

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 470 JAMES STREET. Site Plan Review and Coastal Site Plan Review for partial demolition of existing building and removal of polluted soils. (Applicant: David Salinas for District NHV, LLC; Agent: Ronald Bomengen of Fuss & O'Neill, Inc.)
REPORT: 1515-02
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 February 17, 2021. 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 Marshal, 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 building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. 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.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
10. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to release of bond. Site Plan shall be submitted in paper, mylar, and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received January 21, 2016.

- GI-001 Title Sheet. Dated 01/15/2016. Received February 5, 2016.
- VB-01 Property Boundary and Topographic Survey. Dated 01/08/2016. Received January 21, 2016.
- CP-101 Site Preparation Plan. Dated 01/15/2016. Received January 21, 2016. Revised 2/4/2016. Received February 5, 2016.
- CG-101 Earthwork and Erosion Control and Sedimentation Plan. Dated 01/15/2016. Received January 21, 2016. Revised 2/4/2016. Received February 5, 2016.
- LP-101 Final Grading & Planting Plan. Dated 01/15/2016. Revised 2/4/2016. Received February 5, 2016.

- CD-501 Details. Dated 01/15/2016. Received January 21, 2016.
- Bound Report with Environmental Assessment. Received January 21, 2016.
- Product Data Sheets for Water Treatment Tanks and Equipment. Received February 9, 2016.
- Environmental Permitting Fact Sheet. Received February 9, 2016.
- CT-101: Truck Route Plan – Exiting Site. Dated 02/02/2016. Received February 5, 2016.
- CT-102: Truck Route Plan – Entering Site. Dated 02/11/2016. Received February 12, 2016.

PROJECT SUMMARY:

Project: 470 James Street
Address: 470 James Street
Site Size: 397,545 SF (9.13 acres)
Zone: IL (Light Industrial)
Financing: private
Project Cost: private
Parking: n/a
Owner: CTDOT (Michael Saunders, contact) **Phone: 860.594.2829**
Applicant: David Salinas (District NHV LLC) **Phone: 203.672.6201**
Agent: Ronald Bomengen of Fuss & O'Neill **Phone: 860.646.2469 x5253**
Site Engineer: Ronald Bomengen of Fuss & O'Neill **Phone: 860.646.2469 x5253**
City Lead: City Plan Department **Phone: 203-946-6379**

BACKGROUND

Previous CPC Actions:

None

Zoning:

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

Site Description/existing conditions:

The site includes an approx. 195,000 SF building which was originally developed and used by Connecticut Transit as a bus maintenance and repair facility. The site abuts the Mill River and lies at the corner of State and James. The site is contaminated with petrochemicals and other pollutants from the shop floors and related activities.

Proposed Activity:

The site is proposed to be redeveloped for commercial use. The first part of the redevelopment – selected demolition and remediation – is represented in this application. Approximately 95,000 square feet of the current building will be demolished and areas of impacted petroleum-containing soil and groundwater will be excavated. Removal of impacted soil, processing of contaminated wastewater and importing & placement of clean fill will be completed in this first phase. The site will be stabilized with temporary seeding upon completion of building demolition and excavation/replacement of contaminated soils.

Circulation/Parking/Traffic:

Being the first phase of re-development, traffic will be limited to construction vehicles entering and leaving the site via nearby exit/entry ramps to/from I-91 via Willow Street. Limited parking will be allowed on-site for those workers involved in the demolition/remediation. (Public access to the site is limited due to the state of pollution and proposed remediation project.)

Trash removal:

Not applicable.

Signage:

Not applicable.

Sec. 58 Soil Erosion and Sediment Control:

Class A (minimal impact)

Class B (significant impact)

Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 24,593 CT

Start Date: upon approval (Feb 2016)

Completion Date: April 2016

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Note: Due to the nature of the project, the application will be required to obtain both a **CTDEEP General Permit for Contaminated Soil and/or Sediment Management** and a **CTDEEP General Permit for the Discharge of Remediation Wastewater to the Sanitary Sewer**. Copies of these permits shall be provided to City Plan for the record.

Sec. 60 Stormwater Management Plan: not required for Phase One Selective Demolition and Remediation

Sec. 60.1 Exterior Lighting: not required for Phase One Selective Demolition and Remediation

Sec. 60.2 Reflective Heat Impact: not required for Phase One Selective Demolition and Remediation

Project Timetable:

Project is expected to begin upon approval in February 2016 and be completed by April 2016. Staff anticipated submission of Phase Two Redevelopment Site Plans in the near future.

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.

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 will also consider 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 Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Erosion of temporarily-stored raw materials and sedimentation from excavation is a possibility. A robust SESC plan and narrative including, but not limited to, silt fences, dust control, and catchbasin protection address these concerns.
2. Potential beneficial impacts	The beneficial impact of the work includes removal of contaminated soils and filtering of contaminated waste/groundwater, as well as replacement of contaminated soils with clean fill.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No. In fact, water-dependent uses will be included in the next phase of the project.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Yes, see above.
6. Is public access provided to the adjacent waterbody or watercourse?	Not in this phase, see above.
7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No.
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No.

Project Timetable:

Project is expected to begin upon approval in February 2016 and be completed by April 2016. Staff anticipated submission of Phase Two Redevelopment Site Plans in the near future.

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:

- Copies of both the CTDEEP General Permit for Contaminated Soil and/or Sediment Management and the CTDEEP General Permit for the Discharge of Remediation Wastewater to the Sanitary Sewer must be provided to City Plan PRIOR to beginning of site remediation.
- Resubmit haul route plan to include both truck movements into the site and truck movements leaving the site.

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 standard conditions on Page 1.

ADOPTED: February 17, 2016
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.

ADOPTED: February 17, 2016

ATTEST: 
James Turcio
Building Official