

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 25 PEAT MEADOW ROAD, Certificate of Approval of Location (CAL) for repairer in a BB Zone (Owner: Hennessey Family, LP; Applicant: W/S Editions, LLC, William Snow III).
REPORT: 1440-11
ADVICE: Approval with Conditions

BACKGROUND

William Snow III (Applicant) for W/S Editions (Tenant) seeks a Certificate of Approval of Location for a repairer in a BB zone. Sales of used cars are not contemplated in this application.

PLANNING CONSIDERATIONS

The submitted A-2 survey shows the tenant will be using a small portion of the lot. They are leasing 2,393 square feet of a 5,993 square foot building including one of the five bays and 1,800 square feet of the open lot area for ten parking spaces. The lot measures 49,443 square feet.

The leased portion has a spray booth for painting and an office. The parking spaces are marked on the map but the lot is unpaved. These spaces must be demarcated using wheel stops or some other similar device. The submitted material does not indicate the number of employees or the days and hours of operation. Department of Motor Vehicle form K-7 was not included.

At the time of the site visit (mid-morning May 11, 2010) the lot was virtually empty. It is not clear what other activities, if any, may occur on the lot. However, the nature of the proposed business is much smaller than what the lot could support, even if some other business was using either the balance of the building or another portion of the lot. Site circulation or the overcrowding of businesses does not seem to be an issue.

At the public hearing on May 19, 2010 the applicant agreed to revise the site plan to show the location of the existing waste oil tank and wheel stops, and submitted the K-7 form. Other than the applicant, no one spoke either in favor or in opposition to the application.

ACTION

The Commission finds the location appropriate for the use and approves with conditions:

1. Approval is for the repair of vehicles, including painting and is limited to the portion of the building and site shown on plans. Any expansion of the business shall require a new Certificate of Approval of Location.
2. Wheel stops shall be employed to demarcate each parking space.
3. The days and hours of operation shall be 7:00am to 6pm Monday through Saturday.
4. General towing shall not be permitted.
5. Full cut-off type lighting shall be employed. Flood lighting shall be prohibited.
6. Submission of revised site plan showing wheel stops and existing oil tank prior to signing of K-7 form.

ADOPTED: May 19, 2010
Edward Mattison
Chair

ATTEST: 
Katyn M. Gilyang AIA
Executive Director

