

NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW

RE: 300 WILMOT ROAD, ROCKVIEW CIRCLE, JACKSON BOULEVARD, AND SHIRLEY WAY. Inland Wetlands Review for minor changes to regulated areas along Wintergreen Brook in PDD 119. (Owner/Applicant/Agent: Housing Authority of New Haven)

REPORT: 1526-05

INLAND WETLANDS FINDING: Approval with Conditions

Note: Companion CPC Report 1526-06 for Site Plan Review and Detailed Plan Review at the same site.

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 **January 25, 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.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, IW, and SESC forms.

NARRATIVE attached. Application fee: \$270. Received December 22, 2016.

- Stormwater Management Plan. Issued August 28, 2009. Revised December 22, 2016. Received December 21, 2016.
- Sanitary Sewer Design Report. Issued December 22, 2016. Received December 21, 2016.
- Geotechnical Engineering Report, dated August 26, 2016. Received January 4, 2017.
- Response to comments from City Engineer's office, dated January 10, 2017. Received January 12, 2017. Revisions dated January 13, 2017, received January 17, 2017.
- Reflective Heat Impact Study, issued December 20, 2016. Received December 21, 2016.
- Architectural drawings. 35 sheets received December 21, 2016.
- City Plan wetlands narrative, dated December 20, 2016. Received December 22, 2016.
- Wetland and watercourse review, dated December 15, 2016. Received December 22, 2016.
- Site drawings. 57 sheets received December 21, 2016. Revisions received January 12, 2017.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
 Class A: Uses Permitted by Right
 Class S: CTDEEP Regulated Operations and Uses
 Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
 Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of Classification:

No construction activity is to take place within the wetlands area itself. Minor filling is proposed along the upper edge of the regulated area within 50 feet of the wetlands. The filling is due to the construction of three new

buildings adjacent to, but outside of, the regulated area. All disturbed areas will be seeded to establish lawn after grading is complete.

Based on this information, staff suggests to the Commission that this application be categorized as a **CLASS B**.

Proposed Regulated Activity:

No site improvements are proposed in the existing wetlands. A small amount of grading (filling) will occur in the edge of the regulated area. During construction, a silt fence will be installed along the edge of the proposed grading. After grading is complete, all disturbed areas within and adjacent to the regulated area will be landscaped with shrubs or lawn.

Soil Science Report:

The Wetland and Watercourse Delineation Review provided by DTC categorizes four distinct types of soils on-site. In the wetlands area of the site, Wilbraham and Menlo Soils (6) is present. In the upland portion of the site, on-site soils include Udorthents-Urban land complex (306), Urban Land (307), and Ludlow Silt Loam (40A).

Vegetation:

The area within the regulated area where work is proposed is currently a mix of grass and dirt.

Planting Plan:

After grading is complete, all disturbed areas within and adjacent to the regulated area will be landscaped with shrubs or lawn.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water affecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING

The only work proposed within the regulated area is grading. This work is necessary in order to properly construct the proposed residential buildings outside of the regulated area. The use of erosion control measures during construction and the use of a treatment train approach to stormwater management will result in improved water quality leaving the site, as modern stormwater management features were not part of the prior development of the site. All disturbed areas will be landscaped with shrubs or lawn, which will help to stabilize the site. No impact to the natural capacity of the wetlands is expected.

The Commission believes that required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

SITE PLAN ACTION

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

ADOPTED: January 25, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director