

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW and COASTAL SITE PLAN REVIEW

**RE:** 56 RIVER STREET, Site Plan Review including Coastal Site Plan Review and Soil Erosion and Sediment Control Review for soil removal, regrading and filling in a BC Zone (Owner/Applicant: City of New Haven).

**REPORT:**1469-04

**ACTION:** Approval with Conditions

**COASTAL FINDING:** Consistent with Connecticut Coastal Management Act

### 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. 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 initiation of site work.
3. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, and haul routes to and from site shall be submitted to the Department of Traffic, Transportation and Parking for review and approval prior to initiation of site work.
4. Signoff on final plans by the City Engineer, Traffic, Transportation and Parking Department and City Plan Department in that order shall be obtained prior to initiation of site work.
5. A Flood Development Permit/FEMA Elevation Certificate shall be provided to the Building Official prior to initiation of site work.
6. Soil erosion measures are required to be applied at the destination sites (112 Chapel St and 100 River Street).
7. As-built site plan showing final grades shall be filed with City Plan Department, with a copy to the City Engineer, once project is complete. Site Plan shall be submitted in both mylar and digital format [.TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Development Permit application & narrative incl. Site, Soil Erosion and Sediment Control and Coastal Site Plan Review sections; Limited Topographic Survey by Westcott & Mapes 07/13/12; Proposed Contour Plan, Existing and proposed profiles, Cross Sections, Preparation and Regrading Plan 8/27/12; Remediation Specification Excavation and Final Grading Plan 8/26/12 by Facility Support Services, LLC, Remediation Specifications 08/23/12.

### PROJECT SUMMARY:

**Project:** Site Remediation Plan, create development site

**Address:** 56 River Street

**Site Size:** 47,324 SF (1.086 ac.) (minus 50' wide strip to become riverfront walkway)

**Zone:** IM, CAM, Flood Zone, MDP Parcel C (portion)

**Financing:** Private

**SESC Monitor:** Steve Daniels, Facility Support Services

**Cell Phone:** 203-627-9998

**Owner:** City of New Haven

**Phone:** 203-946-5889

**Agent/PM:** Helen Rosenberg, Econ. Dev. Officer

**Phone:** 203-946-5889

**City Lead:** Office of Economic Development

**Phone:** 203-946-5889

## **BACKGROUND**

**Previous relevant Actions of the Commission:** Site Plan Review inc. CSPR for temporary storage of fill (CPC 1411-07, 12/21/07).

**Existing Site Conditions:** The City acquired the vacant site in 2003, and it has been used since 2007 for storage of soil from the New Haven Coliseum site. The City proposes now that the soil including some contaminated material (approximately 500 CY) should be removed and the site graded as a development site. The site has developed vegetation over time, and includes a 50' wide strip of land at the water's edge where a future public access walkway will be developed. A deteriorated wooden bulkhead borders the site at the water's edge. A small area of wetlands has been created inside the bulkhead which has *pfragmites* and other wetland vegetation.

**Proposed Activity:** Soil erosion and sediment control measures will be placed at the perimeter of the site, contaminated and other soil will be removed and clean fill relocated on the site for a final grade of 12' sloping gradually on the sides to 9', meeting that State's Remediation Standard Regulations (RSRs). No structures are proposed now and the site will remain vacant once the site is final graded and stabilized and seeded until a potential developer is identified. The fill will be compacted with a vibratory roller. The site will then be hydro seeded with a native grass mixture and soil amendments to promote growth. The minimum sloping final grade and vegetative cover will promote site drainage through infiltration and control potential erosion of the cover material.

**Haul Route:** Soil will be transported to 112 Chapel Street and some to 100 River Street, less and ½ mile from 56 River Street. Soil erosion and sediment control measures will be required at these sites for any new materials deposited there.

**Soil Erosion and Sediment Control Review:** All vehicles and equipment will enter the site through the main site entry gate on Poplar Street where an anti-tracking pad will be established. The adjacent site at 46 River Street may be used as a construction staging area. Temporary swales and silt traps may be utilized to control runoff during site operations. A total of 7,000 CY of material will be removed as part of the project. The site will be ringed with silt fence. Steve Daniels of Facility Support Services has been named as responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan, and for monitoring the site to assure there is no soil or runoff entering City catch basins, the storm sewer system, or the River. He will monitor the SESC Plan on a daily basis and will assure there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the remediation and soil installation phases. Soil stockpiles shown on the plan are to the west of the building and shall be protected from dust gravitation and soil erosion, largely by water misting. 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*.

Such individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. 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.

## **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:**

**Estuarine Embayments:** The Quinnipiac River is an estuarine embayment, a protected water body with an open connection to Long Island Sound.

**Coastal Flood Hazard Areas:** The site is located in Flood Zone AE, a special flood hazard area (100 year flood) where the base flood elevation has been determined at 10' on Flood Insurance Rate Map #09009C0442H, dated December 17, 2010. The existing site ranges in elevation from 5' to 25'. In final grading the highest elevation of the site will be elevation 12. This will enable a building to be constructed with a finished floor elevation above the flood plain. A flood development permit will be required to be supplied to the building official prior to initiation of site work.

**Tidal Wetlands:** A small area of tidal wetlands has developed inside the bulkhead at the southeast corner of the site. No activity will occur within 50' of these recently developed wetlands.

**Developed Shorefront:** The shorefront has been previously developed and disturbed and natural physiographic features have been essentially eliminated.

**Adverse and Beneficial Impacts on Coastal Resources:** With the maintenance of soil erosion and sediment control measures and the use of best management practices during the project, there should be no adverse impacts on coastal resources. Remediation of the site of pollutants and preparation for the development of the public access walkway are beneficial impacts.

**Public Access:** As part of the MDP and as funds become available, the City will develop a linear riverfront walkway which will extend from the east end of River Street connecting the Ferry Street Bridge to the western end at Criscuolo Park. Sheetpile bulkhead improvements will be made (see CPC Report 1453-03).

**Consistency with Coastal Program:** The remediation of River Street properties in preparation for mixed use development with public access along the waterfront is consistent with the recommendations in the *New Haven Coastal Program* adopted June 21, 2006.

**Project Timetable:** Site work is anticipated to begin in September 2012 and to be completed in approximately one month, by October 2012.

**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 Traffic, Transportation, and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details.

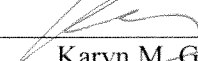
**SITE PLAN ACTION**

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

**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.

**ADOPTED:** September 18, 2012  
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:** 9/20/12

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official