

**AGENDA FOR MEETING 1642
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 20, 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/december-20-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

**^1640-01 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET,
and 109 MANSFIELD STREET.**

YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.

MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362 00900

Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

1642-01 524-526 CHAPEL STREET

MBLU: 207 543 1200; 207 543 1300

Owner: Jeshar Zeneli, Besa LLC; **Applicant/Agent:** Gerry Panico/ ARCHITECT CT 14495

Site Plan Review

for conversion of an existing building from one residential unit and an office to four residential units and an office, and associated site improvements, in the RM-2 zone.

^1642-02 1 VALLEY STREET.

MBLUs: 388 1167 01000

Owner: 1 Valley Street LLC; **Applicant:** Pickleville CT LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

Site Plan Review and Coastal Site Plan Review

Site plan review and coastal site plan review for the construction of an indoor recreational facility in the BA and BA-2 zone.

1642-03 47 TRUMBULL STREET

MBLU: 223 0379 02000

Owner: Zixiao Yin, Trumbull 47 LLC; **Agent:** Benjamin Trachten, Trachten Law Firm

Site Plan Review

Site plan review for the conversion of eight (8) existing office spaces into six (6) residential units, in the RO zone.

III. PUBLIC HEARINGS (Begin at 7pm)

- ^1638-06** **1101-1155 WHALLEY AVENUE.**
MBLUs: 404 1169 02200; 404 1169 02300
Owner/Applicant: West Rock Views, LLC; **Agent:** J. Williams
- Special Permit**
Permit residential use on the ground floor in the BA Zone.
- ^1640-02** **200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET,
and 109 MANSFIELD STREET.**
YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.
MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362
00900
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Class C Inland Wetlands Review

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

- 1642-04** **201 MUNSON STREET.**
MBLU: 284 0392 00100
Owner/Applicant/Agent: Bill Cote, 201 Munson Borrower
- Special Permit**
Permit a monument sign in the RH-2 Zone.
- 1642-05** **50 IVES PLACE.**
MBLUs: 202 0555 00100
Owner: Ives IP Associates, LLC; **Applicant/Agent:** James Perito, Halloran Sage, LLP

Special Permit:

Permit outdoor storage of materials related to warehousing use over 500 sq. ft. in the IL zone.

- 1634-03** **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE** Article V §§ 42 (Use Table), 43, 43.1, And 45 by adding, Transit-Oriented Development District pursuant to Conn. General Statutes §§ 13b-79o, Et. Seq., known as a Transit Oriented Community Zone, to the text of the New Haven Zoning Ordinance as a new zoning district.
- Submitted by:** New Haven Parking Authority

- 1634-04** **PETITION TO AMEND THE NEW HAVEN ZONING MAP** (Maps #16 and #12) to change the designation of approximately 7.33± acres of land located at 170 Union Avenue (M-B-P 237/1300/00200) from B-E (Wholesale and Distribution) to a Transit-

Oriented Development zoning district classification, known as a Transit-Oriented Community Zone.

Submitted by: New Haven Parking Authority

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1642-06 **756, 762 CONGRESS AVENUE**
MBLU: 303 0094 03700, 303 0094 03600

Disposition of a vacant lot at 756-762 Congress Avenue to Congress Development, LLC to develop a new mixed-use building with affordable rental units at 80% AMI

Submitted by: Evan Trachten, LCI

1642-07 **815 EAST SHORE PARKWAY**
MBLU: 067 0953 00600

Disposition of sliver lot at 815 East Shore Parkway to the New Haven Port Authority. The property will be used for site control, laydown use, and port activities.

