

**AGENDA FOR MEETING 1421**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, October 15, 2008 at 6:00 PM**  
**Public Hearings at 7:00 PM**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Meeting Rooms 1 and 2, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN, CT**

**Regular Meeting at 6:00 PM:**  
**SITE PLAN REVIEWS**

- 1421-01 1023 and 1071 CHAPEL STREET**, Site Plan Review for Complete Renovation of two Buildings (Swartwout and Street Hall) as part of Yale University Art Gallery Project in a RH-2 Zone (Owner/Applicant: Yale University).
- 1421-02 360 COLUMBUS AVENUE**, Site Plan Review for new Roberto Clemente School in an RM-2 Zone (Applicant: Mark H. Pozzi; Owner: New Haven Board of Education).
- 1421-03 100 WATERFRONT STREET at Alabama Street (former East Shore Parkway)**, Site Plan Review including Coastal Site Plan Review for Automotive Vehicle Storage in an IH Zone (Owner: New Haven Port Authority; Applicant: Logistec USA, Inc.).
- 1421-04 180 MAIN STREET**, Site Plan Review for Addition to Commercial Building in a BB Zone (Owner/Applicant: Tri-Lift, Inc.).
- 1421-05 30 LENOX STREET**, Coastal Site Plan Review for new 3,500 SF Storage Building in an IH Zone (Owner/Applicant: Uretex, Inc.).

Tabled items:

- \*1420-01 238 FAIRMONT AVENUE**, Site Plan Review including Coastal Site Plan Review for Remedial Grading and Filling of 4.6 acre site in an IH Zone in compliance with CT Property Transfer Act (Owner: Ronald Esposito, New Haven Waterways, LLC).
- 1420-03 RIVER STREET MUNICIPAL DEVELOPMENT PLAN (Portions of Poplar, Lloyd, Chapel and James Streets and Blatchley Avenue)**, Site Plan Review including Coastal Site Plan Review for Phase II Public Improvements (Owner/Applicant: City of New Haven/Economic Development).
- \*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).

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

- 1419-09 29 WHITE STREET**, Special Permit for Telecommunications Facility in a RM-2 Zone [(Property Owner: Leonard Goodlowe; Applicant: Omnipoint Communications, Inc.; Agent: T-Mobile)].
- 1421-06 270 FORBES AVENUE**, Certificate of Approval of Location (CAL) for Used Car Dealer in an IH Zone (Change in Tenant to Luis Feliciano, Luis Auto Sales, LLC) (Owner: Forbes Properties LLC; Applicant Luis Feliciano).
- 1421-07 729 DIXWELL AVENUE**, Certificate of Approval of Location (CAL) for Used Car Dealer in a BA Zone (Change in business name to Jesse's Automotive Corp.) (Owner/Applicant: Jose Carrero).
- 1421-08 269 FERRY STREET/156 EXCHANGE STREET**, Certificate of Approval of Location (CAL) for Used Car Dealer and Repairer in a BA Zone (Owner: City of New Haven; Applicant: Jenner Rodriguez, World Trade Auto Sellers LLC).
- 1421-09 808 WASHINGTON AVENUE**, Special Permit and Coastal Site Plan Review for continuation of existing scrap metal processing facility in an IL Zone (Owner: Property Owner: Bixon Liquidation Corporation; Applicant: Metal Management, of New Haven Inc.)
- 1421-10 ZONING MAP AMENDMENT, 286, 292, 298, 304, and 308 FERRY STREET and 173 EXCHANGE STREET**, Change Zone from High Middle Density Residential (RM-2) to General Business (BA) (Proposed by Alderwoman Migdalia Castro). *Will be postponed*
- \*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

**Return to Regular Agenda:**

**LIVABLE CITY INITIATIVE REFERRALS**

- 1421-11 89 LILAC STREET**, Land Disposition of Sliver Lot for Driveway and Sideyard (Neighborhood Housing Services of New Haven, Inc.)
- 1421-12 53 TRUMAN STREET**, Land Disposition of Sliver Lot for Sideyard (Anthony and Michael Wells).
- 1421-13 76 WEST STREET**, Land Disposition of Sliver Lot for Sideyard (Nathaniel and Vergie Anderson).

**ALDERMANIC REFERRALS**

- 1421-14 182 FRONT STREET TO 204 FRONT STREET**, Residential Parking Zone (Alderwoman Erin Sturgis-Pascale).
- 1421-15 1157 CHAPEL STREET**, Authorization for Awning over City Sidewalk (The Study Hotel).
- 1421-16 25 BROADWAY**, Authorization for Blade Sign over City Sidewalk (Trailblazer LLC).
- 1421-17 119 WATER STREET**, Authorization for Acquisition of Easement Rights from the South Central Regional Water Authority and Southern Connecticut Gas Company (Board of Education).
- 1421-18 119 WATER STREET**, Easement Agreement with Greater New Haven Water Pollution Control Authority for Relocation and Maintenance of Sewer Facility (Board of Education).

**BOARD OF ZONING APPEALS REFERRALS**

- 1421-19 1231 TOWNSEND AVENUE**, Special Exception for Neighborhood Grocery in a RM-1 zone (Owner: Edgar Ortiz; Applicant: Darwin Audrad, 08-93-S).
- 1421-20 609-615 HOWARD AVENUE**, Special Exception for Neighborhood pharmacy in a RM-2 zone (Owner: Arthur Kullira & Sonila Bakui; Applicant: Timothy M. Herbst, Esq., 08-95-S).
- 1421-21 50 BROOKSIDE AVENUE, Section 1**, Special Exception for a Planned Development Unit (18 dwelling units on 1.68 acres) in a RM-1 zone (Owner: Housing Authority of New Haven; Applicant: Brookside 1 Associates, LLC, 08-102-S).
- 1421-22 50 BROOKSIDE AVENUE, Section 2**, Special Exception for a Planned Development Unit (12 dwelling units on 0.70 acres) in a RM-1 zone (Owner: Housing Authority of New Haven. Applicant: Brookside 1 Association, LLC, 08-103-S).
- 1421-23 50 BROOKSIDE AVENUE, Section 3**, Special Exception for a Planned Development Unit (28 dwelling units on 1.82 acres) in a RM-1 zone (Owner: Housing Authority of New Haven; Applicant: Brookside 1 Association, LLC, 08-104-S).
- 1421-24 50 BROOKSIDE AVENUE, SECTION 4**, Special Exception for a Planned Development Unit (8 dwelling units on 0.79 acres) in a RM-1 zone (Owner: Housing Authority of New Haven; Applicant: Brookside 1 Association, LLC, 08-105-S).
- 1421-25 50 BROOKSIDE AVENUE, Section 5**. Special Exception for a Planned Development Unit (34 dwelling units on 1.61 acres) in a RM-1 zone (Owner: Housing Authority of New Haven; Applicant: Brookside 1 Association, LLC, 08-106-S).

**MINUTES OF MEETING 1420**

**OTHER BUSINESS**

**1421 A Administrative Site Plan Reviews**

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

**Next Regular Meeting of the City Plan Commission:** Wednesday, November 19, 2008 at 6:00 PM (Submission deadline: Thursday, October 16, 2008 at 3:00 PM)

\* = 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>. Updates will occur to the web agenda as necessary. Official Agenda is filed with City Clerk 24 hours prior to the meeting time.

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