

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:** 232 FRONT STREET AND 49 PERKINS STREET. Coastal Site Plan Review and Soil Erosion and Sediment Control Review for the replacement of a fallen retaining wall. (Owner/Applicant: Valynne C. McFarlane and Bernard A. McFarlane; Agent: James DiMeo of Juliano Associates, LLC)

**REPORT:** 1570-01

**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 June 17, 2025. 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. Signoff on final plans by the 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.
4. 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.
5. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
6. Any proposed work within City right-of-way will require separate permits.
7. 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 April 17, 2020.**

- *Stormwater Maintenance Program* dated April 11, 2020. Received April 17, 2020.
- *Section 60.2 – Reflective heat impact from hardscape or paved surfaces* dated April 11, 2020. Received April 17, 2020.
- North American Green informational packet. Received June 9, 2020.
- RollMax and Vmax Installation drawings. Dated March 24, 2020. Received June 9, 2020.
- Application drawings. 2 sheets received April 17, 2020. Revisions and additional sheets received May 29 and June 9, 2020.
  - Limited Property/Boundary Survey Proposed Re-Grading Plan. Drawing date February 5, 2019. Received April 17, 2020.
  - Erosion Control Specifications. Drawing date April 17, 2020. Received April 17, 2020.
  - Atlas Retaining Wall Typical Section. Not dated. Received June 9, 2020.

**PROJECT SUMMARY:**

**Project:** Residential retaining wall remediation  
**Address:** 232 Front Street & 49 Perkins Street  
**Site Size:** 10,957 SF (0.25 acres)

**Owner:** Valynne C. and Bernard A. McFarlane **Phone:** (203) 640-0881  
**Applicant:** Same as above  
**Agent:** James DiMeo of Juliano Associates, LCC **Phone:** (203) 265-1489 ext. 302  
**Site Engineer:** Juliano Associates, LLC

## BACKGROUND

### Previous CPC Actions:

No previous actions have been taken.

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance.

**Site description/background:** The project site is located between two single family structures on 49 Perkins Street and 232 Front Street. Approximately one year ago, a retaining wall, located along the steep slope between the two properties, failed and collapsed. The applicant is seeking to remediate and stabilize the site. The properties are bounded by Front Street in the east, Perkins Street in the west, and residential property in the north and south.

**Proposed activity:** The applicant proposes to replace the fallen retaining wall with a stabilized sloped area, graded at 1:1.5 along 232 Front Street and 1:1 along 49 Perkins Street. The slope area will be covered with Vmax P550 and hydroseed to prevent erosion. Construction activities include the installation of a temporary silt fence and anti-tracking pad, transportation of 253.6 CY of fill to the site, and the construction of a 4 foot. Additionally, the applicant proposes to install stone swales in order to enhance infiltration of runoff on site.

### 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: 289 CY

Start Date: Upon approvals

Completion Date: 30 days from start date

Responsible Party for Site Monitoring: Valynne McFarlane

Phone: (203) 824-1999

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 site work;
- 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*.

**Sec. 60 Stormwater Management Plan:** Not applicable

**Sec. 60.1 Exterior Lighting:** Not applicable

**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 Flood Hazard Area:** The project site is located within Special Flood Hazard Area (the area subject to inundation by the 1% annual chance flood (100 year flood)) Zone AE, as defined by FEMA Flood Insurance Rate Map (FIRM), New Haven County, CT, Map No. 09009C0444J (effective on July 8, 2013).

**Shorelands:** The project site is located within the CT Coastal Boundary and is approximately 180 feet away from the Quinnipiac River.

<b>Coastal Program Criteria</b>	<b>Comments</b>
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>No adverse impacts on coastal resources are anticipated.</i>
2. Potential beneficial impacts	<i>The proposed project will stabilize the soils on site and mitigate further erosion and potential runoff into the nearby Quinnipiac River..</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 site is not appropriate for water-dependent uses.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>The project will not impact potential opportunities for future water-dependent development.</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>No. The site is not directly adjacent to a waterbody or watercourses.</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 is expected to begin upon receiving approvals and is estimated to be completed within 30 days of the start date.

**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 17, 2020  
Ed Mattison  
Chair

**ATTEST:** Aicha Woods  
Aicha 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:** June 17, 2020

**ATTEST:** James Turcio  
James Turcio  
Building Official