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# PUBLIC NOTICE



**US Army Corps  
of Engineers®**  
New England District  
696 Virginia Road  
Concord, MA 01742-2751

**Comment Period Begins: January 29, 2013**  
**Comment Period Ends: February 13, 2013**  
**File Number: 2011-1421**  
**In Reply Refer To: Amy Bourne**  
**Phone: (978) 318-8651**  
**E-mail: Amelia.C.Bourne@usace.army.mil**

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The District Engineer has received a permit application to conduct work in waters of the United States as described below.

**Applicant:** City Line Distributors

**ACTIVITY:** Placement of approximately 36,450 square feet of fill into a fresh open-water pond in order to expand the existing cold storage facility.

A detailed description and plans of the activity are attached.

## **WATERWAY AND LOCATION OF THE PROPOSED WORK**

This work is proposed in an unnamed open-water pond at 20 Industry Drive, West Haven, Connecticut. The site coordinates are: Latitude 14 17 21 N Longitude 72 58 55 W.

## **AUTHORITY**

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
- Section 404 of the Clean Water Act
- Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are

also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

### NATIONAL HISTORIC PRESERVATION ACT

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

### ENDANGERED SPECIES CONSULTATION

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

The following authorizations have been applied for, or have been, or will be obtained:

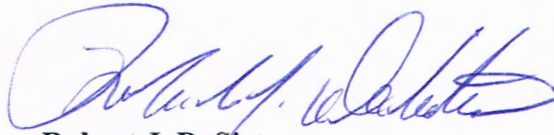
- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact (PM name) at (978) 318-8xxx, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.



**Robert J. DeSista**  
**Chief, Permits and Enforcement Branch**  
**Regulatory Division**

If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME:

ADDRESS:

PHONE:

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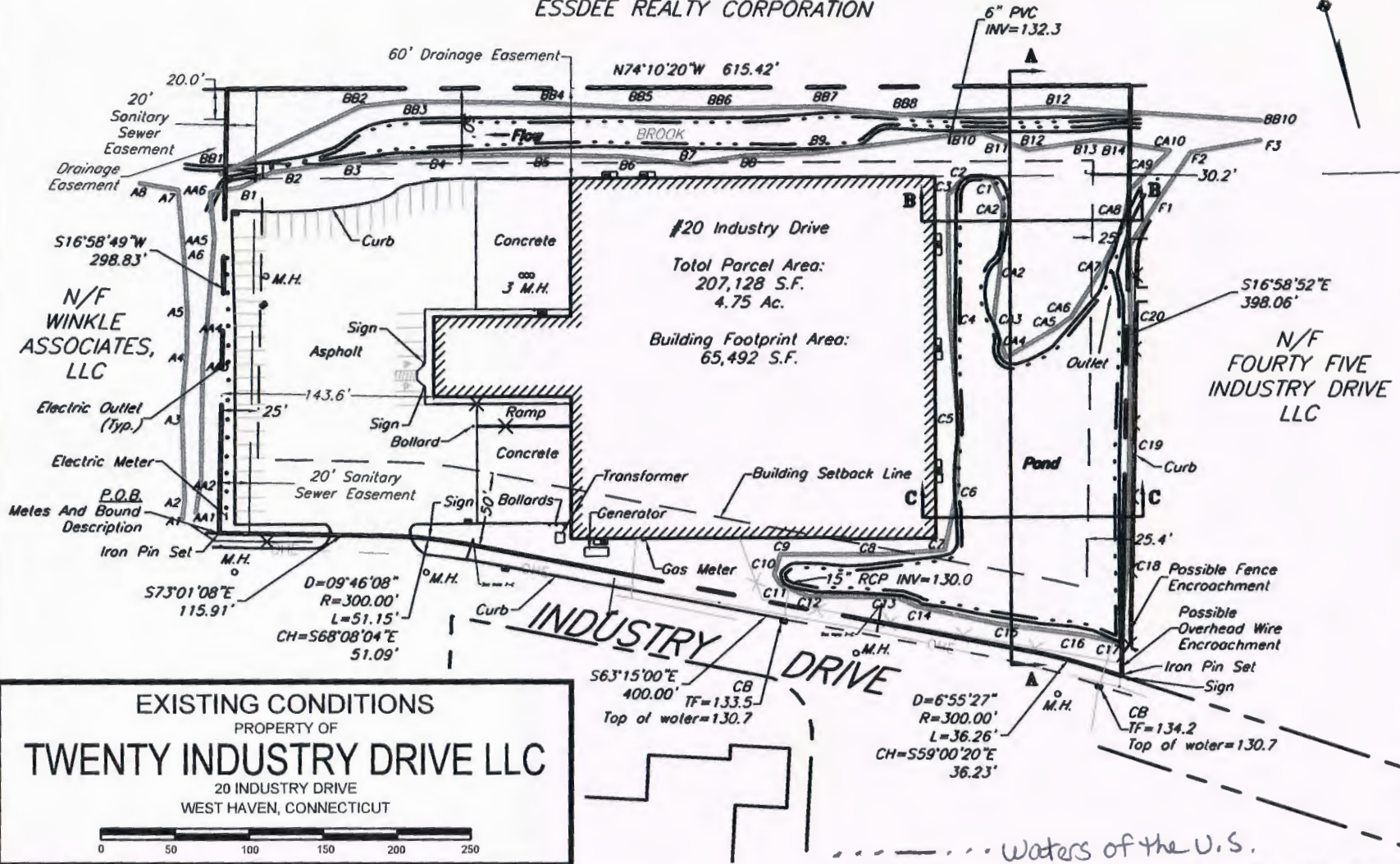
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**PROPOSED WORK AND PURPOSE**

