

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

**RE:** YALE AVENUE (Tax Map-Block-Parcel:377/1079/00103). Site Plan and Coastal Site Plan Review and minor modification to PDD # 86. (Owner/Applicant: Yale University; Agent: Jeromy Powers of Yale University)

**REPORT:** 1584-02

**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 May 19, 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. Any proposed work within City right-of-way will require separate permits.
7. 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.
8. Proposed removals of street trees must be coordinated with the Department of Parks and Public Works prior to sign-off for building permits.

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$360. Received April 22, 2021**

- Application Form, including four attachments: A project narrative, A coastal site plan impact statement, and two associated maps. Received April 22, 2021.
- Architectural drawings. 9 sheets. Received April 22, 2021.
- A-2 Boundary Survey. Received April 22, 2021
- Stormwater Narrative. Received April 22, 2021
- Memo: Operational Parking Plan. Received 5.13.2021.

**PROJECT SUMMARY:**

**Project:** Removal of several existing clay tennis courts, import fill and establish grass  
**Address:** Yale Avenue (Tax Map-Block-Parcel:377/1079/00103)

**Site Size:** The part of the site that is within the City of New Haven Municipal Boundaries is approximately 14,839SF (0.34 acres) and is part of a larger parcel (377/1079/00103) sized 6.27 acres.

**Zone:** PDD 86

**Parking:** No permanent parking is provided or proposed on site. The site is proposed to be used as occasional parking to support large events for staff only.

**Owner:** John Boiler of Yale University **Phone:**2034326764

**Applicant:** Same as above **Phone:**

**Agent:** Jeromy Powers of Yale University **Phone:**2034328313

**Site Engineer:**

## BACKGROUND

### Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the PDD 86.

**Site description/existing conditions:** The project site is located partially in New Haven and partially in West Haven, with approximately one-third of the site in New Haven and two-thirds in West Haven. The site consist of several clay tennis courts that have not been used for many years. The site is bounded by tennis courts to the north, an internal driveway in the west, Derby Ave in the south, and Yale Ave in the east.

### Proposed activity:

Removal of the existing clay tennis courts, import of approximately 7,500 Cubic yard of filling material to develop a flat site and installation of grass.

**Motor vehicle circulation/parking/traffic:** Use of the new grassed area for parking for high volume events, such as Yale University home football games, will be limited to coaching, event management and other staff who arrive approximately 4 hours prior to the start of the event and leave approximately 2 hours after the conclusion of the event. Once all such staff are parked in the lot, the gate will be closed and there will be no further vehicle access to or from the lot until two hours after the conclusion of the event.

**Bicycle parking:** No bicycle parking is proposed. No change to existing conditions.

**Trash removal:** Not applicable.

**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: 7,500

Start Date: Summer 2021 (anticipated)

Completion Date: December 2021 (anticipated)

Responsible Party for Site Monitoring: Chris Hulk of SLR Consulting. 036764445

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:** Not Applicable.

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

**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: 2,020 SF  
50% of non-roof hardscape: 1,135 SF

<b>Shaded (average)</b>	<b>1,135 SF</b>
<b>SRI &gt; 29</b>	<b>2,020 SF</b>
New driveway access	2,020 SF
<b>TOTAL PROPOSED SHADED/HIGH SRI AREA</b>	<b>1,135 SF</b>
<b>% SHADED/HIGH SRI PROPOSED</b>	<b>56.2%</b>

**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:**

<b>Coastal Program Criteria</b>	<b>Comments</b>
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Adequate soil erosion monitoring and soil erosion control structures will be implemented during construction.
2. Potential beneficial impacts	<i>None.</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</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>N/A</i>
6. Is public access provided to the adjacent waterbody or watercourse?	<i>N/A</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>

**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.

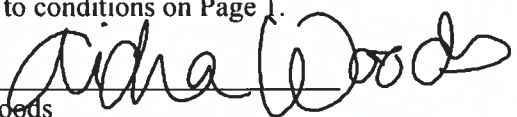
**COASTAL FINDING:**

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:** May, 19, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
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:** May, 19, 2021

**ATTEST:** \_\_\_\_\_  
James Turcio  
Building Official