

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 743 WINCHESTER AVENUE, (MBP 254-0490-03400) Land Disposition Agreement of Sliver Lot [NHS].  
**REPORT:** 1473-07  
**ADVICE:** Approval

## PROJECT SUMMARY:

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**Developer:** Neighborhood Housing Services of New Haven, Inc.  
**Disposition Price:** \$2,613.00  
**Site:** 2,700 S.F.  
**Zone:** RM-2  
**Use:** Additional Land  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel and proposes to sell it to Neighborhood Housing Services (NHS) who will maintain the parcel in conjunction with their adjoining lot known as 745-749 Winchester Avenue. NHS plans to renovate 745 Winchester and the added sliver lot will accommodate the parking requirement off street. A recent site visit shows the subject property bounded by Bassett and Huntington Streets within the Newhallville neighborhood. The lot is vacant; however, a stockade fence buffers the lot at the street front.

## Prior CPC Action:

- Approved with Conditions (CPC file# 1087-06) Land Disposition Agreement (LDA) for Infill Housing (CUHO) March, 1989. The LDA was not executed.

## PLANNING CONSIDERATIONS:

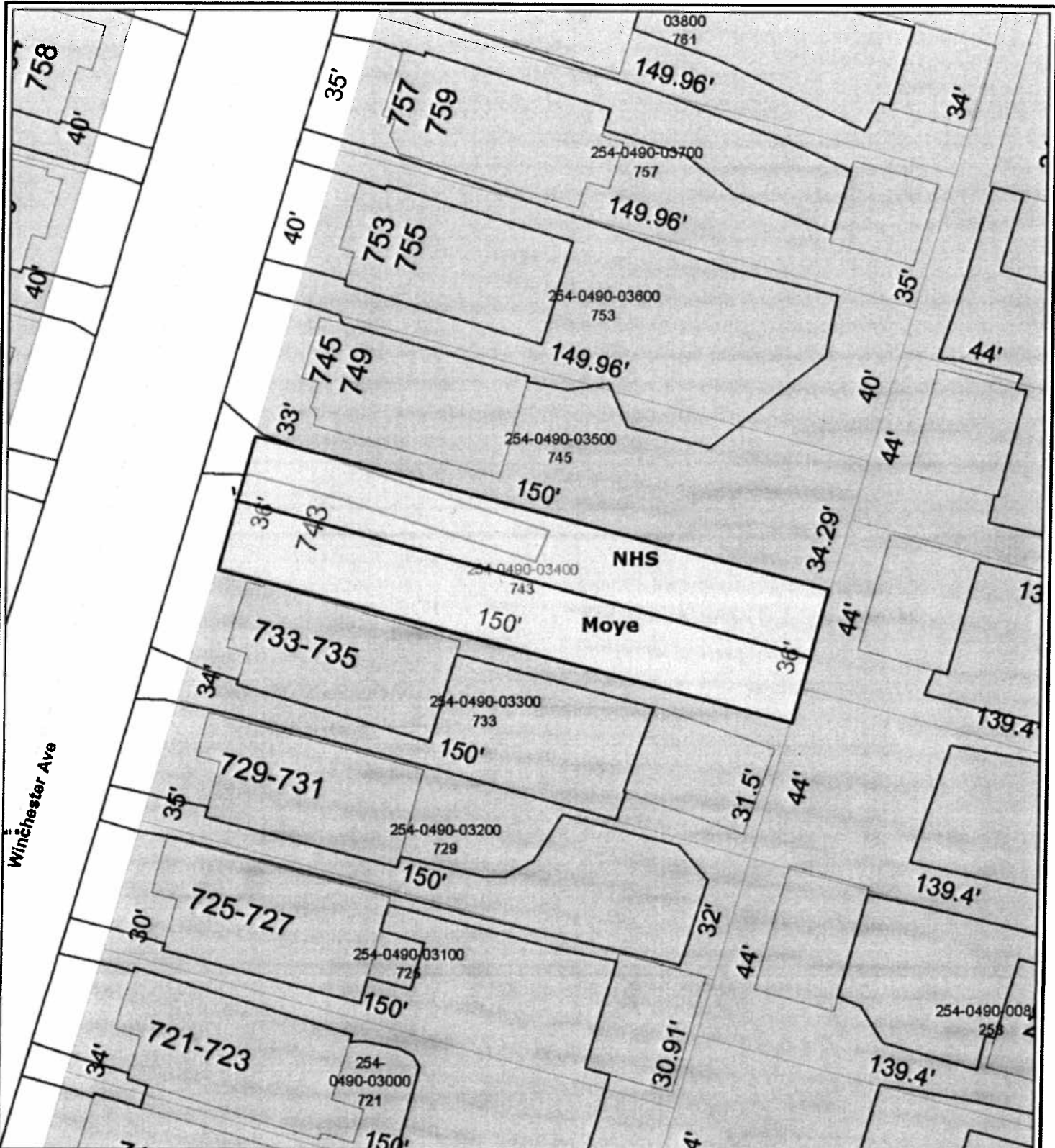
As planned the City will divide the existing non-conforming lot and sell each half to the abutting property owners as additional usable land. Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the sliver parcel for \$2,613.00 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

## ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

**ADOPTED:** January 16, 2013  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director



City of New Haven, Connecticut  
John DeStefano Jr., Mayor



**743 Winchester Ave. - CPC 1473-06 & 07**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

- Waterway
  - Lake - Pond
  - River
  - Shoreline
  - Stream
  - Wetland
- Parcel
  - City Boundary Line
- Schools
  - Administration
  - Food Service
  - Private School
  - Public School
- Fire Station
- Police Station
  - PD Headquarters
  - Substation
- Health Centers
- Hospital
- Library
- Railroad
  - Railroad Track
  - Abandoned Railroad Track
- Airport Runway
- Parcel Line\_2005
- Parks
  - Park
  - Triangle
  - Golf Course
  - Land Trust Preserves
  - Airport boundary
  - Shoreline

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Scale: 1" = 35 ft

Created: January 8, 2013

