

**NOTICE OF DECISIONS FOR MEETING 1621  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, November 16, 2022 at 6:00 PM**

*Approved with conditions:*

**1621-02**      **149 AND 169 DERBY AVENUE.**  
MBLUs: 338 0208 01200; 338 0208 01300  
**Owner:** 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:**  
Lewis Brown

**Site Plan Review and Coastal Site Plan Review**

Construction of a new building with 64 residential units, including residential use on the ground floor, in the BA and RM-2 Zones and the Coastal Management Area.

**1621-03**      **1245 CHAPEL STREET.**  
MBLU: 297 0248 02000  
**Owner/Applicant:** 1245 Chapel Street LLC; **Agent:** D. Bercury

**Special Permit**

Permit a canopy-mounted sign in the BD-1 Zone.

**1621-04**      **149 AND 169 DERBY AVENUE.**  
MBLUs: 338 0208 01200; 338 0208 01300  
**Owner:** 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:**  
Lewis Brown

**Special Permit**

Allow residential use on the ground floor in the BA Zone.