

AGENDA FOR MEETING 1418
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, July 16, 2008 at 6:00 PM
Public Hearings at 7:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 and 2, 2nd Floor Atrium
NEW HAVEN, CT

Regular Meeting at 6:00 PM:

SITE PLAN REVIEWS

- 1418-01 138 COVE STREET**, Coastal Site Plan Review for new 1-Family House in a RS-2 Zone (Owner/Applicant: Catherine Consolo).
- 1418-02 PROSPECT STREET AT TRUMBULL STREET and FARMINGTON GREENWAY**, Site Plan Review for Replacement of existing Bridge (Owner/Applicant: City Engineer).
- 1418-03 118 CLINTON AVENUE (at Pine and Atwater Streets)**, Site Plan Review including Coastal Site Plan Review for Building Addition, Reconfigured Parking and Temporary Gravel Parking/Staging Area at 79 Pine Street in a RM-1 Zone (Owner/Applicant: Mary Wade Home, Inc.)
- 1418-20 280 KIMBERLY AVENUE**, Time Extension for Soil Erosion and Sediment Control Review approval for Razing existing and Rebuild of new fast food restaurant in an IL Zone (Applicant: Bohler Engineering; Owner: McDonald's USA, LLC)

Tabled items:

- 1417-11 776-780 GRAND AVENUE**, Site Plan Review for 19 new residential units in existing building in a BA Zone (Owner: Grandiose LLC/Applicant: Michael and David Steinbach).
- *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

- 1418-04 100 WHEELER STREET**, Coastal Site Plan Review for Limited Recycling Facility (Paper, Cardboard, Plastic Containers) in an IH Zone [Owner: Ronsal North LLC (Ronald Esposito), Applicant: A-One Recycling LLC (Richard Parzych)].
- 1418-05 15 DIXWELL AVENUE**, Special Exception to expand a nonconforming Neighborhood Convenience Use (Package Store) in a RM-2 zone (Owner: Charlota Williams; Applicant: Asvin Mardoiaia, 08-63-S).
- 1418-06 309 CONGRESS AVENUE, PDU #3**, Special Exception to modify an existing Planned Development Unit to Increase FAR from 1.95 to 1.97; Lot Coverage from 46.76% to 49.34%; Height of the enclosure wall from 8 feet to a range of 14.5'-18.5' to allow the placement of electric transformers and other similar devices on the street facade or within any front yard; for Cogeneration Facility (Owner/Applicant: Yale University, 08-64-S).
- 1418-07 220 KIMBERLY AVENUE**, Special Exception to permit 0 parking where 1 parking spaces is required to convert a 2-family dwelling into a 3-family dwelling in RM-2 zone (Owner: Ambroise Moise; Applicant: M. Ruggiero, 08-68-S).

Public Hearings at 7:00 PM:

- 1418-08 100 WHEELER STREET**, Special Permit and Site Plan Review for Limited Recycling Facility (Paper, Cardboard, Plastic Containers) in an IH Zone [Owner: Ronsal North LLC (Ronald Esposito); Applicant: A-One Recycling LLC (Richard Parzych)].
- 1418-09 30 WHALLEY AVENUE and ELM STREET, ZONING MAP AMENDMENT**, Amend Zoning Map to Change Zone of a Portion of Property from High Middle Density (RM-2) to General Business (BA) (30 Whalley Avenue Associates, LLC).

Hearing Continued:

- *1414-05 ZONING ORDINANCE TEXT AMENDMENTS**, Amend Sections 65, 29 and 45 pertaining to Planned Developments, Parking and Loading (City Plan Director).

* = to be tabled or to remain tabled

ALDERMANIC REFERRALS

- 1418-10 ORDINANCE AMENDMENT**, Amend Code of Ordinances to Prohibit the Sale of Loose Cigarettes, to Increase Fines and to Regulate Convenience Stores which stay open after 11:00 PM (Proposed by Alders Lemar, Morehead, Rhodeen, and Sandman).
- 1418-11 WIND TURBINE DEMONSTRATION PROJECT**, Resolution authorizing the Installation on City Property and the Acceptance of two Wind Turbines at the conclusion of the Connecticut Clean Energy Fund project (Executive Director, City Plan Department).
- 1418-12 360 STATE STREET**, Authorization for Application to and acceptance of a grant from the CT Department of Economic and Community Development, Office of Brownfield Remediation and Development in an amount not to exceed \$750,000 to support environmental remediation of the former Shartenberg site (Economic Development Administrator).
- 1418-13 930 CHAPEL STREET**, Authorization for Sign over City Sidewalk (ViewPoint Sign and Awning for Dunkin Donuts).

OTHER

- 1418-14 HAZARD MITIGATION PLAN UPDATE** (City Plan Department).

LIVABLE CITY INITIATIVE REFERRALS

- 1418-15 50 SHELTON AVENUE (half)**, Land Disposition for Sideyard (North Eastern Conference of Seventh Day Adventist Church).
- 1418-16 250 SHELTON AVENUE (half)**, Land Disposition for Driveway (Joe McFadden).
- 1418-17 388 NEWHALL STREET (half)**, Land Disposition for Driveway (Ernestine Huckaby).
- 1418-18 0 WINCHESTER AVENUE (bet. 653 & 647)**, Land Disposition for Driveway for #653 (Neighborhood Housing Services).
- 1418-19 269 FERRY STREET**, Land Disposition for Rehabilitation as Auto Repair Shop (Jenner Rodriguez).

Minutes of Meeting 1416

OTHER BUSINESS

Administrative Reviews

Welcome to new Alternate Commissioner Ed Mattison

Alternate Rotation: 1) Maricel Ramos-Valcarcel 2) Edward Mattison

Next Regular Meeting of the City Plan Commission: Wednesday, August 20, 2008 at 6:00 PM. (Submission deadline: July 24, 2008 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>. Updates will occur to the web agenda as necessary. Official Agenda is filed with City Clerk 24 hours prior to the meeting time.