

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW  
NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW**

**RE:** 255 ELLA T. GRASSO BOULEVARD, Coastal Site Plan Review for Upgrade to West River Switching Station and Pressurization Plant Modifications in an IL Zone (Owner/Applicant: United Illuminating Company).

**REPORT:** 1443-01

**FINDING:** Approval with Conditions; Minimal impact on Coastal Resources

**CONDITIONS OF APPROVAL**

1. This Site Plan is approved for a period of five years, and the approval will expire if the project is not completed by August 18, 2015.
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 initiation of site work.
3. Signoff on final plans by the City Plan Department shall be obtained prior to initiation of site work.
4. The name of the 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.
5. Any proposed work within City right-of-way will require separate permits.
6. As-built site plan in accord with City requirements shall be filed with City Plan Department. Site Plan shall be submitted in both mylar and digital format [TIFF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Transmission letter from Kate Shanley 7/22/10 and Development Permit Application inc. CSPR 7/19/10, Project Narrative & supporting information; supplemental Coastal Site Plan information; Coastal site plan addendum; UI Petition for Declaratory Ruling to CT Siting Council; Project Plans: Fault Mitigation & PSEG NH Harbor Station; Pressurization Plant Project Plans: Temporary Construction Measures inc. SESC measures; Construction Staging Plan, Building Layout and details, Cable Trench Conduit and Grounding Plan, Substation 115 kV yard plans, foundation sections and details. Application fee of \$270.

**PROJECT SUMMARY:**

**Project:** Pressurization Plant replacement  
**Address:** 255 Ella T. Grasso Boulevard  
**Site Size:** Switching Station site = 41,460 SF  
**Zone:** IL, CAM  
**Financing:** Private  
**Project Cost:** \$8 million  
**Owner:** United Illuminating Company  
**Applicant:** Kathleen Shanley **Phone:** 203-926-4695  
**Site Engineer:** Black and Veatch Construction Inc. **Phone:** 913-458-2666  
**Agent:** Mark Vance  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

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

**Project Location:** Site abuts Metro-North/Amtrak RR corridor and Grant Street to the north, and is directly east of the elevated portion of ET Grasso Blvd, which extends over the RR tracks. CNH Fire Training Academy is

to the southwest, west of the Grasso Blvd overpass. The site is approximately 350' from the West River. Vehicular access to the site is from Plymouth Street to the southeast. Existing facilities on the immediate site are a control building and pressurization plant, adjacent to the switching station to the west. Unpaved areas of the secure areas enclosed by fencing are gravel covered. The site slopes up to the property line behind the existing and proposed locations of the pressurization plant. A driveway in from Plymouth is surrounded by grass and trees on both sides.

**Project Purpose and Description:** The purpose of the project is to meet higher fault and continuous current ratings and to support interconnection of PSEG Power Connecticut LLC's 133 megawatt peaking generation project at NH Harbor Station to the regional electric grid; replace existing pressurization plant with a modern facility for two existing high-pressure fluid filled underground transmission circuits that extend between the switching station and UI's Grand Avenue substation.

**Proposed activity:** UI proposes to replace two existing and to add two new 115-kV circuit breakers, associated disconnect switches and related materials, as well as install a new modern pressurization plant (prefabricated enclosure 38'-5"L x 11'-7"W x 11'-10" H), followed by the dismantling and removal from the site of the existing outdated pressurization plant.

All work will be performed on UI property with no work in the public right of way.

**Project Timetable:** The project is scheduled to be initiated with switching station modifications in September 2010 to be completed by spring 2011. Pressure plant will be complete by late 2010.

**Soil Erosion and Sediment Control Review:** Work will be confined to UI's property. Excavation for a new slab will involve moving and removing approximately 900 CY of soil. Appropriate soil erosion and sediment controls (silt fence and/or hay bales) will be installed around the area to be disturbed, and an anti-tracking pad will be installed if necessary to prevent tracking onto City streets. Final site stabilization will include placement of crushed rock aggregate surfacing around the new facilities on the station site and the restoration of any ancillary on-site areas disturbed by construction activities. Black & Veatch Construction Inc. will be responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. They are also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, during the construction and demolition phases. 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*.

Black & Veatch shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. They are 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, they are responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

#### **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:**

**Shorelands:** The site is located within an upland area outside the Flood zone (Zone C) on Flood Insurance Rate Map 090084-0004C, dated May 1983.

Approximately 350' from the site is the West River which has some mapped tidal wetlands. There are no mapped tidal or inland wetlands at or adjacent to the site.

**Potential Adverse Impacts on Coastal Resources:** The proposed project will have no adverse effects on coastal resources as it will be developed within UI's existing utility property and will not affect the West River or any of its coastal resources. Any runoff from disturbance of the site will be contained by soil erosion measures. There will be no increase in sound levels as a result of the upgrade project.

**Consistency with Connecticut coastal activities and use policies:** The proposed improvements will be localized on UI's existing utility property, and will have no adverse effects on coastal systems or resources. By replacing the existing pressurization plant rather than constructing a new plant on a new location, the project provides needed technological improvements to UI's existing HPFF circuits without any significant adverse environmental effects. The project will have the added benefit of eliminating or minimizing the risk of spills or leaks to the environment from the outdated pressurization plant.

**Other permits:** CT Siting Council approval 2/11/10 for circuit breakers and disconnect switches; Petition for Declaratory ruling is pending with CSC.

#### **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**

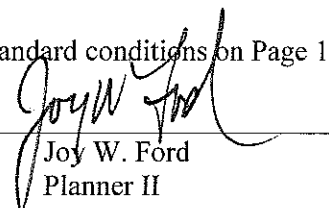
Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would 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:** August 18, 2010  
Edward Mattison  
Chair

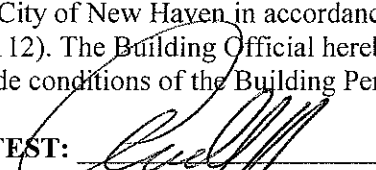
**ATTEST:**

  
Joy W. Ford  
Planner II

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:** 8/23/10

**ATTEST:**

  
Andrew J. Rizzo, Jr.  
Building Official