

AGENDA FOR MEETING 1385
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, MARCH 15, 2006 at 6:00 PM
Public Hearings beginning at 7:00 PM
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN CITY HALL, 165 CHURCH STREET
NEW HAVEN, CT

Public Hearings at 7:00 PM:

- 1383-01 151 EAST STREET**, Special Permit Application for Wireless Communications Facility (Applicant: Omnipoint Communications, Inc., Property Owner: The Hurley Group).
- 1385-01 290 DAVENPORT AVENUE**, Certificate of Approval of Location (CAL) for Change in Ownership of Auto Repair Shop (Owner/Applicant: Cecil Simpson).
- 1385-02 ZONING MAP AND ORDINANCE AMENDMENT**, Change from Planned Development District (PDD) #38 to Low-Middle Density Residential (RM-1) a portion of PDD #38, also known as Harbor Close at Sea St. and Ella T. Grasso Blvd. Phases III, IV and V of Harbor Landing [Tax Map 269/Block 2; Tax Map 270/Block 2/Parcel 127; Tax Map 232/Block 2/Parcel 24] (Applicant: The Christopher Companies, LTD and PMG Land Associates).
- 1385-03 ZONING ORDINANCE TEXT AMENDMENTS**, pertaining to Section 62. Enforcement and Section 64. City Plan Commission and including new Regulations pertaining to the Enforcement of Regulations before or after issuance of Certificate of Occupancy and new Site Plan Standards (City Plan Director).
- 1385-04 ZONING MAP AND ORDINANCE AMENDMENT**, Change from Planned Development District (PDD) #101 to High-Middle Density Residential (RM-2) Quinpiac Terrace, as generally bounded by Downing Street, Bailey Street, Front Street and by the northern boundaries of properties fronting on Lombard Street (Applicant: Trinity Financial LP).

Regular Meeting at 6:00 PM:

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).

SITE PLAN REVIEWS

- 1385-05 182, 194, 200, 204 YORK STREET, 1145 CHAPEL STREET, PDU #98**, Detailed Plan Review and Site Plan Review for Construction of new History of Art Building and Renovation of Art and Architecture Building; Related Utility Installations within York Street Right-of-Way (Owner/Applicant: Yale University).
- 1385-06 197 YORK STREET**, Site Plan Review for Complete Renovation of Jonathan Edwards College: Related Utility Installations within York Street Right-of-Way (Owner/Applicant: Yale University).
- 1385-07 PARK STREET near EDGEWOOD AVENUE**, Site Plan Review for Utility Crossing relating to new Sculpture Building, Parking Garage and Gallery Space (Applicant: Yale University).
- 1385-08 SACHEM STREET near WHITNEY AVENUE**, Site Plan Review for Utility Crossings relating to Renovations and Addition to Department of Anthropology at 158 Whitney Avenue (Applicant: Yale University).

* = expected to be tabled or to remain tabled

- 1385-09 337-339 GRAND AVENUE**, Site Plan Review for new Mixed Use Structure (First Floor retail with Two 3-BR Apartments) in a BA Zone (Owner/Applicant: Santos Lucero).
- ***1385-10 340 DIXWELL AVENUE**, Site Plan Review for New Pharmacy Construction in a BA Zone (Owner: City of New Haven, Applicant: Beulah Land Development Corp.)
- 1385-11 603-611 ORANGE STREET**, Site Plan Review for Parking Lot for Neighborhood Market in a RM-2 Zone (Owner/Applicant: Joseph Sabino - Nica's Market).

SITE PLAN REVIEW – Tabled items

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

- 1385-12 67 HALLOCK STREET**, Land Disposition of Sliver Lot to be combined with #73 for Single-Family Dwelling (Habitat of Humanity of Greater New Haven).
- 1385-13 73 HALLOCK STREET**, Land Disposition of Sliver Lot to be combined with #67 for Single-Family Dwelling (Habitat of Humanity of Greater New Haven).
- 1385-14 88 PLYMOUTH STREET**, Land Disposition of Sliver Lot for Side yard for #94 (Ennever Reid)
- 1372-17 91 IVY STREET**, Amend CPC Report (Andrew Nelson, Jr.)

LCI REFERRAL – tabled item

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

ALDERMANIC REFERRALS

- 1385-15 2006-2007 CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN** including proposed activities to be funded by the Community Development Block Grant (CDBG), HOME Investment Partnership, American Dream Down payment Initiative, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant community development programs (Mayor DeStefano).
- 1385-16 SACHEM STREET**, Authorization for Revocable License for Underground Utilities within Public Right-of-Way (Yale University).
- 1385-17 PARK STREET**, Authorization for Revocable License for Underground Utilities within Public Right-of-Way (Yale University).
- 1385-18 QUINNIPIAC AVENUE**, Authorization to enter into Agreement with CT Department of Transportation for Roadway Improvements (Director of Engineering).
- 1385-19 WHITNEY, DERBY AND CONGRESS AVENUES**, Authorization for the execution and filing of an Agreement with CT Department of Transportation for the construction, inspection, and maintenance of utilizing federal funds ((Director of Engineering).

- 1385-20 256 MIDDLETOWN AVENUE**, Authorization for Funding of Emergency Repair of Water Main at the Refuse Garage & Transfer Station (Purchasing Agent for Department of Public Works).
- 1385-21 95 FITCH STREET**, Land Acquisition for the Beecher School Construction Project (Superintendent of Schools).
- 1385-22 963 STATE STREET**, Authorization for Sign over City Sidewalk (Brenton Evans Piano Service).
- 1385-23 441 ELM STREET**. Authorization for Awning over City Sidewalk (Fellowship Place).

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.)
- *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 2) Maricel Ramos-Valcarcel

* = expected to be tabled or to remain tabled

Next Regular Meeting of the City Plan Commission: Wednesday, April 19, 2006 at 6:00 PM
(Submission deadline: March 23, 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.