

AGENDA FOR MEETING 1395
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, OCTOBER 18, 2006 at 6:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings:

- 1395-01** **25A BERNHARD ROAD**, Certificate of Approval of Location (CAL) for Automotive Use (Municipal Equipment Sales) in an IL Zone (Owner: Executive Office Centers; Tenant: C.N. Wood of Connecticut, LLC).
- 1395-02** **83 WATER STREET**, Special Permit for Wireless Telecommunications Facility in an IL Zone (Owner: C. Cowles & Company; Applicant: Cellco Partnership d/b/a Verizon Wireless).
- 1395-03** **19 WHEELER STREET**, Special Permit and Coastal Site Plan Review for Existing Solid Waste Transfer and Volume Reduction Facility in an IH Zone (Owner: FPS Harbor Holdings Inc., Applicant: Waste Management of Connecticut, Inc.).

Regular Meeting:

SITE PLAN REVIEWS

- 1395-04** **1 GRAND AVENUE**, Site Plan Review including Coastal Site Plan Review for 6 new dwelling units and related community space in a BC Zone (Owner/Applicant: One Grand LLC).
- 1395-05** **22 ELLA T. GRASSO BOULEVARD**, Coastal Site Plan Review for new 300 SF Posterboard Sign in an IL Zone (Owner: Metal Management; Applicant: All Vision LLC).
- 1395-06** **1157-1169 CHAPEL STREET**, Site Plan Review for 2-Story Addition to Colony Inn in a BA Zone (Owner: 1157 Chapel Street, LLC; Applicant: Hospitality 3 LLC).
- 1395-07** **319 CONGRESS AVENUE**, Site Plan Review for renovation of 3 buildings (Three Sisters) for 12 dwelling units in BA and RM-2 Zones (Owner: City of New Haven, Livable City Initiative).
- 1395-08** **560 WHALLEY AVENUE**, Site Plan Review for Mixed Use facility with 22 1-BR Residential Supportive Housing Units for the Elderly & 1,800 SF commercial space to be known as Whalley Terrace in a BA Zone (Owner/Applicant: Housing Operations Management Enterprises, Inc.).
- *1395-09** **436,438,468 WHALLEY AVENUE**, Site Plan Review for new Walgreen's Store in BA and RM-2 Zones (Owner: New Haven Surplus, LLC; Applicant: Kaline New Haven, LLC).
- *1395-10** **295-297, 303-307 BLAKE STREET, 160-162 FITCH STREET**, Site Plan Review for new Dunkin Donuts Restaurant with Drive Thru in a BA Zone (Owner: Joseph & Francesca Maiorano; Applicant: Lino Santos).
- 1395-11** **291 HUMPHREY STREET**, Site Plan Review for Conversion of existing building to 4 Residential Units and Construction of new 2 unit structure in the rear yard in a RM-2 Zone (Owner: St. Vincent de Paul, Applicant: 291 Humphrey St. Associates. LLC).
- *1395-12** **OGDEN STREET**, Inland Wetlands Application for Single Family House in a RS-2 Zone (Owner/Applicant: Michael Kinney).
- *1395-13** **WOODWARD AVENUE from Pope Street to East Shore Treatment Plant**, Site Plan Review including Coastal Site Plan Review for Morris Cove Sewer Main Replacement (Owner: City of New Haven; Applicant: Greater New Haven Water Pollution Control Authority).
- *1395-14** **143 MAIN ST. (ANNEX)**, Site Plan Review for 3 new townhouse units behind existing 2-unit residential structure in a BB Zone (Owner: Nardo Marin).
- 1395-15** **481 EAST SHORE PARKWAY**, Site Plan Review including Coastal Site Plan Review for Construction of New Building in an IH Zone (Owner: Motiva; Applicant: Intertech).
- 1395-16** **134-140 WOOSTER STREET**, One-Year Extension of Site Plan Permit for Conversion of Rear Storage Building to Professional Offices (1377-01) in a BA Zone (Owner: Maidstone Properties LLC).

SITE PLAN REVIEWS – Tabled items

- 1394-06** **478, 494-496 WHALLEY AVENUE**, Site Plan Review for new Use as Pizza Restaurant with associated Parking in a BA Zone (Owner: Vincent Toscano, Primo Group; Applicant: Tim Zeko).

