

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

RE: **740 WHALLEY AVENUE. EDGEWOOD PARK MIDBRIDGE.**
 MBLU: 373 1106 00100
Owner/Applicant: City of New Haven, Engineering Department

Coastal Site Plan Review and Inland Wetlands Review

Replacement of the existing Midbridge at Edgewood Park with a new truss bridge structure, in the Park Zone and Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

REPORT: 1660-02
INLAND WETLANDS FINDING: Approval with Conditions
COASTAL SITE PLAN 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 March 15, 2028. 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 for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. 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.
5. 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.
6. 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.
7. Any proposed work within City right-of-way will require separate permits.
8. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department
9. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. 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 mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

11. The Applicant shall coordinate with their contractor a plan for disposal of all spoils and organic debris to an approved disposal facility and a decontamination process for all equipment leaving the site in order to separate invasive plant material (if present), particularly Japanese Knotweed, from any material that is to be moved offsite.

Submission: SPR Application Packet including CSPR, and IW forms. NARRATIVE attached. *Municipal projects are fee exempt.*) Received November 5, 2024.

- Civil plans, 14 sheets, dated September 12, 2024
- CT DEEP Certificate of Permission, 25 sheets, dated November 4, 2024
- Narrative, 4 sheets, received November 5, 2024
- Wetland report, 12 sheets, dated July 18, 2023
- SLR Wetland Scientist and Soil Scientist Review, 5 sheets, Dated July 3, 2023
- SLR Memo Response, 4 sheets, Received November 5, 2024

PROJECT SUMMARY:

Project: Edgewood Park Midbridge replacement

Address: 740 Whalley Avenue

Site Size: 68 acres

Zone: Park

Contact: Giovanni Zinn, City Engineer

Phone: 203-946-8105

BACKGROUND

Previous CPC Actions:

October 6, 2022

1617-09 EDGEWOOD Park. Resolution authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to Edgewood Park under the American Rescue Plan Act (ARPA). Submitted by: City Engineer. Advice: Approval

January 17, 2018

1540-01 740 WHALLEY Avenue. Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review for expansion of Edgewood Park Coogan Pavilion Skate Park. Applicant: City of New Haven Parks Dept. Approved WC

February 16, 2011

1449-08 WEST RIVER TIDE GATES AND EDGEWOOD PARK DUCK POND. Agreement with CFE for the design and construction of improvements and utilizing federal funds under the American Recovery and Reinvestment Act of 2009. Submitted by: City Engineer, CFE. Advice: Approval

November 17, 2011

1446-04 EDGEWOOD PARK at CHAPEL Street. Inland Wetlands Review for raised walkway along Duck Pond. Applicant: CFE/Save the Sound. Approved WC.

April 17, 2002

1318-03 EDGEWOOD Park. Grant Application for CT DEP Recreation Program Funds. Submitted by: Dept. of Parks. Advice: Approval.

April 12, 2000

1286-04 EDGEWOOD PARK. Coastal Site Plan Review for Resource Restoration Project at Duck Pond in a Park Zone. Applicant: Department of Parks and Recreation. Approved WC.

Zoning:

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

Site description/existing conditions:

The existing midbridge crosses the West River in roughly the middle of Edgewood Park, with Yale Avenue to the west and the park road and West Park Avenue to the east. The bridge connects the west and east sections of the

trail system, allowing trail users to cross the river. The entirety of the bridge including the abutments and wing walls fall within primarily tidal wetland/watercourse, up to the mean high-water line. Portions of the work above mean high water are considered inland wetlands. The project has received authorization from the Connecticut Department of Energy and Environmental Protection (CTDEEP) for work in tidal waters. The bridge is in poor condition and its center pier within the river is the cause for significant build-up of debris that inhibits the natural flow of the river.

