

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: GRAND AVENUE near EAST STREET, Coastal Site Plan Review for Improvements at Roadway-Railroad Crossing (Owner/Applicant: City of New Haven).

REPORT: 1477-02

COASTAL FINDING: No Impact; Consistent with CCMA

Submission: Coastal Site Plan Review application. Plan set by Westcott and Mapes 06/15/12.

BACKGROUND

The City proposes improvements and modernization at an at-grade railroad crossing on Grand Avenue near the corner of East Street. The railroad track is the Belle Dock industrial track of the Providence and Worcester Railroad which serves the Mill River and New Haven Harbor industrial sites. Since the project is 100% federally funded, where a State coastal consistency review is not required, the State Department of Transportation has determined that a local coastal site plan review should be conducted.

The project was initiated to modernize the railroad flashing signal system and reconstruct the crossing surface with minor roadway approach work. The project limits are from the intersection of Grand Avenue with East Street and continuing east 130 feet from the crossing for a total length of project area at 250 feet within the street line and railroad right of way exclusively, with no additional right of way or property takings.

Proposed Activity: All track structures and related appurtenances including rubber panel crossing surface, crossing gate, flashing lights & pedestrian gate warning devices will be installed by the Providence and Worcester Railroad. Full depth reconstruction of roadway and sidewalks within the project limits; advance pavement markings and signage will be installed.

PLANNING CONSIDERATIONS

This improvement project will provide motorists with enhanced active warning signals for approaching trains, resulting in an increased level of safety. The modernized equipment consists of flashing lights with gates as well as pedestrian gates. The crossing surface will also be improved from the existing bituminous and rubber crossing to a full rubber crossing. This improvement along with the minor roadway approach work will provide a smoother transition over the track structure for vehicles, bicycles and pedestrians.

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.

COASTAL PLANNING CONSIDERATIONS

Coastal resources at or adjacent to the site: While the site is within 1000' of the Mill River there are no coastal resources within the project area. The site is located in Zone X on Flood Insurance Rate Map 09009C0441H dated December 17, 2010. Flood Zone AE is approximately 170' from the centerline of the track to the east. No other coastal resources are present.

COASTAL FINDING

The Commission finds the proposed activity is consistent with the Connecticut Coastal Management Act and makes a finding of no impact on coastal resources.

ADOPTED: April 17, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director