



## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

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

### Site Plan Review

Convert a theater to a Cannabis Retailer, in the BE Zone.

**REPORT:** 1632-05

**ACTION:** Approval with Conditions

**Companion application:** 1632-11 Special Permit to permit a cannabis retailer in the BE zone.

### STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until July 19, 2028. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
7. Any proposed work within City right-of-way will require separate permits.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
9. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
10. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
12. As-built Survey shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).

**Submission:** SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.  
**NARRATIVE attached. Application fee: \$410. Received June 2, 2023.**

- Site plan set, 7 sheets, dated June 2, 2023

- Traffic Assessment, 12 sheets, dated June 1, 2023
- Traffic Impact Study, 87 Sheets dated July 6, 2023 and revised on July 18, 2023
- Cover letter, 3 sheets, dated June 2, 2023
- Accessible bathroom floor plans, 1 sheet, dated June 8, 2023
- Signage plans, 3 sheets, dated June 1, 2023

**PROJECT SUMMARY:**

**Project:** INSA Cannabis Retailer

**Address:** 222 Sargent Drive

**Site Size:** 20,335-acre site

**Building size:** 65,200 SF (applicant leasing 10,800 SF)

**Zone:** BE

**Parking:** 15 spaces

**Owner:** New Haven Food Terminal, Inc

**Phone:** 203-632-3800

**Applicant:** INSA CT Retail II, LLC

**Phone:** 413-231-4450

**Agent:** Carolyn Kone, Brenner, Saltzman, and Wallman LLP

**Phone:** 203-772-2600

**Site Engineer:** Katy Gagnon, Langan Engineering

**BACKGROUND**

**Previous CPC Actions:**

March 21, 2012

1462-14 222 SARGENT Drive.

Site Plan Review including CSPP for Minor Expansion & Access Ramp for Long Wharf Theater. Applicant: The CT Players Association aka Long Wharf Theater

September 21, 2011

1456-08 222 SARGENT Drive.

Use Variance & CSPP for 950 SF building expansion & access ramp for existing nonconforming theater in a BE zone. Applicant: Jameson Gilpatrick

**Zoning:**

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BE zone with Cannabis Retail use permitted by Special Permit (CPC #1632-11).

**Site description/existing conditions:**

222 Sargent Drive is part of a larger 65,200 SF multi-tenant commercial/warehouse/business building, known as the South Terminal Building. The South Terminal Building is located on a 20,335-acre site owned by New Haven Food Terminal, Inc. The site houses various businesses including meat packing, wholesale, a gas station, banking, a restaurant, retail, warehousing, and offices in several freestanding buildings including a second large linear building known as the North Terminal Building. A 459-space surface parking lot occupies the remainder of the site. The site is composed of three tax parcels and includes the following addresses: Sargent Drive, 200 Sargent Drive (where the proposed cannabis retailer would be located), 400 Sargent Drive, 3 Long Wharf Drive, 175 Hallock Street, and 250 Sargent Drive. The applicant proposes to lease a ~10,800 SF space within 200 Sargent Drive, which encompasses less than 1% of the site. The site is located in the Long Wharf neighborhood with commercial properties to the east and west, the railway to the north, and Sargent Drive and I-95 to the south.

**Proposed activity:**

The applicant proposes an adaptive reuse of a portion of the South Terminal Building to convert to a Cannabis Retail facility. The applicant proposes to renovate approximately 6,282 SF of the leased premises. Interior fit-out of the space is the only proposed activity, no exterior or site modifications are planned.

**Motor vehicle circulation/parking/traffic:**

No change to existing. Vehicles enter and exit the site from Sargent Drive via existing curb cuts. Circulation throughout the site remains unchanged. The applicant will have 10 reserved parking spaces and one loading space in the rear of the leased space and 5 reserved parking spaces, including one reserved accessible van space, in the front of the leased space.

**Bicycle parking:**

Ten bicycle spaces are provided on a rack adjacent to the entrance ramp to the retail space, in excess of zoning requirements.

**Trash removal:**

Trash will be stored in a dumpster which will have an enclosure and will be located to the rear of the retail space.

**Signage:** No new signage is proposed. The applicant plans to replace the lettering on the three existing Long Wharf Theatre signs with its name and logo. The signage is approved as a maximum of three signs for each business is permitted.

**Sec. 58 Soil Erosion and Sedimentation Control: DOES NOT APPLY.**

**Class A** (minimal impact)

**Class B** (significant impact)

**Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 0 CY

Start Date: September 2023

Completion Date: Spring 2024

**Sec. 60 Stormwater Management Plan: DOES NOT APPLY.**

**Sec. 60.1 Exterior Lighting: DOES NOT APPLY, no new exterior lighting proposed.**

**Sec. 60.2 Reflective Heat Impact: DOES NOT APPLY.**

**Project Timetable:** September 2023 to Spring 2024

**COASTAL SITE PLAN REVIEW**

The site is located in the Coastal Management Area. The project is exempt from Coastal Site Plan Review per NHZO Section 55(f)(7)-interior modifications to buildings.

**PLANNING CONSIDERATIONS**

See Companion Report CPC #1632-11.

**SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

**SITE PLAN ACTION**

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

**ADOPTED:** July 19, 2023  
Adam Marchand  
Acting Chair

**ATTEST:**



Laura E Brown

Executive Director, City Plan Department