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

RE: **260 MIDDLETOWN AVENUE.** Site Plan Review and Coastal Site Plan Review for redevelopment of the residential drop-off area at an existing municipal solid waste transfer station in an IH zone. (Owner/Applicant: New Haven Solid Waste & Recycling Authority; Agent: Vincenzo Chiaravalloti of Fuss & O'Neil)

REPORT: 1581-01
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 16, 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 on final plans.
3. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
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. Flood elevation certificate [Flood Development Permit certifying finished floor elevation shall] accompany application for building permits.
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. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
10. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE. Received January 15, 2021 Revisions received: May 20, 2021 and June 09, 2021 Application fee: $360. Received June 10, 2021.

- Section 60.0 Stormwater Management Compliance Report from Fuss & O'Neil, Inc. Dated April 2021. Revised May 20, 2021 and June 09, 2021.
    - Executive Summary
    - Introduction/Narrative
    - Existing Conditions
    - Proposed Conditions
    - Construction Stormwater Management and Soil Erosion & Sediment Control Plans
    - Peak Flow and Volume Analysis
    - Post Construction Water Quality
    - Section 60.2 Reflective Heat Impacts
- Request for waiver of reflective heat index standards dated April 21, 2021. Received April 21, 2021.
- Site photos approximately 20 digital photographs documenting the entrance as well as residential drop off area and conditions of the current retaining wall. Received June 09, 2021
- Application Site Plans. 22 sheets received January 15, revisions received May 20 and June 09, 2021.
    - Cover sheet. GI-001
    - General Notes and Legend. GI-002
    - Limited Property Boundary and Topographic Survey. VB-01
    - Boundary and Limited Topographic Survey (by others). 7.01
    - Site Layout Plan. CS-101
    - Site Layout Plan Processing areas. CS-102
    - Reflective Heat Impact Plan. CS-103
    - Site Grading Plan. CG-101
    - Site Drainage Plan. CG-102
    - Top of Wall Elevations. CG-103
    - Site Preparation and Erosion & Sedimentation Control Plan. CP-101
    - Construction Phasing & Site Operations During Construction Plan. CPH-101
    - Construction Details, 4 Sheets, CD-501-504
    - Foundation Plan. S-1
    - Framing Plan. S-2
    - Sections & Details I of II. S-3
    - Sections & Details II of II. S-4
    - Electrical Site Plan. EL-101
    - Electrical Riser Diagram & Details. EL-102
- A Coastal Consistency Review Form from CT Department of Energy & Environmental Protection
- A Natural Diversity Database Determination Letter

PROJECT SUMMARY:

Project: Modifications to the "residential drop-off" area of an existing waste transfer station. Modifications include; replacement of the concrete block retaining wall with new concrete retaining wall, construction of an overhead canopy, construction of two new guard shacks, repainting of pavement with new directional arrows and striping.

The development will result in a reduction of impervious surface area compared to existing conditions. In addition, a sub-surface infiltration system will be provided to store 100% of the water quality volume from the drop-off area in order to meet New Haven Zoning Ordinance Section 60 requirements. The proposed improvements will result in a net reduction of overall peak runoff flow rates and runoff volumes from the site to the receiving watershed.

Address: 260 Middletown Avenue
Site Size: 2,156,087 SF (49.5 acres)
Zone: IH (Heavy industrial)
Parking: 3 parking spaces exist on site including 1 for handicap access.
Owner: New Haven Solid Waste & Recycling Authority **Phone:** 203-691-5374
Applicant: Pierre Barbour **Phone:** 203-691-5374
Agent: Vincenzo Chiaravalloti **Phone:** 203-374-3748 ext. 3517

Site Engineer: Vincenzo Chiaravalloti of Fuss & O'Neil, Inc. **Phone:** 203-374-3748 ext. 3517
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

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

Site description/existing conditions:

The New Haven Transfer Station and Landfill is a 49.5 acre site which includes asphalt and concrete paving, several buildings and a non-covered residential drop-off area with dumpsters for collecting residential debris. It is bound to the west by the landfill area and the Quinnipiac River, the northeastern property line is within the Little River tributary, and to the southeast is I-91. The western majority of the site is a 34.4 acre grassed, capped landfill. The commercial and municipal solid waste operations occur on an approximately 4.0 acre portion of the eastern side of the site accessed by Edward B. Grant Way (Dump Road). The residential service drop off area contains a concrete block retaining wall which is in poor condition.

The parcel is located in the Quinnipiac Regional Basin watershed of the South Central Coast Major Basin, Connecticut basin number 5200. Federal emergency Management Agency (FEMA) mapping shows the site is within an area of minimal flood hazard (unshaded Zone X), outside of any recognized flood boundary. A portion of the eastern property line along the Little River is within Zone AE representing the 100-year floodplain. All existing and proposed site development is outside of any flood hazard zone.

Proposed activity:

New Haven Solid Waste & Recycling Authority (NHSW) proposes to rebuild the residential drop-off area at the existing transfer station located at 260 Middletown Avenue in New Haven, Connecticut.

The proposed plan includes replacement of the existing concrete block retaining wall at the drop-off area with a new concrete retaining wall and overhead canopy. Additional site improvements will also include the construction of two new guard shack structures, removal and replacement of existing pavement areas, repainting of pavement with new directional arrows and striping, and new traffic signage to assist circulation to the residential drop-off area.

