

AGENDA FOR MEETING 1434
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, November 18, 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

Regular Meeting at 6:00 PM:

SITE PLAN REVIEWS

- 1434-01 **2 ELLA GRASSO BOULEVARD**, Site Plan Review and Coastal Site Plan Review for Modifications to previously approved Site Plan for a Residential Development known as Harbour Pointe including Addition of Clubhouse, Pool and Pool Deck and Modification to Public Access Walkway Connection in an RM-1 Zone (Owner/Applicant: Anthony Salce, Jr., Harbour Pointe LLC).
- 1434-02 **986 FOREST ROAD**, Request for Time Extension of Soil Erosion and Sediment Control Plan for new Field Hockey and Lacrosse Field (Owner/Applicant: Hopkins School, Inc.).
- 1434-03 **276 WINCHESTER AVENUE, SCIENCE PARK PDD #49**, Certification of Completion for Parcel G Garage (Owners: Winchester/Munson Parking, LLC and SPDC Tract B, LLC Applicants: WE 150 Munson LLC and Winstanley Enterprises LLC).
- 1434-04 **360 STATE STREET**, Amendments to previously approved Site Plan (Owner/Applicant: Becker & Becker).

ALDERMANIC REFERRALS

- 1434-06 **155-175 WHITNEY AVENUE**, Revocable License to install underground utility lines in Whitney Avenue for the proposed new School of Management building (Yale University).
- 1434-07 **1 LINCOLN STREET**, Permanent Utility Easement and Construction Easements for Renovation of Little Theater (McCarter & English, LLP in behalf of Area Cooperative Educational Services).
- 1434-08 **CONGRESS AVENUE**, Agreement with Connecticut Department of Transportation for the construction, inspection and maintenance of the Pavement Rehabilitation Project utilizing federal funds under the American Recovery and Reinvestment Act of 2009 (City Engineer).
- 1434-09 **TOWNSEND AVENUE AT UPSON TERRACE**, Cost Sharing Agreement with the State of Connecticut for installation of a traffic signal at the intersection (Director of Transportation, Traffic & Parking).
- 1434-10 **360 STATE STREET**, Authorization for Issuance of up to \$50 million in Tax-exempt Empowerment Zone Bonds to assist in the Construction and Development of the Commercial component of the Project (Economic Development Administrator).

Pubic Hearings at 7:00 PM:

Continued from October 21, 2009:

- 1433-03 **150 WESTERLEIGH ROAD**, Special Permit for Recording (Artistic Development) Studio in a BA Zone (Owner: Anna Caccavale; Applicant: Tadjwid Wilson).

ALDERMANIC REFERRAL

- 1434-05 **155-181 WHITNEY AVENUE**, MBL 222-0375-00201 & 222-0375-00202, Application and General Plans for Planned Development District (PDD) Designation of a 4.39 acre Tract for the proposed new Yale School of Management in RO and RM-2 Zones (Yale University).

Return to Regular Meeting:

Tabled items:

- 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 Co. 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 Co. I, LP).

***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

1434-11 9-11 HURLBURT STREET (half), Land Disposition for off-street Parking (Michelle Empronto).

1434-12 56 DAGGETT STREET (half), Land Disposition for Sideyard (Abdullah Shehede).

1434-13 56 DAGGETT STREET (half), Land Disposition for Sideyard (Jorge & Bethzaida Neives).

1434-14 72 BASSETT STREET, Land Disposition for off-street Parking (Jason Robinson & Carol Bailey).

1434-15 168 FRANK STREET, Land Disposition for off-street Parking (Neighborhood Housing Services of New Haven, Inc.).

1434-16 219 WEST STREET and 300 DAVENPORT AVENUE, Land Disposition for Sideyard (Miroslav & Zdravka Crnkovic).

1434-17 189 DAVENPORT AVENUE, Land Disposition for Sideyard (Jacqueline & Freddie Rivera).

1434-18 136 STARR STREET, Land Disposition for Construction of 1-Family Residence (Neighborhood Housing Services of New Haven, Inc.).

1434-19 456 ORCHARD STREET, Land Disposition for Construction of 1-Family Residence (Neighborhood Housing Services of New Haven, Inc.).

1434-20 610 FORBES AVENUE, Land Disposition for Use in Conjunction with adjacent property (610 Forbes Avenue, LLC, Richard Giannastasio).

1433-17 388 NEWHALL STREET, Land Disposition, Revision of previously adopted report (Tiemarcie Ramos & Martina Knight).

BOARD OF ZONING APPEALS REFERRALS

1434-21 844 GRAND AVENUE, Special Exception to permit Zero Parking Spaces where 3 spaces are required in conjunction with a residence and religious institution a BA zone (Owner/Applicant: Center of Light, LLC, 09-86-S).

1434-22 766 EDGEWOOD AVENUE, Special Exception to permit Front Yard Parking for two passenger vehicles in an RS-2 zone (Owner/Applicant: Karen & Paul Hoffman, 09-91-S).

MINUTES of MEETING 1433

1434A Administrative Site Plan Reviews

1134 Quinnipiac Av., Essex Townhouses, Site work (HANH).

Other Business

Alternate Rotation: 1) Susan Jordan

Next Regular Meeting of the City Plan Commission: Wednesday, December 16, 2009 at 6:00 PM

(Submission deadline: Thursday, November 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.