

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

RE: CONNECTICUT AVE (LEASE PARCEL A), Site Plan and Coastal Site Plan Review for Temporary Salt Storage Building (Owner: New Haven Port Authority; Applicant: Mark Augur for Gateway Terminal).

REPORT: 1483-08

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by October 16, 2018.
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. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the 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. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
5. 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.
6. A Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. Flood elevation certificate [Flood Development Permit] certifying finished floor elevation shall accompany application for building permits.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
10. Implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.

11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. 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.

Submission: Development Permit Application, Application fee of \$270 received on 9/19/2103

Drawings Received Oct 8, 2013:

- GI-001 Cover Sheet
- GI-002 General Notes
- T156-60A Property Survey Lease Parcel A
- VO-101 Existing Conditions Plan
- CE-101 Erosion and Sediment Control Plan
- CS-101 Site Plan
- CD-501 Erosion and Sediment Control Details
- CD-502 Site Details

Other materials:

- Mahaffey Fabric Structures Details, rcvd 9/19/2013
- Narrative from Fuss & O'Neill dated 10/8/2013

PROJECT SUMMARY:

Project: Temporary Salt Storage Building

Address: Lease Parcel A, Connecticut Avenue

Site Size: 157,964 SF (3.63 acres)

Zone: IH (Heavy Industrial)

Financing: private

Project Cost: TBD

Parking: n/a

Owner: New Haven Port Authority

Phone: 203 946 6778

Applicant/Agent: Mike Augur for Gateway Terminal

Phone: 203 467 1997

Site Engineer: Ron Bomengen for Fuss & O'Neill

City Lead: City Plan Dept.

Phone: 203-946-6379

BACKGROUND

Previous relevant Actions of the Commission:

(CPC 1377-24) Acceptance of Connecticut Avenue and discontinuance of East Shore Parkway.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH (Heavy Industrial) zone.

Proposed Activity: Gateway Terminal proposes to erect a temporary building to store approximately 12,000 tons of salt for the International Salt Company. Gateway Terminal will be delivering 2 loads a day from the shed to a local chemical company in Hamden.

Stormwater Drainage: It has been agreed by Pete Lozis, City Civil Engineer, that it would be environmentally preferable if additional water is not infiltrated into the existing site due to possible contamination issues. Catchbasins will be constructed in this project to capture and convey water from the roof of the salt storage structure into the City's storm system. Stormwater runoff from the processed aggregate driveway along the north side of the building will flow via overland flow to the north, just as it does today. The proposed sw management system has been designed to convey adequate storm flows for a 25-year design storm.

Soil Erosion and Sediment Control Review. A total of 3300 cubic yards of material will be moved, removed or added to the site. Mark Auger of Gateway Terminal (203 467 1997) is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. 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*.

Mark Auger of Gateway Terminal shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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 contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Loading/Parking: Vehicles will enter and leave the site via a driveway curb cut off Connecticut Avenue. Loading will occur at the entry to the salt storage building. There will be no permanent parking.

Trash removal: There will be no trash, and thus no trash removal, on site.

Landscaping/Lighting: There will be no landscaping or lighting on this site besides what already exists.

COASTAL SITE PLAN REVIEW

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.

Characteristics and Condition of Coastal Resources at or Adjacent to the site: The site is within the lands of the Port Authority, and the proposed activities are consistent with the objectives adopted by the Port Authority in its Strategic Land Use Plan – to promote and encourage development of the port-related economy and to maintain and expand maritime industrial employment and preserve and enhance key port properties for active maritime uses.

The proposed use is water- and port-dependent as the salt stored on-site will be shipped from Chile via ocean-going vessels which will dock and unload at the nearby terminal. The project does not preclude development of other water-dependent uses in the future. The project is not sited directly on the shoreline.

The parcel is, however, located in Flood Zone AE and Community Panel Number 009-442. The structure will be elevated 1 foot above BFE (12.00') as per our new flood development regulations. Staff feels proposed use is in character with adjacent development and is a good use of this location.

Project Timetable: It is anticipated site work will begin upon approval of the application by the Commission and is expected to be completed within one month.

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 with the following comments:

None.


COASTAL FINDING:

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate the adverse effects on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

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

ADOPTED: October 16, 2013
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: 10/16/13

ATTEST: 
Dan O'Neill
Building Official