NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **345 EAST SHORE PARKWAY**, Inlands Wetland Review, Coastal Site Plan Review and Site Plan Review for Phase I of East Shore Treatment Plant Upgrades; Conceptual Master Plan for Wet Weather Capacity Improvements and Nitrogen Reduction (Owner: Greater New Haven Water Pollution Control Authority).

REPORT: 1471-03

INLAND WETLANDS FNDING: No substantial adverse effect; Approval of Phase I
COASTAL FINDING: Consistent with Coastal Management Act; Approval of Phase I
SITE PLAN ACTION: Approval of Phase I Site Plan with Conditions
MASTER PLAN: Conceptual Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan, soil erosion and sediment control plan, coastal site plan and inland wetlands approval for Phase I is valid for a period of five (5) years from the date of decision until February 20, 2018. 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. Plans for future phases as shown on the Master Plan shall be submitted to the City Plan Commission for review and approval, prior to initiation of site work on those phases.
3. 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.
4. Provide name of on-site monitor who will be responsible for monitoring soil erosion and sediment control measures on a day to day basis, prior to City Plan signoff on final plans.
5. Prior to presentation of final plans for Phase I, comments under Site Plan Review on page 5 shall be addressed and reflected in the final plans.
6. A FEMA Flood Elevation Certificate shall be filed with the Building Official, with a copy to the City Plan Department, prior to issuance of building permit.
7. Signoff on final plans for Phase I 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. The Fire Marshall shall also review the plans.
8. Detailed Construction Operations Plan/Site Logistics/Traffic Management Plan, including all 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.
9. Any proposed work within City right-of-way will require separate permits.
10. 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.

11. 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.
12. 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.
13. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of certificate of completion. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Application fee $270; Application for Development Permit including SESC, CSPR, IW sections & Appendices 10/12, Property/Boundary & Topographic Map (9 sheets) by United International Corp. 03/30/12, SPR Narrative, Master Plan and Phase I Site Plans by CH2MHill: Fig 5-1 Site plan 09/12, Title Sheet with location plan, Site Work Demolition Plans (9 sheets), Civil Plans: Overall Plan, Working Limits and staging plan, individual sector plans (9 sheets), Site Plan, Overall Erosion and Sediment Control Plan, Yard Piping Overall Plan, Yard Piping individual sector plans (9 sheets), Piping Profiles, Electrical Overall Plan, Electrical Sector Plans (9 sheets). Phase I Schedule; Storm Drainage Details and Supporting Data; Erosion and Sediment Control Plans including Sector Plans (9 sheets), Details, and Specifications; Coastal Resources Map, FIRM Map, Tax Assessment Map #52.
Wetlands Report by Soil Resource Consultant (David Lord) 07/27/12 including Federal wetlands delineation 08/10/12.
Federal or State Permits, Environmental Justice Plan Final Report 10/17/12, Notes from Public Info session 09/27/12.
Supplemental information 11/14/12: Wetlands Floodplain Compensation Area Concept Plan and Sections; Phase I Building Elevations and Sections for Electrical Building, Odor Control Facility; Supplemental Carbon Building; Sludge Handling Facility.
Related information considered: Property & Easement Map 12/03/12 by Criscuolo Engineering: Proposed acquisition of Park property located at southerly terminus of Conn Av.
Letter from GNHWPCA requesting a time extension for consideration of the application 1/9/13.
GNHWPCA Power Point presentation to CPC from 1/16/13, GNHWPCA Environmental Justice Plan Final Report 10/17/12, both received 01/25/13.

PROJECT SUMMARY:

Project:	GNHWPCA CSO Long Term Control Plan – East Shore WPAF Wet Weather Capacity and Nitrogen Reduction Master Plan and Phase I Plan.	
Address:	345 East Shore Parkway	
Zone:	IH, PARK, CAM, Flood Zone	
Site Size:	1,009,740 SF minus 12,550 SF wetlands=988,190 SF Lot area	
Financing:	EPA Clean Water Funds	
Project Cost:	Phase I: $50 million; Total project cost: $450 million	
Owner:	Greater New Haven WPCA	**Phone:** 203-466-5280
Applicant:	Greater New Haven WPCA, Tom Sgroi	**Phone:** 203-466-5280
Agent:	Eric Muir, CH2M HILL	**Phone:** 860-560-8906
Site Engineer:	CH2M HILL	**Phone:** 860-560-8906
City Lead:	City Engineer Richard Miller	**Phone:** 203-946-6417

