

AGENDA FOR MEETING 1433
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, October 21, 2009 at 6:00 PM
Public Hearings at 7:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 & 2, 2nd Floor Atrium
NEW HAVEN, CT

2009 OCT 20 P 1:48

NEW HAVEN
CITY CLERK'S OFFICE
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Regular Meeting at 6:00 PM:

SITE PLAN REVIEWS

- 1433-04 **CANAL STREET, LOCK STREET, MUNSON STREET, WINCHESTER AVENUE, 113 SACHEM STREET, 150 MUNSON STREET, 182 WINCHESTER AVENUE, FARMINGTON CANAL GREENWAY**, Site Plan Review for Installation of Chilled Water, Telecommunications and Electrical Ductbanks below Grade to connect proposed Chiller Plant with existing Distribution Loop and for Restoration of Farmington Canal Greenway (Owners: Yale University, Science Park Development Corp., City of New Haven; Applicant: Yale University).
- 1433-05 **27-35 SYLVAN AVENUE, 167-195 WARD STREET, 60-80 LEGION AVENUE**, Modification of Conditions of Approval (CPC 1432-04) for new Mixed Use Project including 104 Residential Units to replace William T. Rowe Residences (Property Owners: Yale-New Haven Hospital, Medical Center Realty, Inc.; Applicant: Trinity Rowe Limited Partnership)
- 1433-06 **261, 280-324 EASTERN STREET, 133, 136 HEMINGWAY STREET**, Inland Wetlands and Watercourses and Coastal Site Plan Review Application to perform maintenance work in Hemingway Creek including cleaning culverts beneath Eastern and Hemingway Streets (Property Owners: City of New Haven, Housing Authority of New Haven, and 136 Hemingway Condominium Association; Applicant: City Engineer).
- 1433-07 **WEST PARK AVENUE AND ELM STREET**, Site Plan Review for Traffic Calming Intersection Improvements (Owner/Applicant: City Engineer).
- 1433-08 **STILES STREET AT ALABAMA STREET**, Site Plan Review including Coastal Site Plan Review for new Electrified Truck Stop in an IH Zone (Applicant: City of New Haven).
- 1433-09 **188, 196 COLLEGE STREET, 285 GEORGE STREET**, Request for Time Extension of Site Plan (Centerplan College Square LLC).

Pubic Hearings at 7:00 PM:

- 1433-03 **150 WESTERLEIGH ROAD**, Special Permit for Recording (Artistic Development) Studio in a BA Zone (Owner: Anna Caccavale; Applicant: Tadjwid Wilson).
- 1433-01 **49 aka 50, 60, 200 BROOKSIDE AV & 205 WILMOT RD (MBPs 364/1193/00200, 364/1192/00100, 364/1190/00300, 364/1190/00301), INLAND WETLANDS AND WATERCOURSES APPLICATION** for Alteration and Filling of Wetlands to construct 433 Residential Units, Infrastructure Improvements and related Uses (Owner: Housing Authority of New Haven; Applicant: Michaels Development I, LP).
- 1433-02 **49 aka 50, 60, 200 BROOKSIDE AV & 205 WILMOT RD (MBPs 364/1193/00200, 364/1192/00100, 364/1190/00300, 364/1190/00301), ZONING ORDINANCE AND MAP AMENDMENT**, Application and General Plans for Planned Development District (PDD) Designation of a +/-97.9 acre Tract for a Phased Residential Development known as "the West Rock Development of the Brookside and Rockview Communities" to construct 433 Residential Units, Infrastructure Improvements and related Uses in PDU and RM-1 Zones (Owner: Housing Authority of New Haven; Applicant: Michaels Development I, LP).

Return to Regular Meeting:

ALDERMANIC REFERRALS

- 1433-10 **ORDINANCE AMENDMENT**, Amend Code of Ordinances to add new Section regulating the Operation of Pedal Cabs (Alderwoman Sturgis-Pascale).

