

AGENDA FOR MEETING 1423
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, December 17, 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

- 1423-01 35 DAVIS STREET**, Site Plan Review for new K-8 Arts Magnet School in a RM-1 Zone (Owner/Applicant: New Haven Board of Education).
- 1423-02 100 WHEELER STREET**, Site Plan Review including Coastal Site Plan Review for Construction of Biofuels Processing Facility in an IH Zone (Owner: Ronsal North LLC; Applicant: Greenleaf Biofuels).
- 1423-03 300 WOODWARD AVENUE**, Coastal Site Plan Review for Shoreline Stabilization Project in East Shore Park (Owner/Applicant: City of New Haven Department of Parks, Recreation and Trees).
- 1423-04 8 COVE STREET**, Coastal Site Plan Review and Soil Erosion and Sediment Control Review for Grading Activities on a Waterfront Site in a RS-2 Zone (Owner/Applicant: Palmieri Cove Associates LLC).
- 1423-05 986 FOREST ROAD**, Site Plan Review for New Field Hockey and Lacrosse Field in a RS-2 Zone (Owner/Applicant: Hopkins School, LLC).
- 1423-06 307 FRONT STREET**, Site Plan Review including Coastal Site Plan Review for Conversion of Marina Office Building to 8-Seat Delicatessen and Storage Building to Marina Office in a BC Zone (Owner/Applicant: Fair Haven Yacht Club, LLC).

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

Public Hearings at 7:00 PM:

- 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).
- 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).

Return to Regular Meeting:

BOARD OF ZONING APPEALS REFERRAL

- 1423-07 265 WINTHROP AVENUE**, Special Exception to permit no additional parking space where 1 is required to convert a 2-family to a 3-family Residence in an RM-2 zone (Owner/Appellant: Nathan Ashby, 08-126-S).

LIVABLE CITY INITIATIVE REFERRALS

- 1423-08 10 HOWE STREET**, Land Disposition of Surplus Land for Sideyard (University Village LLC).
- 1423-09 34 AND 42 DEWITT STREET**, Disposition of Sliver Lots to Create 2 Building Lots to Build 2 single-family Homes (Habitat for Humanity).
- 1423-10 458 GRAND AVENUE**, Land Disposition for Rehabilitation of Commercial Building (Erector Square LLC).
- 1423-17 115 JAMES STREET**, Modification of Previous Conditions of Approval (CUHO).

* = items expected to remain tabled

ALDERMANIC REFERRALS

- 1423-11 GRAND AVENUE SPECIAL SERVICES DISTRICT**, Ordinance Amendment adding a new Chapter 37 establishing a new Special Services District (Alders Sturgis-Pascale, J. Rodriguez and Castro).
- 1423-12 DAGGETT STREET** between Congress and Washington Avenues, Authorization for new Residential Parking Zone (Alderman Jacqueline James).
- 1423-13 221 WHITNEY AVENUE**, Revocable License Agreement to Install Underground Utility Lines (Yale University).
- 1423-14 ORANGE STREET MUNICIPAL DEVELOPMENT PLAN**, Amendment #2 extending expiration date to February 25, 2014 (Economic Development Administrator).
- 1423-15 SMOKE FREE ZONE around Yale New Haven Hospital**, Authorization to Designate Certain City Sidewalks as a Smoke Free Boundary (Yale New Haven Hospital).
- 1423-16 NEW HAVEN GREEN**, Authorization to Create Monument honoring Youth who have Died by Gun Violence in the City (Alderman Shah).

Minutes of 1421

OTHER BUSINESS

Update on Route 34 West Municipal Development Plan

1423 A Administrative Site Plan Reviews:

Sewer point repairs in Chapel Street at Howe, Park and Dwight Streets and at Center Street (GNHWPCA)

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

Next Regular Meeting of the City Plan Commission: Wednesday, January 21, 2009 at 6:00 PM (Submission deadline: Tuesday, December 23, 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.