

**AGENDA FOR MEETING 1401
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, MARCH 21, 2007
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Room 1 & 2, 2nd Floor Atrium
NEW HAVEN, CT**

WORKSHOP from 4:00 to 6:00 PM:

Tabled item:

1401-01 I-95 LONG WHARF IMPROVEMENT PLAN (Project #92-572), Evaluation of Alternatives proposed by Connecticut Department of Transportation through an Environmental Assessment Process.

PUBLIC HEARINGS at 6:00 PM:

- *1401-02 577 HOWARD AVENUE**, Special Permit for Wireless Communications Facility in a RM-2 Zone [Owner: Power House Temple of Deliverance, Inc.; Applicant: Omnipoint Communications, Inc. (T-Mobile)]: *Request to table by applicant.*
- 1401-03 69 POPLAR STREET/100 CHAPEL STREET/RIVER STREET: 165/0706/01400**, Special Permit and Coastal Site Plan Application for Existing Scrap Metal Recycling Facility in IL and RM-2 Zones (Owner: Joseph M. Regan, Inc. /New Haven Brass Rod, Inc.)
- 1401-04 ZONING ORDINANCE TEXT AMENDMENTS to Sections 1, 42 and 45** pertaining to Parking Lots and Structures (Alderman Carl Goldfield).

Regular Meeting to follow hearings:

SITE PLAN REVIEWS

- 1401-05 446A BLAKE STREET, WINTERGREEN at WESTVILLE PDD #103**, Detailed Plan Review and Coastal Site Plan Review for Development of 36,000 SF Office Space (Owner/Applicant: Blake Realty LLC).
- 1401-06 EASTERN STREET AND EASTERN CIRCLE**, Site Plan Review and Coastal Site Plan Review for Renovation of Existing and Construction of New Residential Units (127 total units) and new Community Center in a RM-1 Zone (Owner/Applicant: Housing Authority of New Haven).
- 1401-07 105 DERBY AVENUE**, Site Plan Review for Drive-Through Restaurant (Dunkin Donuts) in a BA Zone (Owner: Joseph Sessions, Applicant: Evangelos Moutoudis).
- 1401-08 764,776 QUINNIPIAC AVENUE**, Site Plan Review including Coastal Site Plan Review for Seven Dwelling Units including Public Access Walkway in an RM-1 Zone (Owner/Applicant: 764 Quinnipiac Associates, LLC).
- 1401-09 132 SHELDON TERRACE**, Consent to Extension of Time Period to act upon a Site Plan Application (Owner/Applicant: Ralph Mauro).
- 1401-10 83-85 KENDALL STREET**, Site Plan Review including Coastal Site Plan Review for Construction of New Two-Faced Billboard Sign within the "Bulletin and Spectacular Sign Zoning Map Overlay District" in an IH Zone (Owner/Applicant:Ronsal Limited Partnership).

BOARD OF ZONING APPEALS REFERRALS

- 1401-11 51-55 & 57-61 BROADWAY**, Special Exception to permit zero loading spaces where one space is required, and permit zero parking spaces where 24 spaces are required for Specialty Home Goods (embroidery, silk screen, printing, screen-printing, etc.) business on 1st floor of existing building in a BA Zone (Owner/Applicant: Yale Mall Partnership, 07-08-S).
- 1401-12 451 GEORGE STREET**, Special Exception to permit 2 Parking Spaces where 4 Spaces are required to convert 3-family Dwelling to 4-Family Dwelling in a BA Zone (Owner/Applicant: Travis Hallett-Hack, 07-10-S).
- 1401-13 210 STATE STREET**, Special Exception to waiver of Condition #2 of Previous Approval (BZA file #03-25-V) concerning recording parking arrangement on New Haven Land Records, and permit

* = expected to be tabled

reduction of parking requirement from 33 to 10 spaces for supportive housing development in a BD Zone (Owner/Applicant: 210 State Street Limited Partnership, 07-14-S).

