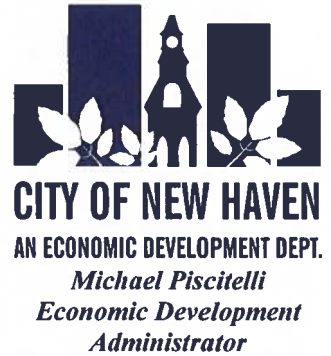




Arlevia T. Samuel
Executive Director

CITY OF NEW HAVEN
Justin Elicker, Mayor

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



February 7, 2023

The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: 551 Winchester Avenue and a Portion of 108 Starr Street

Dear President Walker:

Enclosed please find a "Motion to Amend a Matter Previously Adopted" for 551 Winchester Avenue and 108 Starr Street which was adopted by the Board of Alders on October 1, 2018 with regard to the List of Properties for Disposition submitted by the Livable City Initiative, a copy of said resolution is attached hereto.

Please include this motion on the agenda for the next scheduled meeting of the Board of Alders. Thank you for your cooperation with regard to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel
Executive Director

MOTION TO AMEND A MATTER PREVIOUSLY ADOPTED

The properties known as 551 Winchester Avenue and 108 Starr Street were originally included in the list of "Properties Proposed for City Disposition" submitted by the Livable City Initiative and was adopted by the Board of Alders on October 1, 2018 to be sold to Winstarr, LLC. There was a scrivener's error in the Order which required an amendment, and the Board amended the Order on December 17, 2018. The approval was again amended November 4, 2021 due to a delay from to the Covid-19 Crisis. The sale of this property was delayed due to a backlog of files in the Office of Corporation Counsel, and the Order expired November 4, 2022. The buyer would like to move forward and acquire this land.

Therefore, I respectfully move to amend the motion previously adopted by the Board of Alders to reflect the following change:

Amend the expiration of the Board of Alders Order from " November 4, 2022 unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders", to "This Order will expire and be of no further force and effect twelve months from the date of amendment of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.



Arlevia T. Samuel, M.S. CPM®
Acting Executive Director

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE PROPERTIES KNOWN AS 551 WINCHESTER AVENUE AND 108 STARR STREET BY AMENDING THE EXPIRATION OF THE BOARD OF ALDERS ORDER FROM “NOVEMBER 4, 2022 UNLESS EXTENDED (A) BY THE BOARD OF ALDERS, OR (B) BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT FOR A PERIOD NOT TO EXCEED A FURTHER TWELVE MONTHS AND WITH WRITTEN NOTICE TO THE BOARD OF ALDERS”, TO “THIS ORDER WILL EXPIRE AND BE OF NO FURTHER FORCE AND EFFECT TWELVE MONTHS FROM THE DATE OF AMENDMENT OF THIS ORDER, UNLESS EXTENDED (A) BY THE BOARD OF ALDERS, OR (B) BY THE EXECUTIVE DIRECTOR OF THE OFFICE OF ECONOMIC DEVELOPMENT FOR A PERIOD NOT TO EXCEED A FURTHER TWELVE MONTHS AND WITH WRITTEN NOTICE TO THE BOARD OF ALDERS”.

BE IT ORDERED by the New Haven Board of Alders that the land disposition agreement for the properties known as 551 Winchester Avenue and 108 Starr Street (the “Properties”), As referenced in the attached Order, which is incorporated herein by reference, previously approved by the Board of Alders on October 1, 2018, and amended on December 17, 2018, and again amended November 4, 2021, in accordance with the procedure established by the Board of Aldermen on September 5, 2006 and amended on July 6th, 2009 and approved subject to conditions of the City Plan Commission report submitted with said list, is hereby amended to amend the expiration of the Board of Alders Order from “ November 4, 2022 unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”, to “This Order will expire and be of no further force and effect twelve months from the date of amendment of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders”.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 551 WINCHESTER AVENUE & 108 STARR STREET. Disposition of a vacant sliver lot and portion of a sliver lot for side yard and parking area.
(Winstarr, LLC)
REPORT: 1546-11
ADVICE: Approval

PROJECT SUMMARY:

Developer: Winstarr, LLC
Disposition Price: \$9,519
Site: 6,346 SF
Zone: RM-2
Use: Vacant to side-yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot at the property of 551 Winchester Avenue and a portion of a City owned sliver lot at 108 Starr Street to Winstarr, LLC, the owners of 555 Winchester Avenue. The applicant will utilize the land as side-yard and parking area.

