

**AGENDA FOR MEETING 1403**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, MAY 16, 2007 at 6:00 PM**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Meeting Room 1 & 2, 2nd Floor Atrium**  
**NEW HAVEN, CT**

**Public Hearings:**

- 1403-01** **55 CHURCH STREET**, Special Permit for Wireless Telecommunications Facility on an Historic Building in a BD Zone (Owner Edgewood Capital Partners, LP, Applicant: Nextel Communications of the MidAtlantic, Inc., Agent: Lucia Chiochio, Esq., Cuddy & Feder LLP).
- 1403-02** **281 CHAPEL STREET**, Certificate of Approval of Location (CAL) for new Used Car Dealer in an IH Zone (Owner: 281 Chapel Street Associates LLC, Applicant: Vincent Mauro).
- 1403-03** **190-210 MIDDLETOWN AVENUE**, Special Permit and Coastal Site Plan Review for Existing Motor Vehicle Junk Yard in an IH Zone (Owner: Sackett Point Mortgage LLC, Applicant: Tarducci's Junk Yard, Inc. d/b/a Chuck & Eddie's Used Auto Parts).
- 1403-04** **46 MIDDLETOWN AVENUE**, Special Permit and Coastal Site Plan Review for Existing Motor Vehicle Junk Yard in an IH Zone (Owner: Elm City Properties, Inc., Applicant: Elm City Auto Wrecking, Inc.)

**Regular Meeting:**

**SITE PLAN REVIEWS**

- 1403-05** **115 PROSPECT STREET, Hillhouse Prospect PDU #89**, Detailed Plan Review for new Social Sciences Building (Owner/Applicant: Yale University).
- 1403-06** **Blocks bounded by ORCHARD STREET, NORTH FRONTAGE ROAD , LEGION AVENUE, TYLER STREET**, Site Plan Review for two Temporary Parking Lots (Sherman/Orchard and Sherman/Tyler) in BA and RM-2 Zones (Owner/Applicant: New Haven Parking Authority).
- 1403-07** **34 LEVEL STREET**, Site Plan Review for Expansion of West Rock Health Facility in a RM-1 Zone (Owner/Applicant: Westrock Healthcare Associates, Anthony Pinto).
- 1403-08** **105 JOHN MURPHY DRIVE**, Site Plan Review and Coastal Site Plan Review for new Building in an IH Zone (Owner/Applicant: Andrew Consiglio).
- 1403-09** **804 CHAPEL STREET**, Site Plan Review for Substantial Rehabilitation and Change of Use to Residential Use on Upper Floors in a BD-1 Zone (Owner/Applicant: William Christian).
- 1403-10** **300 EAST ROCK ROAD, 810 PROSPECT STREET, 765 PROSPECT STREET** Site Plan Review for Modifications to Existing Parking lots at 300 East Rock Road and 765 Prospect Street and Construction of New Parking Lot at 810 Prospect Street (Owner/Applicant: Albertus Magnus College).
- 1403-11** **446B BLAKE STREET, WINTERGREEN of WESTVILLE PDD #103**, Detailed Plan Review of Signage Plan (Metropolitan Development).
- 1401-12** **40-44 CROWN STREET, 26-36 CROWN STREET, 232 STATE STREET**, Request for One-Year Extension of Soil Erosion and Sediment Control Plan Approval for the Ninth Square Phase II Project (Applicant: College Street LLC).
- 1403-13** **450 LIGHTHOUSE ROAD, 208 COVE STREET, Oceanview PDD #97**, Request for Time extension for Filing of Amendment to Detailed Plans; Change in Development Team (Owner/Applicant: Anthony Delmonico, Agent: Cohen and Acampora).
- 1403-14** **540 ELLA T. GRASSO BOULEVARD**, Site Plan Review including Coastal Site Plan Review for Change of Use in Building 2 for 20,000 SF Elementary School in an IL Zone (Owner: New Haven Plaza, Inc., Applicant: Amistad Academy, Inc.).
- 1403-25** **501-505 LOMBARD STREET**, Site Plan Review for Conversion of Existing Church to Outpatient Clinic and Counseling Program Center in a RM-2 Zone (Owner/Applicant: The Hartford Roman Catholic Diocesan Corporation).

**SITE PLAN REVIEW-Tabled item**

- 1409-09** **132 SHELDON TERRACE**, Site Plan Review Application for 7-unit Residential Development in a RM-2 Zone (Owner/Applicant: Ralph Mauro).

**BOARD OF ZONING APPEALS REFERRALS**

- 1403-15 417 GREENWICH AVENUE**, Special Exception to permit zero parking requirement where 1 spaces is required and Lot Area Variance to recognize existing conversion from 2-family dwelling to 3-family dwelling in a RM-2 zone (Owner/Applicant: Ellison Rawlinson, 07-37-S).
- 1403-16 1481 QUINNIPIAC AVENUE**, Special Exception to permit a reduction in the number of required parking spaces, and to also permit Front Yard Parking and Building Height Variance for construction of public school for construction of new Bishop Woods School in a RS-2 zone (Owner: City of New Haven; Applicant: N.H. Board of Education, 07-39-S, 07-40-V).
- 1403-17 466 FOXON BOULEVARD**, Special Exception to permit 248 parking spaces where 301 are required and joint use of the same for 16,706 sq. ft. structure as shown on submitted plans (03-22-07) for construction of a shopping center in a BA zone (Owner/Applicant: Krypac Development Assoc., LLC, 07-42-S).
- 1403-18 83 WATER STREET & 11-13 BROWN STREET**, Special Exception to change from a Nonconforming Use of Land to a Different Nonconforming Use in order to permit construction of a 30 ft. x 30 ft. factory extension (Stamping Press) in a RM-2/IL zones (Owner/Applicant: C. Cowles & Company, 07-46-S).

**LCI REFERRALS**

- 1403-19 12-14 LILAC STREET**, Amendment to LDA to Maintain 6-Family Dwelling as Rental (Antonio Buenaventura).
- 1403-20 105 PLYMOUTH STREET**, Land Disposition for Driveway and Off Street Parking for #107 (Jose Nunez).
- 1403-21 239 ELLA T. GRASSO BOULEVARD**, Land Disposition of Rear Lot for Off Street Parking for Church (Faith Power & Deliverance Center, Inc.)
- 1403-22 539 DIXWELL AVENUE**, Land Disposition for Sideyard for #543 (Charlene Johnson).

**ALDERMANIC REFERRALS**

- 1403-23 MORRIS CREEK TIDE GATES**, Authorization to Execute Memorandum of Understanding (MOU) between City of New Haven and the Airport Authority concerning Morris Creek Tide Gates (Department of Engineering).
- 1403-24 268 COLLEGE STREET**, Authorization for Awning over City Sidewalk (268 College St. LLC).

**ALDERMANIC REFERRALS – Tabled items**

- 1401-04 ZONING ORDINANCE TEXT AMENDMENTS to Sections 1, 42 and 45** pertaining to Parking Lots and Structures (Alderman Carl Goldfield).
- \*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).

**OTHER BUSINESS**

**MINUTES of Meeting 1401**

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

**Next Regular Meeting of the City Plan Commission:** Wednesday, June 20, 2007 at 6:00 PM.  
(Submission deadline: May 24, 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 the meeting time.