

**AGENDA FOR MEETING 1606  
A REGULAR MEETING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, April 27, 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**

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/april-27-2022-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

**1606-01      81 SALTONSTALL AVENUE and 22 RICHARD STREET**  
MBLUs: 166 0721 00501; 166 0721 00500  
**Owner/Applicant:** Fair Haven Heights Properties LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

**Site Plan Review**

Conversion of two existing buildings into 18 residential units in the RM-1 Zone.

**III. INLAND WETLANDS REVIEW**

**1606-02      141 OGDEN STREET**  
MBLU: 218 1075 01700  
**Owner/Applicant:** Che Tiernan; **Agent:** John Paul Garcia

**Inland Wetlands Review**

Construction of a single-family residence in the RS-1 zone.

**IV. BOARD OF ALDERS REFERRALS**

**1606-03      ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a request of the purchasing agent on behalf of the Department of Parks & Public Works and for emergency procurements in the amount of \$19,444.90 for the repair at 34 Middletown Avenue by Williamson Electrical CO INC.

**Submitted by:** Michael V. Fumiatti, Purchasing Agent

**1606-04      ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a request of the purchasing agent on behalf of the Office of Building Inspection and for emergency procurements in the amount of \$37,820.000 for the shoring up of the properties by GL Capasso

and \$237,700.00 for the ultimate demolition of the properties by NH Abatement & Demolition, LLC.

**Submitted by:** Michael V. Fumiatti, Purchasing Agent

**V. BOARD OF ZONING APPEALS REFERRALS**

**1606-05      65 BURR STREET**  
MBLU: 029 0893 00500  
**Owner:** 65 Burr Street LLC; **Applicant:** Marissa Gandelman

**Special Exception**

Permit a neighborhood convenience use (coffee shop including the sale of baked goods) in a RS-2 zone.

**1606-06      318 EDGEWOOD AVENUE**  
MBLU: 337 0240 01500  
**Owner:** Edgewood Holdings LLC; **Applicant:** Lauren Anderson

**Special Exception**

Allow for 2 off-street parking spaces where 5 is required.

**VI. PROPERTY ACQUISITION AND DISPOSITION REFERRALS**

**1606-07      15-17 WINTHROP AVENUE**  
MBLUs: 312 0143 04300; 312 0143 04400  
Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District.

**Submitted by:** Evan Trachten, Livable City Initiative

**1606-08      27 FRANK STREET**  
MBLU: 302 0072 00600  
Disposition of 27 Frank Street to Neighborhood Housing Services of New Haven, Inc (NHS) to create/rehabilitate a single-family home. The City will sell the site to NHS to be rehabilitated for owner-occupied home ownership with a minimum occupancy period of ten years. Located in the RM-2 Zoning District.

**Submitted by:** Evan Trachten, Livable City Initiative

**1606-09      28-30 THOMPSON STREET**  
MBLUs: 286 0433 00400; 286 0433 00500  
Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District

**Submitted by:** Evan Trachten, Livable City Initiative

**1606-10**      **885 CONGRESS AVENUE**  
MBLU: 310 0127 03700  
Disposition of a silver lot to the adjacent owner-occupant. Located in the BA Zoning District.

**Submitted by:** Evan Trachten, Livable City Initiative

**VII. ADMINISTRATIVE ITEMS**

**1606-12A**      **45 YALE AVENUE**  
MBLU: 349 1078 00800  
**Owner/Applicant:** NHCPA Outdoors LLC; **Agent:** Kathryn Gagnon of Langan

**Traffic Operations Plan Review**

Street closure at the Westville Music Bowl (formerly the Connecticut Tennis Center) in PDD 86 during the 2022 summer concert series.

**1524-05A3**      **105 TERRACE STREET AND 175 MAIN STREET ANNEX**  
MBLUs: 057 0942 01100; 057 0942 01200  
**Owner:** Ly May Lim for 690 Main Street, LLC; **Applicant:** David Connell for Connell Associates Architects; **Agent:** Justin Shanley of Milestone Construction Services

**Administrative Site Plan Review**

Minor modifications to previously approved site plan.

**1537-02A1**      **169 HENRY STREET**  
MBLU: 293 0340 00100  
**Owner/Agent:** NXTHVN INC; **Applicant:** Maitland Jones, Deborah Berke Partners

**Administrative Site Plan Review**

Minor modifications to previously approved site plan.

**1559-01A1**      **208 COLUMBUS AVENUE**  
MBLU: 265 0083 00100  
**Owner/Agent:** St Martin de Porres Academy, Inc; **Applicant:** David Sacco, TPA Design Group

**Administrative Site Plan Review**

Minor modifications to a previously approved site plan.

**1598-01A1 188, 196, and 206 LAFAYETTE STREET, AND 39 PRINCE STREET**  
MBLUs: 264 0120 00800, 264 0120 00700, 264 0120 00500, 264 0120 00900  
**Owner:** Yale University; **Agent:** Carolyn Kone of Brenner, Saltzman & Wallman LLP;  
**Applicant:** Randall M. Salvatore

**Administrative Site Plan Review** for minor modifications to a previously approved site plan for construction of a seven-story residential building with 112 units in the BD-3 Zone.

## VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1604 (March 30, 2022)

### **NOTE:**

Next Regular Meeting of the City Plan Commission:  
Wednesday, May 18, 2022 at 6:00 PM (Submission deadline: April 21, 2022 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Thursday, May 5, 2022 at 6:00 PM

### **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 calling (203) 946-7833, or TTY(203)946-8582. Individuals who require language interpretation services, please email CPC@newhavenct.gov.*

## **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](mailto: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=NHIYUE5mZTAwME9nbUpmd0IHNWNzUT09>

**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>**