

**A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION**

Wednesday, July 28, 2021 at 6:00 PM

***Items Expected to be Removed from the Table**

JOIN THIS WEB-BASED PUBLIC MEETING:

<https://newhavencity.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

To view special meeting materials, visit:

<https://cityplancommission.newhavencity.gov/pages/july-28-2021-meeting>

BOARD OF ZONING APPEALS REFERRALS (carried over from July 21, 2021 CPC Meeting)

1589-17* **20-34 FAIR STREET (MBLU: 225 0532 00700, 225 0532 00300).** Variance to permit 175sf of usable open space per dwelling unit where a minimum of 250sf is required. Special Exception to permit a 186 dwelling Planned Development Unit. Zone: BA. Owner: Fair Properties, LLC. Applicant: 20 Fair LLC. (21-70-V, 21-71-S.)

1589-18* **1041 STATE STREET (MBLU: 182 0804 01300).** Variances to allow for residential use on the first floor in combination with residential use in the upper floors, an FAR of 4.6 where a maximum of 3.0 is permitted, a rear yard setback of 0ft where 25ft is required, to permit the location of an off-premise sign within 1,500ft of another off-premise sign, to allow for an off-premise sign to be located within 250 of a Park district, to allow for an off-premise sign to be located within 250ft of a Historic District, and to allow for a sign height of 35ft where 30ft is permitted, Special Exception to allow 33 off-street parking spaces where 37 is required and 0 off-street loading spaces where 2 is required. Zone: IL. Owner: Bryan Smallman. Applicant: Post Road Residential. (21-72-V, 21-73-S.)

DELIBERATIONS:

- I. **THE NEW HAVEN ZONING ORDINANCE TEXT AMENDMENTS** for allowing Accessory Dwelling Units in RM1, RM2, RS1, RS2 zones and reducing minimum lot size to 4,000sf. (Accessory Dwelling Unit Proposed Zoning Amendment)

PUBLIC HEARING:

- II. **PETITION FOR AN ORDINANCE TEXT AND MAP AMENDMENT** to the New Haven Zoning Ordinance to require and incentivize the inclusion of affordable housing units in market rate development. (Inclusionary Affordable Housing Proposed Zoning Amendment)

WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

The City Plan Commission agenda is available on the City website one week before the meeting date. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 24 hours before the meeting time.

What the public needs to know:

- Regular and Special meetings of the City Plan Commission will take place via Zoom
- Written testimony on “**PUBLIC HEARING**” items should be submitted to City Plan staff 24 hours in advance of each public meeting:

How to testify? TWO ways (only for “inclusionary affordable housing proposed zoning amendment”)

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!

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 24 hours before the meeting time.

NOTE:

Since the meeting is remote, participation by a quorum of members at the physical location is expressly prohibited 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.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

When: July 28, 2021 06:00 PM Eastern Time (US and Canada)

Topic: New Haven City Plan Commission Special Public Hearing

Please click the link below to join the webinar:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

Or One tap mobile :

US: +19292056099,,98298328270#,,,,*778417606# or +13017158592,,98298328270#,,,,*778417606#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215
8782 or +1 346 248 7799 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)
or 833 548 0282 (Toll Free)

Webinar ID: 982 9832 8270

Passcode: 778417606

International numbers available: <https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

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

**Please visit the City Plan Commission's webpage for all information provided
in compliance with Executive Orders 7B and 7I.**