

**AGENDA FOR MEETING 1622
A REGULAR MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 30, 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-30-2022-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1621-01 WILBUR CROSS ATHLETICS COMPLEX. 195 MITCHELL DRIVE A/K/A ORANGE STREET.

MBLU: 194 0443 00200.

Owner/Applicant: City of New Haven

Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review

Replacement and reconstruction of athletic facilities adjacent to Wilbur Cross High School including rebuilt track, new turf field, and athletic lighting, in PDU 34 and the Coastal Management Area, including work in the Inland Wetlands Regulated Area.

III. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1622-01 9 MORRIS STREET.

MBLU: 275 0033 03400

Submitted by: Evan Trachten, Livable City Initiative

Disposition of a city-owned sliver lot at 79 Morris Street to the adjacent property owner at 81 Morris Street for use as a side yard. Located in the RM-2 Zoning District.

1622-02 262, 263, 265, & 269 DIXWELL AVENUE.

MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900

Submitted by: Evan Trachten, Livable City Initiative

Acquisition of four lots for a mixed-income, mixed-use future development. Located in the BA Zoning District.

IV. BOARD OF ALDERS REFERRALS

1622-03 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$1,300,000 and to partner with West River Housing Company, LLC to support environmental remediation of the property located at 16 Miller Street.

Submitted by: Economic Development Administration

1622-04 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$985,000 and to partner with Monarch Apartment Homes, LLC to support environmental remediation of the property located at 149-169 Derby Avenue.

Submitted by: Economic Development Administration

1622-05 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$2,000,000 and to partner with ConnCorp. LLC, to support environmental remediation of the property located at Dixwell plaza.

Submitted by: Economic Development Administration

1622-06 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** authorizing the filing of an application with the U.S. Environmental Protection Agency for and acceptance of a grant in an amount not to exceed \$2,000,000 to remediate city-owned property at George and Orange Streets.

Submitted by: Economic Development Administration

1622-07 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$2,000,000 and to partner with Winchester Partners and Science Park Development Corporation to support environmental remediation of the properties located at 275 Winchester Avenue and 88, 110 and 116 Munson Street.

Submitted by: Economic Development Administration

1622-08 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving the Parks Commission to accept a donation of funding to install fitness equipment at Wooster Memorial Park from the Dalio Foundation in memory of Devon Dalio.

Submitted by: City Engineer

1622-09 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
approving a tax abatement agreement between the City of New Haven and West Ridge Apartments for a low-income, multi-family residential development at 7-17 Stone Street.

Submitted by: West Ridge Apts, LLC

V. ADMINISTRATIVE ACTIONS

- 2023 Meeting Dates

VI. MINUTES OF MEETINGS

Meeting:

- Meeting #1620, November 2, 2022
- Meeting #1621, November 16, 2022

NOTE:

Next Regular Meeting of the City Plan Commission:
Thursday, December 15, 2022 at 6:00 PM (Submission deadline: November 17, 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.

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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:

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VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>