Proposed activity:

The project will replace the existing midbridge with a new truss bridge structure. As part of the project, the existing abutments and wing walls will be maintained with repointing. The existing pier will be demolished to 2' below the mud line, and the existing superstructure will be demolished as well. New abutments will be constructed landward of the existing abutments, and a new truss-type superstructure will be constructed off-site and craned into place. The demolition of the center pier will require a temporary coffer dam to divert river flow while the in-river work is occurring.

Constructing as much of the project off-site (including precasting the foundation blocks and building the superstructure) will minimize the impact of the construction project to the site and reduce the length of time of disturbance. Four trees will be added to improve the park canopy, and a native species wetland seed mixture spread to restore the areas impacted by construction.

Sec. 58 Soil Erosion and Sedimentation 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: 11 CY

Start Date: Spring/summer 2025

Completion Date: Fall 2025

Responsible Party for Site Monitoring:

Zach Shapiro, PE SE, Engineer, City of New Haven; ZShapiro@newhavenct.gov

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 both the demolition and construction phases;
- 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: Does not apply.

Sec. 60.1 Exterior Lighting: Does not apply.

Sec. 60.2 Reflective Heat Impact: Does not apply.

Project Timetable: Project is anticipated to be bid early 2025 to ideally begin construction in spring/summer 2025. Construction will take approximately 6-8 weeks.

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.

INLAND WETLANDS REVIEW

CLASSIFICATION

- Class N: Non-Regulated Uses
- Class A: Uses Permitted by Right
- Class S: CTDEP Regulated Operations and Uses
- Class B: Inland Wetlands Commission Regulated Operations and Uses Having a Minor Impact
- Class C: Inland Wetlands Commission Regulated Operations and Uses Having a Major Impact

Definition of Regulated activity - any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees, or any such operation within fifty (50) feet of wetlands or watercourses.

Determination of classification:

The Commission has reviewed the options for classification, as stated in Sections 3, 4 and 5 of the Regulations, and has determined that the wetlands application qualifies as a Class B Application. The activity proposed will not have a substantial adverse effect on the regulated area or any other part of the inland wetland and watercourses system. Work within tidal wetlands/watercourse comprise the in-water activity and this work has been authorized by CTDEEP. This application was received by the Inland Wetland Commission at its meeting on December 18, 2024.

Proposed regulated activity:

Proposed activity includes the demolition of existing bridge superstructure, demolition of existing center pier (permanent removal of obstruction in river, not to be replaced), installation of new abutments behind existing abutments, repointing of existing wing walls, minor restoration of the asphalt path at the abutment, and access to the stream bed and wing walls during construction. Much of this work, including demolition and installation of the new bridge components, is occurring within the tidal wetlands and have been authorized by CTDEEP. Portions of this work, such as restoration of the asphalt path, and staging of the bridge along the asphalt path, fall within the regulated area.

Wetland/watercourse area altered:

This project involves alteration of 24 linear feet within the Inland Wetland Regulated Area and 0.003 acres (around 130 SF) of wetlands/watercourses to be restored, enhanced, or created.

Upland area altered:

