

# NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW

**RE:** 279 FRONT STREET, Coastal Site Plan Review for Installation of Concrete Slab for Use with Travel Lift in a BC Zone (Owner/Applicant: Waucoma Yacht Club).  
**REPORT:** 1440-06  
**ACTION:** Approval with Conditions

## CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by May 19, 2016.
2. The applicant shall record on the City land records an original copy of this Coastal 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 for Site Permit.
3. Signoff on final plans by the City Engineer and City Plan Department in that order shall be obtained prior to initiation of site work.
4. Flood elevation certificate/Flood Development Permit certifying finished slab elevation shall be submitted to the building inspector prior to commencement of site work.
5. Any proposed work within City right-of-way will require separate permits.
6. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer upon completion of the site work. 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:** Development Permit application received 04/22/10, Application fee of \$105, Property Survey of 271-279 Front St. showing slab location 3/17/99, Working drawing topographic survey 12/97. Wastewater plan 04/21/10, Utility Tank description, Drain system spec, Letter from McVac Environmental Services, Inc. 04/23/10 re waster water disposal.

### PROJECT SUMMARY:

**Project:** Installation of concrete slab for vessel hauling and pressure washing  
**Address:** 271-279 Front Street  
**Site Size:** 25,300 SF  
**Zone:** BC, CAM  
**Financing:** Private  
**Owner:** Waucoma Yacht Club **Phone:** 203-627-8036  
**Applicant:** same  
**Agent:** Matt Pickering **Phone:** 203-410-4365  
**City Lead:** City Plan Dept. **Phone:** 203-946-6379

### BACKGROUND

**Previous relevant City Actions:** none

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

**Proposed Activity:** Matt Pickering of the Waucoma Yacht Club proposes to install a 25' x 45' x 1' concrete slab to hold a travel lift to facilitate the hauling of boats from the launch slip. Prior to pouring the slab, the area will be dug out and the excess material removed from the site. The slab will be poured to meet the existing contours of the site, and will be fitted out with a slot type drain to capture any water run off from the boats as they are lifted from the water. The drainage system will also capture water used in hull washing activity as required by the CT Department of Environmental Protection. Water will drain into a sump tank the contents of which will be filtered through a pool filter and pumped to an above ground tank to be situated towards the west side of the site at Front Street. The storage tank will be pumped out by McVac Environmental Services on a regular basis.

The site is fenced and gated with an electrically operated sliding gate. During the off season boats are stored on the site, and during the summer months the site is used for surface parking of the members.

The yacht club has 130 to 150 social and boating members and 50 to 55 boat locations at docks or floats. No other changes are proposed at this time.

**Stormwater Drainage:** This haul out staging/boat wash down area will be installed to meet the new DEP requirements for accommodation of wastewater. The site is mostly pervious now. The hard surface adjacent to the travel lift will greatly facilitate the stabilization of the travel lift and will eliminate the constant digging in of its wheels to the gravel surface. The Commission advocates the continuance of maintaining a pervious surface on the site as long as dust can be controlled.

**Soil Erosion and Sediment Control:** The applicant will be responsible for assuring there is no runoff of material as the area is excavated prior to installation of the concrete slab. The application states hay bales and silt fence will be installed to prevent any runoff, and that the applicant will inspect the measures during the construction period for build up of sediment.

#### **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:**

**Coastal Flood Hazard Area:** The site is within the 100 year flood zone A6 where the base elevation has been determined to be 11. The slab is located in an area that ranges in elevation from 7.5' at the edge of the launching slip to 8.5' at its western side.

**Navigable Waters:** The Quinnipiac River is navigable at this point, although mostly for shallow draft boats.

**Shellfish Concentration Areas:** There are some oyster beds in this general area off the site, although no work is proposed to impact the beds.

**Developed Shorefront:** This shorefront area has been developed in its current state for a number of years.

**Project Timetable:** The applicant intends to seek its DEP permit and proceed with the work as soon as the local approval is in place. Work will take approximately 2 weeks.

**Other permits required:** DEP permit for wash down area.

#### **SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division and Department of 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**

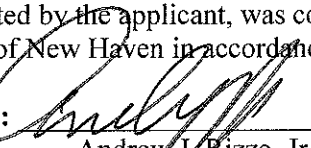
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

**ADOPTED:** May 19, 2010  
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).

**DATE ADOPTED:** 5/21/10

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