

**AGENDA FOR MEETING 1408**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, SEPTEMBER 19, 2007 at 6:00 PM**  
**Public Hearings at 7:00 PM**

**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Meeting Rooms 1 & 2, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN, CT**

**Public Hearings beginning at 7:00 PM:**

- 1408-01** 46-50 GOFFE STREET, Certificate of Approval of Location (CAL) for General Repairer and Used Car Dealer in a BB Zone (Applicants: Wallace Weisser, LLC and Yale Motor Freight, Inc.).
- 1408-02** 345 EAST SHORE PKWY., 345 MIDDLETOWN AV., 1040 QUINNIPIAC AV., 1217 DEAN ST., 135 MARKET ST., 441 GRAND AV., 535 GRAND AV., 145 HUMPHREY ST., 125 MITCHELL DR., 2A JAMES ST., 1 EAST ST. EXT., 17 SEA ST., 355 W. ROCK AV., 19 STONE ST., 25 WOODWARD AV., 1 STATE ST., Special Permit to upgrade Telecommunications Facilities at Pump Stations (Applicant: Greater New Haven Water Pollution Control Authority).
- 1408-03** 300 EAST ROCK ROAD (NILAN HALL), 765 PROSPECT STREET (MOHUN HALL), 810 PROSPECT STREET (SANSBURY HALL), Site Plan Review for Parking Lot Modifications in an RS-2 Zone (Owner/Applicant: Albertus Magnus College).

**Administrative Meeting beginning at 6:00 PM:**

**SITE PLAN REVIEWS**

- 1408-04** 137 WATER STREET, Site Plan Review for New Haven Dialysis Center in a BA Zone (Owner: 137 Water St. LLC/Applicant: Phoenix Realty Development LLC.)
- 1408-05** 345 EAST SHORE PARKWAY, Site Plan Review including Inland Wetlands and Coastal Site Plan Review for Maintenance Garage Addition in an IH Zone (Owner: Greater New Haven Water Pollution Control Authority, Applicant: Christopher Williams).
- 1408-06** 78 PLYMOUTH STREET, Site Plan Review for Church Addition in a RM-2 Zone (Owner/Applicant: Pastor Keane, Faith Power & Deliverance.)
- 1408-07** 4, 36, 50, 54 CANAL STREET, 6 & 12 BRISTOL STREET, LOCK STREET, 101 ASHMUN STREET, including Canal Street Right of Way between Lock and Bristol Streets, Site Plan Review for Construction of Temporary Parking Lots in a RM-2 Zone (Owner/ Applicant: Yale University and City of New Haven).
- 1408-08** 309 CANAL STREET, SCIENCE PARK PDD # 49, Detailed Plan Review for 16 New Homeownership Dwelling Units (Homes at Monterey Place) (Owner/Applicant: City of New Haven Livable City Initiative). *Request withdrawn*
- 1408-09** 30 WHALLEY AVENUE, Time Extension of Soil Erosion and Sediment Control Plan Approval for Hotel Addition in a BA Zone (Applicant: James Perito for 30 Whalley Avenue Associates, LLC).
- 1408-10** 908-960 QUINNIPIAC AVENUE, HEMINGWAY COVE PDU #56, Application for Change in Development Team for Undeveloped Portion of Residential Project (Applicant/Owner of Development Rights: Hemingway Bay LLC).

**SITE PLAN REVIEWS – Tabled items**

- 1407-10** ROUTE 34, NORTH AND SOUTH FRONTAGE ROADS, COLLEGE STREET AND PARK STREET, PDD #28, Site Plan Review and Detailed Plan Review for Phase II Yale-New Haven Hospital Cancer Center Transportation Improvements including

Roundabout (Owner: City of New Haven/State of Connecticut; Applicant: Yale-New Haven Hospital)

**1407-11 745 CHAPEL STREET**, Site Plan Review for new 31-Story Mixed Use Development in a BD Zone (Owner: City of New Haven; Applicant: Becker Development Associates, LLC).

**\*1404-05 83-85 KENDALL STREET**, Coastal Site Plan Review for new Bulletin Spectacular Billboard Sign in an IH Zone (Owner/Applicant: Ronsal Limited Partnership).

#### **ALDERMANIC REFERRALS**

**1408-11 NEW HAVEN EMPOWERMENT ZONE**, Amend Boundary to include Census Tracts 1418, 1424 and 1426.02 (Economic Development Administrator).

#### **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).

#### **OTHER BUSINESS**

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

***Next Regular Meeting of the City Plan Commission:*** Wednesday, October 17, 2007 at 6:00 PM.  
(Submission deadline: September 20, 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.