

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: CENTRAL AVENUE (M/B/P 380-1080-00501). Soil Erosion and Sedimentation Control Review for conversion of DeWitt Family Field from grass to synthetic turf surface. (Owner/Applicant: John Bollier for Yale University; Agent: John-Paulo Fernandes of Yale University)

REPORT: 1534-02

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 August 16, 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. Any proposed work within City right-of-way will require separate permits.
6. 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.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received July 20, 2017.

- Stormwater Management Narrative by Milone & MacBroom dated July 19, 2017. Received July 20, 2017.
- Haul Route Plan. Received August 3, 2017.
- Application drawings. 12 sheets received July 20, 2017.
 - Title Sheet
 - EX: Existing Conditions. Drawing date July 19, 2017.
 - Topographic Survey. Drawing date June 26, 2017.
 - Existing Conditions Map (2 sheets). Drawing date March 13, 2017.
 - SL: Site Location Plan. Drawing date July 19, 2017.
 - RM: Removals Plan. Drawing date July 19, 2017.
 - LA: Site Plan – Layout. Drawing date July 19, 2017.
 - GU: Site Plan – Grading, Utilities, and Soil Erosion and Sediment Control. Drawing date July 19, 2017.
 - SD-1: Sediment and Erosion Control Details and Specifications. Drawing date July 19, 2017.
 - SD-2–SD-3: Site Details. Drawing date July 19, 2017.

PROJECT SUMMARY:

Project: DeWitt Family Field turf installation
Address: Central Avenue (M/B/P 380-1080-00501)
Site Size: 566,280 SF (13.0 acres)
Zone: RS-2
Financing: Private
Owner/Applicant: John Bollier for Yale University
Agent: John-Paulo Fernandes of Yale University
Engineer: Daniel Kroeber of Milone & MacBroom
City Lead: City Plan Department

Phone: 203-432-6764
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Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1291-13, August 16, 2000: Inland Wetlands Review and Site Plan Review for creation of new women's athletic facilities.
CPC 1529-02, April 20, 2017: Site Plan Review for construction of a field house in an RS2 zone.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone.

Site description/existing conditions:

The site is part of the Yale athletic complex along Derby (Connecticut Route 34) and Central Avenues in the Westville neighborhood. The subject parcel is the site of Johnson Field and the Dewitt Family Field, which are used for field hockey and softball, respectively, and are accessed from a driveway off of Derby Avenue. The parcel is surrounded by other athletic fields on three sides (north, east, and south), while a forested area that includes inland wetlands lies to the west, with primarily single-family, residential homes on the other side of the wooded area. The southern property line of the parcel is also the town line with the City of West Haven.

Proposed activity:

The applicant proposes to convert the entire field and bullpen areas to a synthetic turf surfaced with a mixture of rubber and sand infill. The pitcher's mound will remain clay. The perimeter fence will be replaced with chain link material having a height of six feet to be fence consistent with NCAA recommendations.

Motor vehicle circulation/parking/traffic:

The existing 76-space parking lot to the south of the fields would remain unchanged. The parking lot can be accessed from either Central Avenue or from Derby Avenue in West Haven. No additional parking is required by this project since the project will serve existing students and does not generate additional faculty, employees, or places of assembly.

The proposed inbound haul route is to come from North Branford via I-95, exit at onto North Frontage Road and continue along Route 34 to the site. The outbound haul route will go east from the site onto Route 34, south on Route 10 to I-95, and north to I-95 and I-91 before exiting onto State Street and travelling northbound to the final destination in North Haven.

Bicycle parking:

Five two-bike racks capable of accommodating a total of ten bikes will be installed on a concrete slab on the north side of the parking area as part of the construction approved by CPC report 1529-02 and will not be changed as part of this application.

Trash removal:

All trash in the Athletic Complex is handled internally by Yale staff. Exterior/outside trash is handpicked by grounds crew and deposited in dumpsters and recycling containers. Inside trash is collected by custodians and deposited in the same dumpsters. Dumpsters and recycling bins are supplied by Yale Waste Management (through a contractor) and dumpsters are emptied by the contractor; recycling bins are emptied by Yale Waste Management trucks/employees.

Signage:

None proposed.

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: 1,620 CY

Start Date: September 2017

Completion Date: by December 2017

Responsible Party for Site Monitoring: Daniel Kroeber, P.E. of Milone & MacBroom

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 both during the demolition and construction phases;
- 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*.

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: not applicable

Sec. 60.2 Reflective Heat Impact: not applicable

Project Timetable:

Construction is expected to begin in September 2017 and be completed by the end of 2017 in time for the 2018 softball season.

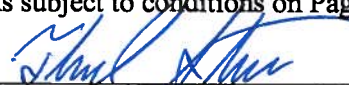
SITE PLAN REVIEW

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: August 16, 2017
Leslie Radcliffe
Acting Chair

ATTEST: 
Ted Stevens, AICP
Planner II