

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 97 & 103 MOUNTAIN TOP LANE, Disposition of surplus land (Miguel Cartagena).

**REPORT:** 1452-10

**ADVICE:** Approval with Conditions

### PROJECT SUMMARY:

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**Developer:** Miguel Cartagena  
**Disposition Price:** \$10,000.00  
**Site:** 17,424 SF (total for 2 lots)  
**Zone:** RS-2  
**Use:** side yard (short term)  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City acquired Parcels 095-1301-02809 and 095-1301-02810 through tax foreclosure in 2004 and proposes to sell the parcels to the adjacent property owner, Miguel Cartagena of 89 Mountain Top Lane. The subject parcels are located at the end of a private drive off a cul-de-sac in the Fair Haven Heights neighborhood. In the rear the lots abut properties which front on Venice Place in East Haven. The drive off the cul-de-sac which gives access to six houses and to these two lots was incorporated into land in common and is maintained by the property owners. Access to #97 and #103 is off an extension of the drive which is currently undeveloped.

The Mountain Top Lane development was construction in the 1980s as a nine unit condominium; six houses were constructed leaving three lots undeveloped at the end of the cul de sac. One of the undeveloped lots was incorporated into #89 Mountain Top Lane.

### PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell Parcels 095-1301-02809 and 095-1301-02810 for \$10,000. While the Commission has not addressed the issue of price, these lots are not being sold as sliver lots and will be taxable upon conveyance. This item was presented at the April 20, 2011 PAD meeting and was approved without conditions.


While #97 is 7,841 SF and #103 is 9,583 SF, both adequate single-family building lots, the terrain of the lots is sloped and uneven, and much debris is dumped in this heavily vegetated open space which may be difficult to develop. The purchaser's home, next door at #89 is on a double lot with ample yard and driveway space.

### ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. Notice to Land Records at time of closing.
2. Any future development of the lots will require Site Plan Review in accord with Section 64f. of the Zoning Ordinance.

**ADOPTED:** May 18, 2011  
Edward Mattison  
Chair

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