

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW  
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**RE:** STILES STREET AT ALABAMA STREET, Site Plan Review including Coastal Site Plan Review for new Electrified Truck Stop in an IH Zone (Owner: Port Authority; Applicant: City of New Haven).

**REPORT:** 1433-08

**ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL**

1. 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.
2. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work.
3. Any proposed work within City right-of-way will require separate permits.
4. Final determination of 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.

**Submission:** Site Plan by Dewberry revised 10/16/09. Application form. Narrative. Fee waived.  
Previous Actions by CPC: Grant application (CPC 1427-12, 04/22/09)

**PROJECT SUMMARY:**

**Project:** Electrified Truck Stop  
**Address:** Northeast corner of Stiles Street and Alabama Street (MBP 066-953-00700)  
**Site Size:** 30,971 SF  
**Zone:** IH, CAM, Port District  
**Financing:** EPA Grant via DEP  
**Project Cost:** \$380,256 grant  
**Parking:** parking for 14 trucks  
**Owner:** City of New Haven **Phone:** 203-946-6417  
**Applicant:** Port Authority **Phone:** 203-946-6778  
**Site Engineer:** Dewberry **Phone:** 203-776-2288  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

**BACKGROUND**

**Previous relevant Actions of the Commission:** Authorization to apply for grant Funds (CPC 1427-12, 04/22/09)

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

The Port Authority proposes an electrified Truck Stop at the corner of Stiles and Alabama Streets in the Port District. The site is a vacant portion of the former East Shore Parkway now owned by the Port Authority. There are some utility poles and a fire hydrant near the street corner which will remain. The intent of the truck stop is to reduce idling diesel vehicles in the Port District by providing a location for trucks waiting to unload where drivers can park, turn off engines and hook up to a station with power, heating, cooling, TV and internet service.

**Proposed activity:** The lot will be scarified, graded and top dressed with 4" of road millings. Space markings will be painted on the millings, and the power stations will be installed. A 50' wide entrance driveway apron will be installed on Stiles Street where the trucks will enter and a 130' continuous bituminous driveway apron will be installed on Alabama Street where the trucks will exit. There will be a 10' asphalt strip behind the aprons to help prevent millings from being tracked into the roadways. A grass and landscaped buffer will be planted along Stiles Street and also along the eastern side of the lot. There will be an electrical drop area at the corner situated so that sight lines are not impacted. There will be three signs, one 25' back from the corner, and one at each drive. A kiosk will be located also at the corner where ParcSmart cards can be purchased for use in the power supply hookups (parking would be free.)

The use of the spaces is intended to be for short term truck parkers.

**Stormwater Drainage:** The site has no drainage outlets. Due to its flat nature, no new outlets are necessary.

**Soil Erosion and Sediment Control Review:** Grading on the site will be minimal. The Port Authority shall be responsible for maintaining the lot and for assuring that the surface millings do not get tracked off site. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the Port Authority is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Circulation/Parking:** Turning out of the parking spaces onto Alabama Street may cause some transit into the opposite travel lane.

**Trash removal:** There is a dumpster in the northeast corner of the lot. Removal of trash and recycling will be the responsibility of the Port Authority.

**Landscaping /Lighting/Signage:** As noted above there will be landscaping along the west and east sides of the lot in an area where there is no green space now. Each power tower will have lights facing forward and aft. There will also be four additional lights attached to utility poles to provide for general site lighting. Three 4'x 8' signs will be installed to denote operation, exits and entries to the site.

## **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.

**Characteristics and Condition of Coastal Resources at or Adjacent to the site:** There are no coastal resources on the site which is located in Flood Zone C on FIRM# 090084-0005D, an area of minimal flooding.

**Project Timetable:** The project is on a fast track to be initiated in November 2009 and completed by late spring 2010.

## **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.

**PLANNING CONSIDERATIONS**

This will be the first such truck stop of its kind in the area. Logistics of its operation will be monitored over time to determine if any further improvements are necessary. Way finding signs would be a useful addition from the highway and at the port entrance.

**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**

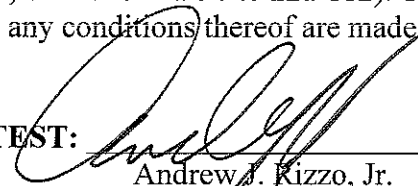
The City Plan Commission approves the submitted Site Plan subject to the standard conditions on Page 1.

**ADOPTED:** October 21, 2009  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

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.

**DATE ADOPTED:** 10/23/09

**ATTEST:**   
Andrew J. Kizzo, Jr.  
Building Official