

AGENDA FOR MEETING 1389
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, MAY 17, 2006 at 6:00 PM
Public Hearings at 7:00 PM
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN CITY HALL, 165 CHURCH STREET
NEW HAVEN, CT

Regular Meeting at 6:00 PM:

SITE PLAN REVIEWS

- 1389-04** 255 BLATCHLEY AVENUE, Site Plan Review for Replacement School (Christopher Columbus) in BA and RM-2 Zones (Superintendent of Schools).
- *1389-05** 500 WATERFRONT STREET, Site Plan Review including Coastal Site Plan Review for Construction of new Office Building and related Improvements in a IH Zone (Owner/Applicant: Catamount Petroleum Limited Partnership).
- 1389-06** 2-30 EAST GRAND AVENUE, 686 QUINNIPIAC AVENUE, PDU # 110, Detailed Plan Review and Coastal Site Plan Review for Mixed Use Development including Residential, Retail and Restaurant Components to be known as Quinnipiac River Village (Owner/Applicant: Dragon Point LLC and Quinnipiac River Development LLC).
- 1389-07** 12-16 WEST STREET, Site Plan Review for new Church Building in a RM-2 Zone (Owner/Applicant: La Primera Iglesia de Dios, Inc.)
- 1389-08** 17-35 PARK STREET, Site Plan Review for new Cancer Center/North Pavilion in a BD-2 Zone [Owner: Yale–New Haven Hospital (Norman G. Roth), Applicant: Turner Construction Company Curtis Kuck].
- 1389-09** WATERFRONT STREET AND FORBES AVENUE, Site Plan Review and Coastal Site Plan Review for Pipeline Relocation and Replacement in an IH Zone (Applicant: Donald Samala for Buckeye Pipeline).
- 1389-10** 613 FERRY STREET, Site Plan Review for 12 New Dwelling Units in a RM-2 Zone (Owner/Applicant: Michael Vizziello). *Leave to Withdraw*
- 1389-21** 248-282 PARK STREET, PDU # 107, Minor Modification to add 6 on-site parking spaces for staff (Applicant: Brian Davies, Petra Construction).

SITE PLAN REVIEW – Tabled items

- 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).

Public Hearings:

- 1389-01** 91 SHELTON AVENUE, Special Permit to locate a Wireless Telecommunications Facility in an IH Zone (Applicant: Omnipoint Communications, Inc./T-Mobile).
- 1389-02** 121 FOWLER STREET, Certificate of Approval of Location (CAL) for General Auto Repairer (Owner: Two Amity Rd. LLC, Tenant: Walter Little).
- 1389-03** 230 FERRY STREET, Certificate of Approval of Location (CAL) for Repairer and Used Car Dealer in a RM-2 Zone (Owner: John Tsifoglou, Tenant: Edwin Vergara).

ALDERMANIC REFERRAL - *Hearing Continuation:*

- 1387-30** ZONING ORDINANCE MAP AMENDMENT, Amend New Haven Zoning Map to Change the Zone of 392 (091-0995-00700), 400 (091-0995-00600), 430 (091-0995-00501) and 466 (091-0995-00500) Quinnipiac Avenue from Heavy Industrial (IH) to Marine Commercial (BC) (Proposer: Alderman Joseph Jolly 14-D).

BOARD OF ZONING APPEALS REFERRALS

- 1389-11** **31 EMERSON STREET**, Special Exception to Permit 0 Parking Spaces where one is required in a RM-2 Zone (Owner/applicant: Robert L. Newton, Jr.).
- 1389-12** **191 FOUNTAIN STREET**, Special Exception to allow 76 parking spaces where 263 spaces are required to permit restoration and expansion of Sheridan School restoration in a RM-2 zone (owner: Board of Education, 06-69-S).
- 1389-13** **2 ELLA T. GRASSO BOULEVARD, 28 HARBOUR CLOSE, 116 SEA STREET**, Coastal Site Plan Review to Construct 53 Residential Units to be known as Harbor Walk in a pending RM-1 zone (owner: PMG Land Associates, LP; Applicant: The Christopher Companies of New Haven, LLC 06-71-V, 06-06-CAM).
- 1389-14** **229 GRAND AVENUE, 364 FERRY STREET**, Special Exception to permit 19 parking spaces where 48 are required to allow a Banquet Hall/Assembly Hall in a BA zone and transition parking in an RM-2 zone (owner/applicant/agent: Angelo Reyes, 06-72-S).
- 1389-15** **YALE NEW HAVEN HOSPITAL MEDICAL AREA PARKING INVENTORY**, Special Exception for Amendment to Medical Area Overall Parking Plan. (Area bounded by North Frontage Rd. /Route34, Church St. South, Columbus Ave. & Minor St., Daggett St., Vernon St., & Orchard St, located in multiple zones). Amend to address the parking needs of the Cancer Center/North Pavilion to be constructed at 17-35 Park St., and to add parking facilities at 2 Howe St., 55 Daggett St., 230 South Frontage Rd., 860 Howard Av., 700 Howard Av. and 680 Howard Av.; (Owner: Yale New Haven Hospital, Yale University School of Medicine, Connecticut Mental Health Center, New Haven Parking Authority, City of New Haven; Applicant Yale New Haven Hospital, 06-74-S).

LCI REFERRALS

- 1389-16** **906 CONGRESS AVENUE**, Land Disposition of Sliver Lot for Side yard and Parking (Craig Kydes).
- 1389-17** **523-525, 527-529, 531-533, 535-537 WINCHESTER AVENUE**, Land Disposition for Construction of 3 single-family dwellings (Habitat for Humanity).
- 1389-18** **185 BLATCHLEY AVENUE and 246 EXCHANGE STREET**, Land Disposition for Construction of 2 two-family dwellings (Corporation for Urban Homeownership).

ALDERMANIC REFERRALS

- 1389-19** **ORDINANCE AMENDMENT**, Amend Section 12 ¼ of the Code of Ordinances regarding Small Business Enterprise Construction Opportunity Initiative (Director, Small Business Initiative).
- 1389-20** **CHAPEL WEST SPECIAL SERVICES DISTRICT**, Designation as a Neighborhood Planning Agency (Alderspersons Shalek, Chen, Clark and Shah).

ALDERMANIC REFERRAL – Tabled item

- *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).

Minutes of Meetings 1385, 1386, 1387

Alternate Rotation: 1) Audrey Tyson 2) Maricel Ramos-Valcarcel

Next Regular Meeting of the City Plan Commission: Wednesday, June 21, 2006 at 6:00 PM (Submission deadline: May 25, 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.