The work includes the discharge of dredged or fill material for the purpose of expanding an existing cold storage facility. An approximately 36,450 square foot open-water pond, to the west of the existing facility, will be filled in. The expansion includes a 102.5' X 244.2 building addition and 11,420 square foot of pervious bituminous concrete parking lot. The parking area contains an underdrain that will outlet to the western boundary and drain to a 100' vegetated swale that will discharge into the drainage channel below the outlet of the pond. The work is described on the enclosed plans entitled "PROPERTY OF TWENTY INDUSTRY DRIVE LLC," (6 sheets), and dated 12-05-2012, 12-20-2012 and 1-10-2013."

Four off-site property alternatives were evaluated to accommodate the expansion. The sites were deemed impracticable/not cost-effective based upon existing conditions at undeveloped sites and renovations needed at existing sites. To compensate for the 36,450 square feet of open-water impacts, the applicant will restore approximately 95,000 square feet of inland wetland. The restoration consists of invasive species control, with an emphasis on eradicating the *Phragmites australis* population. In addition, 500 linear feet of watercourse with 9,700 square feet of associated shallow ponds will be established to diversify the existing habitat. The site will be planted with an upland buffer for water quality and access control.

N/F  
ESSDEE REALTY CORPORATION



**EXISTING CONDITIONS**  
PROPERTY OF  
**TWENTY INDUSTRY DRIVE LLC**  
20 INDUSTRY DRIVE  
WEST HAVEN, CONNECTICUT

0 50 100 150 200 250

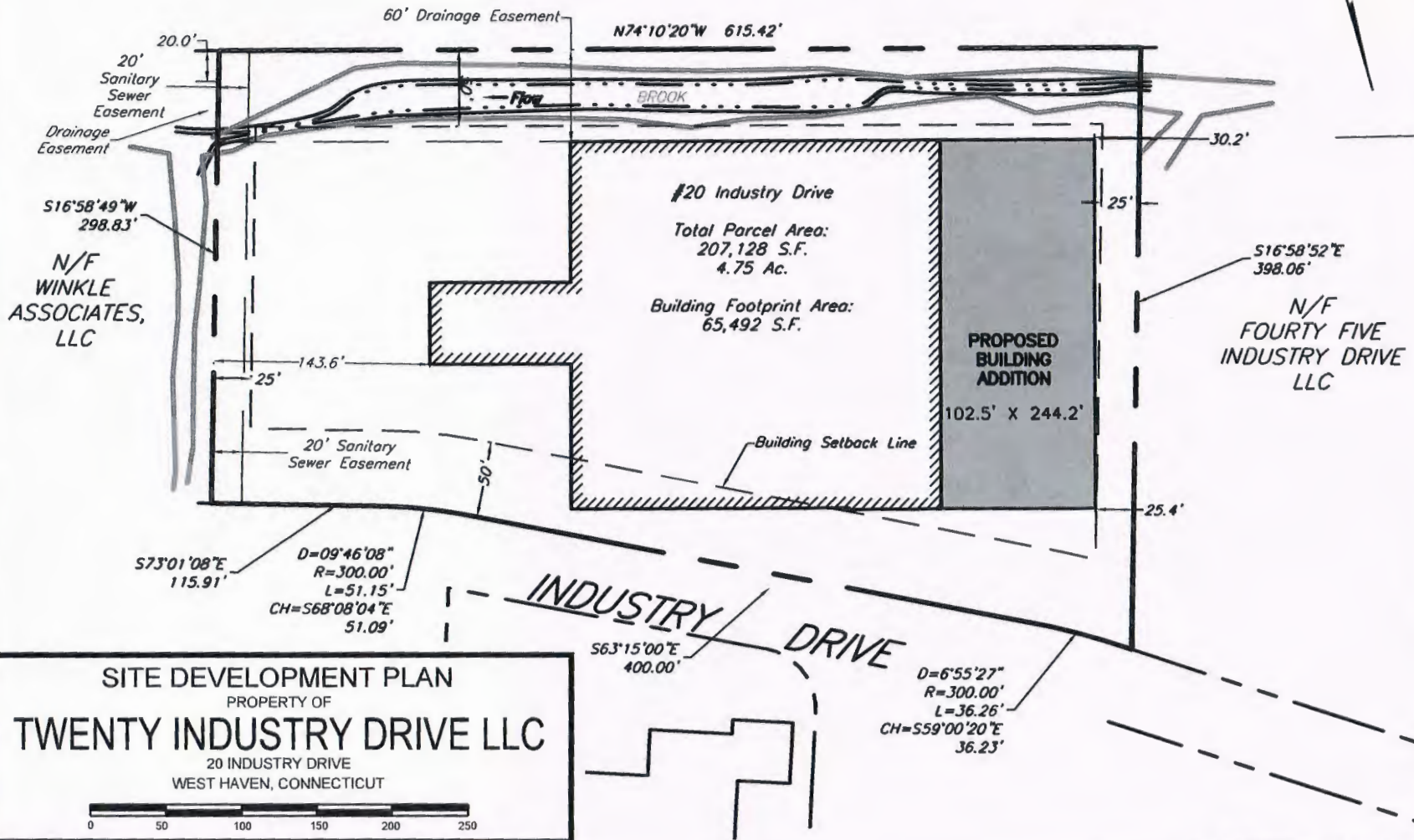
NO.	DATE	DESCRIPTION
REVISIONS		

  
**GODFREY HOFFMAN**  
 ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 26 BROADWAY NORTH HAVEN, CT 06473  
 TEL: 203.238.4217 FAX: 203.234.2088 WWW.GODFREYHOFFMAN.COM

