

**AGENDA FOR MEETING 1391**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, JUNE 21, 2006 at 6:00 PM**  
**Public Hearings at 7:00 PM**  
**Meeting Rooms 1 and 2, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**NEW HAVEN, CT**

***Regular Meeting at 6:00 PM:***

**SITE PLAN REVIEWS**

- 1391-04** **1 WATERFRONT STREET**, Site Plan Review including Soil Erosion and Sediment Control Review and Coastal Site Plan Review for Proposed Remediation Project in an IH Zone (Owner/Applicant: PSEG Power Connecticut LLC).
- 1391-05** **232 STATE STREET, 28-36, 40-44 CROWN STREET**, Site Plan Review for Mixed Use Development (Residential with Retail Ground Floor) known as Ninth Square Phase II in a BD-1 Zone (Owner: City of New Haven; Applicant: 26 Crown Street Associates, LLC).
- 1391-06** **99 & 107 WARWICK STREET**, Site Plan Review for Construction of 2 new Residential Structures (5 units) in a RM-1 Zone (Owner/Applicant: Richard Giannattasio).
- 1391-07** **Portion of 378 FRONT STREET(157/0815/00301) and portion of FRONT STREET (157/0815/00300), Quinnipiac Terrace Phase II**, Site Plan Review including Coastal Site Plan Review for construction of 50 new Residential Units, Community center, Management office, and Maintenance space in a RM-2 zone (Owner: Housing Authority of New Haven; Applicant: Trinity New Haven Housing Two LP).
- 1391-08** **305 & 311 WHALLEY AVENUE**, Site Plan Review for new KFC Restaurant with Drive-Thru in a BA Zone (Owner/Applicant: David Hines, Hines Sudden Service, Inc.)
- 1391-09** **321-327 CROWN STREET** (corner York Street), Site Plan Review for new 30-space Parking Lot in a BA Zone (Owner/Applicant: Yale University).
- 1391-10** **613 FERRY STREET**, Site Plan Review for Construction of 9 New Residential Units in a RM-2 Zone (Owner/Applicant: Michael Vizziello, We Buy Houses, LLC).
- 1391-11** **177 COLLEGE STREET**, Site Plan Review for new Cooperative Arts and Humanities High School in a BD Zone (Owner/Applicant: New Haven Board of Education).
- 1391-12** **259 EDGEWOOD AVENUE**, Site Plan Review for Renovation and Addition to Troup School in a RM-2 Zone (Owner: New Haven Board of Education).
- 1391-13** **WOODWARD AVENUE (between Fort Hale Road and Upson Terrace)**, Site Plan Review for Traffic Calming Project (Owner/Applicant: City Engineer/City of New Haven).
- 1391-14** **605 DIXWELL AVENUE**, (cor. Hazel Street), Site Plan Review for 5,000 SF Church Addition in a RM-2 Zone (Owner/Applicant: Cavalry Baptist Church).
- 1391-15** **986 FOREST ROAD**, Inland Wetlands Review and Site Plan Review including Soil Erosion and Sediment Control Review for 12 new Tennis Courts and Associated Drainage in a RS-2 Zone (Owner/Applicant: Hopkins School)
- \*1391-16** **776-780 GRAND AVENUE**, Site Plan Review for Rehabilitation of Upper Stories for 10 new Residential Units in a BA Zone (Owner/Applicant: CT Housing Co.)
- 1391-17** **42 LOMBARD STREET**, Site Plan Review including Coastal Site Plan Review for 4 new Residential Units in a RM-1 Zone (Owner/Applicant: Angelo Reyes).
- 1391-38** **500 SARGENT DRIVE, IKEA PDD #100**, Request for Temporary Location of Banner for Pilot Pen Tournament (Pilot Pen Tennis).

\* = expected to be tabled

**SITE PLAN REVIEWS – Tabled items**

- 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).
- 1389-21 248-282 PARK STREET, PDU # 107**, Minor Modification to add 6 on-site parking spaces for staff (Applicant: Brian Davies, Petra Construction): Applicant requests *Leave to Withdraw*.

**Public Hearings at 7:30 PM:**

- 1391-01 NEW HAVEN COASTAL PROGRAM**, Review of Draft Program for Adoption (City Plan Commission).
- 1391-02 310 FOXON BOULEVARD**, Certificate of Approval of Location (CAL) for Renewal of Limited Repairer License (Owner: Tenant: Galena Associates, LLC DBA Valvoline Instant Oil Change).
- 1391-03 55 CHURCH STREET**, Special Permit Application for Wireless Communications Facility in a BD-1 Zone (Owner: ECP Church LLC, Applicant: Construction Services of Branford for Nextel).
- 1391-36 ZONING ORDINANCE AMENDMENT, SCIENCE PARK PLANNED DEVELOPMENT DISTRICT #49**, Amend Planned Development District to permit School Use in Building 5 aka 5 Science Park (Petitioner: Tyler Cooper & Alcorn, LLP for Science Park Development Corporation).

