

AGENDA FOR MEETING 1422
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, November 19, 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

- 1422-01 123 YORK STREET**, Site Plan Review for Expansion of Parking Structure in a BD-1 Zone (Owner/Applicant: New Haven Towers, LLC).
- 1422-02 FORBES AVENUE/STILES STREET**, Site Plan Review for Sanitary Sewer Relocation Project in an IH Zone (Property Owner: State of CT and City of New Haven, Applicant: Greater New Haven Water Pollution Control Authority).
- 1422-03 188, 196 COLLEGE STREET, 285 GEORGE STREET**, Time Extension for Soil Erosion and Sediment Control Review for College Square Project (Centerplan Development Company).
- 1422-04 88, 110 & 116 MUNSON STREET, 201 MUNSON STREET (Lot C), and 182 and 344 WINCHESTER AVENUE**, Site Plan Review for Temporary Parking Lots for 25 Science Park during Construction of Science Park Garage (Applicant: Winstanley Enterprises).
- 1422-05 Removed from Agenda**
- Tabled items:**
- 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: Uretek, Inc.)
- *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).
- *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:

- 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).
- 1422-06 481 GRAND AVENUE**, Special Permit and Coastal Site Plan Review for Continued Operation of Solid Waste Transfer Station in an IH Zone (Owner/Applicant: McVac Environmental Services, Inc.)
- 1422-07 490 ORCHARD STREET**, Certificate of Approval of Location (CAL) for Used Car Dealer and Repairer (Change in Ownership) in a BB Zone (Property Owner: John Marone; Applicant: Kelvin Caraballo, Orchard Auto Collision).
- *1422-08 40 SPRING STREET**, Certificate of Approval of Location (CAL) for Used Car Dealer and Repairer (Change in Ownership) in a BA Zone (Property Owner: Alfonso Lara; Applicant: Luis A. Mercado, National Connection, LLC).

Tabled items:

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

Return to Regular Agenda:

ALDERMANIC REFERRALS

- 1422-09 ORDINANCE AMENDMENT**, Amend Sections 78-45 and 83 of Code of Ordinances pertaining to Bicycle Racks in the Public Right of Way (Chief Administrative Officer).

- 1422-10 FRONT AND CHATHAM STREETS**, Authorization for placement of “The Fair Haven Sharpie” sculpture on the new mini-greenspace area formed by a traffic calming engineering project (Alderwoman Sturgis-Pascale).
- 1422-11 ORDINANCE AMENDING APROPRIATING ORDINANCE #3**, Authorization for Issuance of General Obligation Bonds FY 2009 for High School in the Community, Energy Plant for City Hall & Hall of Records; Amendment to Capital Budget Project Narrative pertaining to Citywide Parking Meter Upgrades (Mayor DeStefano).
- 1422-12 TEMPLE STREET BRIDGE OVER THE FARMINGTON CANAL GREENWAY**, Agreement with the Connecticut Department of Transportation for reconstruction of the Bridge with local bridge program funds (City Engineer).

BOARD OF ZONING APPEALS REFERRALS

- 1422-13 87 COVE STREET**, Special Exception to permit 1 front yard parking space and Yard Variances to permit construction of a single-family dwelling in a RS-2 zone (Owner: 87 Cove, LLC; Appellant: Spencer Luckey, 08-89-V, 08-90-S).
- 1422-14 436, 454, 468 WHALLEY AVENUE**, Special Exception to permit laundromat with no additional parking & to insure integration of signs with existing signs in a BA zone (Owner: New Haven Surplus Limited Liability Co; Applicant: Anthony V. Avallone, 08-98-S).
- 1422-15 82B-84 WALL STREET**, Special Exception to permit zero parking spaces and Use Variance in a RH-2 Zone (Owner: Yale University. Applicant: L’Arc Architects, 08-110-S).
- 1422-16 35 DAVIS STREET**, Special Exception to permit front yard parking and to reduce the number of required parking spaces in a RM-1 Zone (Owner/Applicant: New Haven Board of Education, 08-113-S).
- 1422-17 100 WHEELER STREET**, Special Exception and Coastal Site Plan Review to permit a bio-diesel Production Facility in an IH Zone (Owner: Ronsal North, LLC, Applicant: Greenleaf Biofuels, 08-121-S, 08-05-CAM).
- 1422-18 894-900 & 904-920 GRAND AVENUE**, Special Exception to permit joint-use parking for a members-only social club in BA Zone (Owner: Grand Ave. Office Suites, LLC. Applicant: Roberto Perez, 08-120-S).

LIVABLE CITY INITIATIVE REFERRAL

- 1422-19 6 WEST STREET**, Land Disposition of Sliver Lot for Side yard (David Bailey).

MINUTES OF MEETING 1421

OTHER BUSINESS

2009 Meeting Schedule

1422 A Administrative Site Plan Reviews

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

Next Regular Meeting of the City Plan Commission: Wednesday, December 17, 2008 at 6:00 PM (Submission deadline: Thursday, November 20, 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.