

**AGENDA FOR SPECIAL MEETING 1384  
NEW HAVEN CITY PLAN COMMISSION  
WEDNESDAY, MARCH 1, 2006 at 5:30 PM  
CITY PLAN CONFERENCE ROOM 512, 5<sup>TH</sup> FLOOR  
NEW HAVEN CITY HALL, 165 CHURCH STREET  
NEW HAVEN, CT**

**SITE PLAN REVIEW – Tabled item**

**1383-25 446B BLAKE STREET, WINTERGREEN OF WESTVILLE PDD #103**, Minor Modifications to Approved Detailed Plans (Applicant: Metropolitan Development at Wintergreen LLC).

**CERTIFICATE OF APPROVAL OF LOCATION – Tabled item**

**1383-03 1031 STATE STREET**, Certificate of Approval of Location for Used Auto Dealer and Repairer (Applicant: Ivelize Echevarria aka P.R. Auto Sales and Repairs).

The following items will remain tabled:

**SPECIAL PERMIT – Hearing Continued to March 15, 2006**

**\*1383-01 151 EAST STREET**, Special Permit Application for Wireless Communications Facility (Applicant: Omnipoint Communications, Inc., Property Owner: The Hurley Group).

**SITE PLAN REVIEW – Tabled item**

**\*1383-05 189 FORBES AVENUE**, Site Plan Review including Coastal Site Plan Review for New Dunkin' Donuts Restaurant with Drive-Thru in an IH Zone (Owner: Ali Helmi, Forbes Diner, Applicant: Neil Velleca, Jr.)

**LCI REFERRALS – tabled items**

**\*1383-09 204 EDGEWOOD AVENUE**, Land Disposition of Sliver Lot for Driveway/Parking (J. Diaz).

**\*1377-14 203 DWIGHT STREET**, Land Disposition for Rehabilitation as Two 1-Family Owner Occupied Dwellings (Neighborhood Housing Services).

**ALDERMANIC REFERRALS – tabled items**

**\*1371-02 ZONING MAP AMENDMENTS**, Amend the City of New Haven Zoning Maps to Designate Certain Parcels to be Included in a new Central Business/Medical Institutions (BD-MI) District (Proposed by Yale-New Haven Hospital, Inc.), as follows:  
HOSPITAL CORE CAMPUS (Block bounded by Park St., South Frontage Rd., York St., and Howard Av.)  
AIR RIGHTS GARAGE WEST PARCEL (bounded by Park St., South Frontage Rd., North Frontage Rd., and York St.)  
LOT E/2 HOWE ST. (Block bounded by Dwight St, No. Frontage Rd., Howe St., and Legion Av.)  
LOT 1 (836,836R,840,842 Howard Av., 99,103-105,109,111-113,117,119-121 Davenport Av., 31-33 Vernon St.)  
LOT X/HOWARD AV. GARAGE & PHYSICIAN'S BUILDING PARCELS (760,770,800 Howard Av., 457 Congress Av.)  
CMHC PARCEL (Block bounded by South Frontage Rd., Park St., South St. and Howard Av.)  
SOUTH ST. TRIANGLE (bounded by South St., Park St., and Howard Av.)

\* = tabling expected

**\*1378-02 ZONING ORDINANCE TEXT AMENDMENT**, Amend Section 12.B.1 of the Zoning Code to Delete “General and Special Hospitals” (Alders James, Jackson Brooks, and Colon).

**\*1373-01 CERTAIN ACTIONS AND APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE YALE NEW HAVEN HOSPITAL CANCER CENTER PROJECT** (Proposed By Yale-New Haven Hospital, Inc.).

- a. Certain air rights and easements to permit a pedestrian bridge over and service tunnel below South Frontage Road, the construction of loading docks beneath the western portion of the Air Rights Garage, and certain permanent construction easements on South Frontage Road and Park Street;
- b. Easement to permit a service tunnel beneath the intersection of Howe Street and Legion Avenue connecting the Lot E garage with the Connecticut Mental Health Center service tunnel that connects with the West Pavilion;
- c. Discontinuance of South Street to permit reconstruction of the intersection at Howard Avenue and Park Street;
- d. Dedicated on-street parking spaces on Park Street for short-term permit parking for patients receiving radiation therapy.

**Alternate Rotation:** 1) Audrey Tyson

***Next Regular Meeting of the City Plan Commission:*** Wednesday, March 15, 2006 at 6:00 PM (Submission deadline: February 16, 2006 at 3:00 PM)

The City Plan Commission Agenda is available on the City website one week before the meeting date at <http://www.cityofnewhaven.com/CityPlan/SchedulesCPC.asp> . Official Agenda is filed with City Clerk 24 hours prior to meeting time.