

**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 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, with activity in the Inland Wetlands Regulated 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.

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## **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:**

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