

NEW HAVEN CITY PLAN COMMISSION INLAND WETLANDS REVIEW

RE: EASTERN STREET, BOUCHET LANE, & JACKSON LANE, Inland Wetlands Review for Phase II (25 Residential Units) of Eastview Housing Complex in a RM-1 Zone (Owner: Housing Authority of New Haven; Applicant: Trinity Fair Haven Limited Partnership).

REPORT: 1480-02

INLAND WETLANDS FINDING: Approval with Conditions

CONDITIONS OF APPROVAL

1. This Inland Wetlands Application is approved until the expiration of the site plan approval which is March 21, 2016.
2. The applicant shall record on the City land records an original copy of this Inland Wetland 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 for the project.
3. 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 for building permit.
4. Operations and Maintenance Plan for long term Stormwater Management measures shall employ Best Management Practices including regular sweeping of paved parking areas, cleaning of catch basins, and clearing manmade debris from the brook to avoid flooding downstream.
5. Prior to issuance of Building Permit, street addresses for the Units shall be assigned by the City Engineer.

Submission: Development Permit Application with inland wetlands component 05/16/13, Project Description, Location Plan, Coastal Boundary, Wetlands Soils Report for Phase 2 by Soil Science and Environmental Services 05/13/13.

Civil drawings by Luchs 08/31/12: Site Preparation Plan and Notes, Site Materials Master Plan & Enlarged Area Plans, Site Grading & Drainage Master Plan & Enlarged Grading plans, Site Utilities Master Plan & Enlarged plans, Site Layout Plan, Site Modular Walls Plan, Site SESC Plan & Notes & Details, Site Details, Project Phasing Plan, Landscape Plan.

PROJECT SUMMARY

Project: Phase II of Eastview Terrace Housing Complex (25 units, maintenance building)
Address: Eastern Street, Bouchet Lane, and Jackson Lane (individual addresses to be assigned)
M/B/L: 112-1030-00800
Site Size: 906,048 SF =overall parcel
Zoning Lot Area: 883,763 SF
Wetlands Area: 22,285 SF
Zone: RM-1
Parking: 188 overall spaces
Total Project Units: 127
Units in Phase II: 25 rental units

Property Owner:	Housing Authority of New Haven	Phone: 203-498-8800
Contact:	Karen DuBois-Walton, Ex Dir.	Phone: same
Applicant:	Trinity Fair Haven Limited Partnership	Phone: 617-720-8400
Agent:	Kenneth Boroson	Phone: 203-624-0662
Architect:	Kenneth Boroson Architects	Phone: 203-624-0662
Site Engineer:	Luchs Consulting Engineers	Phone: 203-379-0320
Contact:	Ed Kerr	Phone: 203-379-0320
City Lead:	City Plan Dept.	Phone: 203-946-6379

BACKGROUND

Previous Actions of the Commission: Inland Wetland Review (CPC 1339-08, 07/16/03), Abandonment of City street (CPC 1340-11, 8/18/03), CSPR and SE to permit neighborhood convenience store, 2 child daycare centers for new community center (CPC 1348-22, 02/19/04), Site Plan Review inc. CSPR for redevelopment of housing complex and new community center (CPC 1349-05, 03/17/04), SPR & CSPR for Renovation of existing & construction of new residential units & new Community Center (CPC 1401-06, 03/21/07), Coop Agreement (CPC 1411-22, 12/12/07), Minor Amendments to approved Plan for Phase II (CPC 1469A, 09/18/12).

Zoning: The zoning table shows that the project meets the requirements of the RM-1 zone.

Existing Conditions: Trinity Fair Haven Limited Partnership is in the process of upgrading and modernizing Eastview Terrace, a housing complex owned by the Housing Authority of New Haven on Eastern Street and the former Eastern Circle, now Jackson Lane and Bouchet Lane in eastern New Haven. While Inland Wetlands approval was granted by the City Plan Commission for the overall project in 2003, it has now expired prior to the completion of Phase II, and Trinity has submitted a new Inland Wetlands application covering the Phase II work. The Site Plans approved in 2007 are valid until March 21, 2016.

The overall project consists of 127 residential units, a new Community Center, Maintenance Building and site redevelopment. Phase I included 102 units and the Community Center, now complete. Much of the site work for Phase II, such as grading, site utilities and lighting, was completed as part of Phase I, so only minimal grading is necessary for the final 25 units in Phase II.

Proposed activity: Phase II consists of 25 new residential units in seven new buildings, four which contain 4 units each and three containing 3 units each. Five of the buildings will be in the segment of the site north of Jackson Lane. One building will be to the south of Jackson Lane and one will front on Eastern Street to the north of Bouchet Lane. A new maintenance building for the overall site will be situated to the north of the Jackson Lane cul de sac.

Included in the construction activity will be minor grading for the building sites and installation of walkways around the units, and concrete patios for the units.

Construction Sequence: It is anticipated Phase II work will begin on this site in Spring 2014, to be complete by Spring 2015.

INLAND WETLAND REVIEW

Determination of Classification:

The Commission has reviewed the options for classification, as stated in Sections 3 of the City's Inland Wetland and Watercourses Regulations and has determined that the wetlands application 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 is deemed complete and formally received by the Commission at its meeting of June 19, 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.

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 WETLANDS PLANNING CONSIDERATIONS

Hemingway Creek, a stream, runs from east to west on the site and under Eastern Street to the marshes beyond. Wetlands soils and watercourses have been flagged in the field by Soil Scientist Scott D. Stevens on May 13, 2013. Wetland soils discovered were *Aquents*, a poorly to very poorly drained soil where two or more feet of the original surface had been altered by filling, excavation and/or grading. Also found were *Fluvaquents-Udifuvents* which consists of well drained to very poorly drained nearly level soils that formed in recent alluvial deposits. The soils are occasionally to frequently flooded which often results in stream scouring, lateral erosion and shifting of soil from place to place.

No activity is proposed in the flagged wetlands, although there is a minimal amount of activity proposed within 50 feet of the wetland in one general location, installation of a bituminous concrete sidewalk in the vicinity of two 3-unit buildings, a corner of a concrete patio and the grading associated with these activities. Soil erosion and sediment control measures in the form of haybales and silt fencing will be installed prior to initiation of construction of Phase II to prevent any runoff from the building site. All other Phase II activities will be distant from the wetlands.

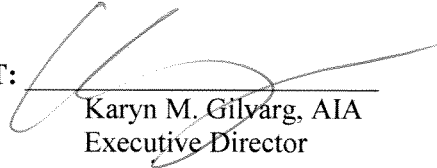
Soil Erosion and Sediment Control Plan: The Soil Erosion and Sediment Control Plan provides for measures which will prevent any impact on the adjacent regulated area.

INLAND WETLAND FINDING

The Commission has considered all criteria and believes that execution of the Phase II project will have no negative impact on the regulated area. There will be no loss of wetlands or filling as a result of Phase II activity, only a minor incurrence into the wetlands buffer area in one location. The City Plan Commission, acting as the Inland Wetlands Commission, finds that there is no preferable location of the proposed activity on the site, nor are there further technical improvements required in the plans. The proposed construction will result in little or no reduction of the natural capacity of the watercourse to support desirable biological life, prevent flooding, supply water, and facilitate drainage. All of the required findings have been satisfied. The Commission therefore approves the Inland Wetlands Application with the Conditions on Page 1.

ADOPTED: June 19, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director