

**AGENDA FOR MEETING 1624**  
**A REGULAR MEETING AND PUBLIC HEARING OF THE**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, January 18, 2023 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/january-18-2023-meeting>

**I. ROLL CALL**

**II. BOARD OF ZONING APPEALS REFERRALS**

**1623-09      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.

**1623-10      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.

**III. SITE PLAN REVIEW**

**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.

**1624-01      275 SOUTH ORANGE STREET. COLISEUM PHASE 1A.**  
MBLU: 239 0207 00100  
**Owner/Applicant:** 275 Orange Phase 1-A LLC; **Agent:** Carolyn Kone

**Site Plan Preview**

Modifications to the site plan for the construction of a multi-story, multi-use structure in a BD-3 zone.

**1624-02**      **275 SOUTH ORANGE STREET. COLISEUM PHASE 1B.**  
MBLU: 239 0207 00100  
**Owner/Applicant:** 275 Orange Phase 1-B LLC; **Agent:** Carolyn Kone

**Site Plan Preview**

Construction of an eleven-story, mixed-use structure in a BD-3 zone.

**1624-03**      **275 SOUTH ORANGE STREET. COLISEUM PHASE 1C.**  
MBLU: 239 0207 00100  
**Owner:** 275 Orange Phase 1-C LLC; **Applicant:** Ancora Investments, LLC; **Agent:** Carolyn Kone

**Site Plan Review**

Construction of a multi-story, mixed-use commercial building in a BD-3 zone.

**^1623-07**      **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.

*Note: This item will be heard at a Special Meeting and Public Hearing of the Commission scheduled and noticed for January 25, 2023 at 6pm.*

**1624-04**      **446A BLAKE STREET.**  
MBLU: 372 1159 00101  
**Owner/Applicant:** 446A Blake LLC; **Agent:** James Segaloff

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

Construction of 144 residential units through conversion of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units, in PDD 103 and the Coastal Management Area.

**^1624-05**      **7, 9, 13, 15, and 17 STONE STREET.**  
MBLUs: 371 1163 01500, 371 1163 01600, 371 1163 01700, 371 1163 01800, 371 1163  
01900  
**Owner/Applicant/Agent:** Michael F. Giordano, Queach Corporation

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

Construction of a 7-story residential building, surface parking lot, and associated site improvements in PDD 32 and the Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

- 1624-06**      **362, 372, 374, 382, 388, 390 AND 394 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, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.  
**Owners/Applicants:** Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

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

Construction of a health clinic and associated site improvements, in the BA-1 Zone, with a portion of the site in the Coastal Management Area.

**IV.    PUBLIC HEARINGS (start at 7:00 PM)**

- 1623-08**      **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.

- 1624-07**      **362, 372, 374, 382, 388, 390 AND 394 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, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.  
**Owners/Applicants:** Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

**Special Permit**

Permit a Healthcare Center in the BA-1 Zone.

- 1624-08**      **362, 372, 374, 382, 388, 390 AND 394 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, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.  
**Owners/Applicants:** Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

**Special Permit**

Permit a use over 5,000 SF in the BA-1 Zone.

- 1621-05**      **REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.**  
**Submitted by:** City Plan Department

**V. BOARD OF ALDERS REFERRALS**

**1624-09**      **ORDINANCE** amending the New Haven Code of Ordinances for the purposes of (i) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (iii) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4.

**Submitted by:** Economic Development Administrator

**1624-10**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone.

**Submitted by:** The NHP Foundation

**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.

**1624-A**      **FEMA Community Rating System (CRS)**  
**Plan for Public Information Annual Review 2022**

**Submitted by:** Jacob Robison, City Plan

**VII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1623, December 15, 2022

**NOTE:**

Next Regular Meeting of the City Plan Commission:  
Wednesday, February 16, 2023 at 6:00 PM (Submission deadline: January 19, 2023 by 12:00 PM)  
Next Special Meetings of the City Plan Commission:  
Wednesday, January 25, 2023 at 6:00 PM  
Wednesday, February 1, 2023 at 6:00 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>