The development will result in a reduction of impervious surface area compared to existing conditions. In addition, a sub-surface infiltration system will be provided to store 100% of the water quality volume from the drop-off area in order to meet New Haven Zoning Ordinance Section 60 requirements. The proposed improvements will result in a net reduction of overall peak runoff flow rates and runoff volumes from the site to the receiving watershed.

A plan was developed to establish erosion and sedimentation controls to stabilize the site during construction and protect receiving stormwater systems located on site. These erosion and sedimentation controls have been designed using recommendations from the 2002 Connecticut E&S Guidelines. Once the site has been stabilized, the water quality of runoff leaving the site will be improved by the reduction in impervious area, the addition of canopies over the refuse collection areas, as well as the infiltration system to collect water quality runoff.

Motor vehicle circulation/parking/traffic:

All vehicles will enter the premises via Dump Road from Middletown Avenue. During normal operation, as noted in Site Plan Sheet CS-103, two-way traffic will enter/exit the site via Dump Road. Traffic on the site will become one way crossing the site in the north eastern direction and looping back toward Dump Road in the north west and south west directions. The proposed painted directional arrows will guide the traffic flow.

During the phases of construction, as noted in Site Plan Sheet CPH-101, temporary vehicular barriers will be positioned throughout the site to guide and protect residential/public traffic during construction.

Signage:

Signage is not included in the application.

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: 184 CY

Start Date Stage 1: August 2021 Completion Date Stage 1: November 2021
Start Date Stage 2: November 2021 Completion Date Stage 2: December 2021

Responsible Party for Site Monitoring: Pierre Barbour, New Haven Solid Waste & Recycling Authority

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.*

Sec. 60 Stormwater Management Plan:

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.

Note: The surface replacement will include loam and seeding of two islands that are currently paved under existing conditions. These improvements will result in a decrease of approximately 1,700 square feet of impervious surface and gravel paving cover in comparison to existing site. The reduction in impervious area provides an improvement to the existing conditions and will reduce the runoff generated from the proposed site.

In addition, a sub-surface infiltration system made up of 18x MC-3500 stormtech chambers is proposed to collect runoff from the residential drop-off area and from the roof drains of the new overhead canopy. The existing catch basins within the drop-off area will be converted to manholes and two new catch basins will collect runoff and drain to the infiltration system. The catch basins will also have higher overflow outlets that will connect back to the existing site drainage system, in the event that the infiltration system reaches capacity. The chambers were sized to provide the capacity beneath the overflow outlets with enough storage to store 100% of the water quality volume from the drop-off area.

Sec. 60.1 Exterior Lighting: Not Applicable- There will be no changes to the existing exterior lighting which services the site.

Sec. 60.2 Reflective Heat Impact: WAIVER REQUESTED
The applicant seeks a waiver from Section 60.2(C)(3) of the City's Zoning Ordinance.
An analysis of the operations area observed 3.7 acres of non-roof pavement within the study area and determined the following:

- Of the 49.5 acre site, approximately 3.7 acres (7.5%) is proposed as non-roof pavement
- The majority of the site is non-paved and occupied by a grassed landfill consisting of approximately 34.4 acres, greatly reducing the heat impact of the overall site.
- Within the 3.7 acres of pavement, approximately 77% of non-roof pavement was bituminous asphalt, with only 23% of non-roof pavement having a reflective solar index.
- Proposed improvements include approximately 19,800 sf of new asphalt.

The applicant suggests that painting this entire area with high-reflective paint is not feasible and would create slick conditions during rain events across the collection area. The applicant also offers that mass planting and maintenance of shade trees is undesirable for the New Haven Solid Waste & Recycling authority and would require landscaping/ tree islands that would limit current operations. The installation of overhead canopies will add an additional 2,664 SF of highly reflective material to the site.

Section 60.2(C)(3) of the City's Zoning Ordinance states **"The requirements of this section may be waived by the commission with jurisdiction based on a showing that the applicant cannot achieve the 50 percent level using reasonable methods but has otherwise maximized the percentage achieved and provided that the applicant cannot reach the equivalent level of reduction using high SRI value material on flat roof surfaces."**

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 (Flood Zone)*:**
Federal Emergency Management Agency (FEMA) mapping shows the site is within an area of minimal flood hazard (Zone X), outside of any recognized flood boundary. A portion of the eastern property line along the Little River is within Zone AE representing the 100-year floodplain. All existing and proposed site development is outside of any flood hazard zone as per the FEMA Flood Insurance Rate Map (FIRM)09009C0434J, effective 7/8/2013.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	CCMA adverse impact 1: Degrading water quality through significant introduction into either coastal water or groundwater supplies of suspended solids, nutrients, toxics, heavy metal or pathogens; or through the significant alteration of temperature, pH, dissolved oxygen, or salinity. Mitigation: Water quality will be protected during construction by instituting short-term erosion and sedimentation control measures that meet or exceed the standards established by the *Connecticut Guidelines for Soil and Erosion and Sediment Control.*
2. Potential beneficial impacts	Once the site has been stabilized, the water quality of runoff leaving the site will be improved by the reduction in impervious area, the addition of canopies over the refuse collection areas, as well as the infiltration system to collect water quality runoff.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None. The proposed activity will not significantly disrupt the natural environment.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No

5. Have efforts been made to preserve opportunities for future water-dependent development?	No
6. Is public access provided to the adjacent waterbody or watercourse?	No
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)?	No
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'.	No

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: June 16, 2021

Leslie Radcliffe
Chair

ATTEST: Aicha Woods

Aicha Woods
Executive Director

ADOPTED: June 16, 2021

ATTEST: _____

James Turcio
Building Official