

**AGENDA FOR MEETING 1429**  
**NEW HAVEN CITY PLAN COMMISSION**  
**WEDNESDAY, June 17, 2009 at 6:00 PM**  
**Public Hearings at 7:00 PM**  
**NEW HAVEN CITY HALL, 165 CHURCH STREET**  
**Meeting Rooms 1 & 2, 2<sup>nd</sup> Floor Atrium**  
**NEW HAVEN, CT**

**Regular Meeting:**

**INLAND WETLANDS REVIEW**

**1429-01 280 KIMBERLY AVENUE (adjacent Parcel M/B/P 269-16-01400)**, Inland Wetlands Application to Clear Debris from Drainage Channel on Property of State Department of Transportation (Applicant: Franchise Realty Interstate Corporation D/B.A. McDonald's).

**SITE PLAN REVIEWS**

**1429-02 18 TOWER LANE, PDD # 15**, Minor Modification to add Exterior Elevator to Tower One (Owner/Applicant: New Haven Jewish Community Council Housing Corp, Inc.).

**1429-03 STATE STREET (MBP 210-095-01200)**, Site Plan Review for Improvements to State-Pulaski Parking Lot (Owner: City of New Haven; Applicant: New Haven Parking Authority).

**1429-04 STATE STREET aka 999 GRAND AVENUE (MBP 224-0578-00100)**, Site Plan Review for Improvements to State-Audubon Parking Lot (Owner: City of New Haven; Applicant: New Haven Parking Authority).

**1429-05 STATE STREET aka 999 GRAND AVENUE (MBP 224-0578-00100)**, Site Plan Review for Improvements to State-Olive Parking Lot (Owner: City of New Haven; Applicant: New Haven Parking Authority).

**1429-06 19 WHEELER STREET (Lot 3)**, Site Plan Review including Coastal Site Plan Review for Remediation Project under DEP Consent Order in an IH Zone (Owner: FPS Harbor Holdings; Applicant: Coastline Terminals of Connecticut, Inc.).

**1429-07 CANAL and LOCK STREETS**, Site Plan Review for Streetscape Improvements in accord with City of New Haven /Yale Development Agreement (Owner/Applicant: City of New Haven).

**1429-08 12 UNION AVENUE**, Site Plan Review including Coastal Site Plan Review for new 115-kV Switching Station & Realignment of Cable Duct bank in a BE Zone (Property Owner: State of Connecticut; Applicant: United Illuminating Company).

**SITE PLAN REVIEWS – Tabled item**

**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).

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

**Continued from 05/20/09:**

**1428-08 50 BROOKSIDE AVENUE, West Rock PDUs #111A, 112, 113, 114, 115 and 118**, Inland Wetlands Review, Detailed Plan Review and Site Plan Review for Phase I of West Rock-Brookside Project (Construction of 121 New Housing Units and Maintenance Building) (Owner: Housing Authority of New Haven; Applicant: Peter Wood for Michaels Development Company).

**New Hearings:**

**1429-09 98, 110, 120 SOUTH WATER STREET**, Special Permit, Site Plan Review and Coastal Site Plan Review for Operation of former Marina Facility as Yacht Club in a BC Zone (Owner/Applicant: Pequonnock Yacht Club, Inc.).

**1429-10 30 WHALLEY AVENUE**, Special Permit for additional Rooftop Telecommunications Facility in a BB Zone (Owner: Global Tower Partners d/b/a Marriott; Applicant: Construction Services of Branford, Inc. for Pocket Communications).

**1429-11 247 FORBES AVENUE**, Certificate of Approval of Location (CAL) for Change in Ownership of Used Car Dealer and Repairer in an IH Zone (Owner: A&B Real Estate; Applicant: Juan Colon, Primetime Auto Sales & Repairs).