PLANNING CONSIDERATIONS:

The dimensions of the lots at 551 Winchester Avenue and 108 Starr Street are approximately 30-feet wide and 140-feet long and 73-feet wide and 29-feet long, respectively. The remaining portion of 108 Starr Street, encompassing an area of approximately 2,175sf, will be merged with City owned properties at 539-547 Winchester Avenue for future development purposes.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MPI.
Michael Piscitelli, AICP
Deputy Economic Development Administrator

PAD MEETING MINUTES

July 18, 2018

PRESENT: Hon. Gerald Antunes, BoA; Evan Trachten, LCI; Steve Fontana, Economic Development; Clay Williams, Business Development; Nate Hougrand; City Plan, ; Maurine Villani, Tax Office

Absent: Hon. Frank Douglass, Jr., BoA

Meeting called to order at 4:04 PM

PAD meeting minutes for June 20, 2018 were approved unanimously

New Business

310-312 Dixwell and 777 Orchard Street

Evan explained that the City proposes to acquire this former dry cleaners and land for \$150,000 for site control. The City plans to do some mixed use redevelopment on Dixwell Avenue. Alder Antunes questioned which ward these parcels in, Evan told the committee this is ward 21 (Steven Winter's ward). Nate mentioned that the cover sheet listed the zone as RM but it was a split zone with a BA Zone, Evan will make a correction.

A motion was made by Clay Williams to approve the proposal, Seconded by Steve Fontana, Approved unanimously.

59 Elliott Street

Evan explained that the City proposes to dispose of this vacant two family property to Gemma Lumpkin. This property has sat in our portfolio for some time with little interest. We were approached by a New Haven resident to do a negotiated sale for \$10,000 and the applicant will keep it as a rental, but may sell it as well. Evan noted a typo on the cover sheet for the price but verified that the proposed price is \$10,000. It's a small two family that may have been a church in the past. Evan noted that the City got this property because there were no bidders at the auction and given the strength of the real estate market it was not a desirable investment if the City acquired the property. Evan noted that he had talked to the alder about this sale. **A motion was made by Maurine Villani to approve the proposal, Seconded by Alder Antunes, Approved Unanimously.**

342 Grand Avenue.

Evan explained that the City proposes to dispose of this single family property to the Fair Haven Community Health Center for \$2,000. The City acquired this property through a tax foreclosure and the health center would like to expand their office and campus footprint. The City is accepting a low price because of the public benefit and because of the fact that the applicant will likely spend \$200,000 to rehabilitate this property. They inspected the building but because it was full of debris the full scope of the work has yet to be determined and there are many potential unknowns at this time (lead, asbestos, construction scope). Evan contact the Alder (Alder Crespo) who was supportive. Evan also noted that this property was condemned, and the basement was full of sewage, there was an article in the New Haven Independent. Board members asked about parking and it was noted that the clinic has parking and there is some parking at this site.

A motion was made by Clay Williams to approve the proposal, Seconded by Steve Fontana, Approved Unanimously.

Old Business

551 Winchester Avenue and a Portion of 108 Starr Street

Evan explained that there was a typo on the previous agenda and this item was re-noticed to correct the address as listed today. It is the same proposal.

A motion was made by Clay Williams to approve the proposal, Seconded by Steve Fontana, Approved Unanimously.

Meeting Adjourned 4:16PM

LCI Board Minutes
August 22, 2018

PRESENT: Timothy Yolen, Mary Wadley, Hon. Delphine Clyburn, Seth Poole, Kenneth Cousar, Evan Trachten, Frank D'Amore, Jr.

Absent: Ngola Santos, Patricia Brett, Serena Neal-Sanjurjo, Hon. Dolores Colón

Meeting called to order at 6:00 P.M.

