

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW**

**RE:** 49/60/200 BROOKSIDE AVENUE (RIBICOFF). Inland Wetlands Review for PDD. (Owner/Applicant: HANH; Agent: Stephen W. Studer and Rolan Young Smith for Berchem, Moses & Devlin).

**REPORT:** 1494-03

**INLAND WETLANDS FINDING:** No significant impact

**SITE PLAN ACTION:** Approval with Conditions (see Site Plan Review)

**CONDITIONS OF APPROVAL**

1. Pursuant to State Statute, this Inland Wetland approval is valid for a period of five (5) years after the date of decision, to May 21, 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 Inland Wetlands Review and shall furnish written evidence that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for a building permit or initiation of site work.
3. Any activity within the public right-of-way will require separate permits.

**Previous CPC Actions:**

- CPC 1489-07: Planned Development District, adopted by BOA April 7, 2014.
- CPC 1492-03: Companion Site Plan Review & Detailed Plan Review

**Submission:** Inland Wetlands Application dated April 17, 2014; DATA, WORKSHEET, SITE, IW with Schedule A NARRATIVE ; Check received for \$270.00 on April 17, 2014

- Wetland Watercourse Delineation Review by Andrew Bevilacqua of DTC dated March 14, 2014; revised copy dated May 5, 2014 received May 13, 2014.

**PROJECT SUMMARY:**

<b>Project:</b>	<b>Ribicoff Cottages</b>	
<b>Address:</b>	49, 60, 200 Brookside Avenue	
<b>Site Size:</b>	8.09 Acres (352,236 SF)	
<b>Zone:</b>	PDD # TBD	
<b>Developer:</b>	Glendower Ribicoff Four LLC	Phone:
<b>Land Owner:</b>	Jimmy Miller, HANH	<b>Phone:</b> 203-498-8800
<b>Applicant:</b>	Housing Authority of the City of New Haven	<b>Phone:</b> 203-498-8800
<b>Agent:</b>	Steve Studer, Atty./Rolan Joni Young-Smith	<b>Phone:</b> 203-783-1200
<b>Architect:</b>	ION Architect Inc	<b>Phone:</b> 617-451-3333
<b>Landscape Architect:</b>	Diversified Technology Consultants	Phone: 203-239-4200
<b>Site Engineer:</b>	Diversified Technology Consultants	<b>Phone:</b> 203-239-4200
<b>Soil Scientist:</b>	Diversified Technology Consultants	<b>Phone:</b> 203-239-4200

## **BACKGROUND**

This application was approved with conditions on May 21, 2014 by City Plan Commission. The applicant had some concerns and wanted to resubmit.

### **Site/Existing Conditions:**

Belden Brook and an associated broadleaved deciduous woodland inland wetland corridor lie just west of the development site for the Ribicoff Cottages. The area is a functionally intact ecosystem that provides stormwater filtering, habitat and recreational opportunities to the area. Under the previous development (also owned by HANH), it appears the wetlands were receiving virtually untreated stormwater directly from the applicant's site at three distinct pipe outlets.

Five soil types have been identified on the site property: two wetland soils and three upland soils. The original wetland and watercourse delineation was completed by David Lord of Soil Resource Consultants in Meriden. Mr. Lord identified and demarcated the wetland boundary on the Ribicoff portion of the property in 2004. The wetland soils are primarily somewhat poorly drained silt loams which formed from alluvial deposits. The original delineation was field-verified by DTC on March 6, 2012.

**Proposed activity:** The area to the west of the site is steeply inclined toward the Belden Brook stream course. The applicant proposes regrading 0.27 acres within the 50 foot wetland regulated area to stabilize the slope and allow the creation of new Augustine Street, and removing existing storm water outfalls and replacing them with a new one.

The redevelopment of Ribicoff is expected to have a positive impact on the wetlands. The existing site does not contain any stormwater management facilities, and untreated stormwater flows directly into the wetlands. The proposed stormwater treatment facilities will remove sediments, infiltrate the first inch of site runoff, and reduce overall peak flow. The reductions in pollutant loads and reduced peak rates will help improve water quality in the wetlands and the Brook as an ecosystem.

**(SITE PLAN REVIEW See CPC 1492-03)**

### **Other Permits Required:**

A General Permit (CTDEEP) for stormwater associated with construction activity will be filed at least 60 days prior to the start of construction.

## **INLAND WETLANDS REVIEW**

*Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.*

### **Determination of Classification:**

The Commission has reviewed the options for classification, as stated in Sections 3, 4 and 5 of the Regulations, and has determined that the wetlands application qualifies as a Class B Application. The activity proposed will not have substantial adverse effect on the regulated area or any other part of the inland wetland and watercourses system.

**Vegetation:**

Application does not address restoration details for disturbed (graded) vegetated areas. Staff suggests that, as part of the Site Plan Application, detailed planting/restoration plans for the disturbed regulated areas be submitted for approval prior to sign off for building permits.

**Application Evaluation Criteria:** In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Any evidence and testimony presented at a public hearing, should one be held.
- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

**Required Findings for a Class B Application:**

The Commission must make the following findings for a Class B Application:

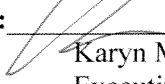
1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

**INLAND WETLAND FINDING**

- Given the watershed in which the Ribicoff development sits, all water will eventually make its way into the adjacent wetland system; there is no preferable location on the subject parcel for stormwater discharge areas.
- No further technical improvements to the plan are possible beyond what is already proposed: upgrades to the existing stormwater management system include infiltration and retention areas and particle separator units, which will reduce the pollutant load of the stormwater and help improve the drainage in the area. In addition, the proposed stormwater system decreases the peak volumes which will drain into the inland wetland.
- The activity within the regulated area will result in little, if any, reduction of the natural capacity of the wetlands to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide open space. In fact, the proposed work will actually improve these attributes.

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

**ADOPTED:** June 18, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director