\* = expected to remain tabled

**Regular Meeting (continued):**

**ALDERMANIC REFERRALS**

- 1429-12 MIDDLETOWN AVENUE (M/B/Ps 147-1048-01300, 01400, 01500)**, License Agreement among the City, New Haven Solid Waste and Recycling Authority and New Haven Gardens, Inc. for use of a portion of land in the vicinity of the Transfer Station for various storage activities (Director of Public Works).
- 1429-13 RIVER STREET MUNICIPAL DEVELOPMENT PLAN**, Application to and Acceptance of up to \$130,000 from the Connecticut Clean Energy Fund for a Feasibility Study of an Energy District (Executive Director, City Plan Department).
- 1429-14 PROSPECT STREET BRIDGE OVER FARMINGTON CANAL GREENWAY**, Agreement with the State of Connecticut Department of Transportation for the Replacement of Bridge no. 03997 utilizing CONNDOT Local Bridge Program Funds (City Engineer).
- 1429-15 ORDINANCE AMENDMENT**, Add new Section 29-57 to the New Haven Code of Ordinances pertaining to On-Street Parking in the vicinity of the New Haven Police Headquarters (Director, Department of Transportation, Traffic and Parking).
- 1429-16 WHALLEY AVENUE**, Co-Naming of Roadway “The Reverend Dr. Martin Luther King Boulevard” (Alderman Yusuf Shah).
- 1429-17 11 HEMINGWAY PLACE**, Authorization to Construct new City Street to be known as Jomika Lane (Owner: John Hall).
- 1429-18 HEMINGWAY PLACE**, Authorization for residential parking zone (Alderman Antunes).
- 1429-19 NEIGHBORHOOD STABILIZATION PROGRAM II**, Authorization for application to and acceptance of funding from the American Reinvestment and Recovery Act 2009 and Execution of a Consortium Agreement (Acting Executive Director, Livable City Initiative).
- 1429-20 197 DIXWELL AVENUE AND 229 DIXWELL AVENUE (Portion)**, Acquisition of properties owned by Dixwell Community House, Inc. subject of voluntary petition in bankruptcy (Mayor).

**Tabled items:**

- \*1428-10 FARMINGTON CANAL GREENWAY**, Permanent Easement to Yale University for a portion of the Greenway (proposed by Economic Development Administrator).
- \*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**

- 1429-21 97-99 GRAND AVENUE**, Special Exception to Permit 0 Parking Spaces where 4 are required for a restaurant in a BA Zone (Owner: Mariannia DiSorbo; Applicant: Junan Ramirez, 09-53-S).
- 1429-22 130 AMITY ROAD**, Special Exception to Permit a Reduction in Parking from 750 to 692 Spaces to construct a Restaurant in an Existing Plaza in a BA Zone (Owner: Wellmarka, LLC; Applicant: Daniel N. Charest, 09-58-S).
- 1429-23 130 EDGEWOOD AVENUE**, Special Exception to Permit a Reduction in Parking from 256 to 68 Spaces, 34 spaces which are on a separate Lot in a RM-2 Zone (Owner: City of New Haven; Applicant: Susan Bryson, 09-61-S).

**LIVABLE CITY INITIATIVE REFERRALS**

- 1429-24 252 DIXWELL AVENUE**, Land Disposition of Commercial Building (former Restaurant) for Laundromat (Wash House Laundry, LLC).
- 1429-25 256 DIXWELL AVENUE**, Lease Agreement for Parking Lot in Conjunction with Laundromat (Wash House Laundry, LLC).

**OTHER**

- 1429-26 ZONING MAP 11, PLANNED DEVELOPMENT DISTRICT #28**, Resolution correcting Zoning Map to Comply with Zoning Ordinance Amendment (Winstanley Enterprises LLC).

**MINUTES of MEETINGS 1426 and 1427**

**1429 A Administrative Site Plan Reviews**

**Other Communications**

**Municipal Inland Wetland Commissioners Training Program: Report on Segment I, 4/4/09 and Segment II, 5/27/09**

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

***Next Regular Meeting of the City Plan Commission:*** Wednesday, July 22, 2009 at 6:00 PM  
(Submission deadline: Thursday, June 25, 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.