

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 50, 60, & Lot 21 Goodwin Street. Special Exception to construct a concrete plant in an IH zone. Coastal Area Management for same. [Owner: Henry Criscuolo. Applicant: Russell R. Lauria). Agent: William C. Heiple, 10-95-S; 10-8-CAM ].

**REPORT:** 1444-24

**CSPR:** No Impact

**ADVICE:** Approval with Condition

### BACKGROUND

Walsh Construction Company seeks to construct a Concrete Batch Plant at the above noted lots to prepare redi-mix concrete for off site use in conjunction with the I-95/I-91 and Route 34 interchange (Quinnipiac Bridge Project) in an IH zone. A recent site visit shows Goodwin Street, Wheeler Street, Laura Street and Fulton Street bound the lots in the Fair Haven neighborhood. Neighboring to the west is Blakeslee-Arpaia-Chapman, construction, All American Waste and Sunoco Oil facilities. Bounded east is a residential district on Fulton Street. The subject site is the confluence of three contiguous lots that are currently vacant apart from an abandoned house at 50 Goodwin Street. Access is currently gained through 50 Goodwin however the primary truck access is from the intersection at Wheeler and Goodwin Street. The proposed site is buffered by vegetation at the North East and two single story commercial structures along Goodwin Street.

During the September 14, 2010 BZA public hearing the applicants presented testimony. They stated the proposed hours of operation are Monday-Friday 7:00 am to 5:00 pm. Related trucks will not use Goodwin Street. The tree belt along Fulton Street will be protected as much as possible. Lastly the Cement plant has a 5-year contract to provide cement in conjunction with the I-95/91 project. No comments were made concerning the Coastal Site Plan Review application.

Two area residents spoke in opposition. Collectively they expressed their concerns regarding potential noise, dust and truck traffic by their house.

### PLANNING CONSIDERATIONS

Submitted plans include an Existing Conditions Site Plan (figure 2), Proposed Concrete plant Layout (figure 3), Erosion and sediment Control Plans (figure 5) and Detail Sheet (figure 6). All plans were prepared by Triton Environmental, Inc. Guilford, Connecticut.

As planned the applicant seeks to demolish the blighted house and construct a centrally located 1,000 S.F. concrete plant in conjunction with a (400 x 35) 14,000 s.f. concrete slab at 3" above grade. Aggregate bins are planned at the northeast corner behind the batch plant and adjacent to the proposed soldier pile and lagging retaining wall and landscaped vegetation buffer.

Truck washout setting basins are proposed and constructed of reinforced concrete and a secondary basin constructed with a plastic liner. Said basins are planned north of the batching plant. Jersey barriers are planned along the perimeter of the site.

Staff notes in addition to the concrete batch plant Walsh is proposing to cast concrete piles and for temporary storage of concrete piles and related construction materials such as rebar and pre-stressed wire cable rolls. As planned the site will operate for a term of 5 years terminating August 1, 2016. It is estimated that a maximum of 35 trucks per day will access the site, including aggregate trucks. The planned truck route from the site is via Wheeler Street to Forbes Avenue to West of the existing Pearl Harbor Memorial Bridge.

**Special Exception criteria:**

- Nature of the proposed site: The subject site has been zoned heavy industrial for more than forty years and it is unlikely residential uses will return. The vacant lots are currently bounded by industrial uses. As proposed the use will remove a blighted structure and ready the area for additional industrial uses.
- Resulting traffic patterns: the site is uniquely located near major traffic arterial including I-95 and I-91. The planned truck route circumvents passage through local residentially zoned areas.

**COASTAL PLANNING CONSIDERATIONS:**


Because the site is within 1000' of the Quinnipiac River, a Coastal Site Plan Review is required. No coastal resources exist at or adjacent to this vacant industrial site except the flood hazard area (site is within flood zones A, B and C on FIRM # 090084-0005-D June 16, 1992). The Commission anticipates no adverse impacts on coastal resources.

**FINDING:**

Given the immediate area is zoned industrial the Department notes this site is uniquely suited to accommodate a concrete plant. Namely the temporary use is naturally shielded from view given the mature growth of vegetation near Fulton Street. In addition, the plant is in keeping with the existing uses neighboring the site. Therefore as the proposed use is in keeping with the scope and intent of the Section 42.T of the New Haven Zoning Ordinance the Department recommends approval of the Special Exception with condition:

1. A site plan application shall be submitted to the City Plan Commission in accord with section 64.E for detailed site plan review and approval prior to issuance of a building permit.

**ADOPTED:** September 22, 2010  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director

The Coastal Site Plan Review, based upon the application, materials, and the report of the City Plan Commission, was conducted administratively without hearing by the Board of Zoning Appeals of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112) and the above written findings are hereby adopted by the New Haven Board of Zoning Appeals.

**ADOPTED:** \_\_\_\_\_  
Cathy Weber.  
Chairman

**ATTEST:** \_\_\_\_\_  
Gaylord Bourne  
Secretary