

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 281-289 CHAPEL STREET, Coastal Site Plan Review for a Gasoline Fueling Station. Zone I-H. (Owners: VPR LLC and 281 Chapel Street Associates; Applicant: Ralph Mauro).  
**REPORT:** 1478-07  
**COASTAL FINDING:** No Impact; Approval with Conditions

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## BACKGROUND

The applicant has submitted a proposal to convert approximately 1550sf of an existing 14,000sf commercial structure to a convenience store along with four gasoline pumps and a canopy located on a portion of an existing front yard parking lot.

The 31,000sf property is located on the west side of the intersection of Chapel and Mill Streets in a Heavy Industrial (IH) Zoning District. It is located approximately 200ft from the Mill River and lies within the boundaries of both the Coastal Area Management District as well as (in part) a 100 Year Coastal Flood Hazard Area. Criscuolo Park is located across Chapel Street to the south, Cold Spring School is approximately 200 feet east.

## PLANNING CONSIDERATIONS

Although within the Coastal Area Management (CAM) zone the subject properties are not waterfront and should not impact the coastal area. Review of the CAM application affirms that view.

## 5/14/13 PUBLIC HEARING:

Attorney Timothy Lee appeared on behalf of the applicant. Referring to a revised site plan he described the lack of any significant impact on either the designated Shorelands or Coastal Flood Hazard Areas within the boundaries of the property.

## FINDINGS

### Coastal Site Plan Review:

Due to the property's location within a Flood Hazard Area a Flood Area Development Permit will be required, the City Plan Commission finds the site plan consistent with the legislative goals and policies of the Connecticut Coastal Management Act and therefore makes a finding of no impact and recommends approval with the following conditions:

1. Obtaining of a Flood Area Development Permit
2. Site Plan Approval from City Plan Commission

**ADOPTED:** May 15, 2013  
Roy Smith, Jr.  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director