

**NOTICE OF DECISION FOR MEETING 1633
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, July 19, 2023 at 6:00 PM**

Approved with conditions:

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.

1633-02 **770 CHAPEL STREET.**
MBLU: 240 0236 01000
Owner: Julie Bernblum of 770 Chapel Street LLC; **Applicant/Agent:** A.M. Bhatt, District Arts and Education

Site Plan Review

Interior renovations on the fourth floor of an existing building for use as educational programming and office space, in a BD-1 zone.

1633-03 **156, 174, 180, 192, 208, 216, 220, 224, 230, 236, 246, 258 & 270 WASHINGTON AVENUE; 266 CEDAR STREET; 655, 659 & 663 HOWARD AVENUE**
MBLUs: 277 0114 00100; 277 0114 02400; 277 0114 02200; 277 0114 02100; 277 0114 02000; 277 0114 01900; 277 0114 00601; 277 0114 01800; 277 0114 01700; 277 0114 01600; 277 0114 01500; 277 0114 01400; 277 0114 01300; 277 0114 00200; 277 0114 01000; 277 0114 01100; 277 0114 01200
Owner: Beta 14 LLC / Alpha 9 LLC (Note: 246 Washington Avenue is owned by Alpha 9 LLC. All other addresses are owned by Beta 14 LLC) **Applicant:** Yale University; **Agent:** John Schaefer

Site Plan Review

Comprehensive renovation of an existing parking lot known as Lot 47 which is located within the Yale University School of Medicine campus, in the BA zone.

1633-04 **10 YORK STREET and 1 PARK STREET**
MBLUs: 279 0150 00100, 279 0150 00200
Owner/Applicant: Yale New Haven Hospital; **Agents:** Amy E. Souchuns Esq. and John W. Knuff, Esq.

Site Plan Review

Construction of an emergency room building under an existing building at the Yale New Haven Hospital in the BD-2 zone.

1633-05 **701 & 709 TOWNSEND AVENUE AND RAYNHAM HILL DRIVE.**
MBLUs: 024 0920 02700; 024 0920 02800; 024 0920 03000
Owner/Applicant: East Shore Partners, LLC; **Agent:** Marjorie Shansky

Site Plan Review

Creation of an event facility through rehabilitation of a historic structure and site improvements, in the RS-3 zone.

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.

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.

1633-08 **63 AMITY ROAD.**
MBLU: 429 1173 01200
Owner: Mastro Investments, LLC; **Applicant:** Nautilus Botanicals EJV2 LLC; **Agent:** Joseph Williams, Shipman and Goodwin, LLP

Special Permit

Permit a Hybrid Cannabis Retailer in the BA Zone.

1633-10 **1041 STATE STREET, STATE STREET, AND MILL RIVER STREET.**
MBLUs: 182 0804 01400; 182 0804 01400; 182 0804 01500
Owner: New Haven Apartment Partners LLC; **Applicant:** David Salinas, Let’s Grow Hartford LLC; **Agent:** Benjamin Trachten

Special Permit

Permit a Cannabis Retailer in the IL Zone and Coastal Management Area.

Approved:
1548-01A1 **16 MILLER STREET.**
MBLU: 340 0165 01500
Owner: City of New Haven; **Applicant:** Micah Hunter, The NHP Foundation; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Administrative Site Plan Review

Minor modifications to the approved site plan for construction of 10 multi-family townhouses and 56 residential dwelling units in a RM-1 and RM-2 zone.

1623-04A1 **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:** Meade Hopkins of Avports LLC; **Agent:** Dov Feinmesser, Newman Architects

Administrative Site Plan Review

Minor modifications to a site plan to relocate two parking spaces, in the Airport Zone.

1633-01A

24 HILLHOUSE AVENUE.

MBLU: 244 0332 00300

Owner/Applicant: Yale University; **Agent:** Tara Leibenhaut, Yale University

Administrative Site Plan Review

Administrative site plan review for accessibility improvements to an existing building within PDU 14 in the RH-2 Zone.

1567-05A1

500 WATERFRONT STREET.

MBLU: 081 0954 00200

Agent: Stephen Benben of Triton Environmental, Inc.; **Owner/Applicant:** Steve Carten for Gulf Oil, LP

Administrative Site Plan Review

Minor modification to the approved plans for improvements to the Gulf Oil facility's existing secondary containment system and the elevation of the existing earthen and concrete berms in an IH zone.