NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW
NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **CENTRAL AVENUE. YALE UNIVERSITY DEWITT FAMILY FIELD.** MBLU: 380 1080 00501. Inland Wetlands Review for installation of athletic field lighting and construction of an accessible walkway, in the RS-2 Zone, with activity in the Inland Wetlands Regulated Area. (**Owner/Applicant**: Yale University; **Agent**: Jeremy Powers, Yale University)

REPORT: 1630-01
INLAND WETLANDS FINDING: 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 April 19, 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. Signoff on final plans by the 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. 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
9. 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.
10. 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 IW forms. NARRATIVE attached. Application fee: $200. Received March 16, 2023.

- A2 Survey, 2 sheets, dated March 13, 2017
- Storm water memo, 1 sheet, dated December 12, 2022
- Civil plans, 9 sheets, dated March 16, 2023, revised March 27, 2023 and March 31, 2023
- Wetland Delineation and Assessment, 17 sheets, dated March 16, 2023

PROJECT SUMMARY:
Project: DeWitt Family Field lighting
Address: Central Avenue
MBLU: 380 1080 00501
Site Size: 566,280 SF
Building size: N/A
Zone: RS-2
Parking: N/A
Owner/Applicant: Yale University **Phone:** 203-432-9878
Agent: Jeremy Powers, Yale University **Phone:** 203-432-8313
Site Engineer: SLR and SG Engineering **Phone:** 203-271-1773

BACKGROUND
Previous CPC Actions:
16-Aug-17
1534-02 M/B/P 380-1080-00501 CENTRAL Avenue. Soil Erosion and Sedimentation Control Review for conversion of DeWitt Family Field from grass to synthetic turf surface. Applicant: John Bollier for Yale University.

20-Apr-17
1529-02 CENTRAL Avenue. Site Plan Review for construction of a field house in an RS-2 zone. Applicant: John Bollier for Yale University.

16-Aug-00
1291-13 CENTRAL Avenue. Inland Wetlands Review and Site Plan Review for creation of new women's athletic facilities in an RS-2 Zone. Applicant: Yale University

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 site is part of the Yale athletic complex along Derby (Connecticut Route 34) and Central Avenues in the Westville neighborhood. The subject parcel is the site of Johnson Field and the Dewitt Family Field, which are used for field hockey and softball, respectively, and are accessed from a driveway off of Derby Avenue. The parcel is surrounded by other athletic fields on three sides (north, east, and south), while a forested area that includes inland wetlands lies to the west, with primarily single-family, residential homes on the other side of the wooded area. The southern property line of the parcel is also the town line with the City of West Haven.

Proposed activity:
Yale proposes to install LED athletic field lighting for the playing surface at DeWitt field and to construct an Americans with Disabilities Act (ADA) compliant walkway to the field, grandstands, and press box. A total of five light poles will be installed. Four of the poles are 70 feet in height, with one of the poles 60 feet in height. This application is required due to the location of a portion of the proposed underground electrical service conduit and one of the proposed light poles within 50 feet of an inland wetland in the upland review area.
Project work includes excavation for and installation of concrete piers to support each of the five light poles. An existing stone walkway outside of the outfield fence will be removed and replaced with a concrete walkway. An existing section of asphalt walkway will be removed and replaced with concrete.

Motor vehicle circulation/parking/traffic: No changes proposed.

On April 3, 2023, the Board of Alders voted to confirm that no additional parking is required for the project under the Code of General Ordinances §12(b)(1)(g).

Bicycle parking: No changes proposed.

Trash removal: No changes proposed.

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: 385 CY
Start Date: Spring 2023 Completion Date: Summer 2023
Responsible Party for Site Monitoring:
Joseph A Urso Jr., PE
SLR International Corporation
(203) 271-1773 ext. 2271 jurso@slrconsulting.com

On Site Monitor:
Dan Labowsky
Executive Landscaping, Inc.
(203) 996-1607 danl@executivelanding.biz

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 the 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: Does not apply.

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
Note: Per NHZO 60.1(e)(7) There is an exemption for sport stadium and athletic field lighting, not including tennis court, basketball court and similar court games not located in a stadium, provided stadium and athletic field lighting applications must submit a photometric plan demonstrating compliance with Maximum Light Levels at the Property Line.
☒*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.

Sec. 60.2 Reflective Heat Impact: Does not apply.

Project Timetable: Spring 2023 to Summer 2023

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 April 19, 2023.

Proposed regulated activity:

Proposed activities in the Regulated Area: 1) installation of 45 linear feet of electrical conduit in a 1' wide by 3' deep trench, backfilling and restoration of surface to stone, 2) hydro-excavating (vac) a 30" diameter hole to a depth of 14', installation of 15.75" diameter concrete pier, backfilling with concrete, with top 2' backfilled with native soil and topped with stone surface to restore prior condition, with concrete pier projecting 8' above existing grade, 3) light pole with fixtures will be placed over the concrete pier, 4) thirty-one 2-gallon container native wetland buffer appropriate shrub plantings will be installed in the upland review area between existing batting cages and delineated inland wetland and watercourse.

Wetland/watercourse area altered:
Wetlands: 0 acres open water body: 0 acres stream: 0 linear feet

Upland area altered:
0.001 acres

Soil science report:
A Wetland Delineation and Assessment report was conducted by Megan B. Raymond, a Certified Professional Wetland Scientist. The study was conducted on January 20, 2023. Wetlands were delineated by examining the soil profile with a Dutch auger. An 0.11-acre palustrine deciduous forested wetland (flags w-1b through w-5b) is located along the west edge of the softball field, adjacent to a batting cage, at the toe of the wooded slope. Approximately 2 to 4 inches of surface water covered 50 percent of the wetland during the site visit. An earthen berm bounds the eastern boundary of the wetland. This depressional feature is supported by groundwater discharge, surficial runoff and direct precipitation. The wetland does not have a direct hydrologic connection to the adjacent watercourse. The soil survey identifies three upland soil units in the study area derived from human transported material or fill material, glacial outwash and glacial till. The soil survey does not identify any poorly drained soil units at the macro-scale level. Site specific investigation identified the wetland depression as an Aquent and poorly drained.

Vegetation:
Vegetation in the wetland is dominated by a thin canopy of red maple (Acer rubrum) and pin oak (Quercus palustris), a moderately dense shrub layer consisting of winterberry (Ilex verticillata), multiflora rose (Rosa multiflora), and European privet (Ligustrum vulgare); and a limited herbaceous understory including common mugwort (Artemisia vulgaris), garlic-mustard (Alliaria petiolata), reed canary grass (Phalaris arundinacea), and wild onion (Allium sp.). Non-native vines, primarily Asiatic bittersweet (Celastrus orbiculatus), exist within the wetland.

Planting plan:
The applicant proposes planting 18 Summersweet plants and 13 Silky Dogwoods between the existing batting cage and the forested area where the wetlands are located as a restoration measure in the regulated upland area, which has significant existing disturbance.

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 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.

SITE PLAN ACTION

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

ADOPTED: April 19, 2023
Leslie Radcliffe
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department