

**AGENDA FOR MEETING 1632  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, June 21, 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/june-21-2023-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

**1632-01      482 GREENWICH AVENUE AND 61-63 KIMBERLY AVENUE.**  
MBLUs: 273 0020 02900; 273 0020 03000; 273 0020 03100  
**Owner/Applicant:** 482 Greenwich Realty LLC; **Agent:** Danielle Bercury

**Site Plan Review**

Construction of a 3,300 SF addition to an existing supermarket and related site improvements, in the BA and RM-2 Zones.

**1632-02      2, 10, 12, & 24 HILLHOUSE AVENUE, HILLHOUSE AVENUE, 21 PROSPECT STREET, AND 173 GROVE STREET.**  
MBLUs: 244 0332 00100; 244 0332 00200; 244 0332 00300; 244 0332 00301; 244 0332 00400; 244 0332 00500; 244 0332 00601; 244 0332 00602  
**Owner/Applicant:** Yale University; **Agent:** James Elmasry, Yale University

**Site Plan Review**

Renovation of an existing building on the Yale University Campus, including movement of over 800 CY of soil, in Block A of PDU 14 within the RH-2 Zone.

**1632-03      37 HILLHOUSE AVENUE.**  
MBLU: 244 0365 00400  
**Owner/Applicant:** Yale University; **Agent:** Tara Leibenhaut, Yale University

**Site Plan Review**

Renovation of an existing building on the Yale University Campus, including a 6,500 SF addition and related site improvements, in the RH-2 Zone.

**1632-04      205, 209, & 215 WHALLEY AVENUE, 544 & 550 ORCHARD STREET, AND 17 COUNTY STREET.**  
MBLU: 320 0300 03900  
**Owner/Applicant:** Mid-Western Connecticut Council of Alcoholism, Inc.; **Agent:** Carolyn Kone

**Site Plan Review**

Conversion of an existing building to an outpatient alcohol and drug addiction and mental health clinic, in the Commercial Gateway District and RM-2 zones.

**^1632-05**      **222 SARGENT DRIVE.**  
MBLU: 228 1304 00800  
**Owner:** New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

**Site Plan Review**

Change of use of >5,000 SF to convert a theater into a cannabis retailer, in the BE Zone.

**1629-04**      **740 WHALLEY AVENUE.**  
MBLU: 373 1106 00100  
**Owner/Applicant:** City of New Haven, Engineering Department

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

Replacement of the existing Midbridge at Edgewood Park with a new truss bridge structure, in the Park Zone and Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

*Note: This application has been withdrawn.*

**III.    PUBLIC HEARINGS (Begin at 7pm)**

**1621-05**      **REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.**

**Submitted by:** City Plan Department

**1632-06**      **277 CROWN STREET.**  
MBLU: 261 0232 02600.  
**Owner:** Shabtai, Inc; **Applicant/Agent:** Benjamin Trachten

**Special Permit**

Permit residential use on the ground floor in a BD Zone.

**1632-07**      **279 CROWN STREET.**  
MBLU: 261 0232 02700.  
**Owner:** Shabtai, Inc; **Applicant/Agent:** Benjamin Trachten

**Special Permit**

Permit residential use on the ground floor in a BD Zone.

**1632-08**      **281 CROWN STREET.**  
MBLU: 261 0232 02800.  
**Owner:** Shabtai, Inc; **Applicant/Agent:** Benjamin Trachten

**Special Permit**

Permit residential use on the ground floor in a BD Zone.

**1632-09**      **109 COURT STREET.**  
MBLU: 224 0258 02000  
**Owner/Applicant:** 109-113 Court Street Associates, LLC; **Agent:** Bernard Pellegrino

**Special Permit**

Permit residential use on the ground floor in the BD-1 Zone.

1632-10

**420 MIDDLETOWN AVENUE.**

MBLU: 133 1048 07300

**Owner:** Stavros Karadimos; **Applicant:** Affinity Health and Wellness, LLC; **Agent:** Bernard Pellegrino

**Special Permit**

Permit a Cannabis Dispensary in the BA Zone and Coastal Management Area.

<sup>^</sup>1632-11

**222 SARGENT DRIVE.**

MBLU: 228 1304 00800

**Owner:** New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

**Special Permit**

Permit a Cannabis Retailer in the BE Zone.

**IV. BOARD OF ALDERS REFERRALS**

1632-12

**RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor of The City of New Haven to submit an application to the U.S. Department of Agriculture, United States Forest Service, in an amount not to exceed \$6,000,000 over a period of five years, for the Food System Policy Division to support its capacity to continue to partner with community members and organizations to implement a series of plans and activities that will create an enabling environment for urban agriculture, reduce barriers to entry and sustainability, and in which all residents will equitably benefit from the positive environmental, health, and socioeconomic outcomes of more green and growing spaces.