Review of LCI Board meeting minutes from April 25, 2018. A motion to approve was made Delphine Clyburn, Seconded by Tim Yolen, Approved unanimously

New Business

310-312 Dixwell Avenue & 777 Orchard Street

Evan told the Board that the City proposes to acquire this commercial site for site control. The City is planning to redevelop Dixwell Avenue and wishes to obtain this former dry cleaners site. The City is proposing to pay \$150,000 for the entire site. The City has environmental clean up funds to use if needed. The City plans a mixed-use redevelopment for Dixwell Avenue. The structure will be demolished, and the site will be redeveloped. No developer has been selected for the redevelopment project as of yet.

Tim Yolen made a motion to approve the item, seconded by Delphine Clyburn, Approved unanimously

59 Elliott Street

Evan told the Board that the City is proposing to sell this two family property as a negotiated sale to Gemma Lumpkin for \$10,000 to be used as a rental property. This property has been in LCI's portfolio for some time with no interest from non-profit's or others. The property is vacant and dragging down the block. The applicant is a Board of Education employee and has disclosed this fact in her application. The applicant is a New Haven resident. The property requires renovations and may have environmental issues. The City acquired this property through foreclosure and was acquired via strict foreclosure. The LDA will require the applicant to renovate this property in 18 months. Board members questioned the price of \$10,000, which Evan told the Board was her offer as a negotiated sale. Board members questioned if the property had been advertised to the public, Evan told them it had not. Tim said it was crazy to sell this property for \$10,000, we need to advertise this property and do better. The Vision Appraisal value is \$110,000 and the court appraised it for \$60,000. Tim asked how the applicant became aware of the property if it was not advertised? Evan explained that members of the public come to LCI and inquire at our office. LCI is permitted to do negotiated sales, advertisements, and RFP's. Board members examined the photo showing a driveway, small yard, and structure. Seth Poole talked about a home that was sold at 279 Davenport Avenue for \$25,000 and that was a single family property. Board members want to visit the property. Board members would like to see an owner occupant in this property. **A motion was made by Tim Yolen to table the item, seconded by Seth Poole, tabled unanimously**

342 Grand Avenue

LCI is proposing to sell this single family property as a negotiated sale for \$2,000 to the Fair Haven Community Health Clinic, Inc.. The applicant would like 36 months to complete the rehabilitation of this property. The applicant needs to conduct an environmental and structural assessment. The building was condemned and is full of trash and debris. LCI acquired this property through foreclosure. The Clinic serves the community so LCI see a large public benefit. The cost to renovate this property will be \$200,000 to \$300,000. This property was not advertised to the public. Frank D'Amore, Jr. told the Board that LCI worked with the Court to acquire this property so Fair Haven Health could acquire this property to create a community benefit. Frank told the Board that the Clinic will be making a large investment in this property.

Board members questioned the low purchase price of \$2,000. Tim Yolen asked how their investment helps us? Evan explained that there is a large public benefit through their work in health care. The Clinic has a proven track record serving the community. The low sales price can be seen as a subsidy from the City to make this project viable. The applicant is a non-profit and serves many people in this area. The applicant discussed the possibility of bringing in a Quest Lab to the site. Board members asked if the building would be taxable and if Quest Labs would be taxable, the lab would be taxable but the structure may qualify for an exemption or a pro-rating. Board members asked if LCI had an appraisal, Frank D'Amore said we have the value from the court upstairs in the office (Frank left the meeting to get the value and the Board moved onto the next item).

Frank D'Amore returned with the appraised value which was \$119,000. Evan told the Board that this was a great opportunity and there is truly a public benefit associated with this sale. Evan asked the Board to modify the price to an amount that would allow this sale to move forward given they did not like the proposed price of \$2,000. Alder Clyburn asked how the clinic was funding their rehabilitation? Evan told the Board they would be applying for public health funding and seeking other sources of funds. Alder Clyburn told the Board that she was torn about what to do, she express support for the need for this project to go forward. Kenneth Cousar also said he was torn about what to do. Mary Wadley questioned why they need 36 months for the LDA. Evan explained that the structural and environmental assessment will take a year and then they need two years for construction. Evan told the Board the Clinic has a Facilities Division to maintain the property and there is also the Grand Avenue Special Services District. Evan summarized the Board Member's comments, we are hearing a lot of support for the work the Clinic does but members are concerned with the low purchase price. Evan encouraged the Board to modify the price to an acceptable value because this is a unique opportunity. Evan told the Board the Clinic offered \$2,000 which he felt was very low but LCI wanted to bring the proposal to the Board. Alder Clyburn told the Board about a project done by her Church that required time to get done. Seth Poole told the Board he supports the work of the Clinic but the Board must not be irresponsible and give property away below fair market value for a beautiful brick building, there may be historical funds to help the Clinic fix the building. Evan told the Board the justification for the \$2,000 purchase price is the public benefit; to get a public benefit for the next 50 to 100 years the City subsidizes the project upfront with a low purchase price in order to get the public benefit which pays itself forward for years to come. Seth proposed the Clinic pays 10% of the

