

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**  
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**RE:**           **510 GRAND AVENUE.** Coastal Site Plan and Soil Erosion and Sediment Control Review for on-site soil remediation activities in an IH zone. (Owner: David Tropper for Haven River Properties; Applicant/Agent: Shawn Crosbie of The United Illuminating Company)

**REPORT:**   **1554-01**

**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 March 20, 2024. 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. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
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. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
13. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to project close out.
14. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to project close out. Site Plan shall be submitted in mylar and digital form (.pdf).

**Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms.  
Application fee: \$360. Received January 4, 2019.**

- Soil Erosion and Sediment Control Plan dated December 2018. Received January 4, 2019.
- Application drawings. 14 sheets received January 4, 2019.
  - Title Sheet. Dated July 13, 2018. Received January 4, 2019.
  - G-1: Abbreviations, Notes and Legend. Dated July 13, 2018. Received January 4, 2019.
  - Property Survey. Drawing date November 28, 2016. Received January 4, 2019.
  - C-1: Existing Conditions Plan. Dated July 13, 2018. Received January 4, 2019.
  - C-2: Construction Phasing Plan. Dated July 13, 2018. Received January 4, 2019.
  - C-3: Site Work and Demolition Plan. Dated November 9, 2018. Received January 4, 2019.
  - C-4: PCB Remediation – Parcel A and North Side Parcel B. No date. Received January 4, 2019.
  - C-5: PCB Remediation – South Side Parcel B. Dated July 13, 2018. Received January 4, 2019.
  - C-6 & C-7: Other COCs Remediation – North Side. Dated July 13, 2018. Received January 4, 2019.
  - C-8: CAP Cross Sections. Dated July 13, 2018. Received January 4, 2019.
  - D-1 – D-3: Details I-III. Dated July 13, 2018. Received January 4, 2019.
  - Haul Routes. Received February 14, 2019.

**PROJECT SUMMARY:**

**Project:** English Station Soil Remediation Project

**Address:** 510 Grand Avenue

**Site Size:** 378,621 SF (8.69 acres)

**Zone:** IH (Heavy Industry)

**Owner:** David Tropper for Haven River Properties

**Applicant/Agent:** Shawn Crosbie of The United Illuminating Company

**Site Engineer:** Carl Stopper of TRC Companies, INC

**Phone:** (917) 705-7023

**Phone:** (203) 926-4595

**Phone:** (203) 876-1453

**BACKGROUND**

**Previous CPC Actions:**

**CPC 1107-07:** Presentation on proposed Contingency Combustion Turbine Energy Project at English Station. No action. February 21, 1990.

**CPC 1108-07:** Coastal Site Plan Review for Substation at English Station and related Components of the Grand/Goffe Project. Approved March 7, 1990.

**CPC 1108-03:** Application to Connecticut Siting Council, Advice to Mayor regarding Contingency Combustion Turbine Energy Project at English Station. Approved March 7, 1990.

**CPC 1149-07:** Coastal Site Plan Review for installation of two gas fueled boilers and stack at English Station. Approved June 17, 1992.

**Zoning:**

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

**Site description/existing conditions:**

The project site, located on Ball Island, encompasses an area of approximately 378,621 SF (8.69 acres) and consists of a paved driveway and parking lot, a two-story former electrical generating plant, the former English Station power generating plant, an assembly hall, a storage building, a foam house, a paved coal bin storage area, a lined waste water surge basin, cable houses, and a subsurface cooling water tunnel. The site is retained by a steel bulkhead and is bounded by Grand Avenue in the north and the Mill River in the east, south, and west.

**Proposed activity:**

The applicant proposes to conduct remedial activities on site to remediate soil impacted by PCB and other pollutants. Proposed remedial activities include the excavation and off-site disposal of PCB-impacted soil and surplus non-PCB-impacted soil, sediment, and porous materials, the collection of soil samples for further PCB and non-PCB-impacted soil analysis, dewatering and removal of sediment from the cooling water tunnel, preparation of sub-grade and on-site relocation of soils in areas of capping, construction of soil and asphalt caps to render soils inaccessible, the restoration of soil excavation areas and the cooling tunnel with suitable backfill soil.

