

**AGENDA FOR MEETING 1611
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, June 15, 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/june-15-2022-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

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 103 text amendment and General Plans for a site in the Coastal Management Area.

**1611-01 YALE ATHLETICS CAMPUS - 165, 67, & 40 CENTRAL AVENUE, YALE AVENUE,
AND CHAPEL STREET.**
MBLUs: 377 1079 00100 (165 Central Avenue), 377 1079 00120 (150 Yale Avenue), 377 1079
200 (67 Central Avenue), 377 1079 00103 (Yale Avenue), 376 1079 00110 (Chapel Street), and
377 1080 00500 (40 Central Avenue).
Owner/Applicant: Yale University, **Agent:** Joseph Hammer

Site Plan Review

Installation of light poles, communications & security equipment and associated electric lines and fiber optic cable adjacent to existing pedestrian walkways in the RS-2 Zone, RM-1 Zone, and PDD 86.

^1611-02 781 WHALLEY AVENUE a/k/a 50 FITCH STREET
MBLU: 372 1159 02300
Owner/Applicant: 50 Fitch LLC, **Agent:** Carolyn Kone CPC 1611 Page 2 of 5

Site Plan Review and Coastal Site Plan Review

Construction of a mixed-use building with 245 residential units in the BA-2 Zone and 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.

1608-07 **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.

^1611-03 **781 WHALLEY AVENUE a/k/a 50 FITCH STREET**
MBLU: 372 1159 02300
Owner/Applicant: 50 Fitch LLC, **Agent:** Carolyn Kone

Class C Inland Wetlands Review

Construction of a mixed-use building with 245 residential units in the BA-2 Zone, Coastal Management Area, including work in the Inland Wetlands Regulated Area.

1611-04 **846 CONGRESS AVENUE**
MBLU: 310 0092 00200
Owner/Applicant: 848-850 Congress LLC; **Agent:** Benjamin Trachten

Special Permit

Residential use on the ground floor in the BA Zone.

1611-05 **848 CONGRESS AVENUE**
MBLU: 310 0092 00100
Owner/Applicant: 848-850 Congress LLC; **Agent:** Benjamin Trachten

Special Permit

Residential use on the ground floor in the BA Zone.

IV. BOARD OF ALDERS REFERRALS

1611-06 Resolution authorizing the Mayor to sign a Project Authorization Letter (PAL) for the Water Street Cycle Track Project utilizing Local Transportation Capital Improvement Program (LOTICIP) funding.

Submitted by: Giovanni Zinn, City Engineer

1611-07 Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, concerning the 2021 State Diesel Emissions Reduction Act (DERA) for the purchase of an electric refuse vehicle.

Submitted by: Giovanni Zinn, City Engineer

1611-08 Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding repairs to the Quinnipiac Av/Clifton St Canoe Launch.

Submitted by: Giovanni Zinn, City Engineer

1611-09 Order of the Board of Alders of the City of New Haven authorizing the Board of Park Commissioners to accept an in-kind donation from Project Backboard for the repair and resurfacing of two basketball courts at Goffe Street Park/Degale Field.

Submitted by: Giovanni Zinn, City Engineer

1611-10 Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding improvements to East Shore Park.

Submitted by: Giovanni Zinn, City Engineer

1611-11 Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding improvements to Peat Meadow Park.

Submitted by: Giovanni Zinn, City Engineer

1611-12 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 Enforcement for emergency procurements in the amount of \$62,585.00 for the emergency demolition of 27 Valley Place North.

Submitted by: Michael V. Fumiatti, Purchasing Agent

V. BOARD OF ZONING APPEALS REFERRALS

1611-13 **30 TRUMBULL STREET**
MBLU: 210 0383 01600
Owner: Urbane Properties LLC; **Applicant:** Eric O'Brien

Special Exception

Allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in the RO Zone.

VI. ADMINISTRATIVE ITEMS

1563-01A1 **87 TRUMBULL STREET**
MBLU: 244 0364 00900
Owner/Applicant: Yale University; **Agent:** James Elmasry, Yale University

Administrative Site Plan Review

Minor modifications to a previously approved site plan for the Yale University Economics Building in PDU 89.

VII. ANNUAL MEETING

- Election of Officers

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1609, May 25, 2022
- Meeting #1610, June 2, 2022

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, July 20, 2022 at 6:00 PM (Submission deadline: June 16, 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=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>