court appraised value (\$11,900). Tim does not want to make the price so high that it is difficult for the applicant. Tim summarized the issues: maximize the return for the City when we sell property but help non-profits that do good for our residents. Tim asked the board to reconsider the price if the amended price is a hardship for the applicant (at a future meeting). Evan told the Board that the Board of Alder also has the power to amend the price.

Seth Poole made a motion to approve the item at \$11,900 (10% of Court Appraised value) and allow 36 months for LDA completion, seconded by Delphine Clyburn, Approved (4 yes votes - Tim Yolen abstained from the vote)

56 Henry Street

Evan explained that this is a negotiated sale at \$3.00 per square foot for a sliver lot. The applicants do not want to take title with Sliver Lot LDA restrictions, so they are proposing to acquire this land at about \$8,500 per applicant. The applicants will not be eligible for a tax abatement and phase-in because this is not a sliver lot sale. Each portion of land is 18' by 160' deep. One of the applicants is a principle member of Mandy Management (442 Orange Street, LLC). This land has been City owned since 1966 per the Assessor's field card. Evan told the Board we are just trying to get this back on the tax rolls. Tim asked, we are actually getting \$17,000 for this land, which Evan told the board is correct.

Tim Yolen made a motion to approve the item, seconded by Mary Wadley, Approved unanimously

552 Howard Avenue

Evan explained that LCI has recently sold the applicant another piece of land on Putman street to add to the former Hill Central Cooperative now owned by Hill Central, LLC , The JGM, LLC, and JGE, LLC. The property is now privately owned and they are developing additional units. They are proposing to acquire a strip of land at \$1.50 per sq./ft as a non-owner-occupant in a CD eligible area. The City has owned this land since 1976. This land will be used to create additional lot area for the development site. The strip is a buffer strip measuring at 10' by 200'.

Tim Yolen made a motion to approve the item, seconded by Mary Wadley, Approved unanimously

13-17 White Street

Evan explained that is proposing to sell Habitat for Humanity this land to create an owner occupied single family property at this site. Habitat pays \$1000 for the lot per the Disposition Guidelines . Habitat has built several houses in the Hill and across the City. Homebuyers get a 0% interest mortgage and buy the house below market value. Habitat recently completed homes on Rock Creek Road. Habitat has a 100% completion rate in the City of New Haven.

Tim Yolen made a motion to approve the item, seconded by Mary Wadley, Approved unanimously

551 Winchester Avenue & 108 Starr Street

Evan explained that this is a sliver lot sale of surplus land to Winstarr, LLC who is a non-owner-occupant so they pay \$1.50 per sq./ft. (\$9519 purchase price) .LCI owns the adjacent land on Winchester Avenue and will develop the land in the future. The land survey is complete and this is excess land so it may be sold. LCI Board approved an easement over this land several years ago but it never closed and went into effect. This sale will create more yard area and off-street parking. This will create a nice buffer space when the new homes are built on Winchester Avenue in the future. This sale will have sliver lot covenants in the LDA. The tenants will benefit from the off-street parking

**Tim Yolen made a motion to approve the item, seconded by Mary Wadley,
Approved unanimously**

OLD BUSINESS

261-265 Starr Street – Remains Tabled

281 Newhall Street- Remains Tabled

53 Shelton Avenue- Remains Tabled

Tim told the Board members this may be his last meeting due to his term expiring. He thanked the Board for their work and hopes they will continue their work of protecting the City and helping it develop. Board members thanked Tim for his non-biased leadership, dedication, and commitment to the City of New Haven.

