

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 0 CARROLL STREET.  
MBLU: 096 1024 00502

Disposition of vacant land to Susan Renkun to address water and drainage issues originating from this City-owned parcel.

**Submitted by:** Evan Trachten, LCI

**REPORT:** 1636-18  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Susan Renkun  
**Price:** \$2,925.00  
**Site:** 2,925 SF  
**Zone:** RS-2  
**Use:** Vacant lot  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

Disposition of vacant land owned by the City. The land will be utilized as a buffer area. The owner has been working with the City to address water and drainage issues originating from this City-owned parcel. Upon purchase, the owner will make landscape and drainage improvements to remedy the water issues. The applicant will have 18 months from the date of sale to make improvements to this land per the LDA.

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Community engagement should be conducted as landscape and drainage improvement plans are developed.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 1589 CHAPEL STREET.  
MBLU: 336 0238 00800

Disposition of a vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop two, two-family owner-occupied structures.

**Submitted by:** Evan Trachten, LCI

**REPORT:** 1636-12  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Neighborhood Housing Services of New Haven, Inc  
**Price:** \$21,000.00  
**Site:** 9,148 SF  
**Zone:** RM-1  
**Use:** Vacant lot  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop two, side-by-side townhouse style two-family owner-occupied structures. **Each two-family house must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.**

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Site Plan Review by the City Plan Commission is required for this project. The applicant should schedule a pre-application review meeting with City Plan staff to identify any BZA relief needed and prepare for Site Plan Review.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](http://www.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 252 DAVENPORT AVENUE.  
MBLU: 300 0129 01700

Disposition of a vacant lot to the National Veterans Council for Legal Redress who will develop three units of affordable rental housing.

**Submitted by:** Evan Trachten, LCI

**REPORT:** 1636-13  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Habitat for Humanity of Greater New Haven, Inc  
**Price:** \$4,000.00  
**Site:** 6,534 SF  
**Zone:** RM-2  
**Use:** Vacant lot  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City of New Haven proposes to dispose of this vacant lot to the National Veterans Council for Legal Redress who will develop three units of affordable rental housing. This parcel was utilized for road realignment a few years ago and a small portion remains after the project. **This property must be maintained as an affordable rental property at 80% Area Median Income for a combined period not less than (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.**

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- This project will require Site Plan Review by the City Plan Commission. The applicant is welcome to set up a pre-application meeting with City Plan Staff to review site requirements in advance of applying.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](http://www.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 309 DYER STREET.  
MBLU: 357 1151 01600

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure.

**Submitted by:** Evan Trachten, LCI

**REPORT:** 1636-11  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Habitat for Humanity of Greater New Haven, Inc  
**Price:** \$15,000.00  
**Site:** 6,098 SF  
**Zone:** RM-1  
**Use:** Vacant lot  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City of New Haven proposes to dispose of this vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.**

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE: 0 EAST SHORE PARKWAY.**  
MBLU: 067 0953 00100

Disposition of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

**Submitted by:** Evan Trachten, LCI

**REPORT: 1636-19**  
**ADVICE: Approve**

### PROJECT SUMMARY:

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**Applicant(s):** New Haven Port Authority  
**Price:** \$2,640.00  
**Site:** 1,320 SF  
**Zone:** IH  
**Use:** Site control, laydown use, and port activities  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

Disposition of vacant land owned by the City to New Haven Port Authority. The land will be utilized for site control, laydown use, and port activities. The City intended to convey this parcel as part of the 0 Albia Street sale.

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage siting of port-related uses only in the core port area, generally coinciding with the district of the New Haven Port Authority”**

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed acquisition:

- Development of the port area in a manner consistent with the needs of water-dependent port terminals, including sufficient space for storage, processing, and ancillary port services in a non-obnoxious manner.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 634 HOWARD AVENUE.  
MBLU: 277 0100 00400

Disposition of a vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied structure.

