

**AGENDA FOR MEETING 1620**  
**A REGULAR MEETING AND PUBLIC HEARING OF THE**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, November 2, 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/november-2-2022-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

- ^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 St, 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.

**^1618-06**

**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.*

**1620-01**

**986 FOREST ROAD a/k/a KNOLLWOOD DRIVE. HOPKINS SCHOOL.** MBLUs: 416 1244 02800; 408 1244 00100. Site Plan Review for renovation and expansion of the Performing Arts & Academic Center on the Hopkins Campus with companion parking and site improvements, in the RS-2 Zone. (Owner/Applicant: Hopkins School Inc; Agent: Meaghan Miles)

**III. PUBLIC HEARINGS (start at 8:00 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.*

**1618-10**      **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.    BOARD OF ZONING APPEALS REFERRALS**

**1620-02**      **114 SYLVAN AVENUE.**  
MBLU: 299 0144 06200  
**Owner:** Jasim Uddin. **Applicant:** Benjamin Trachten.

**Special Exception**

Permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2.

**1620-03**      **97 WHITNEY AVENUE.**  
MBLU: 223 0379 00200  
**Owner:** Flagg Building LLC. **Applicant:** New Haven Hebrew Day School Inc.

**Special Exception**

Permit 1 off-street parking space where 3 is required. Zone: RO/RM-2.

**1620-04**      **261 NEWHALL STREET.**  
MBLU: 287 0489 00100  
**Owner:** House of Jacob Church, Inc. **Applicant:** Benjamin Trachten.

**Special Exception**

Permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2.

**1620-05**      **8 WHALLEY AVENUE.**  
MBLU: 296 0285 00300

**Owner:** 8 Whalley Avenue LLC. **Applicant:** Benjamin Trachten.

**Special Exception**

Permit 0 off-street parking spaces where 3 are required for the creation of 6 dwelling units. Zone: CGD.

**V. ADMINISTRATIVE ITEMS**

**1620-A 1 HOWE STREET.**

MBLU: 279 0177 00100

**Owner/Applicant:** Paul Wiseman for Pfizer, Inc.; **Agent:** Kristen Solloway, Fuss & O'Neill

**Administrative Site Plan Review**

Installation of chilling condensers with associated modifications to the parking layout, in PDD 104.

**VI. MINUTES OF MEETINGS**

Meeting:

- Meeting #1619, October 26, 2022

**NOTE:**

Next Regular Meeting of the City Plan Commission:

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](mailto: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>