* = expected to be tabled

- *1391-16 **776-780 GRAND AVENUE**, Site Plan Review for 10 new Residential Units in a BA Zone (Owner/Applicant: CT Housing Co.).

LCI REFERRALS

- 1395-17 **MILL RIVER MUNICIPAL DEVELOPMENT PLAN**, Land Disposition of Parcels MR-4, MR-3A, MR-5A for Parking and Commercial Use(Andrew Consiglio, Jr.)
- 1395-18 **171 and 175 CLAY STREET**, Land Disposition to Construct New 2-Family House (Corporation for Urban Homeownership).
- 1395-19 **53 STEVENS STREET**, Land Disposition for Rehabilitation and sale to Owner Occupant (Yifat Homes).
- 1395-20 **21 SHELTON AVENUE**, Land Disposition for Rehabilitation and sale to Owner Occupant (Arquin Development LLC).
- 1395-21 **75 WHITE STREET**, Land Disposition of Off Street Parking (672 Congress LLC).
- 1395-22 **75 WHITE STREET**, Disposition of 10' for Rear Yard Access to 73 White Street (Carlotta Wright).
- 1395-23 **88 LILAC STREET**, Land Disposition for Rehabilitation and sale to Owner Occupant (Rose Properties LLC).

BOARD OF ZONING APPEALS REFERRALS

- 1395-24 **34-40 LLOYD STREET** (MBP: 175-0608-00300), Special Exception and Coastal Site Plan Review to temporarily waive parking requirement in a Light Industrial zone (Owner: City of New Haven; applicant: Lloyd Street, LLC, 06-139-S)
- 1395-25 **24-26 HUDSON STREET & 327-333 SHERMAN AVENUE**, Special Exception to permit one (1) Front Yard Parking space at 26 Hudson Street in a RM-2 zone (Owner: City of New Haven; Applicant: Neighborhood Housing Services of N.H., Inc., 06-140-S).
- 1395-26 **287 JAMES STREET**, Special Exception and Coastal Site Plan Review to permit 5 parking spaces where 11 are required and permit Front Yard Parking on corner lot all for 86 seat church in a RM-2 zone (Owner/Applicant: Jesus Church of Deliverance, 06-142-S).
- 1395-27 **Removed from Agenda**
- 1395-28 **67 PLYMOUTH STREET**, Coastal Site Plan Review to permit a limited repairer (motor vehicles) in a RM-2 zone (Owner/Applicant: Juan Ayala, 06-137-V, 05-15-CAM).

ALDERMANIC REFERRALS

- 1395-29 **COLLEGE STREET**, Authorization for Projection over the Public Sidewalk for New Cooperative Arts and Humanities High School (Board of Education).
- 1395-30 **552 WINCHESTER AVENUE**, Land Disposition for Rehabilitation (Neighborhood Housing Services).
- 1395-31 **653 WINCHESTER AVENUE**, Land Disposition for Rehabilitation (Neighborhood Housing Services).
- 1395-32 **664 WINCHESTER AVENUE**, Land Disposition for Rehabilitation (Neighborhood Housing Services).
- 1395-33 **678 WINCHESTER AVENUE**, Land Disposition for Rehabilitation (Neighborhood Housing Services).
- 1395-34 **335 WEST DIVISION STREET**, Land Disposition for Rehabilitation (Neighborhood Housing Services).
- 1395-35 **312 BLATCHLEY AVENUE**, Fair Haven Parcel S-61-B, Land Disposition Agreement (Anthony and Louis Ornato).
- *1395-36 **CHAPEL WEST SPECIAL SERVICES DISTRICT**, Ordinance Amendment to amend District Boundary and to allocate Payment in lieu of taxes for exempt properties within the District (Alderspersons Chen, Clark, and Shah, Shalek).

ALDERMANIC REFERRALS – Tabled items

- 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) Quinpiac Avenue from Heavy Industrial (IH) to Marine Commercial (BC) (Proposer: Alderman Joseph Jolly 14-D).
- *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 Meeting 1394**

OTHER BUSINESS

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

Next Regular Meeting of the City Plan Commission: Wednesday, November 15, 2006 at 6:00 PM.

(Submission deadline: October 19, 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.