

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

RE: **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Site Plan Review and Coastal Site Plan Review for the rehabilitation and relocation of two existing historic buildings as well as the construction of three new buildings in the Marine Commercial (BC) zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm.)

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 September 22, 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. As authorized by CGS Sec. 22a-107 an additional bond is required to secure compliance with all conditions of approval relating to the coastal site plan. The bond amount is to be determined based on consultation with City Plan and Engineering staff.
8. 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.
9. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
10. Any proposed work within City right-of-way will require separate permits.
11. 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.
12. Proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
13. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.

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. Project shall meet the conditions of the Certificate of Appropriateness from the Historic District Commission prior to City Plan final sign-off on plans for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received June 17, 2021.

Revisions received: June 28, July 15, and August 11, 2021 Application fee: \$360. Received June 10, 2021.

Regulatory Submission dated June 17th, 2021 including:

Section 01: Development Permit with Application and Narrative, Soil Erosion and Sediment Control Review, Coastal Site Plan Review, Application for Zoning Relief (Special Permit).

Section 02: Flood Plain Development Permit application including Application and Elevation Certificates

Section 03: New Haven Historic District Certificate of Appropriateness dated Feb. 17, 2019. Presentation dated Feb 13th, 2019

Section 04: Existing Conditions Survey date August 27, 2020

Section 05: Site Development Documents By SLR dated June 17th 2020 including:

1. Vehicle Tracking Sketch,
2. Traffic Impact Statement,
3. Tidal Wetland Delineation Report,
4. Coastal Resources Additional Information Memo,
5. Regulatory Submission Drawings
6. Engineering Report

Regulatory Submission Drawings from SLR Dated June 17th, Revised June 28th, July 15th, August 11, 2021

LIST OF DRAWINGS

NO. NAME TITLE

01 -- TITLE SHEET

02 EX EXISTING CONDITIONS PLAN

03 SP-1 SITE PLAN - LAYOUT AND MATERIALS

04 SP-2 SITE PLAN - GRADING AND UTILITIES SITE PLAN

05 RH REFLECTIVE HEAT IMPACT STUDY

06 SE-1 SEDIMENT AND EROSION CONTROL PLAN

07 SE-2 SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS

08 SD-1 SITE DETAILS

09 SD-2 SITE DETAILS

10 SD-3 SITE DETAILS

11 VH VEHICLE TURNING MOVEMENT SU-30

Engineering Report from SLR (#15993.00003) Dated June 17, 2021, revised July 15th includes:

Project Overview, Existing Site Condition, Stormwater Management Design, Water Quality Management, Sedimentation and Erosion Control, Stormwater Management Plan Requirements, Conclusion.

Appendixes including: FEMA Flood Insurance Map, NRCS Hydraulic Soil Group Map, Stormwater Operations and Maintenance Manual, Storm Drainage Computations, Retention and Water Quality Computations, Hydraulic Analysis, Boring Logs from Geotechnical Report.

Building and Process Development Documents prepared by Patriquin Architects and Centek Engineering,
Dated June 17th, 2021 including:

- AS-100 Photometric Site Plan
- AS-101 Settling Tank Plan
- AHB-100, 101, 102, 103 -Architectural-Hatchery
- AOH-100,101,102,-Architectural-Oyster House
- AG 100- Storage Garage and Elevations
- Structural Drawings

Relevant Memos:

Coastal Site Plan Review Comments Checklist from CT Department of Energy & Environmental Protection.
Dated July 16, 2021

Coastal Site Plan Review Comments Checklist – Response – from Patriquin Architects. Dated July 26, 2021

Revised Coastal Site Plan Review Comments Checklist from CT Department of Energy & Environmental Protection. Dated August 3, 2021

PROJECT SUMMARY:

Project: Quinnipiac River Oyster Farm

Address: 576,560,536 and 530 Quinnipiac Avenue, New Haven, CT

Site Size: 176,610 SF (4.05 acres) total. Zoning Lot Area is 148,646 SF (3.4 acres)

Zone: Marine Commercial (BC)

