

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

**RE:** 100 RIVER STREET, Site Plan Review including Coastal Site Plan Review for Site Remediation, Grading and Placement of Fill in an IM Zone (Owner/Applicant: Hess Corporation).

**REPORT:** 1468-04

**ACTION:** Approval with Conditions

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

### CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan approval is valid for a period of five (5) years after the date of decision, to July 18, 2017. 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. Any sidewalks or curbs on the perimeter of the project deemed to be damaged by the project shall be replaced or repaired in accord with City of New Haven standard details.
7. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
8. 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 and Coastal Site Plan Review application and Supplemental Information, Engineered Control Plan, Site Management Plan prepared by EnviroTrac 06/12, Interim Remedial Measures Plan, Cut fill Analysis Plan, Details, Waste Haul Route Plan. USGS Quad Topographic Map of Site Location. Haul routes between Lloyd St and River Street.

### PROJECT SUMMARY:

**Project:** Site Remediation Plan

**Address:** 100 River Street

**Site Size:** 373,568 SF (8.57 acres) (minus 50' wide strip to become riverfront walkway)

**Zone:** IM, CAM, Flood Zone, MDP Parcels E, F & G

**Financing:** Private

**Owner:** Hess Corporation, Matthew Butler

**Phone:** 732-750-6624

**Agent:** EnviroTrac, Theodore Masters

**Phone:** 631-924-3001

**SESC Monitor:** Mike Rose, EnviroTrac

**Cell Phone:** 631-433-8883

**City Lead:** Office of Economic Development  
**Project Manager:** Helen Rosenberg

**Phone:** 203-946-5889  
**Phone:** 203-946-5889

## **BACKGROUND**

**Previous relevant Actions of the Commission:** Site Plan Review inc. CSPR for Colony Hardware (CPC 1417-10, 06/18/08); Major Modification to Site Plan Approval (CPC 1451-01, 06/15/11).

**Existing Site Conditions:** The former Hess Terminal on this waterfront site has been demolished, including fuel storage tanks. Some of the existing building foundations, various concrete slabs, and bituminous concrete pavements still remain. The remainder of the site is mostly compacted gravel, and is overgrown with weeds. A previously approved project to build a new headquarters on the site for Colonial Hardware by The Sophie Group did not go forward.

**Proposed Activity:** In order to execute its contract to sell the site at 100 River Street to the City of New Haven, its owner Hess Corporation proposes to remediate the site and install an engineered control as required by an approved Remedial Action Plan pursuant to Section 22a-133k-2(f) of Connecticut's Remediation Standard Regulations (RSRs). No structures are proposed and the site will remain vacant once the engineered control is installed (until a potential developer is identified). Spot excavations will be conducted at various locations and depths, all above the water table, across the site to comply with the RSRs. The soil from these areas will be disposed of off site at a licensed disposal facility (identified as in Fort Edwards, New York). Concrete and asphalt will be ground up and used either on site or removed from the site. The site will be subgraded to a 9 foot elevation using approximately 2,500 cubic yards of materials both from the site and additional fill. A permeable geotextile membrane will be installed as a demarcation barrier over the graded site, followed by 1 foot (approximately 13,000 CY) of clean fill to bring the level up to elevation 10. (The source of the clean fill is from 56 River Street and 34 Lloyd Street, material which originated at a building site in the downtown at 360 State Street). 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. The final condition of the restored site will contain nearly zero impervious land, resulting in a zero run-off condition through a 10-year 24 hour storm event.

**Soil Erosion and Sediment Control Review:** All vehicles and equipment will enter the site through the main site entry gate on River Street. The smallest area of land practicable shall be disturbed at any one time and the duration of disturbance will be kept to a minimum. Temporary surface measures such as earthen dikes, temporary swales and silt traps will be utilized to control runoff during site operations. A total of 6,509 CY of material will be moved, 13,824 CY will be added and 2,444 CY will be removed as part of the project. The site will be ringed with silt fence. Ted Masters of EnviroTrac 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. Mike Rose of EnviroTrac 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 construction 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 and Mill Rivers are estuarine embayments are protected water bodies 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 6.4' to 10'. In final grading the highest elevation of the site will be elevation 10. 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.

**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 August 2012 and to be completed by December 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**

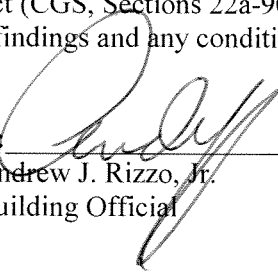
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would 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:** July 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:** 7/23/12

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