

**AGENDA FOR MEETING 1623
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Thursday, December 15, 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/december-15-2022-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1623-01 8 WHALLEY AVENUE.

MBLU: 296 0285 00300.

Owner: 8-12 Whalley LLC; **Applicant:** Andrew Rizzo

Site Plan Review

Construction of three stories on an existing one-story building to create six residential units, in the Commercial Gateway District.

1623-02 57 TRUMBULL STREET.

MBLU: 223 0379 02300

Owner/Applicant: 57 Trumbull Holdings LLC; **Agent:** Ben Trachten

Site Plan Review

Conversion of an existing building into six residential units, in the RO zone.

1623-03 BURWELL STREET.

MBLU: 073 0983 00100.

Owner/Applicant: New Haven Terminal, Inc.; **Agent:** Stephen Benben

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

Construction of a 540 SF utility building in the IH Zone and Coastal Management Area.

1623-04 TWEED-NEW HAVEN AIRPORT WEST TERMINAL PARKING EXPANSION.

155 BURR STREET, 251 BURR STREET, 10 URIAH STREET, 221 BURR STREET, 391 BURR STREET.

MBLUs: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100

Owner: The City of New Haven; **Applicant:** Jeremy Nielson of Avports LLC; **Agent:** Joseph P Williams

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

Modifications to a site plan to increase expansion of parking at Tweed Airport from 203 to 237 new spaces, in the Coastal Management Area and Airport Zone, with activity in the Inland Wetlands Regulated Area.

III. PUBLIC HEARINGS (start at 7:00 PM)

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.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

^1623-05 275 SOUTH ORANGE STREET. COLISEUM PHASE 1B.

MBLU: 239 0207 00100

Owner/Applicant: 275 Orange Phase 1-B LLC; **Agent:** Carolyn Kone

Special Permit

Parking garage with over 200 spaces, in the BD-3 zone.

IV. BOARD OF ZONING APPEALS REFERRALS

1623-06 61, 63 KIMBERLY AVENUE, 482-483 GREENWICH AVENUE.

MBLUs: 273 0020 03000; 273 0020 03100; 273 0020 02900

Owner: Kelvin Lopez, 482 Greenwich Realty LLC. **Applicant:** Kelvin Lopez

Special Exceptions

Allow for transition parking and off-street parking spaces located within the front yard setback. Zone: RM-2/BA.

1623-07 351 MCKINLEY AVENUE.

MBLU: 386 1135 00400

Owner: Klugkatz, LLC. **Applicant:** Fernando Pastor.

Special Exception

Permit 8 off-street parking spaces where 9 are required. Zone: RM-1.

V. BOARD OF ALDERS REFERRALS

1623-08 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
approving a tax abatement agreement between the City of New Haven and Monarch
Apartment Homes LLC for a 64-unit, affordable housing development at 149 & 169
Derby Avenue.

Submitted by: Monarch Apartment Homes LLC

VI. ADMINISTRATIVE ACTIONS

1557-07A2 **9 TOWER LANE.**
MBLU: 238 0110 00401
Owner/Applicant: RMS Tower Lane LLC

Administrative Site Plan Review
Modifications to an approved site plan in the BD-3 zone.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1622, November 30, 2022

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, January 18, 2022 at 6:00 PM (Submission deadline: December 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.

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>