

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 164 MIDDLETOWN AVENUE. Certificate of Approval of Location (CAL) for gasoline station in an IH zone. (Owner: 164 Middletown Avenue, LLC; Applicant: Energy Depot, LLC; Agent: Richard Carella of Updike, Kelly, & Spacey, PC)

REPORT: 1529-11

ACTION: Approval

See companion report CPC 1529-10 for Site Plan Review and Coastal Site Plan Review

Submission: CAL application packet. NARRATIVE attached. Application fee: \$180. Received March 16, 2017.

- State of Connecticut application for retail gasoline dealer license
- Application drawings. 13 sheets received March 16, 2017. Revisions received April 17, May 4, and May 11, 2017.

PREVIOUS ZONING HISTORY

None

BACKGROUND

Energy Depot, LLC seeks a Certificate of Approval of Automotive Location (CAL) for a gasoline station in a Heavy Industrial (IH) Zone at 164 Middletown Avenue.

PLANNING CONSIDERATIONS

The site is located just off of Exit 8 of I-91, west of the highway and east of the Quinnipiac River. The parcel is fully developed, mostly covered with asphalt with an existing gas station dating from approximately 1975 in the southwestern portion of the site. The property is surrounded by other industrial uses, including a school bus depot to the west and south and an automotive service center to the north.

The remaining shell of the existing gas station will be razed. A new six-bay, three-pump fueling island will be built under a 27' x 90' canopy. A single new 20,000-gallon underground diesel fuel storage tank and a single new 4,000-gallon underground diesel exhaust fluid tank will be installed under a 20.5' x 55' concrete pad in the western portion of the site. A single new above ground 1,000-gallon propane storage tank and a new above ground 1,000-gallon kerosene storage tank will be installed in an enclosed fenced area on the western portion of the site for the retail sale and refilling of tanks.

Although not subject to this CAL application, a 1,500-SF retail building will be constructed in the southwest corner of the site and used as an accessory convenience store. The applicant plans to operate the fueling station and convenience store 24 hours a day, seven days a week, for which they received a variance (17-45-S) on May 9, 2017.

The convenience store use is allowed by right in the IH zone, while the applicant has received a Special Exception from the Board of Zoning Appeals for a fueling station in an IH zone.

Nature of the Proposed Site: The site is already developed and nearly completely impervious, consisting of an asphalt parking area and a small building formerly used as a gas station.

Resulting Traffic Patterns: Vehicular access to the premises will be via a 57' paved common driveway accessed from Middletown Avenue. An additional driveway at the southeastern side of the site will allow vehicles to exit onto Middletown Avenue. After conversations with the City Department of Transportation, Traffic, and Parking,

it has been determined that a left turn lane is not required for vehicles entering from the south from Middletown Avenue onto Dump Road. Therefore, no changes to the existing roadways are planned. No significant changes to existing traffic patterns are expected.

Nature of the Surrounding Area: The site is surrounded by industrial properties to the south, west, and north, including many other auto-oriented businesses. The area is characterized by heavy auto usage, as Middletown Avenue is a heavily trafficked state highway and an entrance/exit ramp for I-91 is approximately 500 feet to the north. The site is within the coastal zone due to its location in a 100-year floodplain and proximity to the Quinnipiac River, which is less than 1,000 feet away to the west.

Proximity to Public Buildings: None are in proximity.

The Comprehensive Plan: The proposed use conforms with the 2015 Plan of Development, which calls for industrial use for the area.

FINDING AND RECOMMENDATION

Based on the above considerations, the Commission finds the location appropriate for the proposed use.

ADOPTED: May 17, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director