

**AGENDA FOR MEETING 1608
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, May 18, 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/may-18-2022-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1608-01 78 OLIVE STREET
MBLU: 225 0548 01100
Owner/Applicant: 78 Olive Street Partners LLC; **Agent:** Marjorie Shansky

Site Plan Review

Construction of a 14-story, 136-unit residential building and associated on-site parking with amenity space and utility rooms on the ground floor in the BD-1 Zone.

1608-02 WINCHESTER GREEN (PDD 49) – Site Plan Review
MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104
Owners: SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation
Applicants: Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation
Agent: Carolyn Kone

Site Plan Review

1) Amendment to the site plan for a portion of Parcel L (315 Winchester Avenue); 2) Amendment to the site plan for a portion of Parcel L (northwest portion of 275 Winchester Avenue a/k/a 115 Munson Street); 3) Site plan application for a portion of Parcel L (270 Mansfield Street); 4) Amendment to the site plan for Parcel C (395 Winchester Avenue); 5) Amendment to the site plan for portions of Parcel B (375 Winchester Avenue and Winchester Avenue (SP-1-B-1) and 6) Site plan application for a portion of Parcel L (northeast portion of 275 Winchester Avenue)

1608-03 37 CENTER STREET
MBLU: 240 0235 01500
Owner/Applicant: David Solarz, 37 Center Street LLC; **Agent:** Jeff Janke

Site Plan Review

Conversion of an existing building to 9 residential units and commercial and amenity space in the BD-1 Zone.

^1608-04 **446A BLAKE STREET**
MBLU: 372 1159 00101
Owner/Applicant: 446A Blake LLC; **Agent:** James Segaloff

Coastal Site Plan Review
PDD text amendment and General Plans for a site in the Coastal Management Area.

III. PUBLIC HEARINGS (start at 7 PM)

1608-05 **37 CENTER STREET**
MBLU: 240 0235 01500
Owner/Applicant: David Solarz, 37 Center Street LLC; **Agent:** Jeff Janke

Special Permit
Residential use on the ground floor in the BD-1 Zone.

1608-06 **742, 754, 756 AND 760-768 CHAPEL STREET, AND 294, 300 AND 310 STATE STREET**
MBLUs: 240 0236 01500, 240 0236 01400, 240 0236 01300, 240 0236 01200, 240 0236 01700, 240 0236 01600, 240 0236 01201
Owner: BC Chapel Street LLC & BC State Street LLC; **Agent:** G. Muccilli; **Applicant:** BC Chapel Street LLC

Special Permit
Residential use on the ground floor in the BD-1 Zone.

^1608-07 **446A BLAKE STREET**
MBLU: 372 1159 00101
Owner/Applicant: 446A Blake LLC; **Agent:** James Segaloff

Zoning Ordinance Text Amendment
Modify and amend PDD 103 to increase the total number of residential dwelling units in the PDD from 293 to 437 for conversion over time, of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units.

IV. PLANNED DEVELOPMENT ACTIONS

1608-08 **SCIENCE PARK PDD #49**
Applicant: Winchester Tract E South LLC; **Agent:** Carolyn Kone

Minor Modifications to the General Plans.

1608-09 **SCIENCE PARK PDD #49, PARCEL L, PARCEL C, and PARCEL B**
Applicant: Winchester Tract E South LLC; **Agent:** Carolyn Kone

Change in Professional Team

1608-02 **WINCHESTER GREEN (PDD 49) – Detailed Plans Review**
MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104
Owners: SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation
Applicants: Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation
Agent: Carolyn Kone

Detailed Plans Review

1) Amendment to the detailed plans for a portion of Parcel L (315 Winchester Avenue); 2) Amendment to the detailed plans for a portion of Parcel L (northwest portion of 275 Winchester Avenue a/k/a 115 Munson Street); 3) Detailed plans application for a portion of Parcel L (270 Mansfield Street); 4) Amendment to the detailed plans for Parcel C (395 Winchester Avenue); 5) Amendment to the detailed plans for portions of Parcel B (375 Winchester Avenue and Winchester Avenue (SP-1-B-1) and 6) Detailed plans application for a portion of Parcel L (northeast portion of 275 Winchester Avenue)

V. BOARD OF ALDERS REFERRALS

1608-10 **Resolution of the Board of Alders** authorizing the City of New Haven to apply for, act as pass through for, and accept a grant in an amount not to exceed five hundred fifty thousand dollars and zero cents (\$550,000.00) from the State of Connecticut Office of Policy and Management for the purpose of rehabilitation of 333 Valley Street.

Submitted by: Arlevia Samuel, Director – LCI

1608-11 **Order of the Board of Alders** of the City of New Haven authorizing the City of New Haven to apply for, act as pass through for, and accept a grant in an amount not to exceed two million five hundred thousand dollars and zero cents (\$2,500,000.00) from the State of Connecticut Office of Policy and Management for the purposes of development of 300 State Street, 742-746 Chapel Street And 756-760 Chapel Street.

Submitted by: Arlevia Samuel, Director – LCI

1608-12 **Order of the Board of Alders** of the City of New Haven to accept for perpetual maintenance the streets, sidewalks, drainage, street lighting, and traffic signs on Augustine Street, Bosley Street, Jennings Way, and Miller’s Mews constructed under the Ribicoff Development Project per Section 27-154(B) of the New Haven Code of Ordinances.

Submitted by: Giovanni Zinn, City Engineer

VI. ANNUAL MEETING

- Election of Officers

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1605 (April 25, 2022)
- Meeting #1606 (April 27, 2022)
- Meeting #1607 (May 5, 2022)

NOTE:

Next Special Meeting of the City Plan Commission:

Wednesday, May 25, 2022 at 6:00 PM

Next Regular Meetings of the City Plan Commission:

Wednesday, June 1, 2022 at 6:00 PM

Wednesday, June 15, 2022 at 6:00 PM (Submission deadline: May 19, 2022 by 12:00 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.

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>