

AGENDA FOR MEETING 1426
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, March 18, 2009 at 6:00 PM
Public Hearings at 7:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Room 1, 2nd Floor Atrium
NEW HAVEN, CT

Regular Meeting at 6:00 PM:

- 1426-01 100 and 120 TOWER PARKWAY**, Site Plan Review for Addition of two new Boilers at Central Power Plant and Enlargement of Existing Moat for Replacement of Existing Diesel Generators in a RH-2 Zone (Owner/Applicant: Yale University).
- 1426-02 12 MANSFIELD STREET**, Site Plan Review for Supplemental Temporary Chiller and Time Extension (Owner/Applicant: Yale University).
- 1426-03 378 FRONT STREET (Portion), PDU # 118 (Northern Tract)**, Site Plan Review, Detailed Plan Review and Coastal Site Plan Review for 21 New Units (Owner: Housing Authority of New Haven, Applicant: Trinity New Haven Housing Three Partnership and Trinity New Haven Housing Four Partnership).
- 1426-04 374 FRONT STREET (portion), PDU # 117 (Southern Tract)**, Site Plan Review, Detailed Plan Review and Coastal Site Plan Review for 39 New Units (Owner: Housing Authority of New Haven, Applicant: Trinity New Haven Housing Three Partnership and Trinity New Haven Housing Four Partnership).
- 1426-05 QUINNIPIAC AVENUE between Lenox Street and Clifton Street**, Site Plan Review and Coastal Site Plan Review for Roadway Reconstruction (Owner/Applicant: City Engineer).
- 1426-06 15 JAMES STREET**, Site Plan Review including Coastal Site Plan Review for installation of Wind Turbine (Owner/Applicant: Phoenix Press).
- 1426-07 90 SARGENT DRIVE**, Site Plan Review including Coastal Site Plan Review for New Visitors Parking Lot in an IL Zone (Owner:/Applicant South Central Regional Water Authority).
- 1426-08 50 AMITY ROAD and 102 FOWLER STREET**, Site Plan Review for Renovation and Expansion of Existing Auto Sales Facility in a BB Zone (Owner: Galardi Enterprises LLC, Applicant: Gary DeWolf).

Tabled items:

- 1425-07 LONG WHARF DRIVE, PDD #53**, Minor Modification and Coastal Site Plan Review for Installation of Wind Turbine (Owner/Applicant: City of New Haven).
- *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:

- 1426-09 186, 190, 192 WOLCOTT STREET, 2 MURRAY PLACE, 195, 199, 201, 209 SALTONSTALL COURT, 183 and 191 SALTONSTALL AVENUE**, Site Plan Review including Coastal Site Plan Review for Construction of 19 New Housing Units to be known as Murray Place in a RM-2 Zone (Owners: Mutual Housing Association of South Central CT and City of New Haven; Applicant: Mutual Housing of SCC).
- 1426-10 89 SHELTON AVENUE**, Special Permit for new Telecommunication Facility (Owner: NH Business Center LLC, Applicant: Youghiogheny Communications Northeast/Pocket Communications).
- 1426-11 265 COLLEGE STREET**, Special Permit for new Telecommunication Facility (Owner: Taft Intermediate LLC, Applicant: Youghiogheny Communications Northeast/Pocket Communications).
- 1426-12 575 WHITNEY AVENUE**, Special Permit for new Telecommunication Facility (Owner: Church of the Redeemer, Applicant: Youghiogheny Communications Northeast/Pocket Communications).

* = Expected to be tabled or to remain tabled

Regular Meeting:

ALDERMANIC REFERRALS

- 1426-13 1481 QUINNIPIAC AVENUE**, Utility Easement at the Bishop Woods School to the South Central Connecticut Regional Water Authority by the City of New Haven in behalf of the Board of Education (Superintendent of Schools).
- 1426-14 BROOKSIDE and ROCKVIEW**, Cooperation Agreement among the City of New Haven, Housing Authority of New Haven and Michaels Development Company 1, LP pertaining to New Construction of West Rock Redevelopment Project including a Tax Abatement (Director, Livable City Initiative).
- 1426-15 ORDINANCE AMENDMENT**, Amend Section 78 of the Code of Ordinances pertaining to Streets, Sidewalks and Public Ways (Director of Department of Public Works).
- 1426-16 295 BLATCHLEY AVENUE**, Emergency Procurement for Fire Damages at the Police Sub-Station (Purchasing Department).
- 1426-17 EAST ROCK ROAD BRIDGE AT MILL RIVER**, Agreements with State of Connecticut for Design and Construction under the Federal Local Bridge Program (City Engineer).
- 1426-18 243 LEGION AVENUE (Route 34 Parcel "G")**, Application for Grant and Acceptance of Brownfield Remediation Funds (Economic Development Administrator).
- 1426-19 243 LEGION AVENUE (Route 34 Parcel "F")**, Application for Grant and Acceptance of Brownfield Remediation Funds (Economic Development Administrator).
- 1426-20 BROWNFIELD REMEDIATION FUNDS**, Application for and Acceptance of up to \$1,000,000 of U.S. Environmental Protection Agency Grant Funds for Brownfield Remediation (Economic Development Administrator).
- 1426-21 PITKIN TUNNEL**, Authorization for Imposition of Public Access Restrictions to Improve Public Safety (Chief Administrative Officer)
- 1426-22 ORDINANCE AMENDMENT**, Amend Section 17-20 of the Code of Ordinances regarding permit, license and user fees (Mayor DeStefano).
- 1426-23 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, Appropriating Ordinance #1, making appropriations for operating departments of the City for the FY July 1, 2009 through June 30, 2010 (Mayor).
- 1426-24 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, Tax levy and revenue appropriating ordinance for FY 2009-2010 (Mayor).
- 1426-25 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, Appropriating Ordinance #3, authorizing issuance of General Obligation Bonds, FY 2009-2010 (Mayor).
- 1426-26 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**: Appropriating Ordinance #4, making Appropriations for certain School Projects in the Five-year Capital Plan and authorizing Issuance of General Obligation Bonds, FY 2009-2010 (Mayor).
- 1426-27 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, Alling Memorial Golf Course Enterprise Fund Budget, FY 2009-2010 (Mayor).
- 1426-28 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, Lighthouse Park Carousel Enterprise Fund Budget, FY 2009-2010 (Mayor).
- 1426-29 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, Walker Skating Rink Enterprise Fund Budget, FY 2009-2010 (Mayor).
- 1426-30 FY2009-2010 GENERAL, CAPITAL, AND SPECIAL BUDGETS**, East Rock Park Communications Tower Enterprise Fund Budget, FY 2009-2010 (Mayor).

Tabled item:

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

BOARD OF ZONING APPEALS REFERRALS

- 1426-31 50 BROOKSIDE AVENUE**, Special Exception for 1 additional unit to previously approved SE (08-106-S) aka New Haven Housing Authority West Rock Redevelopment Phase 1, PDU #5, in a RM-1 zone (Owner: Housing Authority of New Haven, Applicant: Brookside 1 Assoc., LLC, 09-06-S).

* = Expected to be tabled or to remain tabled

- 1426-32 801-805 EDGEWOOD AVENUE**, Special Exception to permit 6 parking spaces where 25 are required and to permit front yard parking for a therapeutic practice in a RM-1 zone (Owner: 801 Edgewood, LLC, Applicant: Maysa Akbar, 09-18-S).
- 1426-33 147 LLOYD STREET**, Special Exception to permit zero parking spaces where one additional space is required to convert a single-family dwelling to a two-family dwelling in a RM-2 zone (Owner/Applicant: Avraham Chen, 09-20-S).
- 1426-34 1460 WHALLEY AVENUE**, Special Exception to permit joint-use parking in a BA zone (Owner: 1448-1470 Whalley Ave., LLC, Applicant: Bruegger's Enterprises, Inc., 09-23-S).
- 1426-35 115 FOXON BOULEVARD**, Special Exception to permit 647 parking spaces where 1,080 are required in a BA zone (Owner: Lowe's Home Centers, Inc., Applicant/Agent: Lorraine M. Sweeney, 09-24-S).

Minutes of Meeting 1425

OTHER BUSINESS

1426 A Administrative Site Plan Reviews

SCCRPA/Notices from neighboring Towns

Alternate Rotation: 1) Elijah Huge 2) Susan Jordan

Next Regular Meeting of the City Plan Commission: Wednesday, April 22, 2009 at 6:00 PM (Submission deadline: Thursday, March 19, 2009 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.