Parking: 23 Spaces

Owner: JB Aquaculture, LLC

Applicant: Same as Owner

Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm

Architect: Paolo Campos of Patriquin Architects

Site Engineer: Tom Daly of SLR Consulting

City Lead: City Plan Department

Phone: 203-866-7546

Phone:

Phone: 203-787-2225

Phone: 203-535-1688

Phone: 203-271-1773

Phone: 203-946-6379

BACKGROUND

Previous/Pending Actions:

City Plan Commission

As recommended by the CT DEEP Land and Water Resources Division, the State's National Flood Insurance Program Coordinator and the Regional FEMA Office, the Applicant will seek a Flood Plain Variance (Reference City of New Haven Flood Damage Prevention Ordinance #1713 Section 7; Variance Procedures) to ensure FEMA compliance with respect to the location and elevation of the oyster setting and culturing tanks in the lower level of the Oyster Hatchery Building. Companion **CPC Report 1592-03**

Historic District Commission

Certificate No.18-07-CA. Conditional Certificate of Appropriateness. Dated February 17, 2019

Zoning:

The parcels are located in the Marine Commercial (BC) Zone, which is established to provide areas for a mix of waterfront uses including commercial fisheries. The proposed oyster farm is permitted by Special Permit under the BC zone as a marine use for fishing/fish sales along with associated outdoor storage of materials. Reference Companion CPC Report 1589-06 Special Permit Approval with Conditions.

The Site Plan, as submitted meets the zoning requirements of the Marine Commercial (BC) Zone. Reference Zoning Table, as submitted on Regulatory Submission Drawings, Dated: August 11, 2021.

Site description/existing conditions:

The site spans four parcels: 530, 536, 560, and 576 Quinnipiac Avenue on the eastern bank of the Quinnipiac River. The two southern parcels, 530 and 536 Quinnipiac Avenue, are currently vacant. The two northern parcels, 560 and 576 Quinnipiac Avenue, are the current location of Copp's Island Oysters' shell storage operations. Existing facilities include four 1-2 story wood frame buildings, an access drive from Quinnipiac Avenue and a seasonal outdoor storage of materials (oyster shells). Much of the non-roof surface on the site is made of crushed shells (as seen in Sheet 02 Existing Conditions Plan) not concrete or pavement.

The site is approximately a combined 7.16 acres in size, of which approximately 3.7 acres will be disturbed for the proposed construction activities. The zoning lot area of the site is approximately 3.4 acres. The site is located in the Coastal Area Management (CAM) Zone, and the area has been mapped by the Federal Emergency Management Agency (FEMA) as being predominantly in the Special Flood Hazard Area (SFHA) Zone AE with a determined elevation of 12 feet. The Coastal Jurisdiction Line in the area of the project is at El. 4.6 feet while the mean high water is mapped at El. 2.8 feet. The project site lies in the Quinnipiac River subregional basin identified as basin 5200 on the CT DEEP Atlas of Public Water Supply Sources and Drainage Basins. This basin is located within the Quinnipiac Regional basin, which is part of the South Central Coast Major Basin. The site is not in an aquifer protection area.

The site is located in the Marine Commercial (BC) zone, and the neighborhood directly east of the site is located in the Low Middle Density (RM-1) zone. The site's southern boundary is between the intersections of Oxford Street and Aner Street with Quinnipiac Avenue. The site's northern boundary is just south of the intersection of Welcome Street and Quinnipiac Avenue. The western boundary of the parcel is coincident with the eastern bank of the Quinnipiac River. Quinnipiac Avenue runs along the eastern boundary of the project site. The embankment on the eastern side of site is vegetated by mature canopy trees. The remaining site area consists of relatively flat land with surface cover of gravel, asphalt, oyster shells, and buildings used for the current shell operations. A small area of land-contact beach is situated between two areas of reinforced shoreline. The tidal wetland exists between two areas of armored shoreline. An existing large oyster shell pile lies east of the tidal wetland and is separated from the wetland by jersey barriers.

