

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

**RE:** 1 WATERFRONT STREET, Site Plan Review including Coastal Site Plan Review for Proposed Remediation Project in an IH Zone (Owner: PSEG Power Connecticut LLC).  
**REPORT:** 1391-04  
**FINDING:** Approval with Conditions; No impact on Coastal Resources

**Submission:** Letter and Development Permit Application rec'd. from Weston Solutions dated 04/18/06, Project Narrative, Construction Activities & schedule, SESC Plan & details, Map showing Coastal Resources, CSPR narrative. Site Location Map, Site Plan (Figure 1-2), application fee of \$226.00.

**Previous CPC activity:** Soil Remediation project (1354-04, 08/11/04).

**BACKGROUND**

On behalf of PSEG Power Connecticut LLC, Weston Solutions, Inc. has submitted a development permit application to perform an intrusive soil remedial action at New Haven Harbor Station at 1 Waterfront Street in the Port District. New Haven Harbor Station is situated on a 71-acre site (28 acres above the mean high water mark) in a Heavy Industrial (IH) zone on the east shore of New Haven Harbor. The application entails two separate project areas, the first in the northeastern section of the site and the second between the south side of the main boiler building and the wastewater percolation lagoon control house. The first project area contains 5 smaller sites which formerly contained an acid tank, an ammonia tank, a naphtha sump, a gas meter pad, and two natural gas lines. The second project area contains a wastewater pipe which will be remediated. As stated in the narrative, contaminated soil material will be excavated from the designated areas and removed for off-site disposal. Semi-volatile organic compounds (SVOCs) typically associated with coke and manufactured gas production are the predominant contaminants of concern of the New Haven Harbor Station property. The origin of these compounds is the former Connecticut Coking Company that operated on the site from 1938 until the 1960s, using coal as a raw material to produce coke and various by-products. One small area (Gas Meter Pad) has detected PCBs in soil that were greater than applicable criteria, driving soil removal in this location.

**Proposed Activity:** Proposed construction activities include mobilization of equipment, excavation of impacted fill, testing of soil, dewatering as necessary, waste soil and water handling and temporary storage, backfilling, and site restoration. Approximately 7,100 cubic yards of contaminated material will be removed and disposed of off site, and 7,100 cubic yards of clean fill will be added back.

**Schedule:** The proposed activities are expected to be implemented in September 2006 and expected to be complete by December 14, 2006.

**SOIL EROSION AND SEDIMENT CONTROL REVIEW**

The application states the work will be performed in an area that is essentially flat with virtually no relief. Surface elevations range from 10 to 14 feet above mean sea level. The existing surface is grass covered and permeable and shows no signs of erosion or runoff. No loose soil will be stockpiled in the work area, but transported to a temporary staging area.

The applicant proposes either silt fencing or hay bales will be installed and maintained as needed within the northern excavation area, and along the eastern and western boundary of the wastewater pipe area. Hay bales will be placed around any catch basins that could be affected by stormwater runoff. Gravel roadways will occasionally be sprayed for dust control as weather conditions require.

A contractor to be determined is named as the individual responsible for monitoring control measures during the project and the person responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. The name of the person responsible for monitoring soil erosion and sediment control measures shall be provided to the City Plan Department prior to initiation of site work. All measures shall be inspected periodically, as well as after each rain event. The contractor is 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, the applicant is responsible for notifying the City Engineer within twenty four hours of any such situation with a plan for immediate corrective action.

### **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:**

**Coastal Flood Hazard Area:** The site falls within an area of 100-year flood on Flood Insurance Rate Map 090084-0005C, dated 06-16-92. The work area is located at an approximate elevation of 12' above mean sea level.

**Developed Shorefront:** This is an area which has been highly engineered and developed.

**Estuarine Embayment:** New Haven Harbor is located approximately 500 feet to the west of the perimeter of the project area.

**Potential Adverse Impacts on Coastal Resources and Mitigation of Such Impacts:** Runoff of material from the site during the excavation process is a potential adverse impact. The construction project will be conducted using good engineering practices to insure siltation runoff is controlled. The activity is conducted in a highly developed and engineered site which already in use for utility purposes. No adverse impacts are anticipated. The overall impact will be to improve groundwater and surface water quality in the vicinity of New Haven Harbor Station.

**Public access:** As this is a public utility use, where public safety is an issue, the Commission believes it is acceptable that public access is not provided in this project area. There are adjacent grassy fields used for recreational purposes, and East Shore Park is immediately to the south.

### **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 both coastal resources and future water-dependent activities. The Commission therefore makes a finding of no impact on the Coastal Site Plan.

**SITE PLAN ACTION AND CONDITIONS OF APPROVAL:**

The City Plan Commission hereby finds the application and submitted plans generally in conformance with the City's *Soil Erosion and Sediment Control Regulations* and approves the plans with the following conditions:

1. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations).
2. The name of the person responsible for monitoring soil erosion and sediment control measures shall be provided to the City Plan Department prior to initiation of site work.
3. Clean up of any tracking of material off-site shall be the responsibility of the applicant.

**ADOPTED:** June 21, 2006  
Patricia A. King  
Chair

**ATTEST:** \_\_\_\_\_  
Karyn M. Gilvarg, AIA  
Executive Director

The Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted by the City Plan Commission in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings of the City Plan Commission and any conditions thereof are made conditions of the Building Permit.

**DATE ADOPTED:** \_\_\_\_\_

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