**Submitted by:** Evan Trachten, LCI

**REPORT:** 1636-14  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Neighborhood Housing Services of New Haven, Inc  
**Price:** \$10,500.00  
**Site:** 6,491 SF  
**Zone:** RM-2  
**Use:** Vacant lot  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied structure. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.**

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 83 LOMBARD STREET.  
MBLU: 158 0814 00800

Disposition of a vacant lot to Douglas Allen Investment Group, LLC to develop a structure with 4-8 affordable rental units.

Submitted by: Evan Trachten, LCI

**REPORT:** 1636-15  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Douglas Allen Investment Group, LLC  
**Price:** \$55,000.00  
**Site:** 7,405 SF  
**Zone:** RM-1  
**Use:** Vacant lot  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City of New Haven proposes to dispose of this vacant lot to Douglas Allen Investment Group, LLC. who will develop a structure with 4-8 affordable rental units. The applicant recently constructed two structures adjacent to this site at Downing and Lombard. **The units must be maintained as affordable rental units at 80% Area Median Income for a combined period not less than (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.**

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

#### PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

#### RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Site Plan Review by the City Plan Commission is required for this project. The applicant is welcome to set up a pre-application meeting with City Plan Staff to review site requirements in advance of applying.

#### ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](http://www.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 18 MILL RIVER STREET.  
MBLU: 181 0599 00800

Disposition of this sliver lot to the adjacent property owners to be used as side-yard area.

**Submitted by:** Evan Trachten, LCI

**REPORT:** 1636-17  
**ADVICE:** Approve

### PROJECT SUMMARY:

	Southern half of lot	Northern half of lot
<b>Applicant(s):</b>	Juan P. Martinez	Smart Properties. LLC
<b>Price:</b>	\$471.75	\$2,830.50
<b>Site:</b>	5,663 SF	5,663 SF
<b>Zone:</b>	RM-2	RM-2
<b>Use:</b>	Side-yard area	Side-yard area
<b>City Lead:</b>	Evan Trachten	Evan Trachten
<b>Agency:</b>	Livable City Initiative	Livable City Initiative
<b>Phone:</b>	203-946-8373	203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

Disposition of sliver lot at 18 Mill River Street to adjacent owner occupants. The property will be used as a side yard area. One applicant is an owner-occupant (Martinez) and the other applicant is an LLC, which is owned by Town Clerk, Michael Smart. The applicants have invested money and taken good care of this land for many years.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

#### **PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

#### **RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

#### **ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](http://www.urbanregeneration.com) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))



**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 13 WALNUT STREET.  
MBLU: 181 0599 01000

Disposition of three portions of this sliver lot to adjacent property owners to be used as yard area.

Submitted by: Evan Trachten, LCI

**REPORT:** 1636-16  
**ADVICE:** Approve

**PROJECT SUMMARY:**

	Western half of lot	Northeastern portion of lot	Southeastern portion of lot
<b>Applicant(s):</b>	15 Walnut LLC	Juan P. Martinez	Javier Carreno
<b>Price:</b>	\$3,375.00	\$236.25	\$318.75
<b>Site:</b>	4,483 SF	4,483 SF	4,483 SF
<b>Portion of site:</b>	15' X 150'	15' X 63'	15' X 85'
<b>Zone:</b>	RM-2	RM-2	RM-2
<b>Use:</b>	Yard area	Yard area	Yard area
<b>City Lead:</b>	Evan Trachten	Evan Trachten	Evan Trachten
<b>Agency:</b>	Livable City Initiative	Livable City Initiative	Livable City Initiative
<b>Phone:</b>	203-946-8373	203-946-8373	203-946-8373

**ORDINANCE**

This request comes from the City’s Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City’s Land Disposition Agreement Guidelines, “**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**” Accordingly, the Planning Commission may provide an advisory report.

**BACKGROUND**

Disposition of sliver lot at 13 Walnut Street to adjacent owner occupants. The property will be used as a side yard area. LCI is proposing a three-way split of this sliver lot. 15 Walnut LLC will acquire one-half of the lot. The remaining portion will be split between two owner occupants at 11 Walnut Street and 16 Mill River Street. This lot has been cared for by the adjacent property owners.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.

- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** September 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))