There are three existing curb-less catch basins in the parking area in the northwestern portion of the site. The Quinnipiac River flows south to discharge into New Haven Harbor and Long Island Sound approximately 1 mile from the site. A 30-inch storm sewer coming from Quinnipiac Avenue outlets onto the Quinnipiac River through the concrete sea wall in the southwestern portion of the site.

Proposed activity: The applicant seeks a development permit, including site plan approval for the redevelopment of its properties located at 530, 536, 560 and 576 Quinnipiac Ave. The proposed development includes the rehabilitation and relocation of two historic buildings and demolition of an existing garage and temporary canvas structure.

A total proposed floor area of 28,927 square feet on a Zoning lot area of 148,646 square feet.

New structures and site features include:

- A two-story Oyster House is proposed at the north end of the property, including a refrigerated storage area at ground level to be used for cleaned, shelled, and packaged product and an upper story assessed at street level from Quinnipiac Avenue with an office/visitor center, employee lockers, break/meeting room, and dry goods storage;
- A three-story Oyster Hatchery at the midpoint of the property, including a ground level with eight larva culture tanks, a second floor/ mezzanine consisting of brood stock conditioning tanks, maintenance access to the first floor tanks and associated pumps and equipment, and a third level with algae growth tanks (for feeding the oyster stock on the floors below) and a water quality monitoring lab;
- A new storage shed to the east of the shell pile to maintain equipment and supplies for the maintenance of the pile will be constructed into the side of the existing slope along the eastern edge of the property.
- Widening and reconfiguration of driveways

Motor vehicle circulation/parking/traffic: The Site Plan depicts an inbound driveway on the north end of the site – to be reconfigured and widened – and an egress driveway at the south end of the site. The site has a proposed 23 parking spaces including 2 loading spaces and 1 ADA accessible space. It is estimated that the operation will be open Monday through Saturday from 6AM until 6PM with approximately 30 – 40 employees. The application did supply a traffic study which determined a conservative number of peak, commuter hour trips to be between 20 and 30 trips.

Bicycle parking: 2 racks are indicated on Sheet SP-01, near office and visitor center.

Trash removal: A dumpster will be placed on site, adjacent to the proposed Oyster House. The operation does not anticipate additional truck trips for waste collection as much of the materials used on site are recycled during the aquaculture process.

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: 7,337
Material added: 6923 CY
Material removed: 414 CY

Start Date: To Be Determined Completion Date: To Be Determined

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

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 is taking place, 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;
- 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.*

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:
50% of non-roof hardscape:

73,090 SF
36,545 SF

Shaded (average)	97 SF
SRI > 29	62,001 SF
Wood Decking	
High SRI Concrete	
Gravel and Oyster Shell	
TOTAL PROPOSED SHADED/HIGH SRI AREA	62,098 SF
% SHADED/HIGH SRI PROPOSED	84.9%

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.

As detailed in the Coastal Site Plan Review application materials (specifically the Coastal Resources Memorandum, Dated February 7, 2018) Characteristics and Condition of Coastal Resources at or Adjacent to the site include:

Beaches & Dunes: A small area of land-contact beach is located in the southern portion of the site and is situated between two areas of reinforced shoreline.

Coastal Hazard Area: The majority of the parcel area is located within the coastal hazard area, defined as the 100-yr floodplain. The Coastal Hazard Area extends up to elevation 12.0 on this property.

Coastal Waters and Estuarine Embayments: The western boundary of the parcel is coincident with the western bank of the Quinnipiac River. In this location the Quinnipiac River is considered an estuarine embayment, due to the mixing of the saline tidal waters and fresh surface water inputs from the larger watershed. The Quinnipiac River flows south to discharge into New Haven Harbor and Long Island Sound approximately 1 mile from the subject parcel.

Developed Shorefront: The condition of the property, with armored banks providing the transition between upland areas and coastal resources, along with the high density of development adjacent to the property, is consistent with the definition of developed shorefront. The Southern portion of the bank is currently in disrepair with the wooden framed bulkhead destabilized and angled seaward. Patches of common reed exist here but common reed is not recognized as a tidal wetland plant per CGS Section 22a-35.

