

**AGENDA FOR MEETING 1615
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, August 17, 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-17-2022-meeting>

I. ROLL CALL

II. REQUEST FOR PUBLIC HEARING

1615-01 TWEED AIRPORT.

Owner: City of New Haven; **Applicant:** Avports LLC; **Agent:** Joseph Williams, Shipman and Goodwin LLP

Request for a Public Hearing on Site Plan Review

This item is to request a public hearing as recommended by City Plan staff regarding a proposed 507-space parking expansion at Tweed Airport. The public hearing and applicant presentation on this item would occur at a subsequent meeting.

III. SITE PLAN REVIEW

1615-02 154 MINOR STREET AND MINOR STREET.

MBLUs: 277 0101 01600, 277 0101 01401

Owner/Applicant: Xie Meiqiang and Ren Xiaoli; **Agent:** Bernard Pellegrino

Site Plan Review

Conversion of an existing building to three residential units in the RM-2 Zone

1615-03 60-62 TRUMBULL STREET.

MBLU: 223 0382 00900

Owner/Applicant: H & R Investments LLC; **Agent:** Andrew Rizzo, AR Consulting LLC

Site Plan Review

Conversion of an existing building to six residential units in the RO Zone

1615-04 50 PRINTERS LANE.

MBLU: 307 0068 01200

Owner/Applicant: Northeast Management Group Inc; **Agent:** Andrew Rizzo, AR Consulting LLC

Site Plan Review and Coastal Site Plan Review

Construction of a storage building in the IL Zone and Coastal Management Area

1615-05 **423 & 459 PROSPECT STREET, 352 CANNER STREET, CANNER STREET, AND 341 ST. RONAN STREET.**
MBLUs: 248 0395 00204; 248 0395 00205; 248 0395 00201; 248 0395 00200; 248 0395 00203
Owner/Applicant: Yale University; **Agent:** Kristina Chmelar

Site Plan Review and Soil Erosion and Sediment Control Review

Construction of a new building with 49 residential graduate student housing units and associated improvements on the campus of the Yale University Divinity School as well as the renovation of an existing building, in the RM-2 Zone

^1615-06 **PLANNED DEVELOPMENT DISTRICT 65.**
MBLU: 235 0023 00102
Owner/Applicant: Village Suites LLC; **Agent:** C. McKeon

Coastal Site Plan Review

Allow multi-family dwelling unit use of an existing 112-room all-suite hotel in PDD 65 and the Coastal Management Area

IV. PUBLIC HEARINGS (start at 7 PM)

1615-05 **423 & 459 PROSPECT STREET, 352 CANNER STREET, CANNER STREET, AND 341 ST. RONAN STREET.**
MBLUs: 248 0395 00204; 248 0395 00205; 248 0395 00201; 248 0395 00200; 248 0395 00203
Owner/Applicant: Yale University; **Agent:** Kristina Chmelar

Soil Erosion and Sediment Control Review

Movement of 46,500 cubic yards of material for the construction of a new building with 49 residential graduate student housing units and associated improvements on the campus of the Yale University Divinity School as well as the renovation of an existing building, in the RM-2 Zone

1615-07 **355 FERRY STREET.**
MBLU: 167 0758 02200
Owner: Fairbank Community Partners; **Applicant:** Dish Wireless LLC; **Agent:** Jonathan McNeal, Nexius Solutions

Special Permit

Installation of a Wireless Communications Facility, with related antennas and radio equipment in the BA-1 Zone

^1615-08 **PLANNED DEVELOPMENT DISTRICT 65.**
MBLU: 235 0023 00102
Owner/Applicant: Village Suites LLC; **Agent:** C. McKeon

Zoning Text Amendment

Allow multi-family dwelling unit use of an existing 112-room all-suite hotel in PDD 65 and the Coastal Management Area

V. BOARD OF ALDERS REFERRALS

1615-09 **ORDER OF THE BOARD OF ALDERS** designating the northeast corner of Orange Street and Elm Street as “Lucretia’S Corner” to honor Lucretia for helping build the City of New Haven and recognize her commitment to helping the elderly.
Submitted by: Alder Steven Winter, Ward 21

1615-10 **ORDER OF THE BOARD OF ALDERS** designating the corner of 1375 State Street ‘Apostle Bernice Gibbs Way,’ in perpetuity, for her love, commitment, contributions, and service to residents in the Cedar Hill, Fair Haven neighborhoods, and citywide.
Submitted by: Alder Anna M Festa, Ward 10

VI. ADMINISTRATIVE ITEMS

1548-07A1 **500 SARGENT DRIVE.**
MBLU: 205 1304 01800
Owner: 500, LLC; **Applicant/Agent:** Bruce Redman Becker, Becker and Becker, LLC

Administrative Site Plan Review

Minor modifications to a previously approved Site Plan

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1614, August 3, 2022

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, September 21, 2022 at 6:00 PM (Submission deadline: August 18, 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>