

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: **500 WATERFRONT STREET**, Site Plan Review including Coastal Site Plan Review for Construction of new Office Building and related Improvements in a IH Zone (Owner/Applicant: Catamount Petroleum Limited Partnership).

REPORT: 1389-05

COASTAL FINDING/SITE PLAN ACTION: Approval with Conditions

Submission: Application for Development Permit 04/20/06; inc. Narrative; Fee of \$226; Drainage Report by BL Companies dated 05/20/06; Responses to comments from BL Companies 05/30/06, 06/12/06. Plan Set by BL Companies 04/27/06, revised 06/13/06: Location Maps, Existing Conditions Compilation, Phase I and II Demolition, Notes, Site Plan (with future), Site Plan (w/o future), Site and Grading Plan, and Detail Plan dated 6/22/05, prepared by BL Companies.

PROJECT SUMMARY

Project: Demolition of existing building and construction of new butler style building
Address: 500 Waterfront Street
Site Size: 9.06 acres
Zone: IH, CAM
Financing: Private
Parking: 10 spaces inc. 1 HC
Owner: Catamount Petroleum LP (c/o Gulf Oil LP)
Applicant: Catamount Petroleum **Phone:** 617-889-9000
Agent: John Mancini, BL Companies **Phone:** 203-630-1406
Site Engineer: BL Companies **Phone:** 203-630-1406

Previous CPC Activity: SPR & CSPR for new fueling rack (1372-02, 08/17/05): Denial without prejudice.

BACKGROUND

Proposed Activity: Catamount Petroleum, the site owner of the Gulf Oil Terminal at 500 Waterfront Street, proposes demolition of its existing building and to construct a new 3,740 SF butler type building on its site at 500 Waterfront Street. Associated work will include removal and replacement of an existing drainage system due to a portion of the site being taken by the CT DOT as part of the I-95 Quinnipiac River Bridge replacement project, currently underway.

Zoning: The site is in an IH zone where the use is permitted by right.

Project Location and surroundings: Waterfront Street runs on the east edge of the Gulf terminal parcel. The west fronts on the New Haven harbor, with other industrial uses both north and south of it. The work area for this specific project is located immediately adjacent to Waterfront Street and consists of all bituminous pavement today.

Stormwater Drainage: Runoff from all paved areas and the building will be collected by catch basins and routed through drainage pipes, interceptors, and oil water separators to an outlet point. There is one drainage system proposed that outlets initially into the existing drainage system in Waterfront Street and ten once the CTCOT project has completed the new drainage system along Waterfront Street, the drainage will be switched over to outlet into the new system. The system is so designed so that when the new system is installed with one or two interceptors and one oil separator always protects the outlet point. The tank farm dike system will be tied in to the new drainage system as well.

COASTAL PLANNING CONSIDERATIONS

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.

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

Developed Shorefront: This is an area which has been highly engineered and developed resulting in a functional impairment and substantial alteration of its natural physiographic features and systems. The fuel rack location is at the street face of a waterfront parcel which site has 100% impervious surface cover.

Coastal Flood Hazard Area: The site is located in Zone A6 on FIRM #090084-0005D, an area affected by the 100-year flood extending up to the 11-foot contour. While the finished floor elevation of the new building will be at elevation 8.5', the building will be flood proofed in accord with the City's Flood Damage Prevention Ordinance.

Navigable Waters: The site is adjacent to the federal navigation channel in New Haven Harbor and regularly receives both deepwater and barge traffic.

Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts: No adverse impacts on coastal resources are anticipated.

Municipal Coastal Program: The expansion is within the Port District and is therefore consistent with the New Haven Coastal Program and the new Comprehensive Plan of Development.

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. No adverse impacts on coastal resources are anticipated. The Commission therefore makes a finding of no adverse impact on coastal resources and approval for a coastal permit to be issued.

SITE PLAN ACTION

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

ADOPTED: June 21, 2006
Patricia A. King
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: _____
Andrew J. Rizzo, Jr.
Building Official