

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 353 Howard Avenue (MBP 266-0022-01800) LCI: LAND  
DISPOSITION of Sliver Lot to Gaylia Bennett  
**REPORT:** 1492-19  
**ADVICE:** Approval

**PROJECT SUMMARY:**

---

**Developer:** Gaylia Bennett  
**Disposition Price:** 25 cents per SF, \$1198  
**Site:** Sliver Lot, 4,792 SF  
**Zone:** RM1  
**Use:** Side yard and off-street parking  
**Financing:** TBA  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND:**

LCI proposes to sell this sliver lot to the abutting property owner Gaylia Bennett (of 349 Howard Ave.) for use as a side yard and to construct a garage for the adjoining property which she is rehabilitating as an owner occupant.


**PLANNING CONSIDERATIONS:**

The existing structure at 349 Howard fills most of its lot and does have room for a driveway or garage. The addition of this sliver lot at 353 Howard Ave. will allow the owner to bring the combined properties into zoning compliance, enhance its utility and market value.

**ADVICE:**

The Commission finds the proposal land disposition suitable for the site in question and therefore recommends approval.

**ADOPTED:** May 21, 2014  
Edward Mattison  
Chair

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

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 172 POPLAR STREET (MBP166-0732-00500) LCI: Land  
Disposition Agreement to Habitat for Humanity of Greater New  
Haven, Inc. for single family home  
**REPORT:** 1492-20  
**ADVICE:** Approval

**PROJECT SUMMARY:**

---

**Developer:** Habitat for Humanity of Greater of New Haven, Inc.  
**Disposition Price:** \$1,000  
**Site:** 7500 SF estimate  
**Zone:** RM-2  
**Use:** Construct Single-Family Dwelling  
**Financing:** TBD  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND:**

172 Poplar Street is corner lot at Poplar and Wolcott Streets in Fair Haven. The lot is a conforming lot in the RM-2 zone. Habitat for Humanity proposes to purchase the site for \$1000 and build a single family home, and resell it to home owner.

**PLANNING CONSIDERATIONS:**

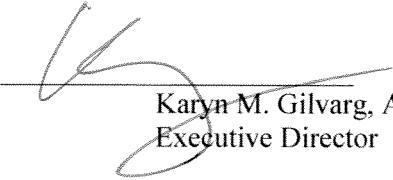
Habitat has a long track record in the City of building and restoring housing in New Haven for resale to owner occupants at affordable prices.

**ADVICE:**

The Commission finds the proposal land disposition suitable for the site in question and therefore recommends approval.

**ADOPTED:** May 21, 2014  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** 603 SHERMAN PARKWAY (MBP 292-0390-0200) LCI: Land Disposition Agreement to Habitat for Humanity of Greater New Haven, Inc. for construction of Single-Family Dwelling  
**REPORT:** 1492-21  
**ADVICE:** Approval

**PROJECT SUMMARY:**

---

**Developer:** Habitat for Humanity of Greater of New Haven, Inc.  
**Disposition Price:** \$1,000  
**Site:** 6600 SF estimate  
**Zone:** RM-2  
**Use:** Construct Single-Family Dwelling  
**Financing:** TBD  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND:**

603 Sherman Avenue is located between West Division Street and West Ivy Streets. The lot is a conforming lot in the RM-2 zone. Habitat for Humanity proposes to purchase the site for \$1000 and build a single family home, and resell it to home owner.

**PLANNING CONSIDERATIONS:**

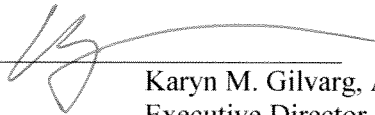
Habitat has a long track record in the City of building and restoring housing in New Haven for resale to owner occupants at affordable prices.

**ADVICE:**

The Commission finds the proposal land disposition suitable for the site in question and therefore recommends approval.

**ADOPTED:** May 21, 2014  
Edward Mattison  
Chair

**ATTEST:**



Karyn M. Gilvarg, AIA  
Executive Director

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: LAND DISPOSITION VIA 5 YEAR LEASE LCI: New Haven Farms, Inc.**

**REPORT:** 1492-22 118 Burr Street,  
1492-23 248 Ferry Street,  
1492-24 66 Liberty Street,  
1492-25 285 James Street,  
1492-26 42 Shelter Street

**ADVICE:** Approval

**PROJECT SUMMARY:**

---

**Developer:** New Haven Farms, Inc.  
**Disposition Price:** Lease \$1.00 per year  
**Site:** (See addresses above)  
**Zone:** All sites RM-2, except 118 Burr Street which is RS-2  
**Use:** Farm  
**Financing:** Grants  
**Subsidy:** TBD  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

**BACKGROUND:**


LCI proposes to lease these five separate properties to New Haven Farms Inc. for community farming, each for a five year period at \$1.00 per year. New Haven Farms will seek additional grant funding to run the sites. New Haven Farms has run a successful program of urban farming elsewhere in the City and wants to add these Hill, Fair Haven and East Shore locations to their program. New Haven Farms promotes eating healthier food and diabetes prevention through community engagement in their farms.

**PLANNING CONSIDERATIONS:** Community gardens and farms have been increasing in numbers and participation in New Haven, helping residents eat more healthily, reduce food cost and engage with their neighbors, as well as making use of lots that would otherwise be vacant.

**ADVICE:**

The Commission finds the proposed land disposition via 5 year lease suitable for the sites in question and therefore recommends approval.

**ADOPTED:** May 21, 2014  
Edward Mattison  
Chair

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