BACKGROUND

Before the Commission is a **Master Plan** for upgrades to the GNHWPCA Water Abatement Facility at the East Shore Treatment Plant as well as **Site Plan Review and Inland Wetlands and Coastal Site Plan Review for Phase I** of the overall plan.
The Greater New Haven Water Pollution Control Authority was formed from the New Haven Water Pollution Control Authority in 2005 (CPC 1367-03 April 20, 2005). It serves the towns of

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New Haven, East Haven, Hamden and Woodbridge. The authority board has representation from all four towns, and has a professional staff. Office headquarters are located at 260 East Street in New Haven and the major Pollution Abatement Facility is located on the east shore in New Haven at 345 East Shore Parkway. The Authority also maintains a network of sanitary sewers and 30 pump stations.
The Authority is subject to the regulation by the Connecticut Department of Energy and Environmental Protection (DEEP) as well as the U.S. Environmental Protection Agency (EPA). These state and federal agencies provide permits and oversight, and the state provides partial financing for projects via the Clean Water Fund. There are 24 Combined Sewer Overflows (CSOs) within the Authority service area with an annual volume of 257 million gallons. The Authority has a Long Term Control Plan which must be updated every 5 years.
This application recently submitted to the City Plan Commission is both a long term master plan for facility upgrades at the East Shore Plant, including capacity increase to handle larger amounts of storm water during overflow conditions, and a more detailed site plan for the Phase I of the work.

Site description/existing conditions: The GNHWPCA Treatment Facility is located on New Haven's east shore at the south end on either side of Connecticut Avenue abutting East Shore Park to the south owned by the City Department of Parks, Woodward Manor Condominiums at 516 Woodward Avenue and the Annex Young Men's Association at 560 Woodward to the east, East Shore Parkway and land of Motiva Enterprises at 481 East Shore Parkway to the north, and land of PSEG Power CT at 5 Waterfront Street to the west. The site is within the coastal management zone as it is within 1000' of New Haven Harbor and has a small frontage on the Harbor, and there are inland wetlands on the site and some master plan activity within and within 50' of the wetlands; therefore inland wetlands and coastal site plan applications are submitted as part of this overall development permit application.
A portion of the property is in the process of being transferred from the Parks Department to the GNHWPCA, and a portion of GNHWPCA property will be transferred to the Parks Department in the form of a "land swap" currently before the Board of Aldermen (see CPC 1474-06).

Purpose of the Master Plan/project: The Greater New Haven Water Pollution Control Authority proposes upgrades to the East Shore Water Abatement Facility to maximize flow to the treatment plant in accordance with U.S. EPA Guidelines for Combined Sewer Overflow (CSO) communities such as New Haven. This upgrade is a key component of the 2011 Update of the Greater New Haven CSO Long-Term Control Plan (LTCP) to reduce discharge of CSOs and reduce the discharge of nitrogen to New Haven Harbor and Long Island Sound. The project includes work on the plant's odor control, electrical, solids handling, dry & wet weather disinfection, and preliminary, primary and secondary treatment facilities to rehabilitate existing infrastructure, to prepare for future flows, and to reduce nitrogen discharges. The Wet Weather capacity improvements and nitrogen reduction facility upgrades has been divided into phases which will be designed, bid and constructed as separate projects, due to funding logistics. So far only Phase I has proceeded to the design stage.

Phase I: Overview of new facilities (2013-2016): Two existing sludge storage tanks will be demolished and a ***new*** 60' diameter concrete ***sludge storage tank*** will be constructed in the northern portion of the plant property, south of an existing maintenance garage. Two other solids storage tanks to the south of the new tank will be upgraded. While no additional sludge is imported the sludge storage capacity is doubled with this upgrade. Two thirds of this new tank is below grade.

