

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

**RE:** 142, 198 RIVER STREET, Site Plan Review including Coastal Site Plan Review for Remediation Activity (Owner/Applicant: Helen Rosenberg for City of New Haven).

**REPORT:** 1483-07

**ACTION:** Approval with Conditions

### CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan approval is valid for a period of five (5) years following the date of decision, until October 16, 2018. 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. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. 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.
6. Flood elevation certificate [Flood Development Permit] certifying finished floor elevation shall accompany application for building permits.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. 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.
10. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Development Permit Application, Application fee exempt.

Drawings submitted Sept 8, 2013:

- S-0.1 Symbols and General Notes
- S-1.0 Partial Plans Bldg 142
- S-1.1 Partial Roof Bldg 142
- S-1.2 Partial Floor Plans Bldg 198
- S-1.3 Partial Roof Plans Bldg 198
- S-2.0 through S-2.9 Exterior Wall Elevations
- S-3.0 through S-3.4 Sections and Details

**PROJECT SUMMARY:**

**Project:** Selective Abatement and Demolition

**Address:** 142 and 198 River Street

**Site Size:** 178,991 SF (4.11 acres)

**Zone:** IM (Light Industrial/Marine)

**Financing:** City of New Haven via State DECD grant

**Project Cost:** TBD

**Owner:** City of New Haven

**Applicant:** Office of Economic Development

Helen Rosenberg

**Phone:** 203 946 5889

**Site Engineer:** David Carlson (Speigel Zamecnik & Shah)

**Phone:** 203 624 9831

**City Lead:** City Plan Dept.

**Phone:** 203-946-6379

**BACKGROUND**

**Previous relevant Actions of the Commission:**

- (1249-01) CAL and CSPR to Permit Motor Vehicle Junk Yard
- (1307-08) CSPR and SE to permit renewal of Junk Yard
- (1419-06) SESC and CSPR for Temporary Soil Storage for 360 State St
- (1398-22) Lease agreement with Evax System within River Street MDP
- (1419-07) SESC and CSPR for permanent relocation of Sil for 360 State St
- (1453-06) Agreement for construction of a new facility at 100 River St (access)

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IM (Light Industrial/Marine) zone.

**Proposed Activity:** The current complex at this address includes seven building fronting on River Street, part of the Bigelow Boiler Complex which is listed on the National Register of Historic Places. As a result of structural analysis of the remaining buildings, it was determined that the ones facing River Street could be preserved, and that the structures behind those would need to be demolished.

The plans for the buildings, which include the abatement of above-ground hazardous materials in and around them, include the demolition of buildings 8-11 and the south end of building 5. These buildings have deteriorated to the extent that major structural elements are missing. A 200 SF, 6-foot deep, rubble-filled pit will be cleaned out and filled following environmental testing, as will a small pit in the interior of building 4. About 50 CY of fill will be needed for the small pits.

All the buildings fronting River Street will require significant (re-)roofing. The severely deteriorated second floors of buildings 3 and 4 will be replaced with wood floor joists and plywood subfloors. All skylights and windows will be covered with plywood. Existing floor slabs will remain in place to cap possible sub-surface environmental contamination.

**Stormwater Drainage and Compliance with Section 60 (Stormwater Management Plans):**  
Not required due to nature of site.

**Compliance with Section 60.1 (Exterior Lighting):**  
Not applicable

**Compliance with Section 60.2 (Reflective Heat Impact from hardscape or paved surfaces):**  
Not applicable

**Soil Erosion and Sediment Control Review:** A total of approximately 100 cubic yards of material will be moved, removed or added to the site. SESC measures are not required due to the nature of the site.

**Circulation/Loading/Parking:** Not applicable.

**Trash removal:** Not applicable.

**Landscaping /Lighting:** Not applicable.

#### **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:** Site is located in Flood Zone AE, Community Panel 442 of 635, and on Map #09009C0442J. It most likely would be completely inundated in a 100 year flood as the entire site lies below Base Flood Elevation 12. Coastal Resources adjacent to the site include estuarine embayments of both the Quinnipiac And Mill Rivers. The shores of both Rivers have been developed over time, and many areas have been filled over the last 200+ years. The site includes buildings on the National Register (as noted previously). These structures were constructed between 1869 and 1915.

**Positive Impacts on Coastal Resources:** Given the project includes remediation, abatement and stabilization of historic structures, staff believes it to be a positive step for the area. Stabilization, in particular, will help stop the continual degradation of the site through weathering. Remediation and abatement of environmental contaminants will increase the value of the area for future possible development.

**Potential negative impacts on coastal resources and mitigation of such impacts:** None.

**Project Timetable:** Construction is expected to begin in November 2013 and be completed by April 30, 2014.

#### **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 with the following comments:

No additional comments from SPR Team.

#### **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

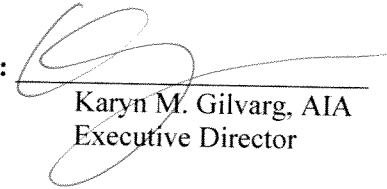
mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

**ACTION**

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

**ADOPTED:** October 16, 2013  
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: October 16, 2103**

**ATTEST:**

  
Daniel O'Neill  
Building Official