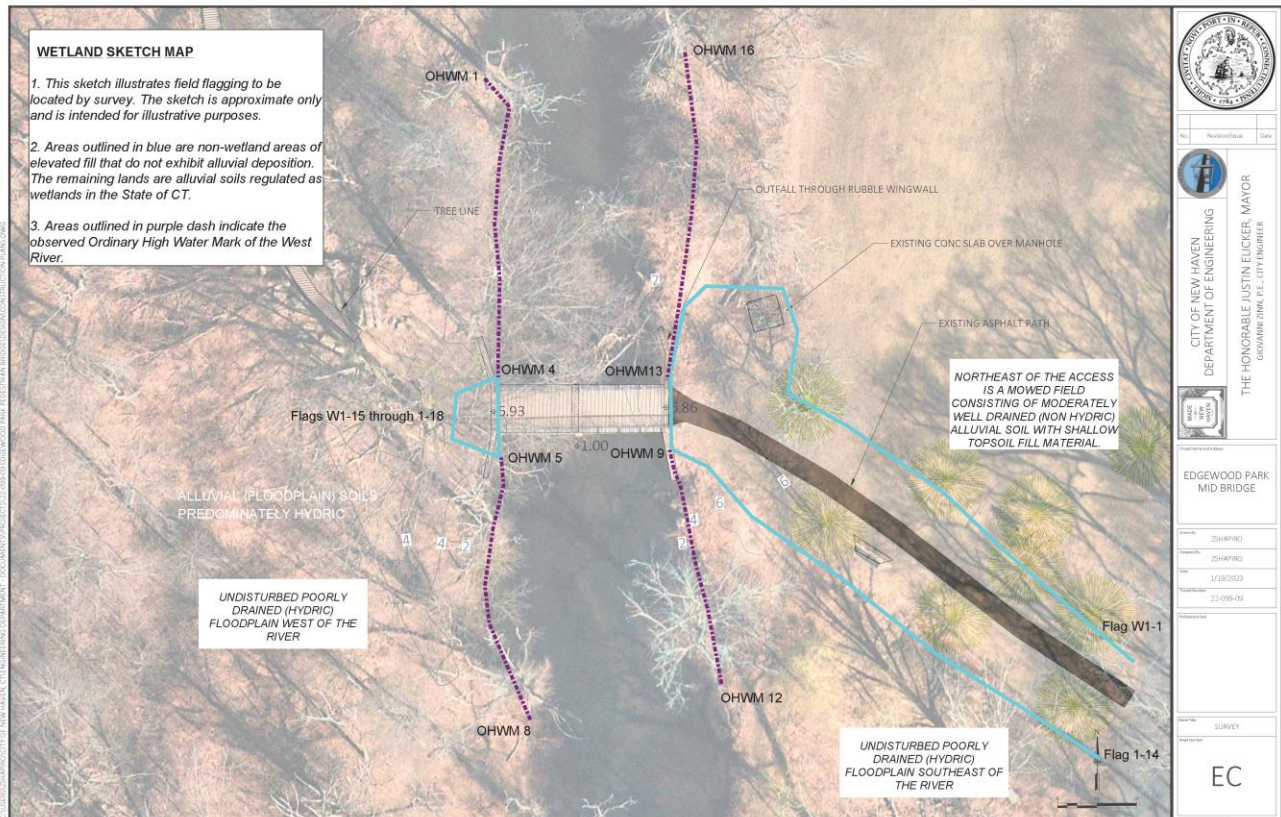
0.05 acres (around 2,200 SF)

Soil science report:

A Wetland and Watercourse Delineation report was conducted by Eric Davison, Certified Professional Wetland Scientist. The study was conducted on February 8, 2023, and updates were made to the report which is dated July 18, 2023. Wetlands were delineated by examining the upper 20” of the soil profile with an auger. Two resource boundaries were delineated: (1) the inland wetlands boundary; and (2) the Ordinary High Water Mark (OHWM) boundary, as follows:

1. Inland Wetlands were delineated with pink wire stake flags labeled “Wetland Delineation” and numbered W1-1 through W1-14 (east side of river) and W1-15 through W1-18 (west side of river).
2. The OHWM boundary was delineated with pink flagging labeled “OHWM” and numbered 1-8 (west side of river) and 9-16 (east side of river). This portion of the West River is tidally influenced.

Refer to the *Wetland Delineation Sketch Map* below (also located in the wetland report):



The delineated wetlands consist of alluvial soils formed in the floodplain of the West River. The drainage class ranges from very poorly drained to moderately well drained. Per P.A. 155, alluvial soils are regulated as inland wetlands regardless of their drainage classification. Alluvial soils are present along both sides of the river. Two locations exhibited non-alluvial (i.e., non-regulated) soils. On the west side of the river, the bridge landing area and wingwalls were constructed in fill material atop alluvial soils. On the east side of the river, the bridge landing area, wingwalls and asphalt path that access the bridge were also constructed in fill material atop alluvial soils.