Adjourned @ 7:25 PM.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
551 Winchester Avenue 108 Starr Street (Portion)		255 0434 01600 255 0434 01800	RM-2	19	Vacant Land	N/A	
2017 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 36,800 36,900	N/A	N/A	\$73,700	\$ 51,590		30' X 140' 73' X 29' (Portion of 109 Starr St).	4200 2117 6346 Total Sq./ Ft. Per Engineering Map

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 73,700	Vision	10/1/17	Sliver lot@ \$1.50 per sq./ft	\$9,519.00	N/A	\$ 9,519.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kimberly R. Edwards 19 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Winstarr, LLC 982 State Street New Haven CT 06511		Mark Zuckerman 203.435.3716	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	6/8/18	STAFF	CURRENT

Proposal: LCI proposes the sale of two sliver lots.

General discussion The applicant will incorporate this land into their property and use this land as a side-yard and parking area. The City is selling a portion of 108 Starr Street to the applicant, the City will merge the remaining portion of 108 Starr Street with 539-547 Winchester Avenue for future development purposes.

Owner Occupancy? No

Prepared by: [Signature] Date 7/10/18 Concurred by: [Signature] Date 7/12/18

Committee	Date	Action
PAD	7/18/18	
City Plan	8/15/18	
L.C.I.	8/22/18	
Board of Alders	9/17/18	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable Alders):

Hon. Kimberly Edwards 19th Ward

DATE: June 7, 2018

FROM: Department
Person

LCI Property Division

Evan Trachten *ET*

Telephone 946-8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the sale of a sliver lot at 551 Winchester Avenue and a portion of a sliver lot at 109 Starr Street to Winstarr, LLC who owns 555 Winchester Avenue. The applicant will utilize this land as a parking area and side-yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF NEW HAVEN						Description	Code	Appraised Value	Assessed Value
165 CHURCH ST						EX COM LN	21	36,900	25,830
NEW HAVEN, CT 06511									
Additional Owners:		SUPPLEMENTAL DATA							
Other ID:		WARD 19			I/E REPO TAX DIST				
TAXABLE									
CENSUS TR 1418									
BLOCK 3002									
QUERY GR									
GIS I14578		SOC PID#							
Total:								36,900	25,830

6093
NEW HAVEN, CT
VISION

RECORD OF OWNERSHIP		K-VOL/PAG	ALE DATE	g/u/v/i	ALE PRICE	V.C	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN		7936/ 312	04/25/2007	U V	0	14	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
NATIONAL TABERNACLES OF *		4642/ 64	08/24/1993	U V	20,000		201	21	25,830	016	21	25,830	015	21	11,480	
Total:									25,830	Total:			25,830	Total:		11,480

EXEMPTIONS				OTHER ASSESSMENTS				SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR AS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int				
Total:												

