

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

RE: 470 JAMES STREET. Coastal Site Plan Review for construction of a billboard in an IL zone. (Owner: David Salinas for District NHV, LLC; Applicant: David Gannon for Independent Outdoor III, LLC; Agent: Ron Bomengen, P.E. for Fuss & O'Neill, Inc.)

REPORT: 1530-02

ACTION: Approval with Conditions

STANDARD 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 May 17, 2022. 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. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. 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.
5. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, following project completion. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received April 19, 2017.

- Advertisement Separation Distance figure. Received May 15, 2017.
- Application drawings. 9 sheets received April 19, 2017. Revisions received May 15, 2017.
 - GI-001: Cover Sheet. Drawing date April 2017.
 - GI-002: General Notes. Drawing date April 1, 2017.
 - VB-01: Property/Boundary & Topographic Survey. Drawing date January 8, 2016.
 - CS-101: Site Layout Plan. Drawing date April 1, 2017.
 - CD-501: Details. Drawing date April 1, 2017.
 - E1 of 1: 14' x 48' Single Post Billboard. Drawing date March 9, 2017.
 - Sheets 2, 3, and 145: Interstate Route 91 – CTDOT Proj. No. 92-110. Received May 15, 2017.

PROJECT SUMMARY:

Project: Billboard construction

Address: 470 James Street

Site Size: 397,545 SF (9.13 acres)

Zone: IL (Light Industry)

Financing: Private

Parking: not applicable

Owner: David Salinas of District NHV, LLC

Phone: 203-672-6201

Applicant: David Gannon of Independent Outdoor III, LLC

Phone: 203-318-9280

Agent/Site Engineer: Ronald Bomengen, P.E. of Fuss & O'Neill, Inc.

Phone: 860-646-2469 x5253

City Lead: City Plan Department

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1513-10, December 16, 2015: Order of the Board of Alders approving the acquisition by the City of New Haven of 470 James Street from the State of Connecticut and disposition of the same to District NHV, LLC pursuant to the terms and conditions of a Development and Land Disposition Agreement to be entered into between the City of New Haven and District NHV, LLC.

CPC 1515-02, February 17, 2016: Site Plan Review and Coastal Site Plan Review for partial demolition of existing building and removal of polluted soils.

CPC 1518-03, June 15, 2016: Coastal and Site Plan Review for redevelopment of bus transit site.

CPC 1518-05, June 15, 2016: Special Permit for more parking lot with more than 200 spaces.

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 is bounded by the Mill River to the west, the I-91 North Exit 5 ramp to the north, James Street to the east, and Humphrey Street and railroad tracks to the south. The site is currently vacant, however it was used by the Connecticut Department of Transportation as a bus maintenance facility until 2010.

The District NHV redevelopment project approved by the City Plan Commission in June 2016 (CPC 1518-03 and -05) includes the renovation of the remaining 100,000+ SF building. It will be a multi-use building that includes leasable office space of many sizes as well as a fitness gym. A 6,600 SF new construction restaurant is also proposed on site to be located adjacent to the existing smoke stack. Additional planned amenities on the property include an outdoor riverfront amphitheater and a trail running along the Mill River that will eventually be a part of a Mill River trail system.

Proposed activity:

The applicant proposes to construct a double-faced spectacular (internally lit) billboard in the northeast corner of the parcel adjacent to the I-91 northbound exit ramp at State Street.

Motor vehicle circulation/parking/traffic:

Not applicable.

Bicycle parking:

Not applicable.

Trash removal:

Not applicable.

Signage:

Each side of the proposed spectacular billboard would be 49' x 14' (686 SF), the structure would be a total of 54' tall from ground to top of sign, (27 feet above the roadway), and the nearest spectacular is more than 1,500 feet away in both travel directions. Zoning permits up to 900 SF of signage per side, a maximum height of 30 feet above the roadway, and a minimum of 1,500 feet from other spectacular billboards in the same travel direction.

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: 22.5 CY

Start Date: Summer 2017

Completion Date: Summer 2017

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 during construction;
- 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*.

Sec. 60 Stormwater Management Plan:

This project will not alter the stormwater management plan approved as part of CPC action 1518-03.

Sec. 60.1 Exterior Lighting:

Not applicable.

Sec. 60.2 Reflective Heat Impact:

The addition of a 70-foot-tall billboard will only increase the shade provided in the site plan that was approved as part of CPC action 1518-03.

Project Timetable:

Construction is expected to take place in summer 2017.

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:

Tidal Wetlands: Tidal wetlands are located on the property along its border with the Mill River.

Coastal Flood Hazard Area (Flood Zone): Approximately a 10-foot wide strip of the site that runs adjacent to the Mill River lies within the Special Flood Hazard Area of the 100-year flood zone.

Nearshore Waters: The parcel is directly adjacent to the Mill River.

Navigable Waters: The Mill River is navigable and accessible from New Haven Harbor and Long Island Sound.

Recreational Feature: A kayak launch providing access to the Mill River is included in the site plan approved by the City Plan Commission (CPC 1518-03) for District NHV.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Sedimentation and erosion control measures will be established to prevent contaminated runoff from entering the Mill River.
2. Potential beneficial impacts	None.
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.
5. Have efforts been made to preserve opportunities for future water-dependent development?	No.
6. Is public access provided to the adjacent waterbody or watercourse?	This project has no effect on the proposed kayak launch included in the site plan approved by the City Plan Commission (CPC 1518-03) for District NHV.
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.

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.

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 conditions on Page 1.

ADOPTED: May 17, 2017
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: May 17, 2017

ATTEST: 
James Turcio
Building Official