DRAWN BY: JRT
CHECKED BY: CDG
DATE: 12-05-2012
SCALE: 1"=100'
PROJECT: 08-018
DRAWING: 1 OF 6

N/F  
ESSDEE REALTY CORPORATION



**SITE DEVELOPMENT PLAN**  
PROPERTY OF  
**TWENTY INDUSTRY DRIVE LLC**  
20 INDUSTRY DRIVE  
WEST HAVEN, CONNECTICUT

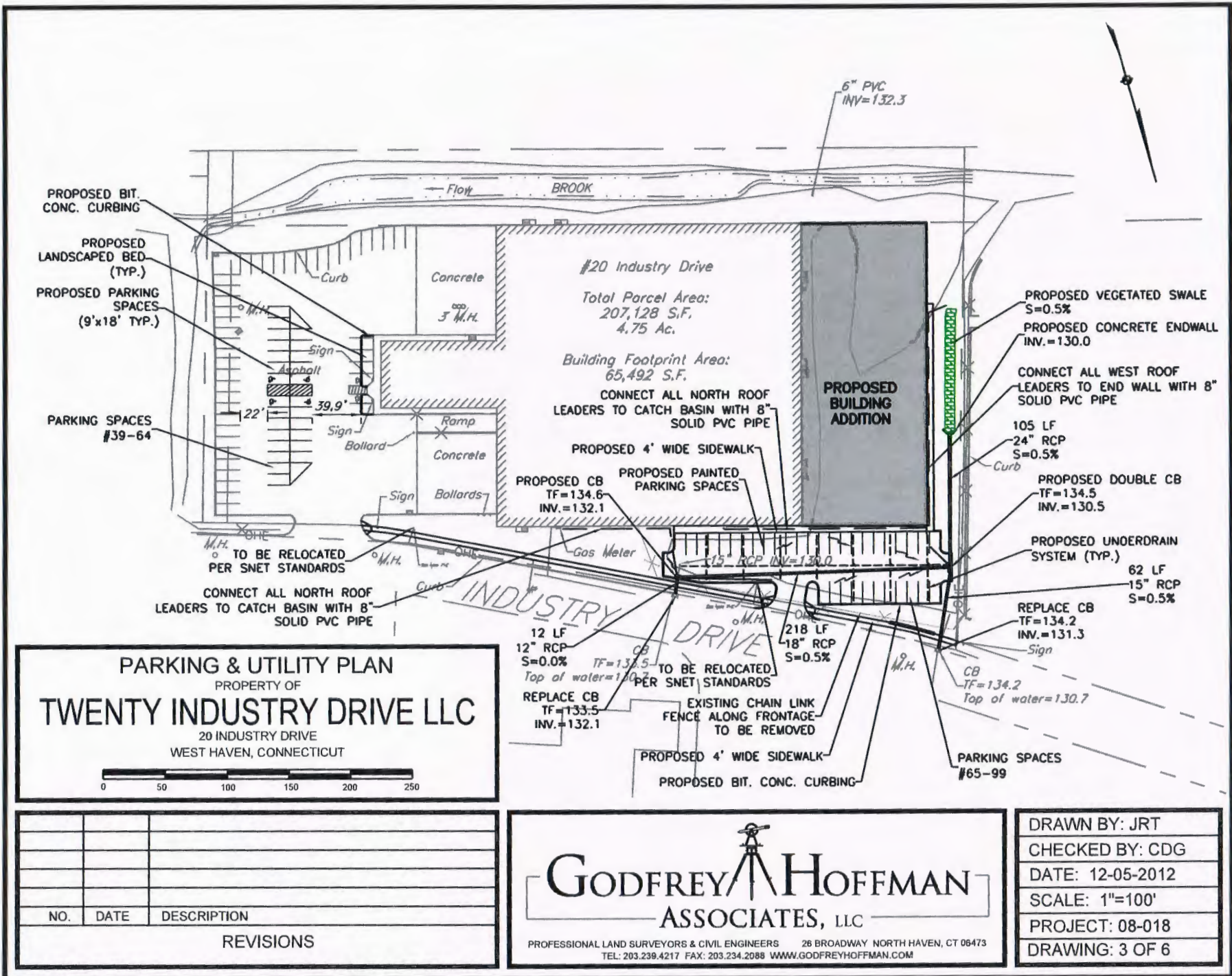
0 50 100 150 200 250

NO.	DATE	DESCRIPTION
REVISIONS		

**GODFREY HOFFMAN**  
 ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 28 BROADWAY NORTH HAVEN, CT 06473  
 TEL: 203.239.4217 FAX: 203.234.2088 WWW.GODFREYHOFFMAN.COM

DRAWN BY: JRT  
 CHECKED BY: CDG  
 DATE: 12-05-2012  
 SCALE: 1"=100'  
 PROJECT: 08-018  
 DRAWING: 2 OF 6



**PARKING & UTILITY PLAN**  
 PROPERTY OF  
**TWENTY INDUSTRY DRIVE LLC**  
 20 INDUSTRY DRIVE  
 WEST HAVEN, CONNECTICUT