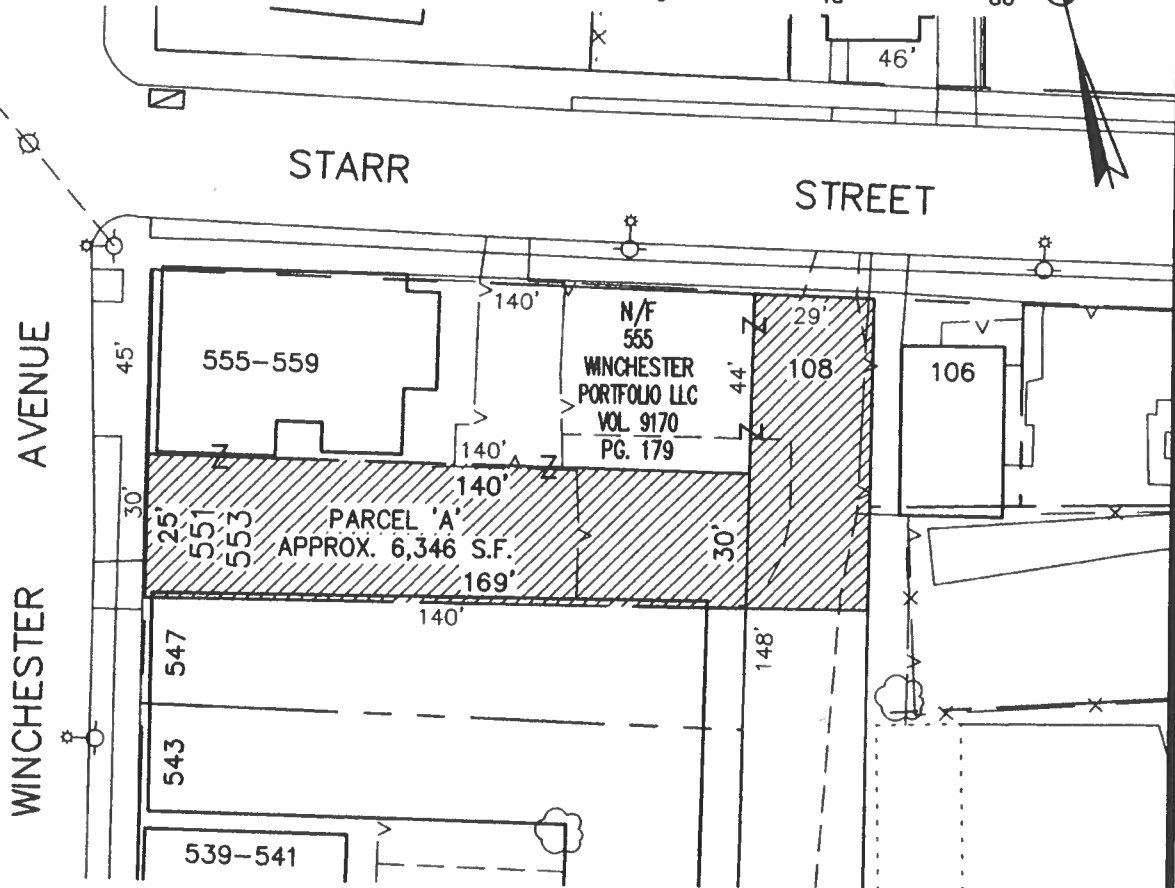
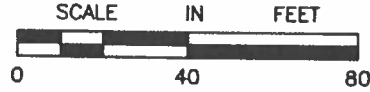
ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised Bldg. Value (Card)	0			
1600/A	NEWHALLVILLE				Appraised XF (B) Value (Bldg)	0			
					Appraised OB (L) Value (Bldg)	0			
					Appraised Land Value (Bldg)	36,900			
					Special Land Value	0			
					Total Appraised Parcel Value	36,900			
					Valuation Method:	C			
					Adjustment:	0			
					Net Total Appraised Parcel Value	36,900			

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										06/01/2011	04		MI	70	Field Review
										01/31/2011	03		EF	99	Vacant

LAND LINE VALUATION SECTION																				
B Use #	Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	% A	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	U. Unit Price	Land Value		
1	903V	MUNICIPAL MDRM	20		30	144	4,356 SF	9.42	0.0000	5	1.00	160	0.90			1.00	8.48	36,900		
Total Card Land Units:							4,356 SF	Total Land Area:							4,356 SF	Total Land Value:				36,900

NOTE:

1. PROPERTY DIMENSIONS TAKEN FROM TAX MAP 254 ON FILE IN THE CITY ENGINEERS OFFICE. ALSO GIS MAPS G05, G06, H05 AND H06.



THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD INVESTIGATION AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON .

"CLASS D" COMPILATION OF EXISTING DATA. NOT A FIELD SURVEY.

K:\ENGINEER\DWG\CLASS_D\9715142-0807201\743 WINCHESTER AVE

CITY OF NEW HAVEN
DEPARTMENT OF ENGINEERING

551-553 WINCHESTER AVENUE
108 STARR STREET

LAND TO BE DEEDED FROM
THE CITY OF NEW HAVEN PARCEL 'A'
TO: 555 WINCHESTER PORTFOLIO LLC
OF NEW HAVEN

RICHARD H. MILLER, L.S. (9886)
RHM CONSULTANTS LLC

DATED: JUNE 6, 2018 SCALE 1" = 40'