

AGENDA FOR MEETING 1411
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, DECEMBER 12, 2007 at 6:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Room 1, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings:

1411-01 82 SOUTH WATER STREET, Special Permit and Coastal Site Plan Review for Outdoor Boat Storage in a Marine Commercial (BC) Zone (Owner/Applicant: Oyster Point Marina 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.). *Has been withdrawn*

Regular Meeting:

SITE PLAN REVIEWS

- 1411-02 235 DIXWELL AVENUE**, Site Plan Review for Rehabilitation of Existing Historic Building and Construction of Addition for Hannah Gray Home for the Aged (Owner/Applicant: Hannah Gray Home Inc.)
- 1411-03 494-496, 514 QUINNIPIAC AVENUE and 530-556 QUINNIPIAC AVENUE**, Site Plan Review including Coastal Site Plan Review for Construction of 20 new Condominium Units and Public Access on two sites in a Marine Commercial (BC) Zone (Owner/Applicant: Oyster Shores of New Haven, LLC).
- 1411-04 501 GRAND AVENUE**, Site Plan Review including Coastal Site Plan Review for new Storage Building in a Heavy Industrial (IH) Zone (Owner/Applicant: McVac Environmental Services, Inc.).
- 1411-05 ROUTE 34 LOTS, Block bounded by ORCHARD STREET, NORTH FRONTAGE ROAD, DWIGHT STREET, LEGION AVENUE**, Amendment to Approved Site Plans for Temporary Parking Lots (Orchard/ Sherman and Dwight/Orchard) in BA and RM-2 Zones (Owner/Applicant: New Haven Parking Authority).
- 1411-06 LLOYD STREET**, Site Plan Review including Coastal Site Plan Review for Temporary Storage of fill in an IM Zone (Owner/Applicant: City of New Haven).
- 1411-07 56 RIVER STREET**, Site Plan Review including Coastal Site Plan Review for Temporary Storage of fill in an IM Zone (Owner/Applicant: City of New Haven).
- 1411-08 30 LENOX STREET**, Extension of Coastal Site Plan Review approval for Construction of an Accessory Building in an IH Zone (Owner/Applicant: Uretek, LLC).
- 1411-32 175 LIGHTHOUSE ROAD**, Extension of Time to Act upon a Site Plan Application (Owner/Applicant: Giuliana Maravalle).

SITE PLAN REVIEWS – Tabled items

- 1410-12 QUINNIPIAC AVENUE AT AMTRAK R.R.**, Site Plan Review including Coastal Site Plan Review and Soil Erosion and Sediment Control Review for Grading and filling approximately 3.8 acres for Marine Industrial Storage in a Light Industrial (IL) Zone (Owner/Applicant: Grannis Island Company, Inc.).
- *1404-05 83-85 KENDALL STREET**, Coastal Site Plan Review for new Bulletin Spectacular Billboard Sign in a Heavy Industrial (IH) Zone (Owner/Applicant: Ronsal Limited Partnership).

BOARD OF ZONING APPEALS REFERRALS

- 1411-09 576 CHAPEL STREET**, Special Exception to allow 1 Front Yard Parking Space and Variances to permit conversion of principal building and accessory structure jointly into 8 dwelling units in a RM-2 zone (Owner: Eugene and Gambardella Lupoli, Applicant/Agent: A. David Banks, 07-115-S, 07-116-V).
- 1411-10 440 ELM STREET**, Special Exception to amend PDU-8 (RM-2) to eliminate medical professional office and replace with accessory kitchen and greeting area with tables seating up to 48 for use in

* = expected to remain tabled

conjunction with funeral business, including food preparation for on and off premises consumption (Owner/Applicant: Celentano, Inc., 07-118-S.)

