

AGENDA FOR MEETING 1409
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, OCTOBER 17, 2007 at 6:00 PM
Public Hearings at 7:00 PM

NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 & 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings beginning at 7:00 PM:

1409-01 745-807 CHAPEL STREET, Special Permit for up to 660 Structured Parking Spaces for new Mixed Use Development in a BD-1 Zone (Owner: City of New Haven; Applicant: Becker Development Associates, LLC).

Tabled item:

***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.).

Administrative Meeting beginning at 6:00 PM:

1409-02 19 WHEELER STREET, Transfer of Special Permit from Waste Management of Connecticut, Inc. to new owner/operator (Owner: Murphy Road Recycling, LLC d/b/a Wheeler Street Recycling).

SITE PLAN REVIEWS

1409-03 268-270 PARK STREET, Saint Thomas More PDU #107, Detailed Plan Review for Complete Renovation of Existing Chapel and Chaplain's Residence (Owner/Applicant: Saint Thomas More Corp.)

1409-04 1 GRAND AVENUE, Site Plan Review including Coastal Site Plan Review for Conversion of Existing Building to 5 Units with Ground Floor Commercial Use in a BC Zone (Owner/Applicant: One Grand LLC).

1409-05 4, 36, 50, 54 CANAL STREET, 6 & 12 BRISTOL STREET, LOCK STREET, 101 ASHMUN STREET, Site Plan Review for new Yale University Health Service Center in a RM-2 Zone (Owner/Applicant: Yale University).

1409-06 135-139 MAIN STREET (ANNEX), Site Plan Review for Construction of 6 new Condominium Units in a BB Zone (Owner: Vincent Ciarleglio, West Haven Custom Homes; Applicant: Arthur L. Ratner).

1409-07 745-807 CHAPEL STREET, Workshop on Shartenberg Development (Becker Development Associates, LLC).

SITE PLAN REVIEWS – Tabled items

***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).

BOARD OF ZONING APPEALS REFERRALS

1409-08 271 STARR STREET, Special Exception to permit 8 Parking Spaces where 10 are required in conjunction with a Church (209 Shelton Avenue) in a RM-2 Zone (Owner/Applicant: Grace and Peace Tabernacle, 07-77-S).

* = Expected to be tabled or to remain tabled

- 1409-09 311 EAST STREET**, Special Exception to Permit Joint Use Parking for proposed New Era Rehabilitation Center and existing uses in an IL Zone (Owner: Jack A. Halprin Inc.; Applicant: Martin Halprin, 07-81-S).
- 1409-10 494-496 and 514 QUINNIPIAC AVENUE**, Coastal Site Plan Review and Variances to Construct 20 Condominium Dwelling Units in three Buildings in a BC Zone (Owner/Applicant: Oyster Shores of New Haven LLC, 07-82-V, 07-83-V, 07-04-CAM).
- 1409-11 112 FRANK STREET & MBP 303-0064-03001**, Special Exception to Permit 15 Parking Spaces where 20 are required for Construction of a Church in a RM-2 Zone (Owner/Applicant: Bethel Temple Church, 07-91-S).
- 1409-12 55 PARK STREET**, Special Exception to permit amendment to the Overall Medical Area Parking Plan to permit a new clinical laboratory building's parking requirements to be satisfied by the Overall Medical Area Parking Plan in a BD-2 zone (Owner: City of New Haven; Applicant: Fusco Park, 07-93-S).

LIVABLE CITY INITIATIVE REFERRALS

- 1409-13 21 WARD STREET**, Land Disposition of Sliver Lot for Side Yard and Off-Street Parking (Renaissance Hill Limited Partnership).
- 1409-14 115 JAMES STREET**, Land Disposition of Sliver lot for Side Yard (Corporation for Urban Homeownership)
- 1409-15 15 HURLBURT STREET**, Land Disposition of Sliver Lot for Driveway and Off-Street Parking (13 Hurlburt LLC; Elmer Rivera).
- 1409-16 192 CEDAR STREET**, Land Disposition of One Half of Sliver Lot for Off-Street Parking (Gloria& Carl Tart).
- 1409-17 192 CEDAR STREET**, Land Disposition of One Half of Sliver Lot for Side yard (Luisa Leon).
- 1409-18 258 GRAND AVENUE**, Land Disposition of Mixed Use Structure for Rehabilitation for Commercial Use (Angelo Reyes).
- *1409-19 312 BLATCHLEY AVENUE**, Reuse Parcel S-61-B, Land Disposition of a Sliver Lot for Off-Street Parking (DeGregorio Enterprises)

ALDERMANIC REFERRALS

- 1409-20 WILSON AND ROSETTE STREETS (corner)**, Authorization to name "Specialist Andre Craig, Jr. Corner" (Alderman Jorge Perez).

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) Quinnipiac Avenue from Heavy Industrial (IH) to Marine Commercial (BC) (Proposer: Alderman Joseph Jolly 14-D).
- *1398-19 GRANNIS STREET**, Abandonment of Paper Street (Livable City Initiative).

MINUTES of Meeting 1407.

OTHER BUSINESS

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

Next Regular Meeting of the City Plan Commission: Wednesday, November 14, 2007 at 6:00 PM.
(Submission deadline: October 18, 2007 at 3:00 PM)

*= Expected to be tabled or to remain tabled

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.