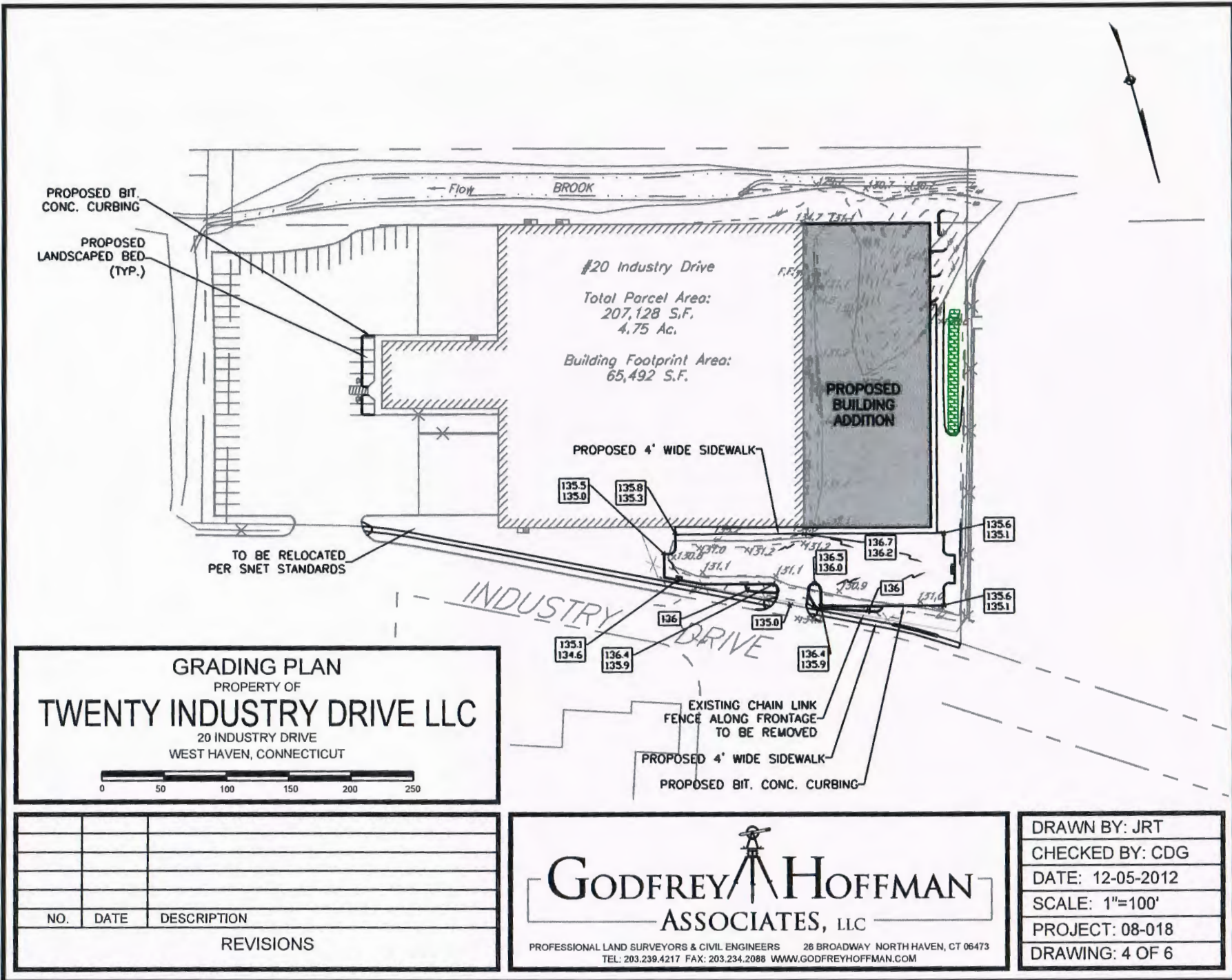
0 50 100 150 200 250

NO.	DATE	DESCRIPTION
REVISIONS		

  
**GODFREY HOFFMAN**  
 ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 26 BROADWAY NORTH HAVEN, CT 06473  
 TEL: 203.239.4217 FAX: 203.234.2088 WWW.GODFREYHOFFMAN.COM

