

NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 39-69 FERRY STREET. Site Plan Review and Coastal Site Plan Review for construction of a track-mounted hoop building for barge repairs in an IH zone. (Owner: Robert Bobenhausen for Tilcon, Inc.; Applicant: Stephen Mitchell for Buchanan Marine, LP; Agent: Stephen Benben of Triton Environmental, Inc.)

REPORT: 1532-03

ACTION: Approval with Conditions

STANDARD 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 June 21, 2022. 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 **ADDITIONAL CONDITIONS OF APPROVAL** 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 City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal 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 site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Flood elevation certificate [Flood Development Permit certifying finished floor elevation] shall accompany application for building permits.
8. Any proposed work within City right-of-way will require separate permits.
9. 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.
10. 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.
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 paper, mylar, and digital PDF on CD or flash drive.

ADDITIONAL CONDITIONS OF APPROVAL

13. At least two bike parking spaces are to be added to the site, with the bike rack design to be approved by the Department of Transportation, Traffic, and Parking; and
14. When roofs of existing building are replaced, they shall be replaced with a highly reflective material.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, SESC, and CSPR forms. NARRATIVE attached. Application fee: \$270. Received May 17, 2017.

- Stormwater Management Plan prepared by Triton Environmental, Inc. dated May 2017. Received May 17, 2017. Revisions received June 16, 2017.
- Development Permit Supplemental Information. Received June 16, 2017.
- Certificate of flame resistance of building material. Received June 16, 2017.
- Flood Plain Development Permit application. Received June 19, 2017.
- Application drawings. 3 sheets received May 17, 2017.
 - SE-1: Soil Erosion and Sediment Control Plan. Drawing date May 3, 2017.
 - DN-1: Details and Notes Plan. Drawing date May 3, 2017.
 - LP-1: Site Layout Plan. Drawing date May 3, 2017.

PROJECT SUMMARY:

Project: Installation of rail-mounted barge enclosure

Address: 39-69 Ferry Street

Site Size: 65,879 SF (1.51 acres)

Zone: IH (Heavy Industrial)

Financing: Private

Project Cost: \$200,000

Parking: No changes to existing parking are proposed

Owner: Robert Bobenhausen for Tilcon, Inc.

Applicant: Stephen Mitchell for Buchanan Marine, LP

Agent/Site Engineer: Stephen Benben of Triton Environmental, Inc.

City Lead: City Plan Department

Phone: 860-224-6002

Phone: 203-466-0484

Phone: 203-458-7200

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

CPC 1236-18, December 10, 1997: SESC and CSPR for construction of new marine railway for expansion of existing facility in an IL zone.

Zoning:

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

Site description/existing conditions:

The site is the city's Fair Haven Heights neighborhood, immediately on the southeast side of the Ferry Street Bridge over the Quinnipiac River. Neighboring properties along the river are largely marine-oriented, industrial businesses, while a medium-density residential neighborhood consisting of mostly one- and two-family homes is to the south across Ferry Street.

The subject parcels house a marine vessel repair and construction facility, including one office building, a marine railway, and numerous storage shelters. The applicant's operations primarily consist of the hauling, repair/construction, and launching of marine barges. Barges that are brought to the facility for maintenance or repair or hauled from the Quinnipiac River via the existing marine railway and placed on supports while repairs are made to the vessel. Workers and equipment are currently exposed to the elements while repair work is completed.

Proposed activity:

The applicant is proposing to construct a mobile hoop shelter structure that will be utilized to enclose the barges while repairs are conducted. The structure will be constructed of aluminum framing with a fabric skin. It will consist of three 60-foot-long telescoping sections, each of which will ride on its own pair of rails. The enclosed

structure will allow the applicant to service the barge out of the elements and reduce potential impacts due to contact with precipitation and stormwater runoff. The structure will not include any internal amenities.

The construction of the shelter will require the installation of six steel rails that will be supported on concrete footings. The footings will be installed by trenching the length of the rail and forming and pouring the footings. Excess soil generated by the trenching will be used to grade the area between the rails, which will then be finished with a crushed stone or paved surface. Any excess soil will be reused elsewhere on site. The structure will be tied to existing utilities and will not require any new plumbing or electrical services.

