

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: EAST ROCK ROAD at Mill River, Site Plan Review including Coastal Site Plan Review for Complete Rehabilitation of Bridge (Owner: City of New Haven, Applicant: City Engineer).

REPORT: 1469-05

SITE PLAN: Approval with Conditions

COASTAL FINDING: Consistent with CCMA

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 City Plan signoff on final plans.
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 site work.
4. Any proposed work within the City right-of-way will require separate permits.
5. Pedestrian trails along the north side of the river and crossing East Rock Road shall be maintained throughout the construction process. Applicant shall make every effort to limit cutting of trees and vegetation or removal of habitat.
6. Any sidewalks, curbs or roadway segments on the perimeter of the project deemed to be damaged as a result of the project shall be replaced or repaired in accord with City of New Haven standard details.
7. 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.
8. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, at the conclusion of the project. 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: Coastal Site Plan Application dated 08/16/12 and Supplemental Narrative dated 08/29/12 and Semi Final Design Plan Set by Dewberry dated 08/15/12: Title Sheet, Typical Sections, Roadway Plan, Roadway Profile, Drainage Grading & Erosion Control Plan, Signing & Pavement Marking Plan, Vehicle Detour Plan, Bicycle/Pedestrian Detour Plan, Roadway Cross Sections, General Plan & Elevation, General Notes & Layout, Sedimentation Control System Details 1-2, Details; Bridge rail details; Tidal and Inland Wetland and Watercourse Investigation by William Kenny Associates LLC 06/16/10; Flood Management General Certification for Conn DOT 07/03/12; Flood Development Permit received 09/10/12.

Previous CPC actions: Agreement with Conn DOT for Design & Construction under Federal Local Bridge Program (CPC 1426-17, 03/18/09).

BACKGROUND

The East Rock Road Bridge (#04418) spanning the Mill River is in poor condition and is proposed for complete renovation by the City Engineer. Constructed in 1900 and last renovated in 1984, the bridge links Whitney Avenue and East Rock Road with Farnum Drive along the base

of East Rock to Hamden and to State Street. The Hamden Town Line crosses East Rock Road just east of the bridge.

The 84' long single span steel deck arch bridge carries two 10 foot lanes of traffic, one east and one west bound, with 5 foot sidewalks on both sides. The bridge superstructure consists of steel grid deck with in-fill concrete supported on steel floorbeams, columns and deck arches. The arches are part of the original 1900 bridge construction while the remainder of the superstructure was replaced during the 1984 rehabilitation, when abutments and wingwalls were also modified with the addition of a concrete stem to support the new superstructure. The abutments and wingwalls appear to be gravity type walls with brown cut stone masonry facing; the west abutment is founded on timber pile foundations, while the east abutment is founded on spread footings.

Proposed Activity: The purpose of the project is to improve the structural condition and integrity of the bridge to meet current safety requirements. The deck was observed in a Conn DOT biennial inspection in 2007 to be in "serious" condition and the overall condition was rated "poor". The superstructure was in "satisfactory" condition with the structural steel and arch bearings exhibiting random areas with rust and pitting type section losses. Rehabilitation of the bridge will include replacement of the existing bridge deck, superstructure steel repairs and minor modifications/repairs to the superstructure. Roadway and sidewalk approaches will be reconstructed with minor changes in their profiles. Steel box beam guide rails will be installed at each corner of the bridge. Any park pedestrian trails disturbed by this activity will be restored to a condition similar to or better than existing. New handicapped ramps with tactile strips will be installed at the intersection with Farnum Drive.

Construction Schedule/Detour: Tentative Start date is April 1, 2013 with estimated completion by December 15, 2013. The bridge will be fully closed to pedestrian and vehicular traffic during the construction period by using a traffic detour to the Orange Street Bridge downstream.

Other Permits: State of CT Flood Management General certification (approved), USACOE Programmatic General Permit Inland Wetland Category I Determination (pending), The Town of Hamden has determined an Inland Wetland permit is not necessary.

This review shall serve as the Section 8-24 review required in the CT General Statutes.

The design which is keeping with historic plans was reviewed by the Historic District Commission which commented on the materials for the deck and sidewalk.