**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).

**ALDERMANIC REFERRALS**

- 1391-18 Portions of FRONT STREET and NEW STREET A** , Modifications in Conjunction with Quinnipiac Terrace Project (Trinity New Haven LLC).
- 1391-37 WATER STREET, EAST STREET and FORBES AVENUE**, Authorization to Apply for and Accept Grant form Connecticut Department of Transportation to Prepare the Magellan Site Feasibility Study (City Plan Director).
- 1391-39 Extension of ORDINANCE AMENDMENT**, Encouraging Use of Hybrid Technology by Granting Free on-Street Parking to Hybrid Vehicles and Other Manufacturer Authorized Alternative Fuel Vehicles Registered in the City of New Haven (Alders Jolly, Addonizio, King, 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).

**BOARD OF ZONING APPEALS REFERRALS**

- 1391-19**    **324 SHELTON AVENUE**, Special Exception to permit 1<sup>st</sup> floor neighborhood convenience store in a RM-1 zone (owner: Robert & Joanne Pearson, applicant: Feras Hassoun, 06-81-S).
- 1391-20**    **15 WINCHESTER AVENUE**, Special Exception to permit 2 Front Yard Parking spaces in a RM-2 zone (owner/applicant: Bulent Ozalp, 06-84-S).
- 1391-21**    **938 STATE STREET**, Special Exception to permit Wine and Beer Sales for Immediate Consumption with Coffeehouse; Special Exception to permit zero Parking Spaces where 3 are required in a BA Zone (Owner: Frew and Frew, LLC. Applicant: Java 938, 06-88-S)
- 1391-22**    **2-4, 10, 12, 16-22, 28-30 EAST GRAND AVENUE & 686 QUINNIPIAC AVENUE**, Special Exception to amend PDU # 110 in increase lot coverage and to permit less than 50 parking spaces (owner/applicant: Dragon Point, LLC & Quinnipiac River Development, LLC, 06-93-S).
- 1391-23**    *Item withdrawn.*
- 1391-24**    **171-173 WOOSTER STREET**, Special Exception to permit 0 parking where 1 additional parking space is required to recognize prior dwelling unit conversion in a BA zone (owner:/applicant: Mary M.V. McGuire, 06-100-S).
- 1391-25**    **93 WHITNEY AVENUE**, Special Exception to permit neighborhood beauty salon in a RO zone (owner: 93 Whitney Avenue, LLC, applicant: Jolana Ivan, 06-101-S).

**LCI REFERRALS**

- 1391-26**    **40 LIGHTHOUSE POINT ROAD/136 ROAD TO DAM & CREEK**, Land Disposition as Nature Preserve (New Haven Land Trust).
- 1391-27**    **128 SALTONSTALL AVENUE**, Land Disposition (Randall Gonzales).
- 1391-28**    **22 MARKET STREET**, Land Disposition for Driveway and Parking (Sylvester Wilson).
- 1391-29**    **5 & 19 DOWNES STREET**, Land Disposition (Anthony Bell).
- 1391-30**    **218 MUNSON STREET (half)**, Land Disposition (Maritza Cintron).
- 1391-31**    **218 MUNSON STREET (half)**, Land Disposition (Sixto Cordova).
- 1391-32**    **85 WOLCOTT STREET**, Land Disposition (Juan Roman & Sara Diaz).
- 1391-33**    **106 HAZEL STREET (half)**, Land Disposition (Milton Coburn).
- 1391-34**    **106 HAZEL ST (half)**, Land Disposition (Michael & Rosa Deis).
- 1391-35**    **66 SOUTH END ROAD**, Land Disposition for Loading Dock (Cangiano).

**LCI REFERRALS – tabled items**

- 1389-17**    **523-525, 527-529, 531-533, 535-537 WINCHESTER AVENUE**, Land Disposition for Construction of 3 single-family dwellings (Habitat for Humanity).
- \*1387-09**    **26 HUDSON STREET (1/2)**, Land Disposition for Parking and Side yard (Ricardo Alves).

**MINUTES of Meetings 1385, 1386, 1387, 1388, 1390**

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

**Next Regular Meeting of the City Plan Commission:** Wednesday, July 19, 2006 at 6:00 PM (Submission deadline: June 22, 2006 at 3:00 PM)

\* = expected to be tabled

CPC 1391 Agenda

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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.

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