

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 600 CONNECTICUT AVENUE (PSEG's New Haven Harbor Station) Site Plan and Coastal Site Plan Review for Engineered Controls Installation (soil and vegetation replacement) (PSEG Power Connecticut LLC, Thomas Copus, Plant Manager).

**REPORT:** 1495-01

**ACTION:** Approval

### CONDITIONS OF APPROVAL

1. 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.
2. 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.)
3. 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.

### PROJECT SUMMARY:

**Project:** Soil and Vegetation replacement (AKA installation of engineered controls)  
**Address:** 600 CT Ave  
**Site Size:** 1, 867,015 sf  
**Zone:** IH  
**Owner:** PSEG Power Connecticut, LLC (Thomas Copus, Plant Manager) **Phone:** 203-551-6001  
**Agent:** Thomas Regan, Brown Rudnick LLP **Phone:** 860-509-6522  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**Submission:** Development Permit application dated 6/26/14 and narrative,

Approval letters from the State DEEP (Jan 2014) and Checklist, Coastal Resources Map, A-2 Survey, General Project Plan, Existing Conditions Plan, Grading and Drainage Plan, Erosion & Sediment Control Plan, Landscaping Plan, Stormwater collections.

**Previous actions:** none

### BACKGROUND

This project is located on the New Haven Harbor, PSEG's existing harbor station. The project is to cap contaminated soil with new clean soil areas and new vegetation in areas where PSEG employees walk. The areas of focus are around the main building, the area adjacent to the parking lot and the walkway around the fuel tank storage area. These remediation measures are termed "engineered controls installation."

The project has already received approval from the State Department of Energy and the Environment, from the Remediation Division of the Bureau of Water Protection and Land Reuse, for Engineered Control Variance (Jan 2011).

**Site Plan Review:** The plans have been reviewed by the Site Plan Review Team composed of representatives from City Plan, City Engineer, and Department of Traffic and Parking, and have been found acceptable.

**Project Timetable:** Project to commence in August 2014 and be completed by October 2014.

**ACTION**

The Commission approves the Site Plans with the conditions on Page 1.

**PLANNING CONSIDERATIONS**

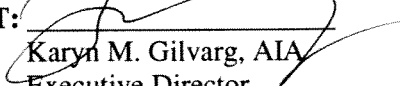
**Coastal Site Plan Review Considerations**

- Estuarine Embayments and Navigable Waters: The site is a waterfront site located along the easterly side of the New Haven Harbor. This portion of the Harbor is not considered suitable for public access because of the security concerns for power plants. The existing sheet pile seawall will not be modified by the work proposed for the site.
- Coastal Flood Area: Portions of the site and building are located within Flood Zone AE (elevation 12) per National Flood Insurance Program Flood Insurance Rate Map 09009FC 0442J, revised 7/8/2013
- Potential negative impacts on coastal resources and mitigation of such impacts: No significant grading or removal of materials is proposed, storm water flows may be minimally redirected, the overall handling of storm water will not change significantly so it is anticipated that there will be no significant additional impact upon coastal resources.

**Findings and Recommendations**

**CSPR:** Based upon the above analysis, the Commission finds that the proposal meets all of the criteria set forth in Sections 55(c) and 63(d)(6) of the New Haven Zoning Ordinance for the issuance of Coastal Site Plan approval and therefore recommends approval.

**ADOPTED:** July 16, 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 Building Permit.

**DATE ADOPTED:** 8/26/14

**ATTEST:**   
Daniel O'Neill  
Building Official