A ***new*** 6,550 SF ***odor control facility*** will be constructed in the center of the site which will include recirculation pumps and blower fans. Adjacent to the building will be a concrete pad to support ***three new fiberglass odor control scrubbers*** (40 ft in height) which will provide for improved odor control and allow for demolition of the plant's existing odor control facilities. Odor control will be centralized into one facility with increased capacity from 103,000 to 114,000 cubic feet per minute.
West of the odor control building will be a new 3,750 SF ***electrical building*** to contain electrical distribution equipment for the treatment plant. To the north of the electrical building will be ***two new 2000kW generators*** to provide emergency power to maintain the entire treatment plant processes and function off the power grid during a power outage.
To the west of Connecticut Avenue a 2,250 SF ***supplemental carbon building*** to help support nitrogen removal. Existing carbon tanks will be upgraded. Eventual nitrogen reduction will be from 897,000 lbs/year to 572,000 lbs/year.
A **construction staging area** will be situated just to the west of the cul-de-sac/circle at the end of Connecticut Avenue.

Master Plan future project phases (2015 and beyond): Not yet in design but planned are the following facilities improvements:
A new 27,000 SF ***preliminary treatment building*** will be constructed in the northeast corner of the site. Placement of this building within the 100-year flood zone will result in loss of flood water storage to be compensated by the creation of a new 21,650 SF ***flood storage area/wetlands mitigation area*** to the east of the new building.
South of the administration building a new 14,520 SF concrete ***primary clarifier basin*** will be constructed bringing the total number of tanks from three to four.
Chlorine contact tanks will be installed within a single 18,200 SF structure for treatment during wet weather. A ***new box conduit*** will conduct discharge from wet weather flows from this facility to the existing outfall area to the west.
A ***new UV disinfection system*** will be installed by modifying the existing equipment.

Soil Erosion and Sediment Control Review: Excavation will take place to facilitate the upgrades and some of the facilities are partially underground. There are some contaminated soils which will be removed from the site. Prior to initiation of Phase I, standard erosion control measures will be installed including erosion control fencing down-slope of any areas to be disturbed, catch basin protection, and installation and maintenance of anti-tracking pads at construction entrances. In the overall Master Plan, approximately 30,000 cubic yards of material will be moved, removed or added to the site. As work on each area of the site is completed, the area will be finally stabilized by planting grass, paving or other treatment. Nick Stevens of CH2M HILL is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Eric Muir of CH2M HILL is named as the on-site monitor on a day-to-day basis. The Commission will require the naming of an individual who is on site daily when work is occurring, to monitor the SESC measures on site. Such individual is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment during all project phases. Soil stockpiles shall be covered or protected from dust gravitation and soil erosion. 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.*
Such individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring 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

contractor is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Public Meetings/outreach: In accord with CGS Section 22a-20a the GNHWPCA developed and implemented a plan to afford meaningful public participation to the New Haven community in general and its defined environmental justice community constituents in specific with regard to its plan to expand the East Shore Treatment Plant. The plan was approved by CT DEEP and an informational session was held June 21, 2012. A follow up session was held September 27, 2012 in the East Shore neighborhood. The Plan Final Report was approved by the DEEP November 2, 2012, finding the GNHWPCA is in compliance with CGS 22a-20a.

Anticipated Project Timetable:
Phase I to include electrical improvements & emergency generators, solids handling, odor control and nitrogen reduction: Commence work July 2013; Completion March 2016.
Schedule (Phase 1): Attached to the Application as Schedule D:

Bidding	
Advertise Date	2/21/2013
Bid Opening	3/28/2013
Construction	
Notice to Proceed	7/1/2013
Active Construction Phase I	10/1/2013 thru 3/2016
Future Phases	Thru 2022

Master Plan: 2015 and beyond: upgrades to primary treatment and nutrient removal, ultraviolet disinfection, wet weather disinfection. The order and timing is flexible based on new monitoring data, identification of priorities, and funding availability.

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 with the following comments:

- New structures to be constructed in accordance with FEMA's Preliminary Flood Maps dated October 25, 2011. The maps will be final and effective as of July 2013, prior to construction of Phase I.
- New structures will require a geotechnical report prior to building permit.
- Provide truck haul routes for removal of material from the project site and delivery of any clean fill.

