

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

RE: **21 LIGHTHOUSE ROAD/LIGHTHOUSE PARK.** Site Plan Review and Coastal Site Plan Review for the creation of a S1 occupancy classification Department of Parks Maintenance and Storage building. (Owner/Applicant/Agent: Zachary Shapiro for City of New Haven Engineering Department.)

REPORT: **1589-03**

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 July 21, 2026. 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. 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.
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 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.
7. Any proposed work within City right-of-way will require separate permits.
8. 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.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. 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.
11. 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).

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Received June 29, 2021.

- Application for Development Permit. Received June 29, 2021.
- Plan set. 14 Sheets. Received June 29, 2021. Revised July 12, 2021. 16 Sheets. Revised July 16, 2021. 16 Sheets.

- Storm Management Plan dated July 15, 2021. Received July 16, 2021.
- Manufacturer specifications for Lumec RoadFocus LED Cobra head luminaires. Received July 17, 2021.
- Drawing of Aluminum pole and arm. Received July 17, 2021.

PROJECT SUMMARY:

Project: In the upper lot- Construction of a new maintenance building is to support Lighthouse Park staff, and storage space for equipment and materials. The proposal for the lower lot includes restriping, reconfiguring and modifying islands to add curb and reduce existing erosion.

Address: 21 Lighthouse Road, Lighthouse point park.

Site Size: 38,952 SF (0.89 Acre)

Zone: PARK

Parking: 21 boat launch public parking spaces, including 1 accessible ADA compliant parking space

Owner: City of New Haven Park Department

Phone: 203-946-8027

Applicant: Zach Shapiro of City of New Haven Engineering Dept **Phone:** 203-589-2262

Zoning:

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

Site description/existing conditions:

The project site is located within the Lighthouse Point Park. The proposed project limits are within the existing parking lot at the Northwestern section of Lighthouse Park. The upper lot currently acts as outdoor storage for the Parks Department and the lower lot is striped for parking adjacent to the boat launch ramp. The site is accessible from the South by Park Ave.

Proposed activity:

The project site limits are within the existing parking lot at the Northwestern section of Lighthouse Park. The proposal is split into two distinct areas and purposes; In the upper lot- Construction of a new 4,000 SF maintenance building is proposed to support Lighthouse Park staff, and storage space for equipment and materials. The lower lot is currently painted for double-row vehicle parking and access to the boat launch. Within the lower lot the proposal includes restriping, reconfiguring the lot layout within the existing perimeter and modifying islands to add curb and reduce existing erosion.

Motor vehicle circulation/parking/traffic:

The site is accessible from the South by Park Ave. access road which circles the interior of the park and the North by Park Drive which connects Lighthouse Rd. to Lighthouse Park via a locked municipal maintenance road. The overall number of parking spaces will be reduced to 21 boat launch public parking spaces, including 1 accessible ADA compliant parking space. Currently, there are 38 public parking spaces in the upper lot that are proposed to be removed. There are no changes to the number of existing parking spaces in the lower lot, one space will be made ADA compliant.

Bicycle parking: No bicycle parking proposed.

Trash removal: No changes to trash removal arrangements proposed.

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

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: 2,182

Start Date: Pending bidding and contracting

Completion Date:

Responsible Party for Site Monitoring: Zach Shapiro of City of New Haven Engineering Dept

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: One outdoor lighting fixture is proposed. Applicants submitted manufacturer specifications and a detail drawing. Nevertheless, the Building Official determined that the proposed lighting fixture is required for egress path illumination per building code. Thus, it is exempt from provisions of Sec 60.1, per Subsection 60.1(e)(8).

Sec. 60.2 Reflective Heat Impact: Not applicable.

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:

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>The proposed project should not adversely impact coastal resources. During construction, mitigation measures will be implemented to mitigate any construction-related adverse impacts: All grading activities will be performed continuously once initiated, Soil erosion controls will be in place prior to any grading activities and will be maintained until final pavement and/or plantings are installed. In Addition, boring data indicates no ground water is anticipated to be encountered during the proposed work.</i>
2. Potential beneficial impacts	<i>The proposed project will improve access to the adjacent short beach with boat ramp access while providing a necessary facility for maintenance staff, equipment and material storage.</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. The project complements water-dependent uses and will not preclude further development of water-dependent uses.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>Yes. This project will provide easy access to the beach for boating and improve the park maintenance staff's facilities to support their work. Thus, the project supports the maintenance of the park, enhances accessibility to the beach, and preserves opportunities for future water-dependent development.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>Public access to the water is provided via the existing is beach and a boat ramp access.</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)?	<i>No.</i>
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'.	<i>No.</i>

Project Timetable: Site work will take approximately 8 weeks to complete. Foundation work will be approximately 5 weeks. Vertical construction will be approximately 8 weeks.

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.

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 conditions on Page 1.

ADOPTED: July 21, 2021
Leslie Radcliffe
Chair

ATTEST: _____
Aïcha Woods
Executive Director, City Plan Department

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.

ADOPTED: July 21, 2021

ATTEST: _____
James Turcio
Building Official