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

1642-08 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A MASTER MUNICIPAL AGREEMENT FOR CONSTRUCTION WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR A TEN-YEAR PERIOD**

Submitted by: Giovanni Zinn, PE, City Engineer

1642-09 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT FUNDING FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (CT DEEP) AND SIGN ANY ASSOCIATED STATE AGREEMENTS, AGREEMENTS WITH CONTRACTORS AND OTHER DOCUMENTS THAT MAY BE DESIRABLE OR NECESSARY, INCLUDING ANY SUBSEQUENT AMENDMENTS TO AGREEMENTS, CONCERNING THE 2023 STATE DIESEL EMISSIONS REDUCTION ACT (DERA) FOR THE PURCHASE OF AN ELECTRIC REFUSE VEHICLE**

Submitted by: Steven Winter, Executive Director, Office of Climate and Sustainability

VI. BOARD OF ZONING APPEALS

1640-10 **90 RIVER STREET.**
MBLU: 165 0609 00400
Owner: Kiever Pinos. **Applicant:** Benjamin Trachten, Trachten Law Firm

Special Exception & Variance

Variance to permit an indoor soccer recreation facility in the IM zone. Special Exception to allow 0 parking where 163 spaces are required and 0 loading spaces where 1 is required. Zone: IM. BZA files 23-91-V, 23-84-S.

1640-19

128-130 ADELINE STREET.

MBLU: 304 0046 02600; 304 0046 02601

Owner: Peter Porter. **Applicant:** Benjamin Trachten, Trachten Law Firm

Variance & Coastal Site Plan Review

Variance to permit minimum lot area of 3840 sq ft where 2000 sq ft is required, a minimum lot area of 45 ft where 50 ft is required, a lot area per dwelling unit of 1920 sq ft where 2000 sq ft is required, a side building wall height of 23 ft where 14 is permitted (southerly), and to permit a side yard wall of 7ft where 8ft is required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-100-V, 23-81-CAM.

1642-10

297 DIXWELL AVENUE.

MBLU: 283 0346 04300

Owner: Nita and Mansi LLC., **Applicant:** Benjamin Trachten, Trachten Law Firm.

Special Exception

Special Exception to allow 0 parking spaces where 10 are required and 0 loading spaces where 1 is required for the construction of a 2-story retail/residential structure. Zone: BA. BZA file 23-93-S.

1642-11

693 ORCHARD STREET.

MBLU: 283 0346 04300

Owner: Beulah Land Development Corporation, **Applicant:** Darrell Brooks.

Special Exception

Special Exception to allow 0 parking where 1 is required. Zone: RM-2. BZA file 23-91-S.

VII. ADMINISTRATIVE APPROVALS

1603-02A1

55 CHURCH STREET

MBLU: 240 2351 00200

Owner/Applicant: 45-55 Church Street LLC; **Agent:** James Segaloff

Administrative Site Plan Review

Minor modifications to an approved site plan. Change in use of over 5,000 SF to laboratory and office space in an existing building in the BD-1 Zone.

1589-04A2

285 NICOLL STREET.

MBLU: 197 0442 00200

Owner: Narang New Haven CO., LLC.; **Agent:** Javier Ferro, JFDesign & Associates

Administrative Site Plan Review

Minor modification to the approved site plan for conversion of 44,500 SF of warehouse space to office space and laboratory space.

1560-06R 1-19 LEVEL STREET.

Applicant: Kenneth Boroson for Elm City Communities

Request for an extension of time for a period of five years (to August 21, 2029) for a previously approved Site Plan Review application for the construction of Westville Manor Phase I in PDD 128

1608-03A1 37 CENTER STREET.

MBLU: 240 0235 01500.

Owner/Applicant: David Solarz, 37 Center Street, LLC; **Agent:** Jeff Jahnke, Jahnke Architecture, LLC

Administrative Site Plan Review

Minor modifications to an approved site plan for conversion of an existing building into eight residential units with amenity and commercial space in the BD-1 Zone (reduced from nine units).

VIII. ADMINISTRATIVES ACTIONS

- 2024 Meeting Dates

IX. MINUTES OF MEETINGS

Meeting:

- Meeting #1640, November 15, 2023
- Meeting #1641, December 6, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, January 17, 2024 at 6:00 PM (Submission deadline: December 21, 2023 by 12:00 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 :

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Webinar ID: 982 9832 8270

Passcode: 778417606

VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>