage:

No signage is proposed.

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: 25,000 CY

Start Date: As soon as approval is granted

Completion Date: 90 days after start

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;
- 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*.

Note: Because the project is larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of the City of New Haven.

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable:

Material transport to the site is expected to commence as soon as approval is obtained. Hauling would be complete within 90 days and the soil stockpile would be stabilized until it is needed.

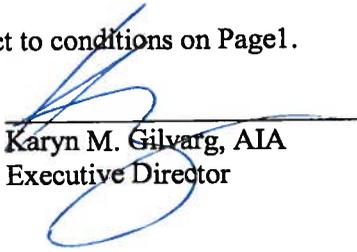
SITE PLAN REVIEW

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.

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. Gilvarg, AIA
Executive Director