For future phases:

- Provide Detailed Landscape plan for proposed wetlands compensation area.
- Provide for natural buffer of residential properties to the east.
- Locations of any stockpiles of material on site (piles to be covered and/or stabilized so that no material migrates off site).
- In future phases of the Master Plan collaborate with the City of New Haven, other entities such as Connecticut Fund for the Environment/Save the Sound, and the private sector to demonstrate and incorporate consideration of green infrastructure measures for diminishing the amount of storm water going to the sewage treatment plant.

INLAND WETLAND REVIEW

There are two areas of flagged inland wetlands on the site, as determined in a Wetland Report by David Lord, Soil Resource Consultant, on July 27, 2012, a finger shaped 5,700 SF area to the north of the existing garage and office facility, which connects with off site wetlands to the east, and a second 9,150 SF area which lies between the existing treatment plant and the residential condominium to the east of the property line. Because certain of the proposed activities will be within or within 50' of these regulated inland wetlands, the site plan is within the jurisdiction of the Inland Wetlands Commission.

Determination of Classification: The Commission has reviewed the options for classification, as stated in Sections 4 and 5 of the Regulations and has determined that the wetlands application for Phase I qualifies as a Class B Application. The activity proposed will not have substantial adverse effect on the regulated area or any other part of the inland wetlands and watercourses system. The current Inland Wetlands application was deemed complete and formally received by the Commission at its meeting of November 20, 2012. A 65 day time extension was granted on January 16, 2013.

Application Evaluation Criteria:

In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water effecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.
- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Any evidence and testimony presented at a public hearing, should one be held.
- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

INLAND WETLANDS PLANNING CONSIDERATIONS

The Soil Science Report by David Lord, Soil Resources Consultants, July 27, 2012 notes he flagged inland wetlands on April 25, 2012 on the subject parcel. Wetland 1 lies to the southeast of the main plant and also extends to the east beyond the property line. The finger wetland (Wetland 2) curves around the north side of the northern most plant facilities connecting with wetlands on the adjacent property to the east. Wetlands on the site were likely filled prior to regulation to create buildable land area. Wetlands soils found were Aquents, soils which have been disturbed by man and have less than 20 inches of fill over naturally occurring poorly or very poorly drained soils, or they are located where the naturally occurring wetlands soils have been mixed to the extent that the natural soil layers are no longer identifiable, or the original soil

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materials have been excavated to within 20 inches of the seasonal high ground water table. Within the flagged wetland boundaries are intermittent watercourses or swales/ditches which convey excess surface water runoff from ground water seepage or inland wetlands soils areas. Non wetland soils observed on site were Udorthents (UD) and Urban Land (Ur).

Phase I includes shifting certain service roads slightly to allow for the new construction. The sludge storage tank construction includes shifting the existing road toward the property line and a 174 SF incursion into the 50' wetland buffer area. The Commission has considered all criteria and believes that execution of Phase I will not impact the regulated wetlands area. Future phases include creation of additional wetlands which will expand the flood storage area serving as compensation for new construction within the flood plain. Only conceptual plans have been submitted at this time, and additional information and detailing of this activity will be required in future applications.

The applicant shall be responsible for assuring that the project is constructed in a manner that is in keeping with "Best Management Practices" and that Soil Erosion and Sediment Control measures are implemented during the construction period to alleviate any short term impacts.

Required Findings for a Class B Application:
The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

INLAND WETLAND FINDING
The Commission finds that the logical location for plant expansion is as shown on the Master Plan. There will be little if any reduction of the natural capacity of the existing and added wetlands and flood storage area to prevent flooding, facilitate drainage and to support desirable biological life. For phase I no further technical improvements in the plan could reasonably be required. For future phases the Commission will require detailed plans which meet the required findings for a Class B Application.

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 shall additionally consider whether the proposed site plan is consistent with the New Haven Coastal Program.