**Public Health and Safety:**

In order to address potential public health and safety concerns during construction, the applicant proposes to install new permanent and temporary fencing, signage, and physical barriers throughout and along the perimeter of the site. The applicant also proposes to conduct dust monitoring for total particulate emissions and fugitive dust within work areas and along the perimeter of the site during building demolition and soil excavation continuously using real-time measurement equipment. In order to control dust from construction activities, the applicant proposes to provide water or alternate means of dust suppression on site as necessary.

**Motor vehicle circulation/parking/traffic:**

No changes to existing parking are proposed. The applicant proposes to install an access driveway along the western portion of the site in order more efficiently navigate the site when removing contaminated materials.

**Waste Management:**

Excavated PCB-impacted soil and concrete will either be live-loaded into waste containers for transfer to an offsite disposal facility or transported to onsite waste storage areas made of a high strength geomembrane. Approximately 3,400 cubic yards of excavated soil will be placed under the proposed soil cap. PCB-impacted soil, sediment and porous materials will not be stored beneath the soil cap.

**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: 27,700 CY

Start Date: March 2019

Completion Date: November 1, 2019

Responsible Party for Site Monitoring:

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 during the demolition;
- 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 larger than 5 acres, the applicant is required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP in addition to adhering to the erosion and sediment control regulations of 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:** 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 (Flood Zone):** 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 Maps (FIRM) panels 09009C0441J and 09009C0442J effective July 8, 2013.

**Developed Shorefront:** The entire project site is located on and adjacent to highly urbanized/industrial waterfront in New Haven's Mill River District.

**Island:** The project site is located on Ball Island which is fully developed with industrial/commercial activities and surrounded along the perimeter by a steel bulkhead. The site bounded by the Mill River in the east, south, and west and by Grand Avenue in the north.

**Nearshore Waters:** The project site and proposed activities are located immediately adjacent to the Mill River. A steel bulkhead surrounds the island upon which the site is located.

**Shorelands:** The project site is located within the coastal boundary on a developed waterfront adjacent site.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	<i>None. The proposed project will reduce the total impervious area on site from 6.9 acres to 4.55 acres, reducing runoff from the site. Potential adverse impacts from remaining impervious surfaces will be mitigated through the cleaning of an existing catch basin and the installation of a new catch basin and pipe outfall through the bulkhead.</i>
2. Potential beneficial impacts	<i>Proposed remediation activities, including the excavation and disposal/management of contaminated soils, the construction of a soil cap, the regrading of the site to above flood hazard elevations, and the installation of a stone infiltration trench, are expected to improve existing conditions and minimize the potential for contaminated soils and runoff from entering the Mill River. Contaminated soils will either be removed or rendered inaccessible, significantly improving current site conditions and minimizing potential public health and safety risks associated with contaminated materials on site.</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 appropriate for water-dependent use in the future, but that is not addressed in this application.</i>
5. Have efforts been made to preserve opportunities for future water-dependent development?	<i>No. The site is being remediated to meet industrial standards. The proposed project will not preclude future water-dependent development.</i>

6. Is public access provided to the adjacent waterbody or watercourse?	<i>No.</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. The existing perimeter steel bulkhead will remain and will not be altered.</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 in March 2019 and be completed by November 2019.

**SITE PLAN REVIEW**

Plans for both Parcel A (510A Grand Avenue) and Parcel B (510 Grand Avenue) 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:** March 20, 2019  
Edward Mattison  
Chair

**ATTEST:** MPL  
Michael Piscitelli, AICP  
Interim Economic Development Administrator

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:** March 20, 2019

**ATTEST:** [Signature]  
James Turcio  
Building Official