

NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW

RE: 50 BROOKSIDE AVENUE, 295 WILMOT ROAD, Inland Wetlands and Watercourses Application for Permanent Alteration of 0.203 acres of Wetlands in order to construct residential housing units and related uses (West Rock-Brookside-Rockview Development) in a RM-1 Zone (Property Owner: Housing Authority of New Haven; Applicant: Michaels Development I, LP).

REPORT: 1432-07

CLASSIFICATION: Class C

ACTION: Schedule Public Hearing for October 21, 2009; additional materials required

Submission: Inland Wetlands application 8/20/09, Application fee of \$270, 10/25/05 Letter from Ethan Stewart, Soil Scientist to Andrew Bevilacqua DTC. Stormwater Management Plan for West Rock Redevelopment PDD08/28/09 by Diversified Technology Consultants (DTC)

Civil Plans by DTC 08/28/09:: Cover Sheet with location map, Legend & Gen. Notes, Site Location, Zoning, FEMA, & NCRS Mapping, Existing Conditions Plans, Site Layout Plans, Road and Bridge Repair Plan, Site Grading & Drainage Plans, Site Utility Plan, Soil Erosion Plans & Phasing, Narrative & Details, Site Landscape Plan, Stormwater Pond Landscape Treatment, GNHWP/CA Details, CNH Details, Construction Details.

PROJECT SUMMARY

Project: West Rock/Brookside/Rockview Redevelopment Project
Address: 50 aka 49 Brookside Avenue (individual addresses to be assigned)
M/B/L: 364-1190-00301, 395-1192-00100
Site Size: 4,372,678 SF (100.38 acres) =overall parcel
Zoning Lot Area: 3,338,154 SF (76.63 acres)
Wetlands Area: 1,145,524 SF (26.2 acres)
Zone: PDUs 111A, 112, 113, 114, 115, 118 and RM-1; proposed for PDD
Financing: CHFA State Housing Tax Credits, Moving to Work Funds, Federal Home Loan Bank Funds, Economic Stimulus Funds (possible)
Project Cost: \$175 million
Total Project Units: 475 Housing Units (395 rental, 38 homeownership)
Other Buildings: Maintenance/management building, community center
Property Owner: Housing Authority of New Haven **Phone:** 203-498-8800
Contact: James Miller, Dep. Dir. **Phone:** same
Applicant: Michaels Development Company **Phone:** 203-870-9195
Contact: Peter Wood **Phone:** same
Agent: L. Andrew Bevilacqua (DTC) **Phone:** 203-239-4200
Architect: Kenneth Boroson Architects **Phone:** 203-624-0662
Architect: Torti Gallas and Partners, Maryland **Phone:** 301-588-4800
Site Engineer: Diversified Technologies Consultants **Phone:** 203-239-4200
Contact: L. Andrew Bevilacqua (DTC) **Phone:** 203-239-4200
City Lead: City Plan Dept. **Phone:** 203-946-6379
Project Manager: Catherine Schroeter, LCI **Phone:** 203-946-8274

Previous relevant Actions of the Commission: 6 PDU Application and General Plan Approvals with conditions (CPC 1420-06, 09/17/08; CPC 1421-21, 1421-22, 1421-23, 1421-24, 1421-25, 10/15/08); Cooperation Agreement (CPC 1426-14, 03/18/09); PDU #118 (WR #5) Amendment (CPC 1426-31, 03/18/09); PDU #s 111A, 112, 113, 114, 115, 118: Amendments (see CPC 1428-22, 23, 24, 25, 26, 27 05/20/09), Detailed Plan Review & Inland Wetlands Review for Phase I (CPC 1428-08, 06/17/09).

Proposed Activity: Under the West Rock development program, a new residential community will be created consisting of 433 newly constructed dwelling units, infrastructure improvements, Management/Maintenance building with community meeting space, and expanded West Rock Family center to be built over multiple phases of development, financing and construction. The project will be constructed around a watercourse and related inland wetlands. A new roadway/bridge which will be constructed to cross Belden Brook includes filling within the wetland area. Roadway approaches lie within the setback area. Several buildings and drainage

structures fall within the 50' wetlands setback area and with the flagged wetlands. Some demolition and site preparation work falls within the setback area.

Determination of Classification: This application is received at the City Plan Commission meeting of September 16, 2009. The Commission has reviewed the options for classification in the City's Inland Wetlands and Watercourses Regulations and has determined that the wetland application qualifies as a Class C Application which requires a public hearing and specific findings by the Commission. If the proposed activity involves a significant activity, thus classifying it as a Class C application, additional information may be required, based on the nature and anticipated effects of the activity as determined by the Commission at the time of classification.

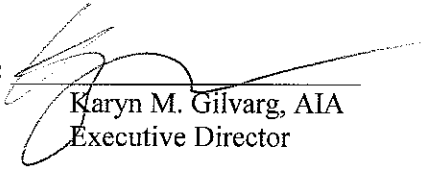
In its cursory initial review of the Inland Wetlands application and plans, Commission staff has determined that there are additional materials required to be submitted including, but not limited to, the following:

- **Updated wetlands report and soils analysis (letter from soil scientist dated 10/25/2005 included in the package relates only to a small portion of the overall site)**
- **Bridge Hydraulic Analysis Report**
- **Bridge Structure Type Study Report**
- **Wetland Impact Alternatives Assessment Report**

Referrals: The Commission has referred the application to the Town of Hamden as boundaries of the project abut the Hamden town line. It has referred the application also to the DEP Commissioner. The related Zoning application will also be referred to the Regional Planning Agency for determination of any intermunicipal concerns.

Scheduling of Public Hearing: The Commission requests that a public hearing be scheduled for October 21, 2009. In order to proceed with the hearing, the Commission must receive requested additional support materials by September 28, 2009. It shall be the applicant's responsibility to provide adequate materials necessary for the Commission to make the required findings for a Class C application.

ADOPTED: September 16, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director