

AGENDA FOR MEETING 1652
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, July 17, 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

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/july-17-2024-cpc-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1651-03 155 ADELINE STREET.
MBLU: 304 0090 00500
Owner/Applicant: Angela Garcia, A Garcia Real Estate LLC, Unique Auto Sales 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 interior renovation of an existing building and expansion of a paved area to be used as an autobody sales and repair shop in the IL zone and Coastal Management Area.

1652-01 20 & 34 FAIR STREET.
MBLUs: 225 0532 00700 & 225 0532 00300
Owner/Applicant: 20 Fair RE Owner LLC; **Agent:** Gregory P. Muccilli of Shipman & Goodwin LLP

Detailed Plan Review

Modifications to a previously approved Detailed Plan Review for construction of a new 6 story transit oriented, mixed use development within an approved Planned Development Unit (PDU) located in the underlying BA (General Business) Zone, with parking and commercial use at street level and a public plaza.

1652-02 121 WEYBOSSET STREET.
MBLU: 145 1055 00400
Owner/Applicant: Robert Puccino

Site Plan Review

Construction of a single-story residential structure to create 4 new elderly housing units in the RM-1 zone.

1652-03 410 ORCHARD STREET.

MBLU: 316 0265 02800

Owner/Applicant: 410 Orchard Street, LLC; **Agent:** Carolyn W. Kone, Brenner, Saltzman & Wallman LLP

Site Plan Review

Construction of a 3,648 sf mixed use building in the RM-2 zone.

1652-04 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET. YALE SCIENCE HILL PSEB.

MBLU: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300

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

Site Plan Review

Construction of a new physical sciences and engineering building and service node, a thermal plant, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street).

1652-05 432 WOODWARD AVENUE.

MBLUs: 042 0950 00400

Owner/Applicant: Wilson Bautista; **Agent:** K. Mark Davis, P.E., President/Principal, Westcott and Mapes, Inc.

Site Plan Review and Inland Wetlands Review

Construction of 5 units in the RS-2 Zone, with activity in the Inland Wetlands Regulated Area.

1652-06 745 TOWNSEND AVENUE.

MBLU: 024 0920 03000

Owner/Applicant: East Shore Partners, LLC; **Agent:** Marjorie F. Shansky

Site Plan Review and Inland Wetland Review

Construction of a private road, concrete sidewalk, and underground utilities to serve a future new single family residential development, with activity in the Inland Wetlands Regulated Area, and the RS-3 zone.

III. PUBLIC HEARINGS (Begin at 7pm)

1651-07 30 LENOX STREET.
MBLU: 091 0996 02700
Owner: Trelleborg Coated Systems US Inc.; **Applicant:** Frank Taliercio, **Agent:**
Benjamin Trachten, Trachten Law Firm LLC

Special Permit

Permit to establish a Self-Storage Facility in the IH zone.

1652-07 375 JAMES STREET.
MBLU: 171 0777 00100
Owner/Applicant: Andrew Consiglio Jr. Trustee; **Agent:** Benjamin Trachten,
Trachten Law Firm LLC

Special Permit

Permit to allow outdoor storage of more than 500 square feet of material in the IL zone.

1652-08 445 GEORGE STREET.
MBLU: 279 0217 01900
Owner/Applicant: Chelani Holdings LLC; **Agent:** Benjamin Trachten, Trachten
Law Firm LLC

Special Permit

Permit to establish a single one-bedroom dwelling unit on the ground floor of an existing mixed-use building in the BA zone.

1652-09 163 CHAPEL STREET.
MBLU: 166 0713 02000
Owner/Applicant: ART 163 CHAPEL LLC; **Agent:** Ben Trachten, Trachten
Law Firm LLC

Special Permit Review and Coastal Site Plan Review

Special Permit and Coastal Site Plan Review for the creation of one Inclusionary Zoning (IZ) unit on the ground floor of an existing three family property in the BA zone.

**1652-04 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS
STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET.
YALE SCIENCE HILL PSEB.**
MBLU: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300;
245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363
00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245
0363 01300

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

Class C Soil Erosion and Sediment Control Review

Construction of a new physical sciences and engineering building and service node, a thermal plant, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street).

IV. BOARD OF ALDERS REFERRALS

1651-13 **ORDER OF THE BOARD OF ALDERS** Designating the corner of Dixwell Avenue and Argyle Street as "Dr Ann. E Garrett Robinson Way" in perpetuity, for her love, commitment, great contributions, and service to people in the Dixwell community and city wide.

Submitted by: Troy Streater, Ward 21

1651-14 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to sign an easement in favor of the Connecticut Department of Transportation for traffic purposes in Middletown Ave Park

Submitted by: Giovanni Zinn, PE, City Engineer

1651-16 **ORDER OF THE BOARD OF ALDERS** of The City of New Haven implementing overhead canopy lighting improvements on Orange Street between Center Street and Crown Street.

