

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 162, 164 & 168 PLYMOUTH STREET, Land Disposition Agreement to Construct Four-Unit dwelling [Xtreme Home Improvements, LLC].  
**REPORT:** 1455-09  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** Xtreme Home Improvements, LLC  
**Disposition Price:** \$15,000  
**Site:** 8,276 S.F.  
**Zone:** RM-2  
**Use:** Construct 4-unit apartment dwelling  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel through tax foreclosure and proposes to sell it to Xtreme Home Improvements, LLC who will construct a four-unit apartment dwelling and maintain said structure as a rental property.

A recent site visit shows the subject contiguous parcels near the intersection of Lamberton and Plymouth Streets within the Hill neighborhood. Office records show 168 Plymouth is the former site of a narrow single family dwelling. One the other hand 162 and 164 Plymouth have been vacant for some time. Conversely all three lots are currently vacant albeit filled with trees and vegetation. Additionally, a mature street tree is within the site greenbelt (see photo).

## PLANNING CONSIDERATIONS:

Evaluation of the site was based on examination of the City GIS Map and a site visit as a survey was not submitted. The City proposes to sell all three lots for \$15, 000 and the estimated cost of improvements is unknown. The Commission does not address the issue of price.

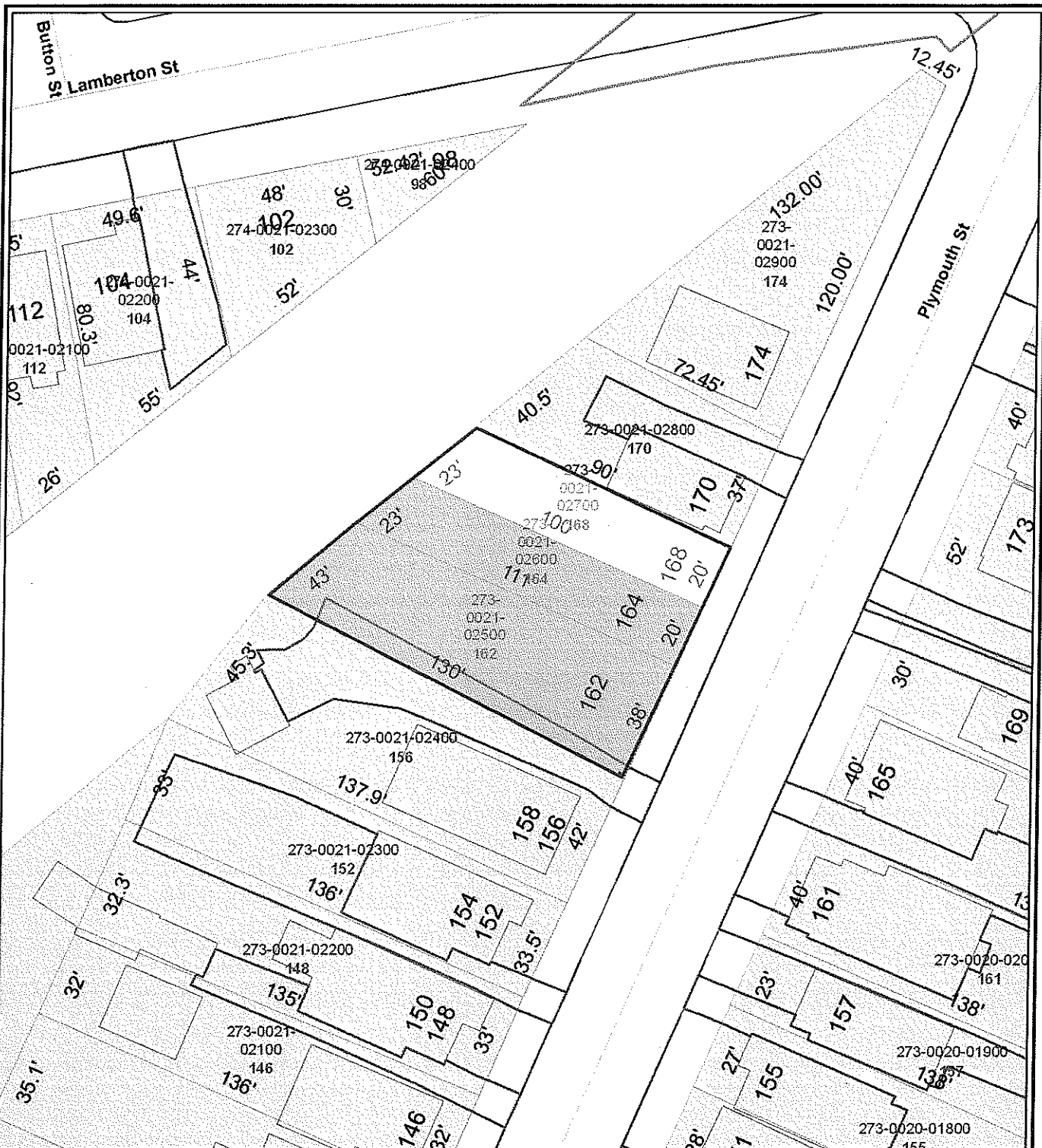
## ADVICE:


The Commission finds the proposed construction of a 4-unit building suitable for the site in question and therefore recommends approval with condition:

1. As four units are proposed a site plan application shall be submitted to the City Plan Commission in accord with section 64.F for detailed site plan review and approval prior to issuance of a building permit.

**ADOPTED:** August 17, 2011  
Roy Smith Jr.  
Vice Chair

**ATTEST:** \_\_\_\_\_  
Joy W. Ford  
Planner




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

**162, 164 & 168 Plymouth Street**

Produced by the  
 Office of Information Technology  
 Geographic Data Viewer

- New Haven 2003
- Waterway
    - Lake - Pond
    - River
    - Shoreline
    - Stream
    - Wetland
  - Parcel
    - Parcel
    - City Boundary Line
  - Schools
    - Administration
    - Food Service
    - Private School
    - Public School
  - Police Station
    - PD Headquarters
    - Substation
    - Health Centers
    - Hospital
    - Library
  - Railroad
    - Railroad Track
    - Abandoned Railroad Track
    - Airport Runway
    - Parcel Line\_2005
  - Parks
    - Park
    - Triangle
    - Golf Course
    - Land Trust Preserves
    - Airport boundary
    - Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

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Scale: 1" = 43 ft  
 Created: August 11, 2011