

## NEW HAVEN CITY PLAN COMMISSION ACTION

**RE:**           **310 FOXON BOULEVARD.** Certificate of Approval of Location (CAL) for renewal of limited repairer license (Owner: 310 Foxon, LLC. Tenant:Galena Associates, LLC DBA Valvoline Instant Oil Change).

**REPORT:**     1391-02

**ADVICE:**     Approval with Conditions

### BACKGROUND

Galena Associates seeks a Certificate of Approval of Location to renew a limited repairer license at 310 Foxon Boulevard in a BA zone. The Commission notes that oil change businesses require a CAL.

This is a multiple use parcel with two separate buildings. Three businesses occupy the larger building: Dunkin' Donuts, Wireless Zone, and Tops Cleaners. The oil change use is located in the smaller building. The Commission notes the property was developed to accommodate general retail and an oil change business (then called Grease and Go).

#### Previous History:

BZA File, 90-14-CAL. Granted. To allow limited repair license (oil changes) facility presently under construction.

### PLANNING CONSIDERATIONS

The submitted site plan shows the existing three-bay oil change building on the eastern side of the lot. Customers circle around the west side of the building, enter on the north side, and exit the south side. There are a total of 33 parking spaces for all uses. There is nothing in the application to indicate any significant change in the nature of the use.

The proposed operating days and hours and number of employees were not included in the application.

At the public hearing of June 21, 2006 the applicant explained that he was assuming the oil change business. In addition to oil changes, he will provide air conditioner recharging and radiator flushing services, both of which are a normal part of the oil change business.

The operating days and hours were stated as Monday – Friday, 8:00 am to 6:00 pm; Saturday, 8:00 am to 5:00 pm; and Sunday, 9:00 am to 3:00 pm. As many as ten persons would be employed including both full-time and part-time.

### ACTION

The Commission finds the use in accord with the public welfare and recommends approval with conditions.

1. The days and hours of operation shall be Monday – Friday, 8:00 am to 6:00 pm; Saturday, 8:00 am to 5:00 pm; and Sunday, 9:00 am to 3:00 pm.
2. There shall be no more than a total of ten employees.

**ADOPTED:**   June 21, 2006  
                  Patricia A. King  
                  Chair

**ATTEST:** \_\_\_\_\_  
                  Karyn M. Gilvarg AIA  
                  Executive Director