

**AGENDA FOR MEETING 1627
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 15, 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/february-15-2023-meeting>

I. ROLL CALL

II. PUBLIC HEARINGS (Begin at 6pm)

1627-01 **PETITION TO AMEND THE NEW HAVEN ZONING MAP** (Map # 13) TO CHANGE THE DESIGNATION OF APPROXIMATELY 26.56± ACRES OF LAND LOCATED AT 701 TOWNSEND AVENUE, 709 TOWNSEND AVENUE, 725 TOWNSEND AVENUE, 745 TOWNSEND AVENUE (including M-B-P 024/0920/02700, M-B-P 024/0920/02800, M-B-P 024/0920/02900, M-B-P 024/0920/03000, and M-B-P 024/0920/02701) FROM RS-2 (GENERAL SINGLE-FAMILY) to RS-3 (SPECIAL HERITAGE MIXED USE) ZONING DISTRICT CLASSIFICATION.

Submitted by: Attorney Marjorie Shansky for East Shore Partners, LLC.

1627-02 **400 COLUMBUS AVENUE.**
MBLU: 302 0072 02600
Owner: Shawn Galligan; **Applicant/Agent:** Kristine Braccidiferro

Special Permit

Permit a monument sign in the BA Zone.

1627-03 **67 BEECH STREET.**
MBLUs: 198 0604 01200; 198 0604 01201
Owner/Applicant: Andrew Consiglio Jr. Trustee **Agent:** Benjamin Trachten.

Special Permit and Coastal Site Plan Review

Construction of a two-family house with residential use on the first floor, in the BA Zone and Coastal Management Area.

1627-04 **130 AMITY ROAD.**
MBLU: 431 1194 00200

Owner: Wellmakara, LLC; **Applicant:** Affinity Health & Wellness, Inc; **Agent:** Bernard Pellegrino

Special Permit

Permit a Hybrid Cannabis Retail Facility in an existing building, in the BA Zone.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

III. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1627-05 262 DIXWELL AVENUE.

MBLU: 294 0343 00700

Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned two-family property to Beulah Land Development Corp.

1627-06 263 DIXWELL AVENUE.

MBLU: 282 0347 03700

Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned two-family property to Beulah Land Development Corp.

IV. SITE PLAN REVIEW

***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.

V. DISCUSSION ITEMS

1627-07D PRESENTATION BY DESEGREGATE CT.

VI. ADMINISTRATIVE ITEMS

1627-08A 45 YALE AVENUE.

MBLU: 349 1078 00800.

Owner/Applicant: NHCPA Outdoors LLC; **Agent:** Timothy Onderko, Langan Engineering

Traffic Operations Plan (TOP)

Review of traffic operations for the Westville Music Bowl in PDD 86 during the 2023 summer concert series.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1626, February 1, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, March 15, 2023 at 6:00 PM (Submission deadline: February 16, 2023 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Wednesday, February 22, 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.

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>