DRAWN BY: JRT  
 CHECKED BY: CDG  
 DATE: 12-05-2012  
 SCALE: 1"=100'  
 PROJECT: 08-018  
 DRAWING: 3 OF 6



**GRADING PLAN**  
PROPERTY OF  
**TWENTY INDUSTRY DRIVE LLC**  
20 INDUSTRY DRIVE  
WEST HAVEN, CONNECTICUT

0 50 100 150 200 250

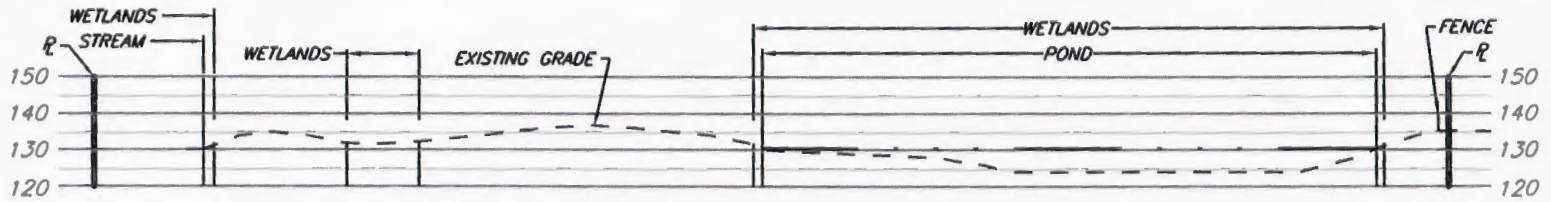
NO.	DATE	DESCRIPTION
REVISIONS		

**GODFREY & HOFFMAN**  
ASSOCIATES, LLC

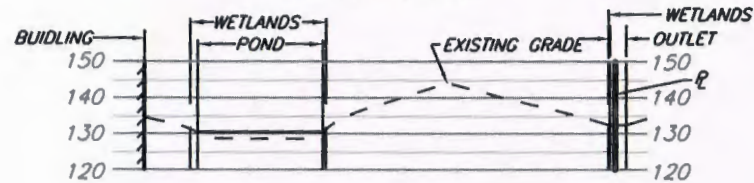
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 26 BROADWAY NORTH HAVEN, CT 06473  
TEL: 203.239.4217 FAX: 203.234.2088 WWW.GODFREYHOFFMAN.COM

DRAWN BY: JRT  
CHECKED BY: CDG  
DATE: 12-05-2012  
SCALE: 1"=100'  
PROJECT: 08-018  
DRAWING: 4 OF 6

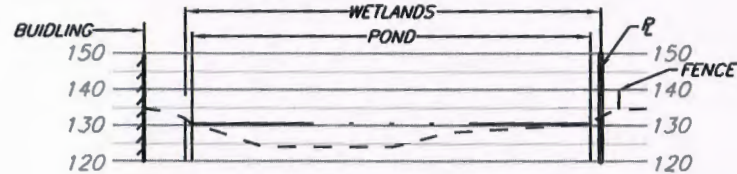




CROSS SECTION A-A  
SCALE: 1"=50'



CROSS SECTION B-B  
SCALE: 1"=50'



CROSS SECTION C-C  
SCALE: 1"=50'

