

**NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW
NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**

RE: 7, 9, 13, 15, and 17 STONE STREET.
MBLUs: 371 1163 01500, 371 1163 01600, 371 1163 01700, 371 1163 01800, 371 1163 01900
Owner/Applicant/Agent: Michael F. Giordano, Queach Corporation

Detailed Plan Review, Coastal Site Plan Review, and Inland Wetlands Review

Construction of a 7-story residential building, surface parking lot, and associated site improvements in PDD 32 and the Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

REPORT: 1624-05
INLAND WETLANDS FINDING: Approval with conditions
COASTAL SITE PLAN ACTION: Approval with conditions
SITE PLAN 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 January 18, 2028. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
5. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; 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.
6. 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.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. Prior to applying for Building Permit, street address(es) shall be assigned by the City Engineer.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
11. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection

Schedule is required.

13. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department
14. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
15. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

16. The applicant shall merge all lots through the appropriate legal instruments and file updated survey on the land records and inform the Tax Assessor of the same. Applicant shall provide City Plan with proof of such recording on the land records prior to issuance of building permit.
17. The applicant shall provide evidence that all existing catch basins to remain have been cleaned, including the catch basin that connects to the IW Regulated Area via a clay pipe, prior to issuance of a building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, CSPR, and IW forms. NARRATIVE attached. Application fee: \$810. Received December 22, 2023.

Materials received December 22, 2023:

- CPC Staff Report 1560-11, 5 sheets, dated August 21, 2019
- CPC Staff Report 1561-02, 5 sheets, dated September 18, 2019
- PDD 32 Amendment Zoning Ordinance, 5 sheets, dated October 7, 2019
- Civil Plans, 26 sheets, dated November 12, 2020, revised January 4, 2023, January 12, 2023, January 25, 2023, February 2, 2023, February 6, 2023, and February 10, 2023
- Coastal Site Plan Review Memo, 1 sheet, dated August 21, 2019
- Storm water management report, 141 sheets, dated October 14, 2019, revised January 12, 2023, February 2, 2023, and February 10, 2023
- Traffic Study, 58 sheets, dated July 2019
- Wetland Delineation Report, 2 sheets, dated June 26, 2019
- Reflective Heat and Shading Impact plan, 1 sheet, dated July 1, 2019
- Lighting and photometric plan, 1 sheet, dated July 1, 2019

Received January 4, 2023:

- Falling Head Test, 6 sheets, dated October 7, 2019
- Revised Narrative, 3 sheets, n.d., further revised January 9, 2023
- Test pit log, 4 sheets, n.d.
- Trip generation, 1 sheet, n.d.
- Revised Development Permit Application

Received January 12, 2023:

- Revised Development Permit Application

Received January 24, 2023:

- Certification of Abutters noticing for February 1, 2023 CPC meeting, 5 sheets, dated January 24, 2023

Received January 25, 2023:

- Constructure Sequencing memo, 3 sheets, dated January 24, 2023

Received February 14, 2023:

- Final revised plans and application materials

PROJECT SUMMARY:

Project: West Ridge Apartments

Address: 7-17 Stone Street

Site Size: 41,183 SF
Zone: PDD 32
Parking: 34 spaces (0.5 spaces/D.U.)
Owner: Queach Corporation
Site Engineer: BL Engineering

Phone: 203.376.0579

BACKGROUND

Previous CPC Actions:

1622-09 7-17 STONE Street. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN approving a tax abatement agreement between the City of New Haven and West Ridge Apartments for a low-income, multi-family residential development at 7-17 Stone Street. Applicant: West Ridge Apts, LLC

1561-02 7, 9, 13, 15 & 17 STONE Street. Coastal Site Plan Review for the proposed expansion of PDD 32 consisting of the construction of an 8-story building and 80 residential dwelling units. Applicant: Michael Giordano of Queach Corporation

1560-11 7, 9, 13, 15 & 17 STONE Street. ZONING ORDINANCE MAP AND TEXT AMENDMENTS. Application and General Plans for the ± 0.946-acre expansion of an existing Planned Development District (PDD 32) for West Ridge Elderly Housing in an area currently zoned as RM-1 zone. Submitted By: Michael F. Giordano of The Queach Corporation

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for PDD 32.

Site description/existing conditions:

The site is located on Stone Street, just north of Blake Street, in the West Rock neighborhood with the West River and West Rock Park to the west, and multi-family residential to the north, east, and south. The site currently consists of five lots, each improved with a single-family house. Each lot has a paved driveway and a grassy backyard.

There are delineated wetlands along the West River south west of the site. The boundaries of the Inland Wetlands Regulated Area fall outside of the property lines, but there is a proposed scope of work in the right-of-way within the regulated area.

Proposed activity:

The Applicant proposes demolition of four out of the five single-family houses. The remaining house at 13 Stone Street, which is listed the New Haven Historic Resource Inventory, will be relocated to the south corner of the site on Stone Street and a maintenance building will be constructed behind the house. The remainder of the site will include a new, 7-story, residential apartment building with 65 units and a surface parking lot, as well as utilities and resident pathways and patios.

Motor vehicle circulation/parking/traffic: A 34-space surface parking lot is proposed to the north and east of the new building. The lot will have two-way circulation and will be accessed via a curb cut on Stone Street. Two accessible van spaces are proposed.

Bicycle parking: Two U-shaped bicycle racks will be located outside the main entrance of the building.

Trash removal: A dumpster will be located in the southeast corner of the parking lot. A refuse collection vehicle will drive into the lot, back up to the dumpster, and then drive out.