These formerly filled areas are no longer regulated wetland areas. All other surrounding locations are regulated wetlands due to the presence of alluvial soils.

The OHWM of the West River was delineated. The term ordinary high-water mark means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation and the presence of litter and debris. The lower elevations of the river are tidally influenced, with the tidal wetlands regulatory boundary consisting of Mean High Water due to the presence of a downstream tide gate. The recorded Mean High Water for this segment of the West River is elevation 2.9' NAVD (source: Resources for Tidal and Navigable Waters in Connecticut, 2012).

Wetland soils are comprised of two alluvial soil types, the Rippowam series and the Pootatuck series. The Rippowam series consists of very deep, poorly drained loamy soils formed in alluvial sediments. They are nearly level soils on flood plains subject to frequent flooding. Permeability is moderate or moderately rapid in the loamy layers and rapid or very rapid in the underlying sandy materials.

The Pootatuck series occupies much of the eastern side of the river. It consists of very deep, moderately well drained loamy soils formed in alluvial sediments. They are nearly level soils on floodplains subject to common flooding. Permeability is moderate or moderately rapid in the loamy upper horizons and rapid or very rapid in the sandy substratum layers.

The non-wetland soils consist of Udorthents. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

Vegetation:

The wetland is predominately forested. The tree canopy is dominated by red maple (*Acer rubrum*), silver maple (*Acer saccharinum*), American elm (*Ulmus americanum*), and green ash (*Fraxinus americana*). The shrub layer includes native spicebush (*Lindera benzoin*) but is dominated by a dense growth of non-native invasive Japanese knotweed (*Fallopia japonica*). Along the southeast corner of the bridge, there are recently installed plantings/garden areas. Along the northeast side of the bridge, the floodplain areas is maintained as lawn.

Planting plan:

The applicant proposes to rototill and spread a New England Wetlands Seed Mix over the disturbed area. Trees will be planted at a density of eight feet on center in three-gallon containers in locations as determined by the City's Chief Landscape Architect to increase tree canopy in the area post construction. Trees will be chosen from the following species: *Amelanchier canadensis*; *Betula populifolia*; *Pinus rigida*; *Prunus maritima*; *Quercus alba*; and *Quercus stellata*. Approximate planting location is shown on plans. No removal of existing trees or shrubs is proposed.

Hearing on Significant Activities: The following provides a guideline for when commissioners shall hold a public hearing as stated in section 6.13.1:

A public hearing shall be held on all applications where the Commission determines that the proposed activity may have a significant impact on wetlands or watercourses, or upon the receipt of a petition requesting a hearing filed not later than fourteen (14) days after the date of receipt of the application and signed by at least twenty-five (25) persons eighteen (18) years of age or older residing in the City of New Haven. The Commission may elect to hold a public hearing on any application which the Commission determines is in the public interest. The Commission may issue a permit without a public hearing provided no petition provided for in this section is filed with the Commission not later than fourteen (14) days after the date of receipt of the application.

Class B versus Class C Applications: The following provides characteristics of Class B and Class C applications that commissioners should look for in applications, as stated in sections 6.7 and 6.11.

Class B - Minor Impact.

This classification shall be assigned to any application which the Commission determines involves a regulated activity but does not require extensive and detailed engineering or soils surveys or water quality measurements, and the applicant has supplied information, which in the opinion of the Commission, is sufficient to determine that the activity falls within the following:

- Any activity which involves a removal or deposition of material which will not have a substantial adverse effect on the regulated area or on another part of the inland wetlands or watercourses system; or
- Any activity which involves minor changes to the natural channel of a watercourse or the limits or form of an inland wetland; or
- Any activity which involves a minor reduction in the natural capacity of a watercourse or an
- inland wetland to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

Class C – Significant Impact.

