

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 86 HUDSON STREET, Land Disposition for Rehabilitation of 1-Family Residence (A&M GroundBreakers, LLC).  
**REPORT:** 1459-06  
**ADVICE:** Approval with Conditions

## PROJECT SUMMARY:

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**Developer:** A&M GroundBreakers, LLC  
**Disposition Price:** \$10,000  
**Site:** 2,250 S.F.  
**Zone:** RM-2  
**Use:** Rehabilitate single family dwelling  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8562

## BACKGROUND:

The City acquired this lot and proposes to sell it to A&M GroundBreakers, LLC who will rehabilitate and sell the existing single-family dwelling depending on market conditions. A recent site visit shows the subject house is in disrepair flanked by two similar styled homes. Given the narrow lot there is no way to accommodate off street parking. Goffe Street and Whalley Avenue bound the L shaped lot.

**Prior City Plan Commission Actions:** None

## PLANNING CONSIDERATIONS:

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 lot for \$10,000. The matter was presented at the November 16, 2011 PAD meeting and approved. The Commission has not addressed the issue of price.

A&M GroundBreakers' intent is simply to rehabilitate the existing single family for re-sale. Plans relating to building elevations, site and floor plans were omitted from the submission. Still, conversely the Commission notes the existing house at 86 Hudson is not a contributing historic structure in the area.

## ADVICE:

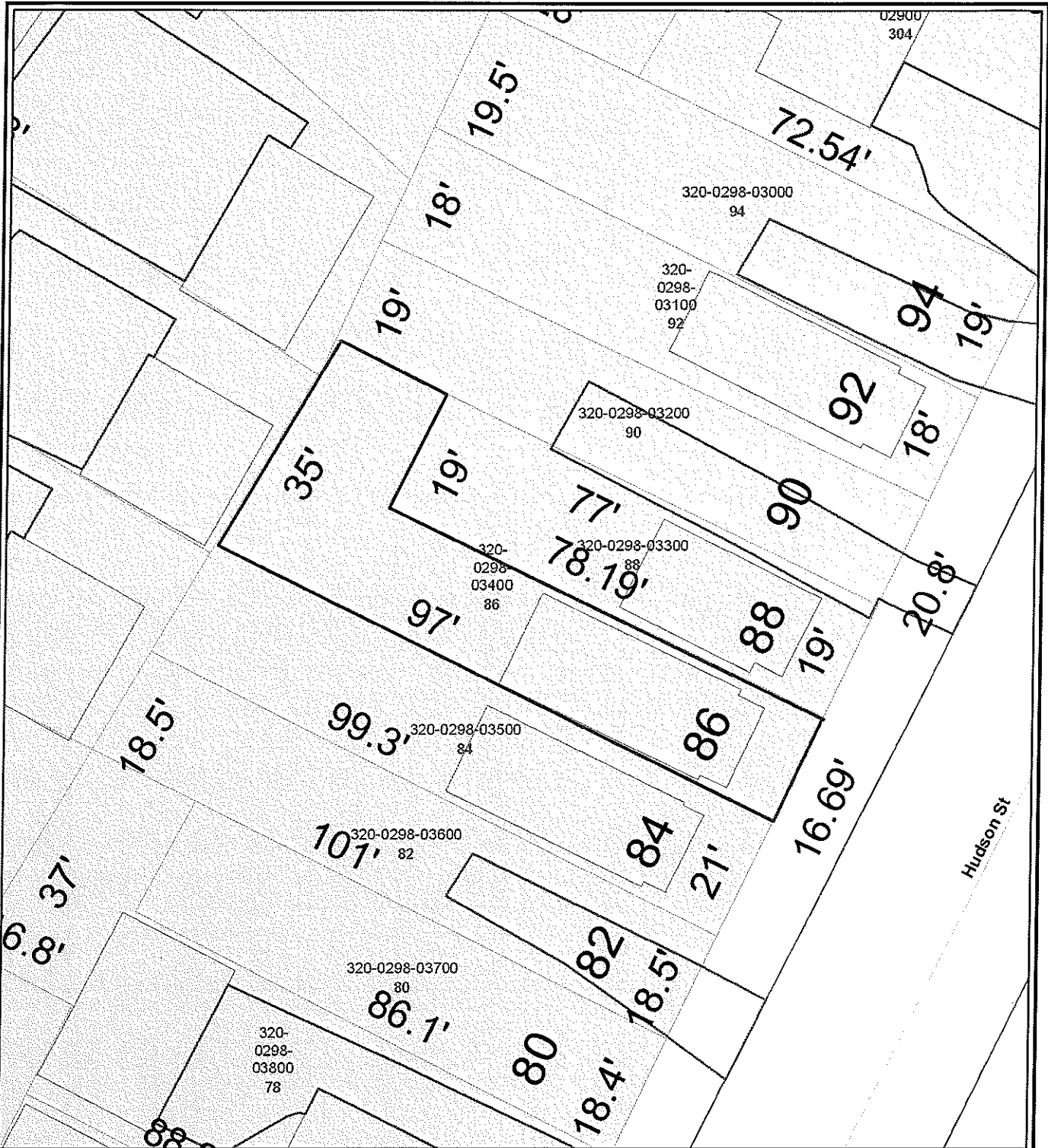

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval with conditions:

1. Any planned exterior rehabilitation shall take into account the prior appearance of the house, and that any remaining historic architectural features shall be preserved if economically feasible.
2. Outline of proposed rehabilitation work shall be submitted to the City Plan Department.


**ADOPTED:** December 21, 2011  
Edward Mattison  
Chair

ATTEST:

  
Karyn M. Glynn A.I.A.  
Executive Director

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



**86 Hudson Street LDA**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

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| <ul style="list-style-type: none"> <li>Waterway</li> <li>— Lake - Pond</li> <li>— River</li> <li>— Shoreline</li> <li>— Stream</li> <li>— Wetland</li> <li>Parcel</li> <li>City Boundary Line</li> <li>Schools</li> <li>• Administration</li> <li>□ Food Service</li> <li>± Private School</li> <li>▣ Public School</li> <li>▲ Fire Station</li> <li>▲ Police Station</li> <li>▲ PD Headquarters</li> <li>▲ Substation</li> <li>▣ Health Centers</li> <li>▣ Hospital</li> <li>▣ Library</li> </ul> | <ul style="list-style-type: none"> <li>Railroad</li> <li>▣ Railroad Track</li> <li>▣ Abandoned Railroad Track</li> <li>— Airport Runway</li> <li>— Parcel Line_2005</li> <li>Parks</li> <li>▣ Park</li> <li>▣ Triangle</li> <li>▣ Golf Course</li> <li>▣ Land Trust Preserves</li> <li>▣ Airport boundary</li> <li>▣ Shoreline</li> </ul> |
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**Scale: 1" = 22 ft**

**Created: December 2, 2011**

