

**AGENDA FOR MEETING 1427**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, April 22, 2009 at 6:00 PM**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Meeting Rooms 1 & 2, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN, CT**

**For Public Hearing at 6:00 PM:**

**1427-01 1031 STATE STREET**, Certificate of Approval of Location (CAL) for Used Car Dealer (Change of Ownership) in a BA Zone (Owner/Applicant: Frank Proto, Sr., Maximum Automotive, LLC).

**Regular Meeting:**

**SITE PLAN REVIEWS**

**1427-02 9 TOWER LANE**, Site Plan Review for new Parking Lot in a BA Zone (Owner: City of New Haven; Applicant: New Haven Parking Authority).

**1427-03 104 FOOD TERMINAL PLAZA AKA 240 SARGENT DRIVE**, Site Plan Review and Coastal Site Plan Review for 9,800 SF Addition to an existing building in an IL Zone (Owner/Applicant: Ed Fortin).

**\*1427-04 91 CHURCH STREET**, Site Plan Review for Complete Renovation of Existing Building for Commercial and Residential Use with Interim Surface Parking Lot in a BD-1 Zone (Owner/Applicant: Paul Denz, Mid Block Development LLC) *Awaiting Zoning approvals*

**1427-05 200 WHALLEY AVENUE, SHAWS PDD # 90**, Minor Modification to PDD for New Use in former Video Store (Owner: Coral New Haven Associates, Applicant: AutoZone).

**1427-06 478 ORANGE STREET**, Site Plan Review for Conversion of Existing Building (former non-profit use) to residential use in a RM-2 Zone (Owner: Catholic Charities, Inc., Archdiocese of Hartford; Applicant: Alice Sun, S&R Properties of New Haven).

**1427-07 50 BROOKSIDE AVENUE, WEST ROCK PDUs**, Receipt of Detailed Plans for Phase I, Schedule Public Hearing (Owner: Housing Authority of New Haven; Applicant: Brookside I Association, LLC).

**\*1427-08 CANAL STREET (Portion), MUNSON STREET (Portion), SCANTLEBURY PARK (Portion) (former Canal Street)**, Site Plan Review for Installation of Chilled Water Lines and other related Utilities in approved License Area (Owner: Yale University and City of New Haven; Applicant: Yale University).

**Tabled item:**

**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). *Remove from agenda*

**ALDERMANIC REFERRALS**

**1427-09 BAY VIEW PARK**, Easements in favor of the Greater New Haven Water Pollution Control Authority for a relocated sewer line as a result of the Howard Avenue Bridge reconstruction (City Engineer).

**1427-10 LAND DISPOSITION GUIDELINES**, Amendments to expedite the Disposition Process for Rehabilitation or new Construction Projects and a Moratorium to Sliver Lot Pricing Guidelines (Livable City Initiative).

**1427-11 FARMINGTON CANAL GREENWAY**, Authority to Accept Grant Funds, Grant Licenses or Temporary Easements, and to accept Land or easements pertaining to the further development of the Greenway (City Plan Director).

**1427-12 NEW HAVEN PORT DISTRICT**, Authority to Apply for and Accept Grant Funds from Connecticut Department of Environmental Protection for Construction of Electrified Truck Stop (City Plan Director).

**1427-13 2008-09 CONSOLIDATED ACTION PLAN AMENDMENT**, Amend Plan for the purpose of accepting an additional allocation of Community Development Block Grant Recovery funds in the amount of \$990,070 from the U. S. Department of Housing and Urban Development under the American Recovery and Reinvestment Act of 2009 (Mayor DeStefano).

**1427-14 2008-09 CONSOLIDATED ACTION PLAN AMENDMENT**, Amend Plan, Statement of Activities and Use of Funds by adding \$1,525,272 in Homeless Prevention and Rapid Re-Housing

\* = Expected to be tabled or to remain tabled

Program funds from the U. S. Department of Housing and Urban Development under the American Recovery and Reinvestment Act of 2009 (Mayor DeStefano).

**1427-15 130 EDGEWOOD AVENUE**, Land Disposition of former Board of Education Property (Timothy Dwight School) to Amistad Academy (Livable City Initiative).

**1427-18 156 WASHINGTON AVENUE**, Land Disposition to Yale University subject to City Easement (Economic Development Administrator).

**1427-19 BROADWAY at intersection of Elm and York Streets**, Ground Lease Agreement between City and Yale University pertaining to Market Island (Economic Development Administrator).

**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**

**1427-16 91 CHURCH STREET**, Special Exception to permit zero loading spaces where 2 spaces are required in connection with a residential conversion in a BD-1 zone (Owner: Mid Block Development, LLC. Applicant: Paul Denz, 09-29-S).

**1427-17 21, 23, 25, 27, 29, 31, 33, 35 SYLVAN AVENUE, 167, 171-173 WARD STREET; portion of 912 HOWARD AVENUE, portion of 60 LEGION AVENUE, portion of 914 HOWARD AVENUE aka 914.5 HOWARD AVENUE, and portion of HOWARD AVENUE (mbp 298-0161-02000) aka 912.5 HOWARD AVENUE**, Special Exception to reduce the number of parking spaces from 104 to 86 and to permit 12 front yard parking spaces in a BD-2 zone. (Owners: Yale New Haven Hospital, Inc. & New Haven Housing Authority Applicant/Agent: Trinity Rowe Limited Partnership, 09-32-S).

**OTHER BUSINESS**

**1427 A Administrative Site Plan Reviews**

**SCCRPA/Notices from neighboring Towns:**

**Other Communications:**

**Environmental Land Use Restrictions (ELURs): 89-91 Shelton Avenue, 220 Wallace Street (filed of the land records)**

**Municipal Inland Wetland Commissioners Training Program: Report on Segment I, 4/4/09**

**Alternate Rotation:** 1) Susan Jordan 2) Elijah Huge

**Next Regular Meeting of the City Plan Commission:** Wednesday, May 20, 2009 at 6:00 PM (Submission deadline: Thursday, April 23, 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.