

**AGENDA FOR MEETING 1614
A REGULAR MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, August 3, 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/august-3-2022-meeting>

I. ROLL CALL

II. 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.

III. 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.

IV. MINUTES OF MEETINGS

Meeting:

- Meeting #1612, June 29, 2022
- Meeting #1613, July 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.

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