Signage: No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation 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: 7,471 CY

Start Date: June 2023

Completion Date: August 2024

Responsible Party for Site Monitoring:

Michael Giordano, Queach Corporation. 203-488-7264, 203-640-3312, mfg@giordanomail.com

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 during both 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: SUBMISSION MEETS REQUIREMENTS
REQUIRED SUBMISSION**

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
- Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
- Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and
- Height.* Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;
- Maximum Light Levels at the Property Line.*
 - a. *The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with*

- other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles.*
- b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;*
- c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.*
- Note: Higher light levels at the corners of the site on Stone Street are due to sidewalk lighting for pedestrians requested by the Department of Transportation, Traffic, and Parking.*

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 18,528 SF
50% of non-roof hardscape: 9,264 SF

Shaded (average)	1,702 SF
SRI > 29	7,862 SF
Cement	7,862 SF
Parking striping	-
StreetBond coating	-
TOTAL PROPOSED SHADED/HIGH SRI AREA	9,564 SF
% SHADED/HIGH SRI PROPOSED	51%

Sec. 50. Inclusionary Zoning: Does not apply, prior submitted development.

Note: This project will be 80% affordable units for elderly occupants, including units set aside for persons with disabilities. Affordability levels will range from 30% of AMI to 120%. The building will include 62 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit.

Project Timetable: Project work is expected to commence in June 2023. Demolition will occur June-August 2023. The full buildout is expected to have a duration of 14 months.

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.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification: The Commission has reviewed the options for classification, as stated in Sections 3, 4 and 5 of the Regulations, and has determined that the wetlands application qualifies as a Class B Application. The activity proposed will not have substantial adverse effect on the regulated area or any other part of the inland wetland and watercourses system. This application was received by the Inland Wetland Commission at its meeting on January 18, 2023.

Proposed regulated activity: The Inland Wetlands Regulated Area falls outside of the parcel boundaries. Work in the right-of-way in the regulated area is proposed for utility and drainage improvements and is still regulated activity per the New Haven Inland Wetland Regulations.

Proposed activity includes the following: An existing clay drainage pipe connects two catch basins on the northeast and southeast sides of Stone Street and then outlets to the delineated wetlands. The catch basin on the southwest side of Stone Street will remain untouched and continue to function as it does today, discharging to the delineated wetlands. The existing clay drainage pipe will be cut and capped on the northeast side of Stone Street. The existing catch basin on the northeast side of Stone Street will be replaced with a new structure and the outlet from the new structure will be routed to the northern corner of Stone Street with a new manhole and reinforced concrete pipe and connect into the existing catch basin at the intersection of Stone Street and Hard Street. The contractor will need to sawcut and trench Stone Street to construct the drainage pipe in the proposed location. In addition to the drainage improvements there will be utility installation and pavement and sidewalk repair associated with that work. This work will occur within the existing limits of Stone Street.

Wetland/watercourse area altered:

Wetlands: 0 acres, open water body: 0 acres, stream: 0 linear feet

Upland area altered:

0.06 acres

Soil science report: Wetlands Delineation was performed by Davison Environmental on June 26, 2019 and is described in a Wetlands Delineation Report.

Wetland soils on the site consist of the Pootatuck series. The Pootatuck series consists of very deep, moderately well drained loamy soils formed in alluvial sediments. They are nearly level soils on floodplains subject to common flooding. Slope ranges from 0 to 3 percent. Permeability is moderate or moderately rapid in the loamy upper horizons and rapid or very rapid in the sandy substratum layers.

Vegetation/Planting plan: The area where work is proposed is existing paved surface in the right-of-way without vegetation. A new city-standard bioswale will be installed on the sidewalk in the regulated area to the south west of the proposed building. Existing pavement that will be sawcut for utility installation will be replaced per city standards. The applicant has removed a previously proposed scope of work in the vegetated area of the Inland Wetlands Regulated Area per comments from the Inland Wetlands Agent and Assistant City Engineer so that there is no impact on existing vegetation.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.

- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING

The applicant has worked closely with city staff to minimize impacts on the Inland Wetlands Regulated Area. No work is proposed within the delineated wetland or existing vegetated area across the street from the proposed development. The limit of work in the portion of the right-of-way that falls within the regulated area has been reduced to the greatest extent possible and robust soil erosion and sediment control measures are proposed, with a detailed construction sequence provided. City Staff have proposed an additional condition of approval that all existing catch basins to remain be cleaned prior to issuance of a building permit.

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

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.

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.

The Commission will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

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

Freshwater Wetlands

See Inland Wetlands Section of the Report.

Shorelands

The proposed West Ridge Development is located to the East of the existing shorelands of the West River. However, the parcel does not directly abut the shorelands; the West River runs through West Rock Park, located across Stone Street from the proposed development. The site is within the coastal boundary on a developed non-waterfront or waterfront adjacent site consisting of five (5) single-family houses and parking areas. The site is located approximately 45 feet away from the West River.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>No adverse impacts on coastal resources and/or future water-dependent developments are anticipated. Potential adverse impacts include soil/sediment erosion during construction, particularly during the work proposed in the Inland Wetlands Regulated Area. The Soil Erosion and Sediment Control plan should mitigate these impacts.</i>
2. Potential beneficial impacts	<i>There is currently no stormwater management system on site. The project includes the construction of a stormwater management system that decreases peak discharge rates for the total development site for all storm events.</i>
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	<i>None.</i>
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	<i>No—not a waterfront site.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>No, but the project does not limit opportunities for future water-dependent development across the street.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>No. Site is not directly adjacent to a waterbody or watercourse.</i>

7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No.
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.


ADOPTED: February 15, 2023
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

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.

ADOPTED: February 15, 2023

ATTEST: 
Robert Walsh
Acting Building Official