This classification will be assigned to any application which the Commission determines involves a regulated activity having a significant impact or major effect on the inland wetland or watercourses and requires the submission of extensive and detailed engineering or soils surveys or water quality measurements (see Section 6.5). The activity will be as follows:

- Any activity which involves a removal or deposition of material within a regulated area that will have a substantial effect on the regulated area, or another part of the inland wetland or watercourse system; or
- Any activity which substantially changes the natural channel of a watercourse or the limits or form of an inland wetland; or
- Any activity which diminishes substantially the natural capacity of a watercourse or an inland wetland to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space; or
- Any activity which would result in degradation of a watercourse or the surface or ground water of an inland wetland, such degradation to be measured by the standards of CTDEP, if applicable; or
- Any activity which involves the construction or obstruction of an inland wetland or watercourse.

Application Evaluation Criteria: In reviewing a Class B or C Application, the Commission must consider the following environmental impact criteria in its evaluation, as stated in Sections 7.2 and 7.3 of the City's Inland Wetlands and Watercourses Regulations:

- The ability of the regulated area to continue to absorb, store or purify water or to prevent flooding.
- Increased erosion problems resulting from changes in grades, ground cover, or drainage features.
- The extent of additional siltation or leaching and its effect on water quality and aquatic life.
- Changes in the volume, temperature, or course of a waterway and their resulting effects on plant, animal and aquatic life.
- Natural, historic, or economic features that might be destroyed, rendered inaccessible or otherwise affected by the proposed activity.
- Changes in suitability of the area for recreational and aesthetic enjoyment.
- Existing encroachment lines, flood plain and stream belt zoning and requirements for dam construction.
- Any change in the water affecting aquatic organisms or other wildlife, water supply and quality, or recreational and aesthetic enjoyment.
- The existing and desired quality and use of the water in and near the affected area.
- Reports from other City agencies and commissions not limited to the Environmental Advisory Council, Building Official, and City Engineer.

- The importance of the regulated area as a potential surface or ground water supply, a recharge area or purifier or surface or ground waters, a part of the natural drainage system for the watershed, a natural wildlife feeding or breeding area, its existing and potential use for recreational purposes, existence of rare or unusual concentrations of botanical species, availability of other open spaces in the surrounding area, or its value for flood control.

The Commission must consider the following **additional** criteria:

- Alternatives which might enhance environmental quality or have a less detrimental effect, without increasing basic project costs.
- Short versus long term impacts.
- Potential loss of irrevocable resources or property impairment.
- Suitability of action for area.
- Mitigation measures which may be imposed as conditions.

Required Findings for a Class B Application:

The Commission must make the following findings for a Class B Application:

1. There is no preferable location on the subject parcel or no other available location could reasonably be required;
2. No further technical improvements in the plan or safeguards for its implementation are possible, or taking into account the resources of the applicant, could reasonably be required; and
3. The activity and its conduct will result in little if any reduction of the natural capacity of the wetlands or watercourses to support desirable biological life, prevent flooding, supply water, facilitate drainage, and provide recreation and open space.

Or

Required Findings for a Class C Application:

The Commission must make the following findings for a Class C Application:

1. No feasible and prudent alternative exists;
2. No preferable location on the subject parcel or elsewhere can reasonably be required;
3. No further modification of the proposed activity can reasonably be required taking into account the resources of the applicant, to further reduce any adverse environmental impacts; and
4. The public benefit of the proposed activity justifies any possible degradation of the regulated area.

INLAND WETLAND FINDING

The Commission believes that the required findings for a Class B application have been satisfied. The Inland Wetland application is hereby approved, in accord with the submitted plans and the Conditions as stated on page 1.

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:

Freshwater Wetlands & Watercourses – The project is a pedestrian bridge that crosses the West River. The project will remove the center pier of the existing bridge which catches debris and impedes flow, restoring a more natural state to the river.

