

**AGENDA FOR MEETING 1603
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, March 16, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be tabled
*Item to be removed from table

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MAR 14 2022

CITY CLERK'S OFFICE
NEW HAVEN

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/march-16-2022-meeting>

I. ROLL CALL

II. BOARD OF ALDERS REFERRALS

- 1603-01** **ORDER OF THE BOARD OF ALDERS** of the City of New Haven, approving the disposal of a portion of the parcel of land known as 51 South End Road New Haven which is currently part of Tweed New Haven Airport to the State of Connecticut and authorizing the temporary construction easement for the purposes of the rehabilitation of Bridge No. 02166 Route 337 over Morris Creek and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this order.
Submitted by: Giovanni Zinn, City Engineer

III. SITE PLAN REVIEW

- 1603-02** **55 CHURCH STREET**
MBLU: 240 2351 00200
Owner/Applicant: 45-55 Church Street LLC; **Agent:** James Segaloff

Site Plan Review

Change in use of over 5,000 SF to laboratory and office space in an existing building in the BD-1 Zone.

- 1603-03** **495 ORANGE STREET**
MBLU: 211 0377 04000
Owner: 495 Orange LLC; **Applicant/Agent:** Andrew Rizzo, AR Consulting LLC

Site Plan Review

Conversion of an existing 3-story office building into 5 residential units in the RH-2 Zone.

- 1603-04** **793 STATE STREET**
MBLU: 211 0595 01100
Owner/Applicant: Alpha Acquisitions LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review

Construction of a 3.5-story mixed-use building with 15 residential units and 2 ground-floor commercial units in the BA Zone.

- ^1602-05 19 WHEELER STREET aka 'FAIRMONT AV'**
MBLU: 082 0974 02001
Owner: Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Site Plan Review and Coastal Site Plan Review

Existing solid waste facility in the Coastal Management area in the IH Zone.

IV. PUBLIC HEARINGS (start at 7 PM)

- 1603-05 ORDINANCE TEXT AMENDMENT** to the New Haven Zoning Ordinance to require and incentivize the inclusion of affordable housing units in market rate development.
Submitted by: William Long, Deputy Director of Zoning
- 1603-06 ORDINANCE OF THE BOARD OF ALDERS** amending the Zoning Ordinance of the City of New Haven concerning the responsible and equitable regulation of adult-use cannabis.
Submitted by: William Long, Deputy Director of Zoning
- 1603-07 793 STATE STREET**
MBLU: 211 0595 01100
Owner/Applicant: Alpha Acquisitions LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Special Permit

Residential use on the first floor in the BA zone.

- ^1602-06 19 WHEELER STREET aka 'FAIRMONT AV'**
MBLU: 082 0974 02001
Owner: Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Special Permit

Renewal for an existing solid waste facility in the Coastal Management area in the IH Zone.

V. BOARD OF ZONING APPEALS REFERRALS

- 1603-08 167 CLAY STREET**
MBLU: 172 0766 02500
Owner: Yong Fang Li. **Applicant:** Robert Mangino.

Special Exception

Allow for two off-street parking spaces to be located within the required front yard in the RM-2 Zone.

VI. ADMINISTRATIVE ITEMS

1492-05A5 20 DWIGHT STREET
MBLU: 315 1287 00103
Owner/Applicant: CS MLK New Haven LLC, Choice Hotels International; **Agent:** Bob Tierney, Baskervill

Administrative Site Plan Review

Modify an approved site plan (CPC Report 1492-05) for the Cambria Hotel at 20 Dwight Street.

1603-09A 150 WHALLEY AVENUE
MBLU: 295 0282 01100
Owner: Linda Townsend, Coral New Haven Associates II LLC; **Applicant/Agent:** Dean Apostoleris, Kimley-Horn & Associates

Administrative Site Plan Review

Installation of two EV charging stations in an existing commercial parking lot in PDU 16.

VII. ANNUAL MEETING (moved to April 27, 2022 CPC meeting)

- Election of Officers

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1602 (February 16, 2022)

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, April 27, 2022 at 6:00 PM (Submission deadline: March 17, 2022 by 12:00 PM)

NOTE:

The submission deadline for the May 18, 2022 CPC meeting is April 21, 2022.

NOTE:

The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 48 hours before the meeting time.

NOTE:

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats languages or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by

WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

What the public needs to know:

- Regular and Special meetings of the City Plan Commission will take place via Zoom
- Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting:

How to testify? Two ways

1. Write a letter: Address it to the 'City Plan Commission'. Include your name and address for the record. Email it to city staff 24 hours prior to the meeting: CPC@newhavenct.gov.

2. Speak live on Zoom: When the Chair opens the public hearing, click the 'raise your hand' button or write staff a message using the Zoom chat feature. When it is your turn, we will promote you to a 'panelist' status. We look forward to hearing from you!

- Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting
- Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

2. Or dial in by phone:

Or One tap mobile :
US: +19292056099

Or Telephone:
US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>