Construction operations: It is anticipated most of the construction activities will be launched from the roadway surface. The areas of East Rock Road west of the Bridge will be used as a laydown area. Temporary access to the base of the abutments is being provided to the contractor at the NE and SW corners utilizing the existing trails. Use of small equipment such as a bobcat is anticipated and therefore anti-tracking pads will be utilized at access points. While understory brush vegetation and brush may need to be cut in order to provide temporary access, the project does not envision the need for a large scale cutting of trees. If isolated tree removals are deemed necessary during construction, the plans require prior approval of the Parks Department.

Soil Erosion and Sediment Control Plan: Anti tracking pads will be installed at the access entries to the project site. Silt fencing and/or hay bales will be installed and maintained during construction to prevent sediment carried by site generated runoff from leaving the project area and entering the Mill River. No significant grading activities are proposed. The only soil disturbance will be associated with the reconstruction of the roadway, curbing and sidewalks. Any disturbed areas along side the bridge and approaches will be stabilized with topsoil, seeding

and mulch. The contractor (yet unnamed) will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins, the storm sewer system or the Mill River. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the removal and construction phases. 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*.

The contractor is responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. 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.

Lighting: Lighting is not shown on the plans. Four new light fixtures will be full cutoff type as reviewed with the City Engineer's Lighting specialist.

COASTAL PLANNING CONSIDERATIONS

The Commission's Coastal Site Plan Review, in accordance with Section 55.C of the New Haven Zoning Ordinance, considers the characteristics of the site, including location and condition of any coastal resources; considers 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.

Applications for development on waterfront parcels shall additionally consider protection of the shoreline where there is erosion or the development is likely to cause erosion; degree of water dependency; preservation of significant natural vistas and points or avenues of views of the waterfront; provision of meaningful public access; and insurance of outstanding quality of design and construction to produce an environment that enhances its waterfront location. The Commission also considers whether the proposed application is consistent with the City's Municipal Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Coastal Flood Hazard Area: The bridge is located in flood zone AE on FIRM#09009C0433H, dated 12/17/10, a special flood hazard area subject to inundation by 1% annual chance flood where the base flood elevation has been determined at 10. Reconstruction of a new bridge will not displace flood storage.

Navigable Waters. The Mill River is navigable only by small craft in this location, such as canoes, kayaks, and the like.

Tidal wetlands: Tidal wetlands were delineated along the western and eastern bank of the Mill River. There is hydrophytic vegetation in these locations.

Inland wetland soils were not found adjacent to the site. No inland wetlands or watercourses were observed as part of the wetlands investigation.

Potential Impacts on Coastal Resources and Mitigation of Such Impacts: The Commission anticipates that provided soil erosion and sediment control measures are maintained, there will be no adverse impacts on coastal resources.

Public Access. While the bridge will be temporarily closed during the construction period, the park trails will be maintained along the east and west banks of the river. There may be temporary disruption while equipment is entering or exiting the site, but the contractor will be aware that the trail access must be maintained throughout the construction process.

Municipal Coastal Program: The project is consistent with the New Haven Municipal Coastal Program.

PLANNING CONSIDERATIONS

Because of this bridge closure and due to the fact that the State Street Bridge over the Mill River will likely still be closed in 2013, Orange Street will be the sole vehicular bridge to be operational in this area. The total cost of the project including the design is expected to be \$1,840,000 in 2012, 80% of which is funded through the CTDOT Federal Local Bridge Program. The remaining 20% would be the City's share.

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.


SITE PLAN ACTION

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

COASTAL FINDING

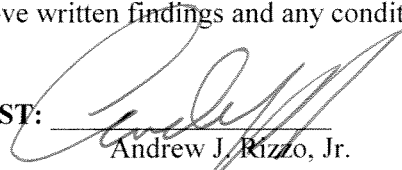
The City Plan Commission finds that the coastal site plan is consistent with the legislative goals and policies of the Connecticut Coastal Management Act and that all reasonable measures which would mitigate adverse impacts on coastal resources are incorporated into the plan. It therefore approves the coastal site plan.

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