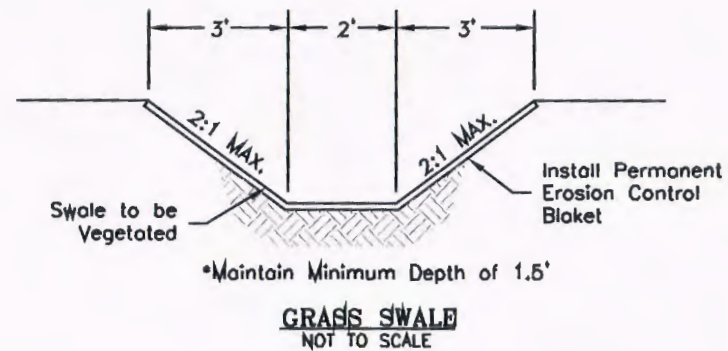
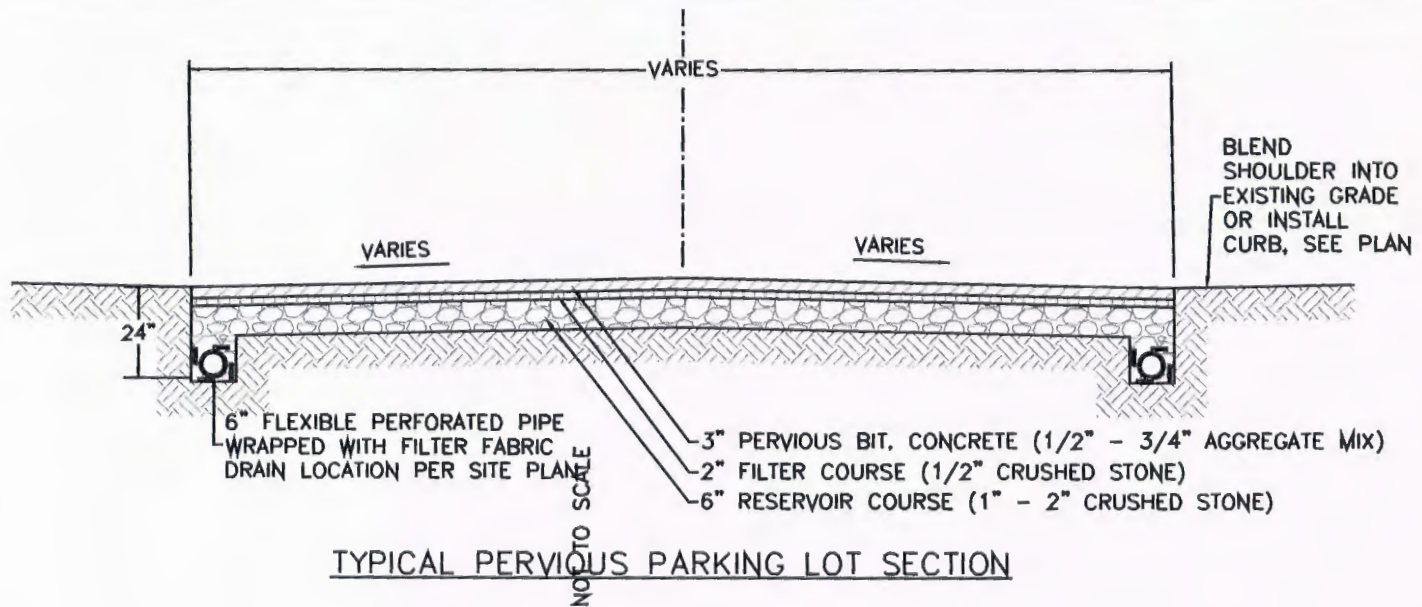
WETLANDS CROSS SECTION SKETCH  
PROPERTY OF  
**TWENTY INDUSTRY DRIVE LLC**  
20 INDUSTRY DRIVE  
WEST HAVEN, CONNECTICUT

NO.	DATE	DESCRIPTION
REVISIONS		

**GODFREY HOFFMAN**  
 ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 26 BROADWAY NORTH HAVEN, CT 06473  
 TEL: 203.239.4217 FAX: 203.234.2088 WWW.GODFREYHOFFMAN.COM

