NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **200 CONRAD DRIVE.** Site Plan Review for improvements to the Conrad Dam in an RS-2 zone. (Owner/Applicant: John Bollier for Yale University; Agent: Jon Olsen for Yale University)

REPORT: 1527-01

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 **February 15, 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. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** 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; and in that order shall be obtained prior to initiation of site work or issuance of building permit.
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. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. 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.
9. 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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

10. Final haul routes are to be confirmed with the Department of Transportation, Traffic, and Parking; and
11. A copy of the CT DEEP permit for the project must be provided to City Plan prior to construction. A copy of the CT DEEP General Permit for Discharge of Stormwater will also be required.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: $270. Received January 19, 2017.

- Connecticut DEEP Notice of Tentative Determination to Approve an Application for Dam Safety Permit and Intent to Waive Public Hearing, dated December 20, 2016. Received January 19, 2017.
- Connecticut DEEP Draft Permit. Received January 19, 2017.
- Application drawings. 9 sheets received January 19, 2017.
    - G-1: Title Sheet and Drawing Index. Drawing date January 2017.
    - G-2: Notes and Legend. Drawing date May 12, 2016.
    - EX-1: Existing Conditions and Removals Plan. Drawing date May 12, 2016.
    - GR-1A–GR-1B: Grading and Sediment & Erosion Control Plan. Drawing date January 2017.
    - GR-2–GR-3: Sections. Drawing date May 12, 2016.

- GR-4: Grading Details. Drawing date May 12, 2016.
- GR-5: Sediment & Erosion Control Details. Drawing date May 12, 2016.

PROJECT SUMMARY:
Project: Conrad Dam improvements
Address: 200 Conrad Drive
Site Size: 12,525,420 SF (287.54 acres)
Zone: RS-2 (General single-family)
Financing: Private
Parking: none
Owner/Applicant: John Bollier for Yale University **Phone:** 203-432-6764
Agent: Jon Olsen for Yale University **Phone:** 203-376-4268
Site Engineer: Haley & Aldrich, Inc. **Phone:** 860-282-9400
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND
Previous CPC Actions:
CPC 1296-08, November 15, 2000: Inland Wetlands Review for installation of underground utilities at Yale Golf Course.
CPC 1480-06, June 19, 2013: Inland Wetlands Review and Site Plan Review including SESC review for filling and grading activity.

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 project site is within the grounds of the Yale University Golf Course. The existing dam is an approximately 260-foot-long earthen structure with an associated spillway. The dam was originally constructed over 100 years ago and impounds the approximately four-acre Conrad Pond.

Proposed activity:
The purpose of the project is to conduct work required by the Connecticut Department of Energy and Environmental Protection (CT DEEP) involving improvements to the existing dam as a part of CT DEEP's state-wide oversight of dams. Construction activities include removal of vegetation, filling and grading the downstream slope of the dam to reduce its steepness, reducing side slopes of the spillway, and installing riprap in the spillway. The submitted plans also show areas for the potential stockpiling on the property of fill material for use in the project prior to commencement of the project, as well as during construction, including associated erosion and sedimentation controls.

Motor vehicle circulation/parking/traffic:
While there will be no permanent parking associated with the project, construction access will be through a proposed extension of an existing crushed stone construction road that is accessed from the driveway into the Yale Golf Course from Conrad Drive. Of the 5,700 CY yards of soil to be moved as part of this project, all but 1,500 will come from within a stockpile already on site from other Yale projects. The last 1,500 CY will be brought to the site in about 100 truckloads over the course of the approximately six-week project. No soils or fill will be leaving the site. The project team is planning to discuss haul routes with the Westville neighborhood at the February Community Management Team meeting.

Bicycle parking:
Not applicable

Trash removal:
Not applicable

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: 5,700
Start Date: Summer of 2018 or 2019 (after CT DEEP permit is obtained)
Completion Date: spring following start date
Responsible Party for Site Monitoring: Chris Harriman, Haley & Aldrich

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 larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of the City of New Haven.

Sec. 60 Stormwater Management Plan: Not applicable.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction will begin (likely in summer 2018 or 2019) after the issuance of a permit from CT DEEP and be completed the following spring. Work will occur during the time of year when the water level in Conrad Pond can be regulated (through irrigation of the golf course) so that the spillway remains dry during significant construction activities.

SITE PLAN REVIEW
Note: No Inland Wetlands Review is required as dam activities are regulated by the State and are exempt from municipal inland wetlands 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: February 15, 2017
Edward Mattison
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director