

NEW HAVEN CITY PLAN COMMISSION ADMINSTRATIVE SITE PLAN REVIEW

RE: **742, 754, 756 AND 760-768 CHAPEL STREET, AND 294, 300 AND 310 STATE STREET.** (Including 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 for minor modifications to a previously approved Site Plan.

REPORT: **1596-01A1**
ACTION: **Approval with conditions**

Review Date: **June 28, 2022**

Submission received April 20, 2022

- \$150 application fee
- Narrative, 2 sheets, dated June 27, 2022
- DATA sheet dated June 27, 2022
- Recorded Site Plan Approval Staff Report, 6 sheets, dated November 17, 2021
- Special Permit Approval Staff Report, 5 sheets, dated May 18, 2022

SUMMARY

BC Chapel Street LLC, an affiliate of Beacon Communities Corp., has applied to amend the Site Plan Approval granted by the New Haven City Plan Commission on November 17, 2021, and recorded in Volume 10299 at Page 295 of the New Haven Land Records concerning the approved multi-family development to be located at the above-referenced real properties (Report #1596-01), to include and make reference to the Special Permit granted by the New Haven City Plan Commission on May 18, 2022, permitting residential units on the ground floor in the BD-1 Zone (Report #1608-06).

SITE PLAN REVIEW

Proposed modifications have been reviewed by Planning Staff and have been found to meet the requirements of City ordinances, regulations, and standard details.


CONDITIONS OF APPROVAL

1. The applicant shall record on the City land records an original copy of this Administrative Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).

ACTION

Plans noted above are approved.

Date: July 20, 2022
Reported to the City Plan Commission

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Laura E Brown
Executive Director, City Plan