

**AGENDA FOR MEETING 1643
A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, January 3, 2024 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 passed over

***Item to be removed from table**

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/january-3-2024-cpc-special-meeting>

I. ROLL CALL

II. 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 67 MILLER STREET.
MBLU: 340 0166 03300
Owner: Light Investments LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm

Special Exception, Variance & Coastal Site Plan Review

Variance to permit 926 sq ft where 1,000 sq ft is required to convert 2-family dwelling into a 3-family dwelling. Special Exception to allow 0 parking spaces where 1 is required. Coastal Site Plan Review. Zone: RM-1. BZA files 23-106-V,

23-92-S, 23-82-CAM.

1642-11 **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.

III. ADMINISTRATIVE ACTIONS

1643-A **FEMA Community Rating System (CRS)**
Plan for Public Information Annual Review 2023

Submitted by: Kaelie Moran, City Plan

IV. NEW BUSINESS

- Executive Session to discuss active litigation in which the Commission is a party: Linda Reeder, et al., v New Haven City Plan Commission, et al., Docket No. NNH-CV24-6138873-S

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1642, December 20, 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

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>