DRAWN BY: JRT
CHECKED BY: CDG
DATE: 12-20-2012
SCALE: 1"=50'
PROJECT: 08-018
DRAWING: 5 OF 6



TYPICAL CROSS SECTIONS  
 PROPERTY OF  
**TWENTY INDUSTRY DRIVE LLC**  
 20 INDUSTRY DRIVE  
 WEST HAVEN, CONNECTICUT

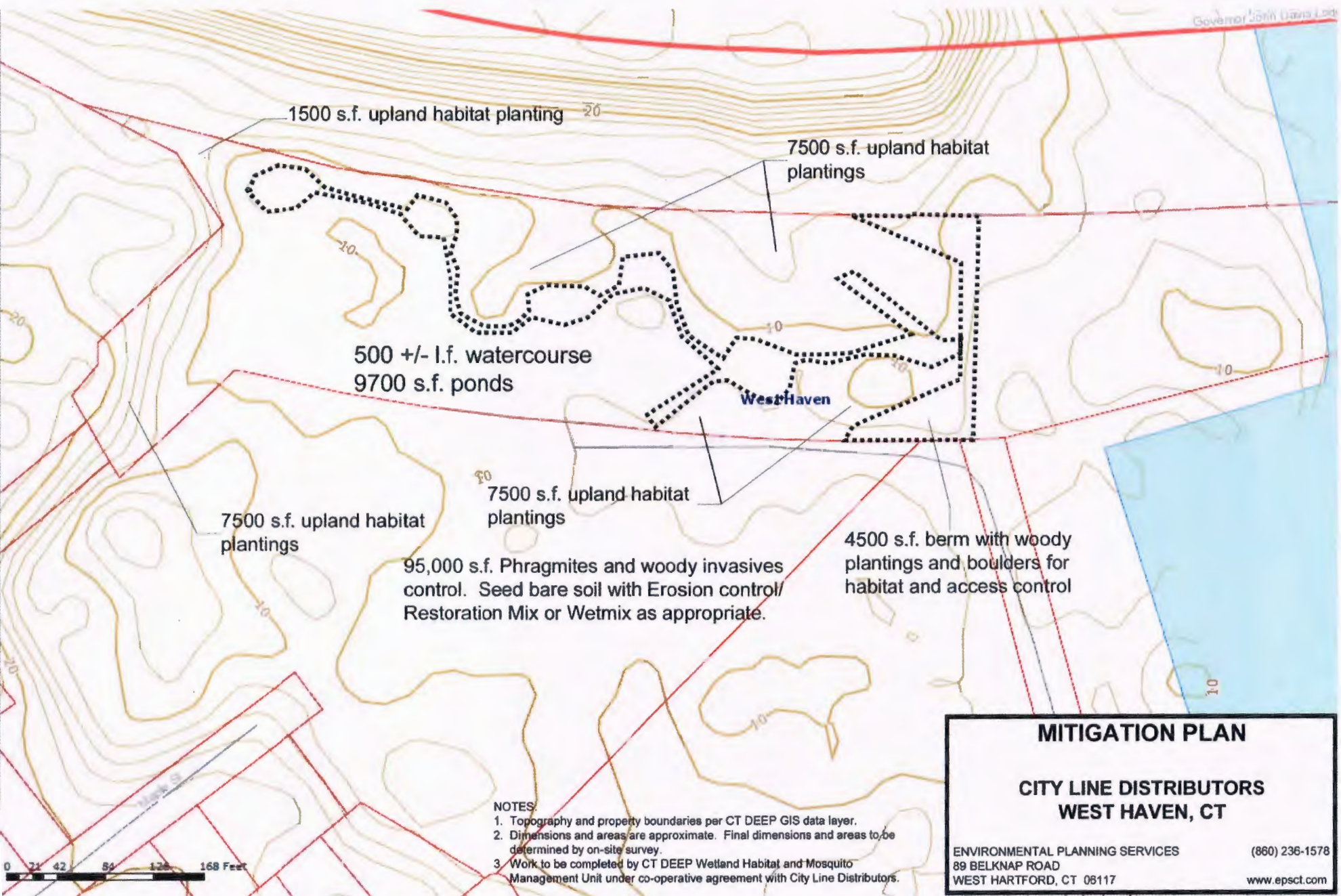


NO.	DATE	DESCRIPTION
REVISIONS		

**GODFREY & HOFFMAN**  
 ASSOCIATES, LLC

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 TEL: 203.239.4217 FAX: 203.234.2088 WWW.GODFREYHOFFMAN.COM

DRAWN BY: JRT  
 CHECKED BY: CDG  
 DATE: 01-10-2013  
 SCALE: N.T.S.  
 PROJECT: 08-018  
 DRAWING: 6 OF 6



1500 s.f. upland habitat planting

7500 s.f. upland habitat plantings

500 +/- l.f. watercourse  
9700 s.f. ponds

West Haven

7500 s.f. upland habitat plantings

7500 s.f. upland habitat plantings

95,000 s.f. Phragmites and woody invasives control. Seed bare soil with Erosion control/ Restoration Mix or Wetmix as appropriate.

4500 s.f. berm with woody plantings and boulders for habitat and access control



- NOTES:
1. Topography and property boundaries per CT DEEP GIS data layer.
  2. Dimensions and areas are approximate. Final dimensions and areas to be determined by on-site survey.
  3. Work to be completed by CT DEEP Wetland Habitat and Mosquito Management Unit under co-operative agreement with City Line Distributors.

**MITIGATION PLAN**

**CITY LINE DISTRIBUTORS  
WEST HAVEN, CT**

ENVIRONMENTAL PLANNING SERVICES	(860) 236-1578
89 BELKNAP ROAD	
WEST HARTFORD, CT 06117	www.epscct.com