

**AGENDA FOR MEETING 1617  
A SPECIAL MEETING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Thursday, October 6, 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/october-6-2022-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

- ^1616-02 CONGRESS AVENUE AND DAVENPORT AVENUE.**  
MBLUs: 310 0127 03400, 310 0127 03500, 310 0137 03600, 310 0127 01300, 310 0127 01000,  
310 0127 00900, 310 0127 00800, 310 0127 00700, 310 0127 01200  
**Owners:** Clark-Son Company Incorporated, Paragon Construction Company & PK&R LLC,  
Herbert Mandelker and Robert J Rawden, 326 Davenport Realty LLC, Adam Y Scheps;  
**Applicant:** Catalina Buffalo Holdings LLC; **Agent:** Carolyn Kone

**Site Plan Review**

Construction of a 194-unit residential building with parking and amenity space on the ground floor in the BA zone.

*Item to be passed over and taken up on the October 19, 2022 CPC agenda.*

**III. PROPERTY ACQUISITION AND DISPOSITION REFERRALS**

- 1616-08 48 GRANT STREET UNIT #2, 239 ELLA GRASSO BOULEVARD, 0 PLYMOUTH STREET, and 39 GRANT STREET.**

MBLUs: 273 0019 01002; 273 0019 00300; 273 0019 00301; 273 0021 00600

**Submitted by:** Evan Trachten, Livable City Initiative

Disposition of a City-owned business zoned condominium located at 48 Grant Street Unit #2 and vacant land at 239 Ella Grasso Boulevard, 0 Plymouth Street, and 39 Grant Street. Located in the RM-2 and IL Zoning Districts.

- 1616-09 139 FRANK STREET.**

MBLU: 302 0146 00600

**Submitted by:** Evan Trachten, Livable City Initiative

Disposition of a portion of the 139 Frank Street sliver lot to the adjacent property owner at 141 Frank Street for use as a driveway. Located in the RM-2 Zoning District.

- 1617-01 64 ELLIOT STREET.**

MBLU: 299 0145 00200

**Submitted by:** Evan Trachten, Livable City Initiative

Disposition of the 64 Elliot Street sliver lot to the adjacent property owner at 62 Elliot Street. Located in the RM-2 Zoning District.

- 1617-02**      **272 DAVENPORT AVENUE.**  
MBLU: 300 0129 01100  
**Submitted by:** Evan Trachten, Livable City Initiative

Disposition the 272 Davenport Avenue sliver lot to the adjacent property owners at 270 Davenport Avenue and 276 Davenport Avenue. Located in the RM-2 Zoning District.

- 1617-03**      **281 NEWHALL STREET.**  
MBLU: 254 0503 03100  
**Submitted by:** Evan Trachten, Livable City Initiative

Disposition of the 218 Newhall Street sliver lot to the rear property owners at 402 Huntington Street and 406 Huntington Street. Located in the RM-1 Zoning District.

- 1617-04**      **565 COLUMBUS AVENUE.**  
MBLU: 310 0091 02900  
**Submitted by:** Evan Trachten, Livable City Initiative

Disposition of the 565 Columbus Avenue lot to the adjacent property owner. Located in the RM-2 Zoning District.

#### **IV. BOARD OF ZONING APPEALS REFERRALS**

- 1616-10**      **57 HOUSTON STREET.**  
MBLU: 163 0716 02100  
**Owner:** 57-59 Houston Street LLC; **Applicant:** Benjamin Trachten

**Special Exception**

Permit 0 off-street parking spaces where 1 is required for the creation of an additional dwelling unit in an existing 2-family structure. Zone: RM-1.

#### **V. BOARD OF ALDERS REFERRALS**

- 1617-05**      **Order by the Board of Alders** authorizing the City Engineer to install new sidewalks per section 27-102 of the General Ordinances on Crescent Street from Ella Grasso Boulevard to Colony Road.  
**Submitted by:** Giovanni Zinn, City Engineer

- 1617-06**      **Resolution** authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to East Rock Park under the American Rescue Plan Act (ARPA).  
**Submitted by:** Giovanni Zinn, City Engineer

- 1617-07**      **Resolution** authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to Lighthouse Point Park under the American Rescue Plan Act (ARPA).  
**Submitted by:** Giovanni Zinn, City Engineer

**1617-08**      **Resolution** authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) to improve drainage and road infrastructure along Forest Road (Route 122) from Chapel Street to Edgewood Way.  
**Submitted by:** Giovanni Zinn, City Engineer

**1617-09**      **Resolution** authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to Edgewood Park under the American Rescue Plan Act (ARPA).  
**Submitted by:** Giovanni Zinn, City Engineer

## **VI. ADMINISTRATIVE ITEMS**

**1602-03A1**      **291 & 309 ASHMUN STREET and 178-186 CANAL STREET.**  
MBLU: 282 0348 00202  
**Owner:** City of New Haven; **Applicant:** Yves Joseph, RJDA Ashmun Street LLC; **Agent:** Christopher Cardany, Langan CT INC

### **Administrative Site Plan Review**

Minor modifications to a previously approved site plan.

**1594-04A1**      **29 AUDUBON STREET.**  
MBLU: 210 0383 03001  
**Owner/Applicant:** 29 Audubon Street LLC; **Agent:** Alanna Morque, Spinnaker Real Estate Partners, LLC

### **Administrative Site Plan Review**

Minor modifications to a previously approved site plan.

**1603-04A1**      **793 STATE STREET.**  
MBLU: 211 0595 01100  
**Owner/Applicant:** Alpha Acquisitions LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

### **Administrative Site Plan Review**

Minor modifications to a previously approved site plan.

## **VII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1615, August 17, 2022
- Meeting #1616, September 21, 2022

### **NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, October 19, 2022 at 6:00 PM (Submission deadline: September 22, 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](mailto: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>