

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 481 EAST SHORE PARKWAY. Site Plan and Coastal Site Plan Review for addition of butane blending system to existing facility. (Owner: Motiva Enterprises, LLC; Applicant: Paul Raetz of Sunoco Logistics Partners L.P.; Agent: Kristin Sunday of STV Energy Services, Inc.).

REPORT: 1502-08

ACTION: Approval

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 February 18, 2020. 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 **Site Plan Review** 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, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department 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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. 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.
8. Flood elevation certificate (Flood Development Permit) certifying finished floor elevation shall accompany application for building permits.
9. Any proposed work within City right-of-way will require separate permits.
10. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received January 21, 2015.

- Application drawings (9 sheets). Received January 21, 2015.
 - Boundary Site Plan: T_HAV_G100001 (page 1 of 3). Drawing date October 17, 2013.
 - Boundary Site Plan: T_HAV_G100001 (page 2 of 3). Drawing date October 17, 2013.
 - Boundary Site Plan: T_HAV_G100001 (page 3 of 3). Drawing date October 17, 2013.
 - Erosion Control Plan: T_NWHV_C902000. Drawing date October 30, 2014.
 - Erosion Control Notes: T_NWHV_902001. Drawing date October 30, 2014.
 - Erosion Control Notes and Detail: T_NWHV_902002. Drawing date October 30, 2014.
 - Fence and Gate Details: T_NWHV_C200000. Drawing date October 30, 2014.
 - Miscellaneous Details: T_NWHV_C200001. Drawing date October 30, 2014.
 - Lighting Location Plan: T_NWHV_E100013. Drawing date September 9, 2014.
- Letter from authorized agent. Received January 20, 2015.
- Flood Plain Development Permit. Received January 21, 2015.

PROJECT SUMMARY:

Project: Butane Blending System
Address: 481 East Shore Parkway
Site Size: 1,634,954 SF (37.74 acres)
Zone: Heavy Industrial (IH)
Financing: Private
Parking: N/A
Owner: Michael Sullivan of Motiva Enterprises **Phone:** 401-461-6600
Applicant: Paul Raetz of Sunoco Logistics Partners **Phone:** 610-670-3296
Agent: Kristin Soday of STV **Phone:** 610-385-8418
Site Engineer: David Klimas of EN Engineering **Phone:** 630-353-4000
City Lead: City Plan Department **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions:

- **CPC 1395-15:** Site Plan Review including Coastal Site Plan Review for Construction of New Building in an IH Zone.

Zoning:

The site plan as submitted meets the requirements of the New Haven Zoning Ordinance for the Heavy Industrial (IH) zone.

Site Description/existing conditions:

The site is currently owned and operated as a petroleum processing and distribution facility. Large storage tanks cover most of the northern, eastern, and southern ends of the site. Administrative buildings, asphalt-paved parking lots, and pumping equipment is on the western end of the site along East Shore Parkway.

Proposed Activity:

The owner proposes to add a butane blending system to the western portion of the existing facility. The intention of the butane system is to generate gasoline with a lower emission profile and to bring local gasoline up to the appropriate volatility specification for a winter-grade gas. The blending system consists of three 60,000 gallon LP tanks, an off-load station, a pump, two equipment enclosures, various skids, process piping, and guardrails.

Circulation/Parking/Traffic: The site is located behind security fencing that is accessed through multiple driveways off of East Shore Parkway. The owner plans to replace asphalt paving in the vicinity of the blending facility, but no changes to the parking or circulation are proposed otherwise.

Trash removal: Not applicable.

Stormwater Management Plan: Not applicable.

Exterior Lighting:

One additional lightpole for the site is proposed. It is in the interior of the 38-acre industrial site and will not have any effect upon neighboring properties.

Reflective Heat Impact from hardscape or paved surfaces: Not Applicable

Sec. 58 Soil Erosion and Sediment Control Review:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Signage: Not applicable.

Project Timetable: Construction is proposed to begin in March 2015, pending permit issuance, and take approximately five to six months to complete.

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.

While the property is not waterfront, it is located approximately 1,300 feet from New Haven Harbor and lies within the boundaries of both the Coastal Area Management District as well as a 100-Year Flood Hazard Area.

Characteristics and Condition of Coastal Resources at or Adjacent to the site:

Flood Hazard Area: The site is currently located primarily within Flood Zone AE where the base flood elevation is 12 according to FIRM # 09009C0442J, dated July 8, 2013. Flood Development Permit will be required at the time of building permit.

Shorelands: There are shorelands adjacent to the site developed for commercial and industrial uses. There are no potential impacts on the shorelands.

Positive Impacts on Coastal Resources: None.

Potential negative impacts on coastal resources and mitigation of such impacts: Butane spills would possibly only occur at offloading, and cleanup-procedures are in place to contain such spills. Hydrocarbon detectors are installed throughout the system to detect a release.

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.

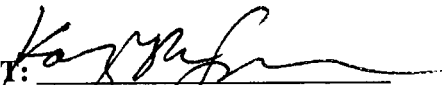
COASTAL FINDING:

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

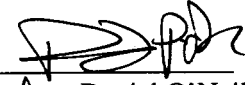
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: February 18, 2015
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: _____

ATTEST: 
Daniel O'Neill
Building Official