

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** STILES STREET at ALABAMA STREET, Amendment to Site Plan Review and Coastal Site Plan Review for Addition of Wind Turbine in an IH Zone (Owner: Port Authority; Applicant: City of New Haven).

**REPORT:** 1441-02

**ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL**

1. 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.
2. Taking into consideration the comments on Page 3, final building permit plans shall be developed.
3. 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 construction or site work.
4. Any proposed work within City right-of-way will require separate permits.
5. Final determination of 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.

**Submission:** Overall Site Layout Plan 05/20/10; Tower Elevation, Foundation Details and Notes, General Notes by Tower Engineering Professionals 3/12/10, Application form. Narrative. Fee waived.

**Previous Relevant Actions by CPC:** Grant application (CPC 1427-12, 04/22/09), Site Plan Review & Coastal Review for truck stop (1433-08, 10/21/09); Coastal Review for Wind Turbine at Long Wharf Park (1425-07, 03/18/09).

**PROJECT SUMMARY:**

**Project:** Addition of wind turbine to Electrified Truck Stop  
**Address:** Northeast corner of Stiles Street and Alabama Street (MBP 066-953-00700)  
**Site Size:** 30,971 SF  
**Zone:** IH, CAM, Port District  
**Financing:** CT Clean Energy Fund's Small Wind Turbine Demonstration Project  
**Project Cost:** \$380,256 grant  
**Parking:** parking for 14 trucks  
**Owner:** City of New Haven **Phone:** 203-946-6417  
**Applicant:** New Haven Port Authority **Phone:** 203-946-6778  
**Site Engineer:** Dewberry **Phone:** 203-776-2288  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone.

The Commission has previously approved a plan for an Electrified Truck Stop at the corner of Stiles and Alabama Streets in the Port District. The site is a vacant portion of the former East Shore Parkway now owned by the New Haven Port Authority. The intent of the truck stop is to reduce idling diesel

vehicles in the Port District by providing a location for trucks waiting to unload where drivers can park, turn off engines and hook up to a station with power, heating, cooling, TV and internet service. Each parking space will have a window unit attached to a tower that will provide the services. Use of the electrification service will be paid for with a Parcxmart Card, although parking will be free. The truck stop had a ground breaking on June 11, 2010.

**Proposed Site Plan and Coastal Site Plan Amendment:** The City now proposes to locate a 5kW wind turbine on the site which would generate electricity for the site, defraying the cost of running the site for the Port Authority. (This particular wind turbine was approved for another site adjacent to the Long Wharf Visitors Center, but soil conditions may not be appropriate to support the foundation for the structure.)

**Proposed activity:** The turbine would be located in the southwestern corner of the site near the corner of Stiles and Alabama Streets near the utility drop zone. The proposed foundation is a 20' square pad buried 6'6" below grade. There is no ground elevation given for the location of the foundation which supports the 100' tower, a 12-sided monopole which is designed to hold up to 10kW turbine.

**Soil Erosion and Sediment Control Review:** Additional site disturbance will be minimal. The Port Authority shall be responsible for maintaining the lot and for assuring that the excavation for the tower foundation and the surface millings do not run off or get tracked off site. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the Port Authority 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:** There are no coastal resources on the site which is located in Flood Zone C on FIRM# 090084-0005D, an area of minimal flooding.

**Project Timetable:** The project is to be initiated in June 2010.

### **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:

- *A geotechnical report for the foundation will be required.*
- *Threshold review will be required.*
- *It is recommended that the tower location be moved slightly closer to the intersection.*

**PLANNING CONSIDERATIONS**

This will be the first such truck stop of its kind in the area. Logistics of its operation will be monitored over time to determine if any further improvements are necessary. Way finding signs would be a useful addition from the highway and at the port entrance. The addition of the wind turbine will combine several "green" measures by generating power while reducing air pollution.

While the Long Wharf site is the preferred location for the wind turbine, this site is also acceptable provided its location is protected from accidental truck movements.

**COASTAL FINDING**

Taking into consideration all of the above information, the City Plan Commission finds the proposed additional 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 Plan subject to the standard conditions on Page 1.

**ADOPTED:** June 16, 2010  
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:** 6/21/10

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