**Submitted by:** New Haven Food System Policy Division

1632-13

**ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor, Budget Director, or Controller to enter into a one-year commercial lease agreement and execute any amendments that may arise, with Gateway Partners, LLC for the City of New Haven Health Department Offices and Public Health Clinic., in the amount not to exceed two hundred forty-two thousand and eight hundred forty-four (\$242,844) and for a period of July 01, 2023 to December 31, 2023.

**Submitted by:** New Haven Office of Management & Budget

1632-14

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** authorizing the Mayor of The City of New Haven to apply for and accept the Charging and Fueling Infrastructure discretionary grant from US Department of Transportation to install electric vehicle charging stations, primarily in New Haven’s environmental justice communities.

**Submitted by:** New Haven Office of Climate and Sustainability

**1632-15**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**  
authorizing the Mayor of The City of New Haven to apply for and accept the Composting and Food Waste Reduction Pilot Project Grant from the US Department of Agriculture to pilot strategies for increasing food rescue and food scrap diversion in the downtown area.

**Submitted by:** New Haven Office of Climate and Sustainability

**1632-16**      **ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven (Mayor or Controller) to enter into a three-year agreement with Power in the Shower in the amount of four hundred fifty thousand dollars (\$450,000) to implement the Power in the Shower mobile shower service.

**Submitted by:** Department of Community Resilience

**1632-17**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**  
approving the Parks & Public Works Department to apply for and accept up to \$550,000 from the U.S. Forest Service Inflation Reduction Act Urban and Community Forestry Notice of Funding Opportunity.

**Submitted by:** New Haven Department of Parks & Public Works

**1632-18**      **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** the Mayor to enter into a three-year lease agreement with New England Golf Cars DBA Yamaha Motor Finance Corporation, Inc, for 75 used golf carts and related service.

**Submitted by:** New Haven Department of Parks & Public Works

**1632-19**      **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** Ordinance amendment to Title IV of the City of New Haven’s Code of Ordinances (the Flood Damage Prevention Ordinance) to bring the Flood Damage Prevention Ordinance into compliance with the Uniform Building Code for the State of Connecticut.

**Submitted by:** New Haven City Plan Department

**1632-20**      **RESOLUTION OF THE BOARD OF ALDERS** of the City of New Haven adopting the 2023 South Central Regional Council of Governments (“SCRCOG”) Hazard Mitigation Plan Update.

**Submitted by:** New Haven City Plan Department

**V.    BOARD OF ZONING APPEALS**

**1632-21**      **71 WELTON STREET.**  
MBLU: 152 0842 00700  
**Owner:** AJM CT Realty LLC. **Applicant:** Tom Knapp

Variances to permit a rear yard setback of 5ft where 12.67ft is permitted, a side yard setback of 5ft where 9.5ft is required, and Coastal Site Plan review for the construction of a new maintenance building. Zone: IH. **23-44-V, 23-45-CAM.**

**1632-22**      **410 FERRY STREET.**

MBLU: 167 0770 01400  
**Owner:** RBM LLC. **Applicant:** Esquipulas Bakery LLC.

Special Exception to allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2. **23-47-S.**

**1632-23**      **669 DIXWELL AVENUE.**  
MBLU: 290 0478 00600  
**Owner:** Abdessamad Bendki. **Applicant:** Benjamin Trachten.

Special Exception to allow for a neighborhood convenience use (convenience store/bakery) within a residential zone. Zone: RM-2. **23-49-S.**

**1632-24**      **45 HAVEN STREET.**  
MBLU: 174 0737 01100  
**Owner:** CT 45 Haven LLC. **Applicant:** Benjamin Trachten.

Variance to permit 888sf of gross floor area per dwelling unit where 1,000sf is required. Coastal Site Plan review to allow for an additional dwelling unit within an existing two-family structure. Zone: RM-2. **23-53-V, 23-54-CAM.**

**1632-25**      **29 NICOLL STREET.**  
MBLU: 198 0401 00500  
**Owner:** Taraz, Manouchehr Graham & Sean. **Applicant:** Benjamin Trachten.

Special Exception to allow 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit within an existing three-family structure. Zone: RM-2. **23-56-S.**

**VI. MINUTES OF MEETINGS**

- Meeting:
- Meeting #1631, May 17, 2023

**NOTE:**  
Next Regular Meeting of the City Plan Commission:  
Wednesday, July 19, 2023 at 6:00 PM (Submission deadline: June 22, 2023 by 12:00 PM)

**NOTE:**  
The City Plan Commission will take an August recess per the approved annual calendar, therefore there is no July application deadline. Applications received between June 23rd and August 17<sup>th</sup> at 12pm will be reviewed in preparation for the September 20<sup>th</sup> CPC meeting.

**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>