

AGENDA FOR MEETING 1436
NEW HAVEN CITY PLAN COMMISSION
WEDNESDAY, January 20, 2010 at 6:00 PM
NEW HAVEN CITY HALL, 165 CHURCH STREET
Meeting Rooms 1 & 2, 2nd Floor Atrium
NEW HAVEN, CT

Public Hearings:

ALDERMANIC REFERRAL

- 1436-01 ZONING ORDINANCE TEXT AND MAP AMENDMENT** to Establish a new Zone known as Neighborhood Center-Mixed Use (BA-1); Change Zone of Properties along **GRAND AVENUE BETWEEN JAMES AND PERKINS STREETS** from General Business (BA) to BA-1; Change Zone of certain adjoining properties on **BLATCHLEY and CLINTON AVENUES, and JAMES, EXCHANGE, FERRY, POPLAR, ATWATER, BRIGHT and PEARL STREETS** from BA, RM-1 and RM-2 to BA-1 (Alderpersons Sturgis-Pascale, J. Rodriguez and Castro).
- 1436-02 110 KENDALL STREET**, Certificate of Approval of Location (CAL) for new Repairer Location in an IH Zone (Owner: Joseph Gambardella; Applicant: Andrew Rispoli, A & R Auto Body LLC).

Regular Meeting:

SITE PLAN REVIEWS

- 1436-03 130 EDGEWOOD AVENUE**, Site Plan Review for Renovations of & Additions to former Dwight School for new Amistad K-8 School in an RM-2 Zone (Owner: Amistad Academy Inc.; Applicant: George Katinger, Kenneth Boroson Architects).
- 1436-04 531 MIDDLETOWN AVENUE and 126 WEYBOSSETT STREET**, Site Plan Review including Coastal Site Plan Review for Conversion of existing residential structure to Religious Facility (mosque) with related parking in an RM-1 Zone (Owner/Applicant: Turkish American Religious Foundation).
- 1436-05 PROSPECT, CANAL, SACHEM, MANSFIELD, & COMPTON STREETS, TRUMBULL AND TEMPLE STREETS**, Site Plan Review for Sewer Separation Project (Owner: City of New Haven; Applicant: Greater New Haven Water Pollution Control Authority).
- 1436-06 517-527, 539 GRAND AVENUE, 59 NEW STREET**, Site Plan Review including Coastal Site Plan Review for Warehouse & Accessory Retail Operations Facility in an IH Zone (Owner: Saint Gobain Performance Plastics Corp.; Applicant: Bart Realty, LLC).
- 1436-07 1175 STATE STREET**, Site Plan Review including Coastal Site Plan Review for new Use (Group/Personal Training Facility) in an IH Zone (Owner: State Assets, LLC; Applicant: Eric O'Brien, Elite Strength & Conditioning, LLC).
- 1436-08 110 FOOD TERMINAL PLAZA aka 240 SARGENT DRIVE**, Site Plan Review including Coastal Site Plan Review for Change of Use to Restaurant in an IL Zone (Owner: LLDCP, Inc.; Applicant: Keys to the City, LLC).
- 1436-09 208 COVE STREET/450 LIGHTHOUSE ROAD, PDD # 97**, Certificate of Completion (Owner: Anthony DelMonaco Family LP; Applicant: BL Companies).
- 1436-10 DOWNTOWN BICYCLE ACCOMMODATIONS**, Conceptual Plans (Director, Department of Transportation, Traffic and Parking).
- 1436-17 950 QUINNIPIAC AVENUE**, Amendment to Detailed Plan and Site Plan Review conditions of approval (regarding duration) in accord with C.G.S. Section 8-3 (i) & (j) (Owner: Hemingway Cove Condominium Association; Applicant: Hemingway Bay LLC).

ALDERMANIC REFERRALS

- 1436-11 HOWARD AVENUE and SEA STREET**, Authorization for installation of two signs in the public right of way denoting entry to City Point Historic District (Alderwoman Colon).
- 1436-12 182 TEMPLE STREET**, Authorization for Awnings over City Sidewalk (KOJI Restaurant).

- 1436-13** **ORDINANCE AMENDMENT** amending Number Eight to the By-Laws of the Whalley Avenue Special Services District (WASSD) (Executive Director, WASSD).
- 1436-14** **311 VALLEY STREET**, Emergency Procurement in the amount of \$19,900 for boiler replacement at MicroSociety Magnet School (Purchasing Agent).
- 1436-15** **18 TOWER LANE**, Amendment to New Haven Code of Ordinances to provide Real Estate Tax Abatement for Tower One and authorization for Mayor to enter into a tax abatement agreement with the owner of Tower One and a reimbursement agreement with the State of Connecticut in accordance with CGS Sections 8-215 and 8-216 (Corporation Counsel).
- 1436-16** **18 TOWER LANE** Amendment to Chapter 28, New Haven Code of Ordinances regarding the classification of Tower One as a property used for housing solely for low or moderate-income persons or families in accordance with CGS Section 8-215 (Corporation Counsel).

Tabled item:

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

MINUTES of MEETING 1435

- 1436A** **Administrative Site Plan Reviews**
Quinnipiac Avenue Reconstruction, Amend Coastal Site Plan Review to add Phase II (City Engineer).

Other Business

Next Regular Meeting of the City Plan Commission: Wednesday, February 17, 2010 at 6:00 PM
(Submission deadline: Thursday, January 21, 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.