Motor vehicle circulation/parking/traffic:

The site can currently be accessed from any of three separate entrances from Ferry Street, each of which lead to the same large, asphalt parking/work area. No changes are proposed.

Bicycle parking:

None proposed. However, two spaces are required by the New Haven Zoning Ordinance and must be added to the plans prior to sign-off for building permits.

Trash removal:

No changes to the existing trash removal system are proposed.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sediment Control:

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

Cubic Yards (cy) of soil to be moved, removed or added: 256 CY

Start Date: Summer 2017

Completion Date: 30-60 days after start

Responsible Party for Site Monitoring: Stephen Mitchell of Buchanan Marine, LP

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during construction;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring 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 named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

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*.

Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction

from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan:

Due to topography and the presence of high ground water, it is not feasible for the applicant to collect, retain, and treat the first inch of rain on-site. All other standards are met.

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: Not applicable.

Sec. 60.2 Reflective Heat Impact: WAIVER REQUESTED

The entire site is currently developed hardscape with no vegetation and little shade provided by structures and features. The site operates as a working shipyard that requires open space capable of withstanding the traffic of heavy equipment. The entirety of the site is utilized by shipbuilding activities and there is no free space available for landscaped areas or shade trees. Although the applicant cannot meet the 50 percent threshold, the proposed building, when fully extended, will occupy approximately 25 percent of the hardscape area and will be constructed of white materials that will have an SRI value greater than 29. It will also cast shade on the surrounding hardscape. Given these constraints, the applicant is requesting a waiver from meeting Section 60.2 standards.

Project Timetable:

The proposed improvements will be completed in two stages. In the first stage, which will begin in summer 2017 and take approximately 30 to 60 days, the rail system will be installed. Once the rail system is installed, the structure will be ordered from the manufacturer, which can take up to six months to be delivered. Once delivered, it will take approximately 30 days to fully assemble on 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.

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 will also consider whether the proposed application is consistent with the City's Municipal Coastal Program.

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

Estuarine Embayments: The site is located on the tidally influenced portion of the Quinnipiac River.

Coastal Flood Hazard Area (Flood Zone): The entirety of the site lies within the Special Flood Hazard Area of the 100-year flood zone, with a base flood elevation of 12 feet.

Nearshore Waters: The site is located on the bank of the Quinnipiac River, with nearshore waters extending into the river until a depth of 10 meters.

Developed Shorefront: The Quinnipiac River shoreline has been highly engineered in order to accommodate the marine operations taking place on site.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	The proposed shelter will be located within an existing flood zone. The aluminum frame of the structure has been designed to withstand flood forces, including anchors that inhibit the structure from lifting off the rail system. In flooding conditions, water would freely flow through the gaps at the bottom of the walls and between the structure sections.
2. Potential beneficial impacts	None
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	No, this enhances the capabilities of the water-dependent use already present on site.
5. Have efforts been made to preserve opportunities for future water-dependent development?	Yes, this project enhances the capabilities of the water-dependent use already present on site.
6. Is public access provided to the adjacent waterbody or watercourse?	No. As a functioning, water-dependent, industrial site, public access is inappropriate at this location.

7. Does this project include a shoreline flood and erosion control structure (i.e. breakwater, bulkhead, groin, jetty, revetment, riprap, seawall, placement of barriers to the flow of flood waters or movement of sediment along the shoreline)?	No
8. Does this project include work below the Coastal Jurisdiction Line (i.e. location of topographical elevation of the highest predictable tide from 1983 to 2001)? New Haven CJL elevation is 4.6'.	No

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.

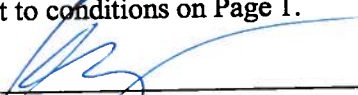
COASTAL FINDING:

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

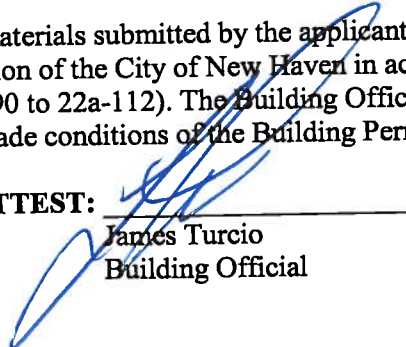
The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: June 21, 2017
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.

ADOPTED: June 21, 2017

ATTEST: 
James Turcio
Building Official