

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

**RE:** PARCELS D&E EAST SHORE PARKWAY. Site Plan Review and Coastal Site Plan Review for Temporary Soil Staging for 100 College Street. (Owner/Applicant: Port Authority, Agent: John Moriarty Associates).  
**REPORT:** 1487-02  
**ACTION:** Approval with Conditions

**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 December 18, 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 Greater New Haven Water Pollution Control Authority, Fire Marshall, 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 site building permit. (City Plan Department is the last signatory prior to permit.)
5. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to release of Bond.

**Submission:** Development Permit Application: DATA, WORKSHEET, SITE, SESC, CSPR and NARRATIVE forms. Fee: \$270 paid..

- Drawings dated December 11, 2013: received December 12, 2013. Includes Site Plan and erosion control details.

**PROJECT SUMMARY:**

**Project:** Temporary Soil Stockpile Area for 100 College Street Project  
**Address:** Lease Parcels D&E, Former East Shore Parkway  
**Site Size:** 58,642 SF (1.35 acres)  
**Zone:** IH (Heavy Industrial)  
**Financing:** Private  
**Project Cost:** n/a  
**Parking:** n/a  
**Owner:** Port Authority

**Phone:** x6778

<b>Applicant:</b>	John Moriarty & Associates	<b>Phone:</b>	203.562.0737
<b>Agent:</b>	Ted DeSantos (Fuss & O'Neill)	<b>Phone:</b>	860.646.2469
<b>Site Engineer:</b>	Ted DeSantos (Fuss & O'Neill)	<b>Phone:</b>	860.646.2469
<b>City Lead:</b>	City Plan Dept.	<b>Phone:</b>	203-946-6379

## **BACKGROUND**

**Previous relevant Actions of the Commission:** not applicable

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

**Proposed Activity:** The project intends to manage impacted soil generated from the redevelopment project at 100 College Street and transport to the proposed stockpile at this address for temporary staging. Soil will be delivered to the site in hauling vehicles where it will be stockpiled within a fenced area, atop plastic sheeting and surrounded by haybales and a stone berm. Access within the enclosure will be limited to authorized personnel within the designated entrance, and stockpile surfaces will be temporarily covered with plastic tarps until stabilized with vegetation. Stockpile operations will be conducted in accordance with the requirements of CT DEEP's General Permit for Contaminated Soil and/or Sediment Management.

**Stormwater Drainage and Compliance with Section 60:** not applicable

**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 5000 cubic yards of material will be moved, removed or added to the site. Joe Giacobbe of John Moriarty & Associates is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Joe Giacobbe of John Moriarty & Associates shall be 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. Joe Giacobbe of John Moriarty & Associates is also named as the day-to-day monitor of the soil erosion and sediment control plan.

**Circulation/Loading/Parking:** n/a

**Trash removal:** n/a

**Landscaping /Lighting:** n/a

### **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:** New Haven Harbor is located approximately 1600 feet west of the site, and the proposed stockpile area is surrounded by heavy industrial uses and impacts. The site is not waterfront, but it is located within Flood Zone AE on the latest FIRM maps.

**Positive Impacts on Coastal Resources:** none

**Potential negative impacts on coastal resources and mitigation of such impacts:** If high water events inundate the subject property, the lower portion of the stockpile may be subject to erosion and toxic chemicals may leach from it. The stockpile will be surrounded by a low berm to help mitigate possible erosion from flooding events. A ring of haybales will also help mitigate erosion.

**Project Timetable:** Stockpile activities will be begin as soon as a site permit is obtained and will continue for approximately 18 months.

### **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:

- City approval is contingent upon approval from CT DEEP for a stockpile permit
- Applicant shall confirm that CTDEEP will not require stockpile be raised above BFE for this location.
- A site permit will be issued by the Building Department for this project.

### **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 1.

**ADOPTED:** December 18, 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: December 18, 2013**

**ATTEST:**   
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Daniel O'Neill  
Building Official