- 1411-11 27 WHITE STREET**, Special Exception to allow 0 off street parking where 1 additional space is required for proposed dwelling unit addition in a RM-2 zone (Owner/Applicant: Marvin Hoffman, 07-120-S, 07-121-V).
- 1411-12 87 COVE STREET**, Special Exception to permit Front Yard parking (2-car garage) to convert existing garage into a single-family dwelling in an RS-2 zone (Owners: William C & Rosemary McNulty, Proposed Purchaser: 87 Cove, LLC, Applicant: Spencer Luckey, 07-122-S, 07-123-V).
- 1411-13 111,113, 119 WATER STREET**, Special Exception to allow 68 parking spaces where 100 spaces are required and Fence Height Variance for new Metro Business Academy in a RM-2 zone (Owner: City of New Haven; Agent: Thomas Smith for Board of Education , 07-124-S, 07-125-V).

LIVABLE CITY INITIATIVE REFERRALS

- 1411-14 58 WOLCOTT STREET**, Land Disposition for Off-Street Parking (Elias Medina).
- 1411-15 63 ANN STREET**, Land Disposition for Off Street Parking (Kriko Productions).
- 1411-16 215 WEST STREET**, Land Disposition for Off Street Parking (Kriko Productions).
- 1411-17 12, 16, & 20 KING PLACE**, Land Disposition for Construction of Two 1-Family Houses (Common Ground New Haven Housing, LLC).
- 1411-18 261 STARR STREET**, Land Disposition of 1-Family House for Rehabilitation and Sale to Owner Occupant (Macedonia Village Housing Corporation).

LIVABLE CITY INITIATIVE REFERRAL – Tabled item

- 1409-19 312 BLATCHLEY AVENUE**, Reuse Parcel S-61-B, Land Disposition of a Sliver Lot for Off-Street Parking (DeGregorio Enterprises). *Request to Withdraw*

ALDERMANIC REFERRALS

- 1411-20 DWIGHT RESIDENTIAL PARKING ZONE (RPZ-6)**, Amend Zone to include the area bounded by Orchard Street, North Frontage Road, Winthrop Avenue and Whalley Avenue (Alderman Shah).
- 1411-21 140 WOOSTER STREET**, Authorization to install an awning over public Right-of-Way (Ferrucci's Italian Deli).
- 1411-22 EASTERN CIRCLE, N/K/A EASTVIEW TERRACE**, Cooperation Agreement between the Housing Authority of the City of New Haven and the Glendower Group, Inc. for the rehabilitation/new construction of Elderly Housing Project (Executive Director, Livable City Initiative).
- 1411-23 211 FOUNTAIN STREET**, Easement Agreement with the owners of the Property for the purposes of entrance and egress of emergency vehicles at Sheridan School (Superintendent of Schools).
- 1411-24 191 FOUNTAIN STREET**, Easement Agreement with the Connecticut Department of Transportation for highway purposes on the premises of Sheridan School (Superintendent of Schools).
- 1411-25 663-667 WHITNEY AVENUE**, Easement Agreement with the owners of the property for the purpose of driveway accessibility for the new Worthington Hooker School (Superintendent of Schools).
- 1411-26 185 BARNES AVENUE**, Utility Easement Agreement at Ross/Woodward School for continued maintenance of the utility lines (Superintendent of Schools).
- 1411-27 137 WATER STREET**, Easement Agreement with the owners of the property for the purpose of constructing and building maintenance for the new Metropolitan Business Academy (Superintendent of Schools).
- 1411-28 LEXINGTON AVENUE**, Acceptance of right of way limits for the reconstruction of the intersection at the new Benjamin Jepson School (City Engineer).
- 1411-29 347 GRAND AVENUE**, Authorization for Awning over Public Right-of-Way (Santos Lucero, Gran Rodeo, LLC).
- 1411-30 230 ELLA T. GRASSO BOULEVARD**, Memorandum of Understanding (MOU) between the State of CT and the City for improvement, alteration and repair of the New Haven Regional Fire Training Academy (Chief of Fire Services).

1411-31 141 ORANGE STREET, Authorization for Sign over Public Right-of-Way (Duncan Goodall for Koffee on Orange).

ALDERMANIC REFERRAL – Tabled item

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

MINUTES of Meetings 1409 and 1410

OTHER BUSINESS

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

Next Regular Meeting of the City Plan Commission: Wednesday, January 16, 2008 at 6:00 PM.
(Submission deadline: December 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.