Characteristics and Condition of Coastal Resources at or Adjacent to the site/potential adverse impacts on coastal resources and mitigation of such impacts:

Coastal Flood Hazard Area: **Note: The City is strongly encouraged by FEMA to use the preliminary Flood Insurance Rate Maps and Flood Insurance Study dated October 30, 2011, which will become effective July 2013**. The plant itself is located in Flood Zone X and the areas to its east and south are is within Zone AE where the base flood elevation is 12 on Flood Insurance Rate Map 09009C0442J (Preliminary October 30, 2011). Zone X is determined to be outside the 0.2% annual chance flood plain. Zone AE is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood (100 year flood). The new buildings and electrical transformers are proposed to be constructed with the lowest floor elevation of 14.46'. A flood elevation certificate for any new construction will be required at the time of building permit.
Beaches and dunes: There is a beach located at the perimeter of the site which consists mainly of sand and gravel. The nearest construction activities will be installation of the wet weather effluent box conduit which ties in to the existing outfall conduit, and the installation of the UV facility in place of the chlorine contact basins. Soil erosion and sediment control measures will be put in place prior to any activity in this area and will be maintained until work is complete.
Navigable waters: New Haven Harbor and Long Island Sound beyond. The closest activity will be the same as those close to the beach noted above.
Coastal waters/Estuarine Embayment: New Haven Harbor is a protected coastal water body with an open connection to the Long Island Sound. There should be no impact on the estuarine embayment due to this project.
Tidal wetlands: There is a 5,500 SF strip of tidal wetlands at the west side of the site adjacent to the existing outfall area and in the vicinity of future ultraviolet treatment facilities. These wetlands do not contain any tidal vegetation. Approximately 2,500 SF of the tidal wetland may be affected during installation of wet weather conduit in a future phase which has not yet been designed or addressed. When this phase comes up for review the applicant shall address how the tidal wetlands will be impacted and how any impacts will be mitigated.
Intertidal flats: There is a small area of intertidal flats to the south of the beach at the site perimeter. No impacts will occur on the intertidal flats.
Freshwater wetlands and watercourses: There are two areas of inland wetlands on the site, wetland 1 of 9,750 SF and Wetland 2 of 5,700 SF. Approximately 2,700 SF of wetland will be removed by the new primary basin and small access roadway which will extend about 60' eastward toward the property line. This extension into the wetland will be mitigated by the addition of 21,650 SF of new wetland/flood storage area, a net gain of 18,950 SF. A detailed plan for this area will be required to be developed at the time when plans for the primary basin are designed and submitted for review. The storage area will be required to be completed and functioning prior to operation of the primary basin.
Developed shorefront: This is an area which has been highly engineered and developed resulting in the functional impairment or substantial alteration of its natural physiographic features and systems.

Beneficial impacts: Overall the beneficial impacts of the plant upgrade on coastal resources will be reduced nitrogen discharge to Long Island Sound, reduced residual chlorine discharge, reduction by 30% in the number of Combined Sewer Overflows to waterways, reduction in street flooding and basement backups, reduced storm water going to the plant and minimized shellfish bed closings and beach closings. While not a beneficial impact on coastal resources, any offensive odors will be substantially reduced.
Public access: Due to the fact this is a public utility no public access to coastal resources is provided. East Shore Park adjacent to the site is a public waterfront park where public access to

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the waterfront is directly available. The companion land swap before the Board of Aldermen will provide through access on Connecticut Avenue from points north to the parklands to the south (see CPC 1474-06).

Conformance with the New Haven Coastal Program: Green engineering in the establishment of auxiliary power sources to prevent plant closure due to power outages during wet weather and added freeboard on the new structures raising them well out of the flood plain are responsive measures in keeping with general recommendations the New Haven Coastal Program.

COASTAL FINDING

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity in Phase I of the East Shore Sewer Plant Upgrade consistent with 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 both coastal resources and future water-dependent activities.

The Commission finds that the overall conceptual Master Plan is generally consistent with the goals and policies of the Act but the detailed plans will be reviewed to address any impacts on coastal resources.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans for Phase I subject to the standard conditions on Pages 1-2. The Commission approves the Master Plan in concept but reserves approval of its components until detailed plans are designed and submitted.

ADOPTED: February 20, 2013
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). Any conditions herewith shall be made conditions of the building permit.

DATE ADOPTED: 2/22/2013

ATTEST: _____
Andrew J. Rizzo, Jr.
Building Official

Mar 07,2013 02:23P
RONALD SMITH
CITY CLERK
CITY OF NEW HAVEN