

## **NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**

**RE:** CEDAR HILL RAIL YARD (former) (MBP 152-1300-01502), Coastal Site Plan Review for Borings to evaluate soil and groundwater conditions near Quinnipiac River (Owner: CSX Transportation, Inc.; Agent: ARCADIS U.S., Inc.).

**REPORT:** 1457-04

**COASTAL FINDING:** No impact; Approval

**Submission:** CSPR Application dated and rec'd. 09/22/11 by ARCADIS: Letter/narrative and Application form plus Figures: site location map, proposed boring locations, flood map Firmette, national wetlands inventory, segment of NH Wetlands and watercourses map. \$135 fee.

### **BACKGROUND**

ARCADIS has submitted a coastal site plan application for evaluation activity within close proximity to the Quinnipiac River within the Cedar Hill Rail Yard in northern New Haven. The site is located at an eastward bend in the river in an area where formerly there were two roundhouses to accommodate rail traffic. The purpose of the project is to "evaluate soil and groundwater conditions in the areas of two petroleum sheens that were observed in May 2011 on the River. Booms were installed on the river to contain the sheens; these booms remain in place. The proposed activities are being conducted to complete environmental response actions pursuant to CTDEEP's Remediation Standard Regulations under the oversight of a Licensed Environmental Professional."

**Proposed Activity:** The initial step is a ground penetrating radar study to determine the presence of any underground structures/utilities. The purpose of the survey is to identify underground pipes or objects that may inhibit the proposed subsurface investigation as well as to identify underground pipes that may act as preferential pathways for light non-aqueous phase liquid to travel from the site to the River, resulting in the sheen.

ARCADIS will oversee up to 30 soil borings to an approximate depth of 20' in non-vegetated areas at a minimum of 15 to 20' from the shoreline. The borings will be installed with a drilling rig using laser-induced track mounted fluorescence technology. 5 of the borings may be manually performed in the shallow subsurface (tidal area) which is inaccessible for the drilling rig. Any waste from the borings will be put in drums for off site disposal, and the boring holes will be filled with bentonite.

Temporary monitoring wells (17' deep with 1" PVC) will be installed in up to 5 of the boring locations to allow for groundwater samples and light non-aqueous phase liquid samples (if present).

Soil erosion and sediment control measures (haybales and/or silt fencing) will be installed as appropriate in areas where work is being conducted to prevent sediment in runoff from the drilling program.

The entire subsurface exploration program is expected to take approximately 3 days to complete.

### **COASTAL PLANNING CONSIDERATIONS**

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.

**Characteristics and Condition of Coastal Resources at or Adjacent to the site:**

**Coastal Flood Hazard Area:** The site for the proposed activity is located in special flood hazard area AE where the base flood elevation has been determined at elevation 10 and also in Zone X according to Flood Insurance Rate Map 09009C0434H, dated December 17, 2010.

**Tidal Wetlands:** The work is adjacent to tidal wetland areas but will not affect them.

**Inland Wetlands:** While there are some inland wetlands in the vicinity there are none within 50' of any activity here.

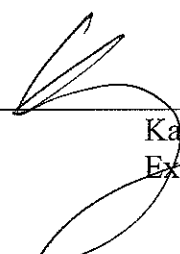
**Navigable waters:** The site is adjacent to the Quinnipiac River which is navigable for small craft. natural physiographic features.

**Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts:** No adverse impacts are anticipated as a result of this project. SESC measures will be utilized to prevent any runoff or affecting coastal resources.

**FINDING**

Having considered all of the above criteria, the City Plan Commission finds the site plan consistent with the applicable goals and policies of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse impacts on coastal resources and future water-dependent activities. The Commission believes it is important to determine the cause of any adverse impact on the Quinnipiac River and hereby approves the coastal site plan.

**ADOPTED:** October 19, 2011  
Edward Mattison  
Chair

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

The Coastal Site Plan Review, based upon the application and materials submitted by the applicant, and the report of the City Plan Commission, was conducted administratively without hearing by the Building Official of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The above written findings are hereby received by the Building Official and any conditions thereof are made conditions of the Building Permit.

**DATE ADOPTED:** 10/21/11

**ATTEST:**   
Andrew J. Rizzo, Jr.  
Building Official