

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 50 IVES PLACE, Site Plan Review including Coastal Site Plan Review for Construction Staging Area for I-95 (Contract E) Project in an IL Zone (Owner: Morgan Reed Chapel, LLC; Applicant: O&G Industries/Tutor Perini Corp.)

REPORT: 1452-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Signoff on final plans by City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work.
2. Any sidewalks or driveway aprons on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
3. 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.

Submission: Development Permit Application and Development Narrative 04/14/11, Primary Staging Area Plan (PSA-1) rev. 5/13/11 and CNH Standard Detail Sheet DET-1 05/13/11 by Tutor Perini Corp, Letter from John Gemetro of O&G Industries 4/18/11, CAM boundaries, Flood Map excerpt, Application fee of \$270, response to city comments 5/2/11.

PROJECT SUMMARY:

Project: Primary Staging Area for I-95/I-91/Rt 34 Interchange Project
Address: 50 Ives Place
Site Size: 143,200 SF
Zone: IL, CAM
Financing: private
Owner: Morgan Reed Chapel, LLC **Phone:** 203-589-2375
Applicant: John Gemetro, O&G Industries/Tutor Perini **Phone:** 860-489-9261
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Proposed Activity: O&G Industries, Inc./Tutor Perini Corp., a Joint Venture, proposes to utilize a site on a block bounded by Chapel, East, Ives Place and South Wallace Street as a primary staging area for storage and staging of equipment and materials for the CT DOT project#s92-531/622/627 Contract E for the reconstruction of the I-95/I-91/Route 34 interchange beginning in May 2011.

The portion of the block along Chapel and at the corner of Chapel and East Streets (approximately 30%) is not part of the staging area, but is overflow parking for 414 Chapel Street. The remainder of the block will be used as the staging area. A portion of the site is elevated from the rest and will be accessed by a temporary internal ramp. On the site will be conex boxes, a small tools & equipment staging area, materials storage area (temporary walls & shoring, stored materials, concrete formwork, etc.) a MPT staging area (signs cones, drums, crash trucks, message & arrow boards, etc.), and a mechanics' storage area.

The entire site is fenced with chain link fencing. No additional razor wire is permitted. Existing vegetated areas with trees and other growth along the perimeter of the site will be protected with concrete jersey barriers as non intrusion areas. All tripping hazards on the surrounding sidewalks will be repaired as part of the project. The existing driveway apron on East Street will be used as the main entry and will be replaced if necessary during the project.

Parking/Traffic: There are areas of parking on the site totaling 52 spaces for trucks and employees.

The largest volume of traffic will occur at the beginning and end of each shift when vehicles are leaving or returning to/from work. The day shift is 7AM to 3:30PM and night work is 9 PM to 5:30 AM as limited by

DOT. Other traffic coming to and from the site will be periodic delivery trucks and site pickup trucks, at a rate of 8-10 entry/exit trips per hour. Trucks will be exiting the site heading south on East Street to Water Street. The DOT has approved designated haul routes for the project.

Soil Erosion and Sediment Control: The portion of the site being used as a staging area is 100% impervious now. It was formerly the slab on which a warehouse existed but was demolished. A sweeper will be kept on site and will be utilized on an as needed basis to maintain site cleanliness and for dust control. No other SESC measures will be utilized. No tracking will be permitted off site. Larry Doyon of O&G Industries is named as the person responsible for monitoring SESC measures.

SITE PLAN REVIEW

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

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer Department of Transportation, Traffic and Parking, Disabilities Services and Building and have been found to meet the requirements of City ordinances, Regulations and standard details.

Project Schedule: Start May 1, 2011 and complete by November 2016.

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.

There are no coastal resources at or adjacent to the previously disturbed urban site which is removed from the waterfront. The site is located within the Coastal Zone as it is within 1000' of the Mill River. The temporary staging area will have no impact on coastal resources.

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 adopts the submitted Site Plans subject to the following standard conditions on page 1.

ADOPTED: May 18, 2011
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: 5/23/11

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official