

**NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW**

**1548-01A1 16 MILLER STREET.** Administrative Site Plan Review for 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. (**Owner:** City of New Haven; **Applicant:** Micah Hunter, The NHP Foundation; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP)

**Review Date: May 31, 2023**

**Submission received April 24, 2023:**

- DATA form
- \$150 application fee
- Cover Letter, dated April 24, 2023
- Narrative, dated April 24, 2023
- Revised Plans, dated March 2, 2023, revised May 24, 2023 and June 21, 2023

On September 20, 2018, the City Plan Commission approved Site Plan and Coastal Site Plan Review for the construction of 10 town-house style buildings with 56 residential dwelling units, a 3,700± SF office meeting center building, and associated improvements at 16 Miller Street (CPC #1548-01). The Property is 4.18± acres, zoned RM-1 and RM-2, and owned by the City of New Haven. The applicant, The NHP Foundation, is under contract to purchase the Property pursuant to a Memorandum of Understanding with the City of New Haven. It is anticipated that 44 of the 56 units will be affordable housing units. The Applicant is in the final stages of obtaining financing for this project, and current increases in construction costs and materials have required minor revisions to the approved plans to ensure sufficient funding for this project.

The submitted revised plan sheets reflect the following modifications:

- Photovoltaic (“PV”) panels are removed from the roofs of Buildings 1-10.
- Revisions to Building 11, only, as follows:
  - The floor plan is modified to reflect redesigned and expanded internal public space, kitchen added, and second floor study space removed. Building coverage remains unchanged.
  - Number and layout of PV panels on roof updated. The front façade remains unchanged.
- A manhole on the western portion of the site (that previously encroached on the Peace Garden within Parcel 1) is relocated to the Property to mitigate the need for future easements and maintenance agreements with the City of New Haven.
- At the recommendation of utility company RWA to reduce the busyness of the previously submitted site utility plan, the enclosed contains the following redesigned utility elements:
  - A single domestic water connection to the Legion Street main to serve the entire site instead of 2 connections in Legion Street as per CU100.
  - A single domestic site water main to loop around the entire property with individual water connections to each apartment instead of multiple site mains as per CU100.
  - One water meter be provided for the entire site located in the meter vault outside.

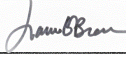
In accordance with § 64(f)(10) of the Zoning Regulations, these revisions do not require revised vehicle/pedestrian access, do not require additional parking spaces, and do not impact necessary landscaping. These revisions are also exempt from further coastal site plan review as they fall under the following exemptions provided in § 55(f): interior modifications to buildings, and modifications of existing structures incidental to the enjoyment of residential property. No additional existing trees will be demolished as a result of the modifications. No changes are proposed to the playground area.

The plans were reviewed by the City Plan Department and the Engineering Department. The site plan will still comply with the City's requirements after the changes.

**ACTION**

Plans noted above are approved.

**Date:** July 19, 2023  
Reported to the City Plan Commission

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 June 23, 2023 | 4:34 PM EDT  
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Laura E Brown  
Executive Director, City Plan