

LCI Board Minutes

PRESENT: Timothy Yolen, , Reuben Taylor, Matthew Browning, James Connelly, Kevin Arnold , Evan Trachten, Erik Johnson, Gregory Smith, Tina Jendrzewski

Absent: Hon. Alfreda Edwards, Marlene Napolitano, Hon. Dolores Colon,

Meeting called to order at 6:02p.m.

Chairman Yolen welcomed our new member Tina Jendrzewski

Review of LCI Board meeting minutes for October 27, 2010(Approved)

Action Items

174 Carlisle Street

Evan Trachten stated the City wishes to dispose of this sliver lot the Matthew Browning (a board member) who is recusing himself from discussion on this item. The applicant is purchasing the entire lot because the other potential applicants did not follow up after receiving a certified letter. The lot will be used as a yard and driveway. This will also create a conforming lot for the purposes of Zoning. The price is \$1.00. Erik Johnson talked about developing sliver lots in the future if they were large enough to support that usage. This will help expand the tax base. This discussion will be continued in the future. **Approved Unanimously**

539 Dixwell Avenue

Evan Trachten stated the City wishes to dispose of this sliver lot to Stephen Haynes dba Invest New Haven, LLC. The applicant is a local realtor and investor. Evan stated that LCI is incentivizing investing by selling these lots of \$1.00. The other potential applicant is Apple Management and LCI is not offering the land to Apple due to problems at various Apple properties and ongoing management issues. This lot is not suitable for development under the current zoning regulations. Board members wondered if there was any better use for this land. Evan explained that applicant can come back through the PAD process for modifications to LDA's. **Approved unanimously**

81 Hallock Street

Evan Trachten explained that the City wishes to sell this sliver lot to Grand Holding, LLC who owns an adjacent 6-9 unit rental property. This sale will provide much needed off street parking. A certified letter was sent to the neighbor (Wade Beecher) who did not sign for the letter. Evan stated that he spoke to Mr. Beecher but Mr. Beecher never followed up on this matter. The price is \$1.00 for this sliver lot. **Approved unanimously**

36 Monroe Street

Evan Trachten stated this is entire lot is being sold to Mr. Zbierzak for \$1.00 as a side-yard and driveway. This lot was not offered to the other neighbor because LCI has

already sold him a few lots so he has sufficient yard space. This lot is not suitable for development. **Approved unanimously**

275 Munson Street

Evan Trachten stated that this is a \$1.00 sliver lot sale Venetta Joe, who purchased her home from HRI of New Haven . She is an owner occupant. A certified letter was sent to the other neighbor, but they never followed up. The applicant will use this as side-yard and driveway. Board members questioned if this lot could be developed given that we may be revising our housing policy. Director Johnson asked that this matter be tabled pending discussion of our future housing policy.

Unanimously Tabled until the January 2011 LCI Board meeting.

A motion was made to add 136 West Street to the agenda, seconded, and approved unanimously.

136 West Street

Evan stated this is a sliver lot sale to Jose Garcia to be used as a garden area. The lot is quite small at 1188 square feet, and unsuitable for housing development. The lot was not offered to the other neighbor Apple Management. The applicant is an owner occupant and the unofficial mayor of the intersection of Columbus Avenue and West Street. He is always outside talking to neighbors and looking out for the neighborhood. He is retired and enjoys gardening. Board members recognized the importance of residents like Mr. Garcia. Approved unanimously

Old Business: None

A motion was made to adjourn, seconded, and all were in favor. Adjourned @ 6:40 PM.