

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 50, 64 & Lot 21 GOODWIN STREET, Site Plan Review including Coastal Site Plan
Review for New Concrete Batch Plant in an IH Zone (Owner/Applicant: Henry Criscuolo).

REPORT: 1445-03

COASTAL FINDING: Leave to Withdraw

ACTION: Leave to Withdraw

Submission: Development Permit Application September 2010 inc. Data, Worksheet, Site, SESC and Coastal Site Plan Review Sections, Development Narrative, Site Location Map, Truck Route, Stormwater Discharge Calculations, Concrete Plant Specifications include. General Arrangement and Anchor Bolt Plan, CTDEP New Source Permit Application.

Figure sheets dated 9/10 but marked revised: Existing Conditions Plan 1"=30'; Proposed Concrete Plant Layout Plan, Operations Plan, Detail Sheet, Application Fee of \$270, Supplemental information from Triton Environmental 10/12/10.

PROJECT SUMMARY:

Project: Proposed Concrete Batch Plant

Address: 50, 64 & Lot 21 Goodwin Street **Site Size:** 142,409 SF (3.26 acres)

Zone: Heavy Industrial (IH) abutting RM-2, CAM

Parking: 10 spaces shown

Project Cost: prox. \$712,500

Owner/Applicant: Henry W. Criscuolo

Phone: 203-281-6166

Consultant: Triton Environmental, Inc.

Phone: 203-458-7200

Contact/Agent: William Heiple

Phone: 203-458-7200

BACKGROUND

Previous CPC actions: Coastal Site Plan Review and Special Exception (1444-24, 09/22/10)

Zoning: A Special Exception for the use was granted by the Board of Zoning Appeals on 10/12/10 (10-95-S, 10-8-CAM). The site is zoned Heavy Industrial (IH) and is within the Coastal Management Zone.

Existing Conditions: The site is bounded by residential properties to the north and east along Goodwin and Fulton Streets and Fairmont Avenue. Industrial/commercial properties abut the site to the south and west. The site is vacant of buildings with the exception of a single abandoned residential structure on 50 Goodwin. The remainder is flat at the street face and to the west, consisting of a sand and gravel surface, but the site slopes up towards Fulton and Fairmont Streets to the east and northeast. This portion is mostly wooded and vegetated. The site has two driveways, one close to the corner of the intersection with Wheeler Street adjacent to a drive accessing all the industrial sites within the "north yard" and one which was the drive to the house at 50 Goodwin. Goodwin Street is in poor condition adjacent to this site.

Proposed Activity: Property owner Henry Criscuolo has submitted plans to erect a concrete batch plant at the Goodwin Street site to support construction activities for reconstruction of the I-95/I-91 intersection west of the new Quinnipiac River Bridge.

PLANNING CONSIDERATIONS

The application was received at the Commission's meeting of October 20, 2011 at which time five Petitions to Intervene were filed under the provisions of Connecticut General Statutes Section 22a-19a. The application was tabled until November 17, 2010 to allow for review of the Petitions and to consult with Corporation Counsel as to the purview of the Commission. The applicant and interveners were given a week's time to submit any final written materials and a response period was set to follow any written submissions.

In the interim the Commission received a letter from Richard Miller, City Engineer, concerning the application, and one from Triton Environmental, Inc. dated November 24, 2010 formally withdrawing the application in behalf of its client, Henry Criscuolo.

ACTION:

The Commission acknowledges the applicant's request and hereby grants an unconditional Withdrawal.

ADOPTED: December 15, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director