

**AGENDA FOR MEETING 1618
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 19, 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-19-2022-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1616-02 CONGRESS AVENUE AND DAVENPORT AVENUE.
859 Congress Avenue, 865 Congress Avenue, 879 Congress Avenue, 326 Davenport Avenue, 354 Davenport Avenue, 370 Davenport Avenue, 380 Davenport Avenue, 384 Davenport Avenue, and 348 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.

^1616-03 600 LONG WHARF DRIVE.
MBLU: 204 0529 00100
Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Site Plan Review and Coastal Site Plan Review

Construction of a 268-space truck yard lot in the IH Zone and Coastal Management Area.
Applicant has requested the Commission take no action.

1618-01 362, 372 AND 374 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.
MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400
Owners: Fair Haven Community Health Clinic, Inc & 87 Woolsey Street, LLC; **Applicant:** Fair Haven Community Health Clinic; **Agent:** Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Construction of a surface parking lot to be used for an existing health clinic, in the RM-2 and BA-1 Zones, with a portion of the site in the Coastal Management Area.

1618-02 79 LAWRENCE STREET.
MBLU: 213 0414 00100

Owner: SA Financial LLC; **Applicant:** Andrew Rizzo

Site Plan Review

Conversion of an existing building into six residential units including construction of two additional stories, in the RM-2 Zone.

1618-03

80 HAMILTON STREET.

MBLU: 202 0553 00200

Owner: Knollwood Washington LLC; **Applicant:** Lost in New Haven; **Agent:** Marcus Puttock

Site Plan Review

Change of use of an existing vacant industrial building to a museum, with associated site improvements in the IL Zone.

^1618-04

19 ELM STREET.

MBLU: 224 0292 01800

Owner/Applicant: 19 Elm LLC; **Agent:** Ben Trachten

Site Plan Review

Modifications to the site plan for the construction of a seven-story mixed-use development consisting of ground level commercial space and amenity space, 96 residential dwelling units, and a rooftop deck in a BD zone.

1618-05

46 MIDDLETOWN AVENUE.

MBLU: 155 0837 00100

Owner/Applicant: Elm City Properties, Inc.; **Agent:** Bernard Pellegrino

Coastal Site Plan Review

Operation of motor vehicle junkyard in the IH zone and Coastal Management Area.

^1618-06

600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Site Plan Review and Coastal Site Plan Review

Construction of a 199-space truck yard lot in the IH Zone and Coastal Management Area.
Applicant has requested the Commission take no action.

III. PUBLIC HEARINGS (start at 7 PM)

^1616-03

600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Soil Erosion and Sediment Control Review

Movement of ~16,500 cubic yards of material for the construction of a 268-space trailer parking lot in the IH Zone and Coastal Management Area.
Applicant has requested the Commission take no action.

^1616-05

600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Special Permit

Construction of over 200 parking spaces in the IH Zone and Coastal Management Area.
Applicant has requested the Commission take no action.

1618-07

81, 83, 85, and 87 WOOLSEY STREET.

MBLUs: 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400

Owner/Applicant: Fair Haven Community Health Clinic, Inc, 87 Woolsey Street LLC; **Agent:** Meaghan Miles

Petition for Zoning Ordinance Map Amendment

Change the Zoning Designation of 0.4 acres of land located at 81, 83, 85 and 87 Woolsey Street from RM-2 (High-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

1618-08

175 WOOSTER STREET.

MBLU: 207 0543 02400

Owner/Applicant: Zeneli Properties, LLC; **Agent:** Raymond Lemley

Petition for Zoning Ordinance Map Amendment

Change the Zoning Designation of 0.184 acres of land located at 175 Wooster Street (Map 207-Block 0543- Parcel -02400) from Residential (RM-2) to General Business (BA) Zoning District Classification.

1618-09

46 MIDDLETOWN AVENUE.

MBLU: 155 0837 00100

Owner/Applicant: Elm City Properties, Inc.; **Agent:** Bernard Pellegrino

Special Permit

Operation of motor vehicle junkyard in the IH Zone and Coastal Management Area.

1618-10

1351 WHALLEY AVENUE.

MBLU: 421 1169 03800

Owner: YBS Whalley LLC; **Applicant:** Affinity Health & Wellness, Inc; **Agent:** Bernard Pellegrino

Special Permit

Hybrid Cannabis Retail Facility use in an existing building, in the BA Zone.

^1618-06

600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King, BL Companies

Soil Erosion and Sediment Control Review

Movement of ~89,542 cubic yards of material for the construction of a 199-space truck yard in the IH Zone and Coastal Management Area.

Applicant has requested the Commission take no action.

IV. MINUTES OF MEETINGS

Meeting:

- Meeting #1617, October 6, 2022

NOTE:

Next Special Meeting of the City Plan Commission:
Wednesday, October 26, 2022 at 6:00 PM

Next Regular Meetings of the City Plan Commission:

Wednesday, November 2, 2022 at 6:00 PM

Wednesday, November 16, 2022 at 6:00 PM (Submission deadline: October 20, 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=NHIYUE5mZTAwME9nbUpmd0IHNWNzUT09>

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>