

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 58 WOLCOTT STREET, Land Disposition of Remaining Portion of sliver lot (Elias Medina).
REPORT: 1450-05
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Elias Medina
Disposition Price: \$1.00
Site: 3,040 SF
Zone: RM-2
Use: Driveway
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373 946-8562

BACKGROUND

The City acquired Reuse Parcel TF-166-0722-02200 through tax foreclosure and proposes to sell a portion of it (38'x 80') to Elias Medina for use with his property at 62 Wolcott Street. The City has previously disposed an 18' wide sliver portion of #58 to Mr. Medina as a driveway (CPC 1411-14, 12/12/07).

The subject parcel is located on a residential street in the Fair Haven neighborhood between Poplar Street and Richard Street. The lot was formerly used as a community garden.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell the remaining 38'x80' portion (3,040 SF) of 58 Wolcott Street for \$1.00. The Commission has not addressed the issue of price. This item was presented at the February 16, 2011 Property Acquisition and Disposition Committee meeting and was approved without conditions.

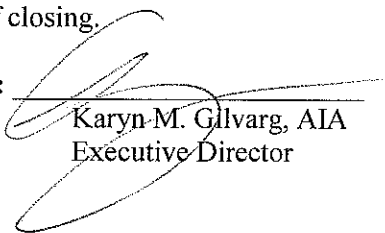
The former community garden has not been used for several seasons, and therefore it has been determined the lot should be sold to the abutter who lives next door at #62 Wolcott Street and will use the remaining portion of this sliver lot as a sideyard.

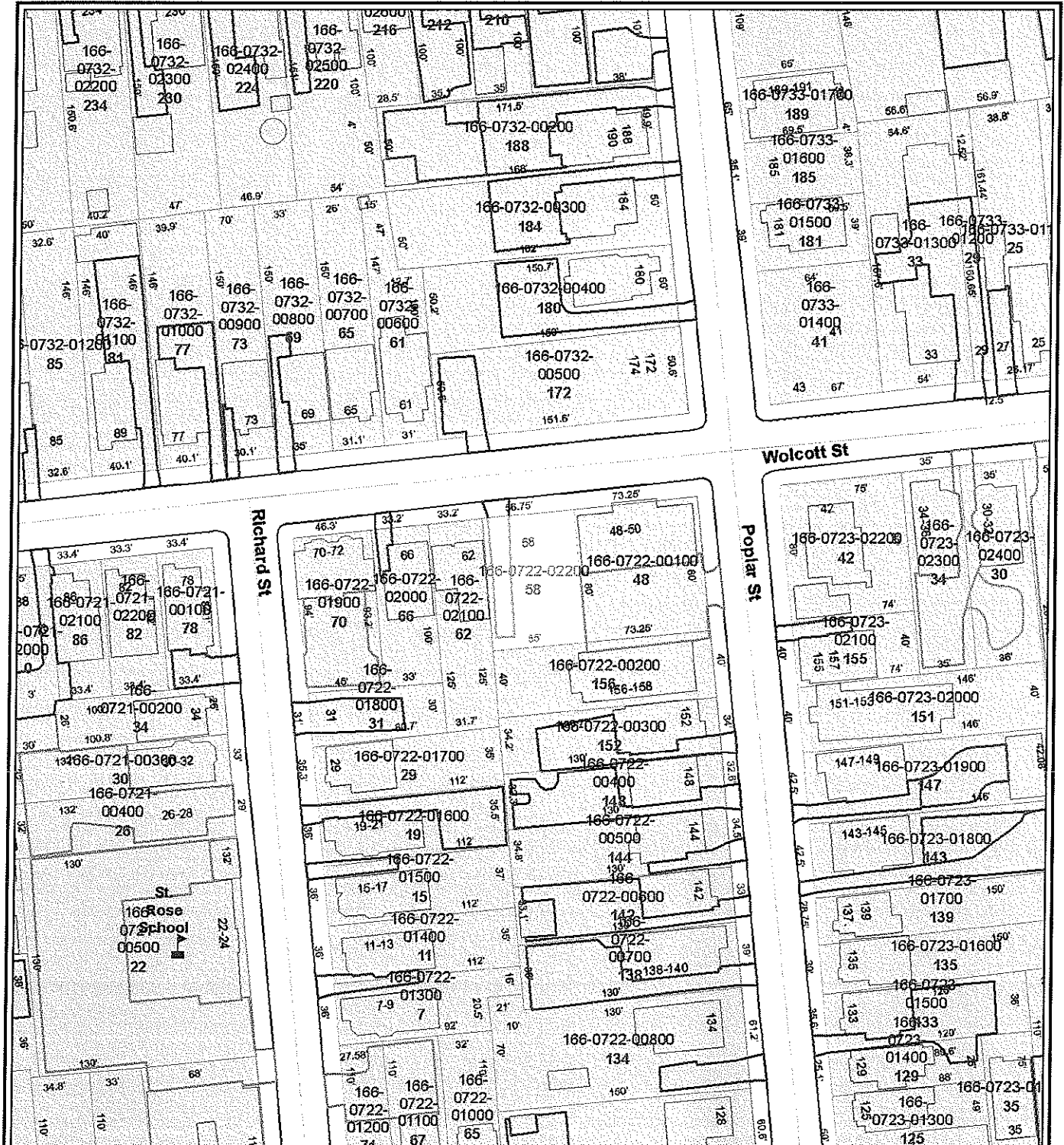

ADVICE

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

1. Notice to land records of joining of property shall be provided at time of closing.

ADOPTED: March 16, 2011
Edward Mattison
Chair

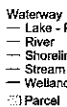
ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

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

58 Wolcott St.

Produced by the
Office of Information Technology
Geographic Data Vector



Waterway
 - Lake - Pond
 - River
 - Shoreline
 - Stream
 - Welland

Railroad
 - Railroad Track
 - Abandoned Railroad Track
 - Airport Runway

Parcel Line_2005

Parks
 - Park
 - Triangle
 - Golf Course
 - Land Trust Preserves
 - Airport boundary
 - Shoreline


Schools
 - Administration
 - Food Service
 - Private School
 - Public School
 - Fire Station
 - Police Station
 - PD Headquarters
 - Substation
 - Health Centers
 - Hospital
 - Library

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" = 83 ft

Created: March 11, 2011



58 Welford St