Tidal Wetlands – The lower elevations of the West River are tidally influenced, with the tidal wetlands regulatory boundary consisting of Mean High Water due to the presence of a downstream tide gate. The recorded Mean High Water for this segment of the West River is elevation 2.9' NAVD (source: Resources for Tidal and Navigable Waters in Connecticut, 2012).

Coastal Flood Hazard Zone – The project is located in Zone A, which has no base flood elevation established by FEMA. It is likely that large floods would reach the superstructure given the elevation of the surrounding land.

Recreational Feature – The bridge is a vital link in the recreational trail system of Edgewood Park.

Coastal Program Criteria	Comments
1. Potential adverse impacts on coastal resources and mitigation of such impacts	Potential adverse impacts include soil and sediment erosion during construction, disruption of the natural flow of the river by the coffer dam during construction, and soil compaction from staging of the crane on wetlands soils. The applicant proposes a number of measures to minimize these impacts including robust soil erosion and sediment control, and rototilling and reseeded impacted soils, as well as planting new trees post construction to increase tree canopy and restore soils. They also propose constructing as much of the project off-site (including precasting the foundation blocks and building the superstructure) in order to minimize the impact of the construction project to the site and in particular reduces the length of time there is any disturbance.
2. Potential beneficial impacts	The project will remove the center pier of the existing bridge which catches debris and impedes flow, restoring a more natural state to the river.
3. Identify any conflicts between the proposed activity and any goal or policy in the §22a-92, C.G.S. (CCMA)	None identified.
4. Will the project preclude development of water dependent uses on or adjacent to this site in the future?	The project is considered a water-dependent use as it provides public access to the West River. The project will not preclude other water-dependent uses.
5. Have efforts been made to preserve opportunities for future water-dependent development?	The project is considered a water-dependent use as it provides public access to the West River. The project will not preclude other water-dependent uses.
6. Is public access provided to the adjacent waterbody or watercourse?	Yes, the Edgewood Park midbridge provides public access to the watercourse.

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’.	Yes, authorization from CTDEEP has been received.

PLANNING CONSIDERATIONS

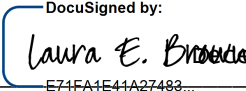
This project has gone through extensive review by City staff, professional Wetland Scientists at SLR Consulting, and CT DEEP. City Plan staff requested a review from Megan B. Raymond, MS, PWS, CFM and Marlee L. Antill, MS, WPIT of SLR Consulting and a memo was provided dated July 3, 2023, which included several comments such as how invasive species would be managed during construction, and questions about demolition of the bridge and installation of the coffer dam. The applicant team in the engineering department has addressed each comment in their memo response included in the application packet and have made necessary edits to their plans, which have been reviewed by City Staff and Megan Raymond of SLR. One additional condition of approval came out of this review, which requires the applicant to work with their contractor to develop a decontamination process for all equipment leaving the site to separate highly spreadable plant material from any material that is to be moved offsite and reduce the spread of invasive plants, particularly Japanese Knotweed, to additional natural areas.

Overall, minor impacts to the regulated area are anticipated with much of the project lying within tidal wetlands, which are under DEEP jurisdiction. A Certificate of Permission from CT DEEP has been obtained by the applicant for the work occurring in the tidal wetlands. The current bridge is in dilapidated condition and its center pier within the river is the cause for significant build-up of debris that inhibits the natural flow of the river. Replacement of the bridge will both improve this condition by removing the center pier and restoring a more natural flow of the river while also ensuring safe and accessible passage across the West River for trail users. The applicant has addressed concerns about inland wetlands, tidal wetlands, and coastal management area and has ensured that their plans will not result in significant impacts on these areas.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

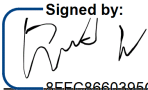
ADOPTED: December 18, 2024
Leslie Radcliffe
Chair

ATTEST:  December 24, 2024 | 1:36 PM EST
Laura E Brown
Executive Director, City Plan Department

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.

ADOPTED: December 18, 2024

ATTEST:  December 24, 2024 | 11:35 AM EST
Robert Dillon
Building Official