

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: APPLICATION/PETITION TO TERMINATE RELEASE OF LAND  
DISPOSITION AGREEMENT** dated July 22, 1970 concerning reuse parcel  
S-4 in the Dwight Renewal and Redevelopment Project Area 76 Sherman Avenue.  
(From Attorney James Segaloff)

**REPORT:**1489-12

**ADVICE:** Approval with language revisions to the proposed Termination Agreement  
which have been reviewed and approved by Corporate Counsel.

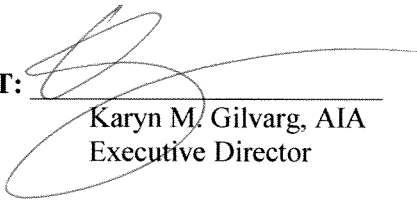
**BACKGROUND:** The multi-unit residential structure on this site at 76 Sherman Avenue,  
known as Sherman Gardens was originally developed as housing pursuant to an LDA under the  
Dwight Urban Renewal Plan. It was later re-acquired by the City when it had become a blighted  
structure (CPC 1353-24 of 7/21/04); and sold to a redeveloper pursuant to an LDA. The Site and  
Detailed Plan was approved by CPC 1382-08 on 1/18/2006. The owner is now proposing to  
terminate the LDA.

**PLANNING CONSIDERATIONS:**

The original construction of this Planned Development Unit was part of the Dwight Urban  
Renewal project. The Urban Renewal and Redevelopment plan for the area has "sunset" dates,  
generally 30 years prior to the plan approval; though some provisions of LDA agreements can  
survive beyond that time frame. Corporation Counsel have reviewed the language of the LDA  
Termination proposed by the current owner's attorney and agree in principle to the termination  
and have suggested the attached language changes to the termination agreement.

**ADVICE:** Approval with language revisions to the proposed Termination Agreement  
which have been reviewed and approved by Corporate Counsel.

**ADOPTED:** March 19, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director