- 1401-14** **66 SOUTH END ROAD**, Coastal Site Plan Review to permit Loading Dock in connection with abutting existing business in a RS-2 Zone (Owner: City of New Haven; Applicant: Anthony and Elizabeth Cangiano, 07-12-V, 07-01-CAM).
- 1401-15** **6 PARDEE STREET**, Special Exception to permit Transition Parking and Front Yard Parking in a RM-2 Zone (Owner/Applicant: Jose Valdivia, 07-02-S).
- 1401-16** **763 EDGEWOOD AVENUE**, Special Exception to change a non-conforming use (Deli/Convenience Store) into another non-conforming use (Breakfast lunch Coffee Shop) within a RS-2 zone (Owner/Applicants/Agents: Michael J. and Carol A. Frawley, 07-16-S).

LCI REFERRALS

- 1401-17** **51 STEVENS STREET**, Disposition of a 3' Strip for Off Street Parking for # 53 (Yifat Homes, LLC).
- 1401-18** **217 WINTHROP AVENUE**, Land Disposition for new 2-Family Dwelling (Mutual Housing Association of SCC, Inc.)
- 1401-19** **123 WINTHROP AVENUE (1/2)**, Land Disposition for Sideyard (Arturo Muniz).
- 1401-20** **123 WINTHROP AVENUE (1/2)**, Land Disposition for Sideyard (Richard Gilson)
- 1401-21** **48 LIBERTY STREET (Portion)**, Land Disposition for Sideyard (Theodore Stemasczyk).
- 1401-22** **48 LIBERTY STREET (Portion)**, Land Disposition for Sideyard (Ramon & Maria Ortiz).
- 1401-23a** **128 SALTONSTALL AVENUE**, Land Disposition to benefit 120 Blatchley Avenue (David Cruz)
- 1401-23b** **128 SALTONSTALL AVENUE**, Land Disposition to benefit 114 Blatchley Avenue (Jean Bidon).
- 1401-23c** **128 SALTONSTALL AVENUE**, Land Disposition to benefit 110 Blatchley Avenue (Arnold Segui).
- 1401-23d** **128 SALTONSTALL AVENUE**, Land Disposition to benefit 134 Saltonstall Avenue (Randall Gonzales).
- 1401-24** **133 WEST STREET (1/2)**, Land Disposition for Sideyard (Raphael Gayle).
- 1401-25** **133 WEST STREET (1/2)**, Land Disposition for Sideyard (Anthony Bell).
- 1401-26** **456-438 ORCHARD STREET**, Land Disposition for Elderly Housing (Church of God & Saints of Christ).
- 1401-27** **238 SHELTON AVENUE**, Land Disposition for Off Street Parking for Church (Supreme Council of the House of Jacob, of the USA).

LCI REFERRAL – Tabled item

- 1396-15** **26 MONROE STREET**, Land Disposition for Parking (John & Adrian DeGennaro).

ALDERMANIC REFERRALS

- 1401-28** **ORDINANCE AMENDMENT**, Amend Section 17-201 of Code of Ordinances regarding permit, license and user fees (Aldermen Blango and Rodriguez).
- 1401-29** **FY2007-2008 GENERAL, CAPITAL, AND SPECIAL BUDGETS:**
- a. Appropriating Ordinance #1, an ordinance making appropriations for operating departments of the city for the fiscal year July 1, 2007 through June 30, 2008.
 - b. Tax levy and revenue appropriating ordinance for fiscal year 2007-08.
 - c. Appropriating Ordinance #3, an ordinance authorizing issuance of General Obligation Bonds, fiscal year 2007-08.
 - d. Appropriating Ordinance #4, an ordinance making appropriations for certain school projects in the five-year capital plan and authorizing issuance of general obligation bonds, fiscal year 2007-08.
 - e. Order approving Alling Memorial Golf Course Enterprise Fund Budget, fiscal year 2007-08.
 - f. Order approving Lighthouse Park Carousel Enterprise Fund Budget, Fiscal Year 2007-08.
 - g. Order approving Walker Skating Rink Enterprise Fund Budget, Fiscal Year 2007-08.
 - h. Order approving Transfer Station Enterprise Fund Budget, Fiscal Year 2007-08.
 - i. Order approving East Rock Park Communications Tower Enterprise Fund Budget, Fiscal Year 2007-08.

ALDERMANIC REFERRALS – Tabled items

***1398-19 GRANNIS STREET**, Abandonment of Paper Street (Livable City Initiative).

***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).

MINUTES of Meeting 1400.

OTHER BUSINESS

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

Next Regular Meeting of the City Plan Commission: Wednesday, April 18, 2007 at 6:00 PM.

(Submission deadline: March 22, 2007 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.