

**AGENDA FOR MEETING 1613
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, July 20, 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/july-20-2022-meeting>

I. ROLL CALL

II. BOARD OF ALDERS REFERRALS

- 1613-01** **ORDER OF THE BOARD OF ALDERS-** Petition to designate Mill River Street, between State Street and I-91, as a Residential Parking Zone.
Submitted by: Residents of Mill River Street
- 1613-02** **ORDER OF THE BOARD OF ALDERS** of the City of New Haven authorizing the Mayor to submit an application to and to accept the award from, the FEMA Emergency Management Performance Grant Program in the amount of \$68,469.45 federal funds.
Submitted by: Director of the Office of Emergency Management
- 1613-03** **ORDER OF THE BOARD OF ALDERS** authorizing the Mayor to apply for and accept funding from the Infrastructure Investment and Jobs Act (IIJA) of 2022 in a manner consistent with the Safe Routes for All (SRFA) citywide active transportation plan.
Submitted by: Director of Transportation, Traffic, and Parking
- 1613-04** **ORDER** authorizing the Mayor to accept the Building Resilient Infrastructures and Communities Grant (BRIC) from the Connecticut Division of Emergency Management and Homeland Security (DEMHS) on behalf of the Federal Emergency Management Agency (FEMA) and to accept funding from the State of Connecticut Department of Transportation (CTDOT) under the Local Transportation Capital Improvement Program (LOTICIP) to build a 10-foot stormwater Micro-Tunnel from Union Avenue to the New Haven Harbor to address inland flooding the Downtown, Hill and Long Wharf neighborhoods.
Submitted by: City Engineer
- 1613-05** **ORDER** authorizing the Mayor to sign an agreement with the United States Department of the Army to design a flood wall and pump station along the Long Wharf Harbor to address storm surge floods and shoreline erosion at the I-95 Corridor, Rail Yard, Business District, and Public Park.
Submitted by: City Engineer

III. PUBLIC HEARINGS (start at 7 PM)

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.

IV. SITE PLAN REVIEW

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

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.

V. BOARD OF ZONING APPEALS REFERRALS

1613-06 19 ELM STREET
MBLU 224 0292 01800
Owner: 19 Elm LLC. **Applicant:** Benjamin Trachten.

Special Exception

Permit 24 off-street parking spaces where 48 are required, 0 off-street loading spaces where 1 is required, and a walking distance to off-street parking spaces located on a separate lot of 1,499ft where 1,000ft is required. Zone: BD.

1613-07 511 DIXWELL AVENUE
MBLU 291 0431 02200
Owner: Clinton Avenue Investments LLC. **Applicant:** Benjamin Trachten.

Special Exception to allow for 1 off-street parking space where 2 are required. Zone: RM-2.

1613-08 81-87 WOOLSEY STREET, 362-374 GRAND AVENUE
MBLUs: 173 0746 01400, 173 0746 01300, 173 0746 01200, 173 0746 01100, 173 0746 02600, 173 0746 02600, 173 0746 02600
Owner/Applicant: Fair Haven Community Health Clinic Inc.

Special Exceptions

Allow for transition parking, to permit 57 off-street parking spaces where 64 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1.

1613-09 53 SHELTON AVENUE

MBLU: 284 0392 02300

Owner: City of New Haven. **Applicant:** BIMEC Housing.

Special Exception

Permit 3 off-street parking spaces where 18 are required. Zone: RH-2.

VI. ADMINISTRATIVE ITEMS

1596-01A1 **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 and BC State Street LLC; **Agent:** Gregory Muccilli of Shipman & Goodwin LLP; **Applicant:** BC Chapel Street LLC

Administrative Site Plan Review

Minor modifications to a previously approved Site Plan.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1612, June 29, 2022

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, August 17, 2022 at 6:00 PM (Submission deadline: July 21, 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>