Shorelands: The area that exists upgradient of the coastal hazard elevation of 12.0 is considered shoreland. On this property, the area is primarily comprised of the embankment from Quinnipiac Avenue, which is vegetated by mature canopy trees.

Tidal Wetlands: Tidal wetlands exist within the southern portion of the site at the landward edge of the land-contact beach. Tidal wetlands exist between two areas of armored shoreline. An existing oyster shell pile is located east of the tidal wetland and is separated from the wetland by jersey barriers.

NOTE: This application was a mandatory referral to CT DEEP Land and Water Resources Division and the CT National Flood Insurance Program Coordinator for review due to the inclusion of erosion control structures, adjacent tidal wetlands, coastal building and existing to be rehabbed structures in coastal waters. There responses are documented in the aforementioned “relevant memos” section.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>Potential adverse impacts include the proximity of the shell pile to the site's tidal wetlands and their potential to become free flowing and/or a blockage to downstream flood waters during a flood event. The project has an operation and maintenance plan for the shell pile (which is a "vital", raw material for the oyster-culture process and whose volume is seasonal) which includes pre-emptive re-introduction to the River if a flood event is predicted.</i>
2. Potential beneficial impacts	<i>Renovation and rehabilitation of the site as a water dependent use will rehabilitate existing structures in coastal waters as well as establish and execute best management practices for stormwater, erosion and shell pile control adjacent to the site's tidal wetlands.</i>

<p>3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)</p>	<p><i>The project is located with a FEMA Flood Zone AE with a base flood elevation of 12'. Both the proposed Oyster Hatchery and House have first floors below the base flood elevation. The design of the Oyster Hatchery and Oyster House includes wet flood proofing of the lower levels up to elevation 14.5'. The Oyster Hatchery includes a first floor elevation of 8.8' and the associated field of setting or oyster culturing tanks had a PAD foundation elevation of 8.4'. The proposed project meets the definition of a water-dependent use with regards to the CCMA; however, noting the potentially FEMA NFIP non-compliant location of the oyster conditioning and culturing tanks, the CSPR Reviewer and State NFIP Coordinator referred the project to FEMA to review whether the proposed project meets FEMA's definition of a functionally-dependent use. FEMA's recommendation to consider the proposed location and elevation of the conditioning and culturing tanks in the Oyster Hatchery Building as FEMA-compliant, was to seek a Flood Plain Variance from the City Plan Commission. The Variance would detail the proposed use as agriculture/aquaculture and thus under this use classification, allow the oyster culturing tanks and their proximity to the River to meet FEMA's definition of a functionally-dependent use.</i></p>
<p>4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?</p>	<p><i>The site is currently operating as a water dependent use and the proposed renovation will expand the aquaculture fisheries operations on the site, Therefore the renovation and expansion of this facility will not preclude future water dependent use.</i></p>
<p>5. Have efforts been made to preserve opportunities for future water-dependent development?</p>	<p><i>The renovation and expansion of this facility will preserve opportunities for future water dependent use by the nature of maintaining and operating a water dependent use.</i></p>
<p>6. Is public access provided to the adjacent waterbody or watercourse?</p>	<p><i>No. The proposed renovation/expansion of the site will expand the current water dependent commercial developed shoreline use and is not required to provide public access.</i></p>
<p>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)?</p>	<p><i>Yes, the Coastal Resources Memo provided by SLR Consulting (formerly Milone & MacBroome Dated February 7, 2018) references existing to be rehabbed structures in coastal waters and a wooden framed bulkhead on the southern portion of the site which is "in disrepair and angled seaward". As these structures exist below or at the Coastal Jurisdiction Line they require State and Federal permitting. The Applicant received a COP from CT DEEP for the proposed project (201502803-COP) on 7/10/15. The project has since changed and is seeking a renewed Certificate of Permission.</i></p>
<p>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'.</p>	<p><i>Yes, see above</i></p>

Project Timetable: Project will begin shortly after approval and is estimated to take 24 – 36 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.

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 Pages 1 and 2.

ADOPTED: September 22, 2021
Leslie Radcliffe
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department

ADOPTED: September 22, 2021

ATTEST: James Turcio
James Turcio
Building Official