- 1433-11 **SMOKE-FREE ZONE** surrounding Hospital of Saint Raphael and the Masjid Al-Islam, Designation of Zone and authorization to install signs indicating the smoke-free boundaries (Alderman Shah).
- 1433-12 **ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE #3**, Ordinance authorizing issuance of general obligation bonds FY2009-2010 for a new appropriation of \$3.5 million for the Yale New Haven Hospital Signalization Project (Mayor).
- 1433-13 **ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE #3**, Ordinance authorizing issuance of General Obligation Bonds, FY2009-2010, Description Change to Downtown Controller System Project (Mayor).
- 1433-14 **ORDINANCE AMENDMENT TO APPROPRIATING ORDINANCE #3**, Ordinance authorizing issuance of general obligation bonds, FY2009-2010, Transfer of Funds from East Rock Park and Blake Field Demolition projects to Parks Infrastructure Improvements (Mayor).
- 1433-15 **27-35 SYLVAN AVENUE, 167-195 WARD STREET, 60-80 LEGION AVENUE**, Cooperation Agreement with the New Haven Housing Authority and Trinity Rowe Limited Partnership pertaining to William T. Rowe Public Housing (Acting Executive Director of Livable City Initiative).
- 1433-16 **RECYCLING PROGRAM**, Agreement between the City and RecycleRewards, Inc. (known as RecycleBank®) to increase Resident Recycling Participation (Director of Public Works).

Tabled item:

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

LIVABLE CITY INITIATIVE REFERRALS

- 1433-17 **388 NEWHALL STREET (1/2)**, Disposition of Sliver Lot for Sideyard (Tiemarcie Ramos).
- 1433-18 **388 NEWHALL STREET (1/2)**, Disposition of Sliver Lot for Sideyard (Martina Knight).
- 1433-19 **23 ANN STREET**, Disposition of Sliver Lot for Sideyard for #21 (Shirley Stevens).
- 1433-20 **120 MINOR STREET (1/2)** Disposition of Sliver Lot for Sideyard and Off-Street Parking for #124 (Soterakis).
- 1433-21 **120 MINOR STREET (1/2)** Disposition of Sliver Lot for Sideyard and Off-Street Parking for #226 (Regional Marchegian Society).
- 1433-22 **167 CLAY STREET**, Disposition of Sliver Lot for Off-Street Parking (Brian Cleveland).
- 1433-23 **208 MUNSON STREET**, Disposition of Sliver Lot for Sideyard (Mark Carroll).
- 1433-24 **20 ALTON STREET (Portion A)**, Disposition for Sideyard and Off-Street Parking for #49 Main (Ruben Malma).
- 1433-25 **20 ALTON STREET (Portion B)**, Disposition for Rear yard for #45 Main (Victor Almonte)
- 1433-26 **20 ALTON STREET (Portion C)**, Disposition for Off-Street Parking for #18 (Jose Calderon)
- 1433-30 **309 ASHMUN STREET**, Disposition of MBPs 257-00351-00100 and 257-00351-00101 for Future Development (Science Park Development Corporation).

BOARD OF ZONING APPEALS REFERRALS

- 1433-27 **670 WASHINGTON AVENUE (AKA 254 SPRING STREET)**, Special Exception to permit a barber shop on the first floor of a building in an RM-2 zone (Owner: Mario Lara; Applicant: John Urbaez, 09-81-S).
- 1433-28 **35 HIGH STREET**, Special Exception to permit 5 leased off-site parking spaces for a fraternity in a BD zone (Owner: Connecticut Omega of Sigma Alpha. Applicant: James H. Segaloff, 09-82-S).
- 1433-29 **436, 454, 468 WHALLEY AVENUE**, Special Exception to fulfill a condition #2 of BZA file 06-28-S that reads: *“Applicant must return to Board of Zoning Appeals for a Special Exception when tenant for 3,900 square foot proposed retail store is known to ensure there is sufficient on-site parking for the proposed use and to ensure integration of signs with the then existing sign program”* in a BA zone (Owner/Applicant: New Haven Surplus Limited Liability, LLC. Agent: Anthony V. Avallone, 09-85-S).

MINUTES of MEETING 1432

2010 MEETING SCHEDULE

1433A Administrative Site Plan Reviews

335 Prospect Street, Yale Farm Drainage Project (Yale University).

College Street at 309 Congress Avenue, Amendments to streetscape for Yale Cogeneration Plant (Yale University).

Prospect, Canal, Sachem Streets, Site Preparation Plan (Yale University).

Canal/Lock Streets, Sewer Separation project (GNHWPCA).

71 Welton Street, Amended Site Plan (H. Krevit & Co.).

344 Winchester Avenue, Amended Site Plan (Winstanley Enterprises).

Other Communications

Alternate Rotation: 1) Susan Jordan

Next Regular Meeting of the City Plan Commission: Wednesday, November 18, 2009 at 6:00 PM

(Submission deadline: Thursday, October 22, 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.