Submitted by: Win Davis, Executive Director, Town Green Special Services District

1651-17 **ORDER OF THE NEW HAVEN BOARD OF ALDERS** approving the disposal of a portion of land located on the northerly side of present Pond Lily Avenue and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this Order.

Submitted by: CAO's Office

1652-10 **ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City Plan Department to enter into a two-year multi-year contract with Fitzgerald & Halliday, Inc. (FHI) for the purpose of completing Vision 2034, the City Of New Haven's Plan of Conservation and Development also known as the Comprehensive Plan.

Submitted by: Laura Brown, Executive Director, City Plan

1652-11 **ORDER OF THE NEW HAVEN BOARD OF ALDERS** to authorizing the City of New Haven to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$8,769,517 for alterations and improvements to the Floyd Little Athletic Center at Hillhouse High School

Submitted by: Michael Piscitelli, Economic Development Administrator

1652-12 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a grant from the Connecticut Department of Economic and Community Development pursuant to the Urban Action Grant Program in the amount of \$5,000,000 for planning and redevelopment and public infrastructure purposes with respect to the Mill River District.

Submitted by: Michael Piscitelli, Economic Development Administrator

1652-13 **ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to apply for and accept the US Environmental Protection Agency Community Change Grant to reduce pollution and build community strength, and to enter into associated agreements in order to accept grant funding and carry out the associated grant program activities

Submitted by: Steven Winter, Director, Office of Climate & Sustainability

V. BOARD OF ZONING APPEALS REFERRALS

1652-14 **1946 Chapel Street.** Special Exceptions to permit the extension of a non-conforming use (General Law Offices) previously permitted by Special Exception, to permit 0 off-street parking spaces where 4 are required, and for the modification of a condition of approval permitting 2 attorneys and 4 staff set forth in a prior decision to allow 4 attorneys and 4 staff. Zone: RS-1. **Owner:** 1948 Chapel Street LLC. **Applicant:** Benjamin Trachten. BZA File: 24-63-S

1652-15 **945 Elm Street.** Special Exception to allow 3 off-street parking spaces where 4 are required to legally establish an existing 4-family structure. Zone: RM-2. **Owner:** City Restorations LLC. **Applicant:** Benjamin Trachten. BZA File: 24-65-S

VI. ADMINISTRATIVE APPROVALS

1652-16A **DIXWELL PLAZA REDEVELOPMENT PROJECT.** 87 Webster Street (MBLU: 294/0345/00400); 156-158 Dixwell Avenue (MBLU: 294/0345100500) 172 Dixwell Avenue (MBLU: 294/0345/00600) 176 Dixwell Avenue (MBLUE: 294/0345/00700); 180-184 Dixwell Avenue (MBLU: 294/0345/00800); 190

Dixwell Avenue (MBLU: 294/0345/00900); 192 Dixwell Avenue (MBLU: 294/0345/01000); 206-208 Dixwell Avenue (MBLU: 294/0345/01200); 210-212 Dixwell Avenue (MBLU: 294/0345/01300); 220 Dixwell Avenue (MBLU: 294/0345/01400); 224-226 a/k/a 230 Dixwell Avenue (MBLU: 294/0345/01500 & 294/0345/01501); 200 Dixwell Avenue (MBLU: 294/0345/01100); 26 Charles Street (MBLU: 294/0345/01600); and Dixwell Avenue (MBLU: 294/0345/01800).

Owners: 87 Webster Street LLC, 156-158 Dixwell Avenue, LLC, 172 Dixwell Avenue LLC, 176 Dixwell Avenue LLC, 180-184 Dixwell Avenue LLC, 190 Dixwell Avenue LLC, 192 Dixwell Avenue LLC, 206-208 Dixwell Avenue LLC, 210 Dixwell Avenue LLC, 220 Dixwell Avenue LLC, 230 Dixwell Avenue LLC and the City of New Haven. **Applicant:** Paul McCraven of ConnCorp, LLC; **Agent:** Carolyn Kone of Brenner, Saltzman & Wallman, LLP

Administrative Site Plan Review

Modifications to the phasing for the Dixwell Plaza phased redevelopment project to divide Phase 1 of the project into Phases 1A and 1B, and minor site changes, in the BA zone.

VII. COMMUNICATIONS

1651-27 REFERRAL FROM THE CITY OF WEST HAVEN. An application to add a regulation to the City of West Havens Zoning Regulation. Electric Vehicle Charing Stations in Pursuant to Section 86 of the Cit of West Haven Zonin Regulations file # ZR 24-30.

1651-28 REFERRAL FROM THE TOWN OF NORTH HAVEN. Proposed Amendment to the North Haven Zoning Regulations to modify Section 2.1.1.5 (a) regarding schools and colleges operated by a governmental unit or nonprofit corporation in Residential Zoning Districts.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1650, May 15, 2024
- Meeting #1651, June 26, 2024

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, September 18, 2024 at 6:00 PM (Submission deadline: August 18, 2024 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 :

US: +19292056099

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US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

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