

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 670 ELLA T. GRASSO BOULEVARD. Certificate of Approval of Location (CAL) for a Retail Gasoline Dealer in an IL zone. (Owner: John Giuliano for R. M. Associated LLC; Applicant: Avtar Singh for Sandar LLC; Agent: Ken Coomes of Aldin Associates L.P.)

REPORT: 1552-01

ACTION: Approval with Conditions

Submission: CAL Application. Application fee: \$180. Property survey dated May 19, 2017. Layout Plan dated February 21, 2018.

PREVIOUS ZONING HISTORY

- CPC 1533-12: Coastal Site Plan Review for a gasoline station in an IL zone. July 19, 2017.
- CPC 1311-02: SPR and CSPR for Commercial Fleet fueling Facility. October 17, 2001.
- CPC 1304-19: Coastal Site Plan Review to permit a Gasoline Station (private, fully automated, self-service commercial fleet by subscription) in an IL zone. May 16, 2001.

BACKGROUND

Avtar Singh seeks a Certificate of Approval of Automotive Location (CAL) to allow for the site at 670 Ella T. Grasso Boulevard to be licensed as a Retail Gasoline Dealer with the State of Connecticut Department of Consumer Protection (DCP) in a Light Industry (IL) zone. The prior license with DCP expired and the applicant is seeking to renew it.

PLANNING CONSIDERATIONS

The subject lot is developed and consists of a 200 SF one-story building and an existing gas station canopy and fire suppression system, surrounded by a paved area, fronting Ella T. Grasso. The submitted site plan indicates that the applicant will maintain the existing canopy and fire suppression system and install a new 6" reinforced concrete mat, six new gasoline diesel dispensers, protective bollard, two new catch basins, and a 250 SF retail building. Approximately 14 parking spaces (including one (1) accessible space) will be provided on site.

On September 26, 2018, the applicant was granted Board of Zoning Appeals Permission for a Coastal Site Plan approval, Use Variance to permit a convenience store, and a Special Exception to permit a gasoline station in an IL District. Hours of operation are proposed to be 5:00 AM-11:00 PM Sunday through Saturday.

Nature of the Proposed Site: The site is already developed and nearly completely impervious, consisting of an asphalt parking area, a one-story building, and an overhang structure.

Resulting Traffic Patterns: No changes are proposed to the existing use or intensity of the business, and no significant changes to existing traffic patterns are expected.

Nature of the Surrounding Area: The site is bounded by Ella T. Grasso and a cemetery in the northeast, the West River in the southwest, and commercial and industrial property in the west and south.

Proximity to Public Buildings: None are in proximity to the site.

The Comprehensive Plan: The proposed use conforms with New Haven Vision 2025, which supports industrial use in the area.