

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: BREWERY SQUARE SEAWALL RECONSTRUCTION Site Plan Review and Coastal Site Plan Review for Public Improvements (Owner/Applicant: City of New Haven/Engineering Department).

REPORT: 1494-02

ACTION: Approval

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 June 18, 2019. 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. A pre-project survey (photos) documenting adjacent dwellings and properties shall be made in order to document any damage due to vibrations.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, 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. (City Plan Department is the last signatory prior to 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. The day-to-day monitoring of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
7. Any proposed work within the City right-of-way will require separate permits.
8. Any sidewalks or curbs 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.
9. 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.
10. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
11. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Contract Documents, Final Submission, Brewery Square and Ferry Street Project No. 14-088-01, STV Inc, dated 3/1/14

PROJECT SUMMARY:

Project: Reconstruction of Brewery Square Seawall

Address: Brewery Square and Ferry Street

Zone: PDD 41, Quinnipiac River Local Register Historic District

Applicant: Larry Smith, Engineering Dept

Phone: 203-946-8099

Agent: same

Site Engineer: STV Inc, Stratford, CT (David T. Clark)
City Lead: City Engineering Dept.
Project Manager: Joe Krupa

Phone: 203-383-5124
Phone: 203-946-8099
Phone: 203-946-8099

BACKGROUND

Proposed Activity: The area is in need of repair of 300 feet of an old steel bulkhead and concrete sidewalk bordering the Quinnipiac River in Fair Haven. The bulkhead functions as retaining wall for the property owned by the City of New Haven and prevents erosion from the Quinnipiac River. The bulkhead protects a portions of the park, as well as a parking lot utilized by the adjacent Brewery Square condominium complex. This bulkhead also protects the highly active river channel under the adjacent Ferry Street drawbridge from eroded material that would otherwise disturb marine traffic.

The project will return the park and seawall to original conditions prior to damage. The wall consists of steel sheeting piling that will be driven directly in front of the existing wall. Once in place and anchored, soil will be brought in to replace lost material behind the wall. Grade will be restored to previous conditions, and the existing sidewalk will be restored. The existing railing is in good condition and will be removed during construction then re-installed after the wall is constructed. Some underground conduit may be put in place to prepare for future pedestrian-scaled park lighting.

COASTAL RESOURCES IMPACTS

Coastal Flood Hazard Area (Flood Zone)

This project is located in a Coastal Flood Hazard Area, Zone AE. This project is the reconstruction of a portion of the seawall that will help protect the City Park along the waterfront, and prevent erosion into the river channel. There are no expected adverse effects in this coastal resource.

Nearshore Waters

This project is the reconstruction of a portion of a seawall that will help protect the City Park along the waterfront and prevent erosion into the channel. There are no expected adverse effects on this coastal resource.

Developed Shorefront

This project is the reconstruction of a portion of the seawall that will help protect the City Park along the waterfront and prevent erosion into the river channel. Currently, some parkland has been eroded along the failed seawall, and the seawall has failed. There are no expected adverse effects on this coastal resource.

Navigable Waters

This project is the reconstruction of a portion of the seawall that will help protect the City Park along the waterfront and prevent erosion into the river channel. There are no expected adverse effects on this coastal resource.

Recreational Feature

This project is the reconstruction of a portion of the seawall that will help protect the City Park along the waterfront and prevent erosion into the river channel. Currently, some parkland has been eroded along the failed seawall, and the seawall has failed. There are no expected adverse effects on this coastal resource.

Acquisition/Easements: Easements over private property may be necessary in certain locations which will require Aldermanic approval.

Soil Erosion and Sediment Control Review: Soil erosion measures including silt fences will be installed at each street end to prevent run off into the Quinnipiac River. An individual will be required to be named as responsible for monitoring the site to assure that the soil erosion measure area maintained and that there is no soil or runoff entering City catch basins or the storm sewer system. Such individual is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the project. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Should unforeseen erosion or sedimentation problems arise, such individual is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Public Access: The improvements will provide connections to the proposed riverfront walkway which will provide direct access to the Quinnipiac River.

Conformance with the Coastal Program: The proposed improvements take the City's new Coastal Program into consideration and conform to its specific recommendations for Fair Haven including "*maintain connections to the edge of the water.*"

Project Timetable: July 1-Dec 2014 approximately

Federal or State Permits required: CT DEEP permit submitted and approved

SITE PLAN REVIEW

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

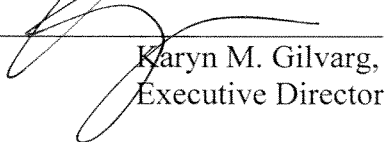
COASTAL FINDING:

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 the standard conditions on Page 1.

ADOPTED: June 18, 2014
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 Site Permit.

DATE ADOPTED:
June 18, 2014
Edward Mattison
Chair

ATTEST: 
Dan O'Neill
Building Official