

**AGENDA FOR SPECIAL PUBLIC MEETING 1587  
OF THE  
NEW HAVEN CITY PLAN COMMISSION**

**Monday, June 21, 2021 at 3:00 PM**

**WEB-BASED MEETING HOSTED ON ZOOM:**

<https://newhavenct.zoom.us/j/98405893616?pwd=VldXUEVkJkUk1EYmg2TnBRaXBzSThxZz09>

**Passcode:** Planning2

**To view special meeting materials, visit:**

<https://cityplancommission.newhavenct.gov>

- I. **1587-01: THE PURCHASE OF 424 CHAPEL STREET BY THE CITY OF NEW HAVEN FROM THE STATE OF CONNECTICUT** in accord with Connecticut General Statutes Section 3-14b.

**HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:**

**1. Click this link:**

<https://newhavenct.zoom.us/j/98405893616?pwd=VldXUEVkJkUk1EYmg2TnBRaXBzSThxZz09>

*Passcode:* Planning2

**2. Or dial in by phone:**

Or One tap mobile:

US: +13017158592,,96726002772#,,,,\*48647053# or +13126266799,,96726002772#,,,,\*48647053#

Or Telephone:

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

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

**Webinar ID:** 984 0589 3616

**Passcode:** 516517529

International numbers available: <https://newhavenct.zoom.us/j/98405893616?pwd=VldXUEVkJkUk1EYmg2TnBRaXBzSThxZz09>

**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.**

## **WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL SUMMARY OF UPDATES**

### **What applicants need to know:**

- • Development permit applications will continue to be accepted by the City Plan Department (please refer to 2021 CPC Meeting and Application Deadline schedule)
- • Applications will be accepted via email as attachments or linked to a shared drive (.pdf format)
- • Internal Site Plan Review Team meetings will take via Zoom and email
- • Final application materials and meeting presentations will need to be sent to staff and posted on this website 24 hours in advance of each public meeting

### **What the public needs to know:**

- • Regular 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
- • 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



## CITY OF NEW HAVEN

**JUSTIN ELICKER, MAYOR**

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June 19, 2021

### **RE: Request and Referral for Report**

Dear City Plan Commission:

I am writing regarding an opportunity for the City to purchase the former State Department of Transportation's District 3A offices at 424 Chapel Street, New Haven, CT for the purchase price of two million one hundred one thousand dollars and zero cents (\$2,101,000.00). The City intends to use the property for the purpose of office space for use by the City and/or City agencies, City operations and/or the storage of equipment. Attached is a letter from Giovanni Zinn, P.E., City Engineer regarding the specifics of this purchase, which is incorporated herein by reference.

Immediate action of the Board of Alders is required because the deadline for the State to convey this property is governed by Section 3-14b of the Connecticut General Statutes. In the case of the conveyance of 424 Chapel Street, the closing must take place on or before June 23, 2021. It would be in the City's best interest to take advantage of this opportunity. Given the impending deadline, I am issuing a certification that the purchase of this property is of an emergency nature pursuant to Art. III, Sec. 2.B of the Charter. Attached is the Certification of Emergency.

In order to complete the purchase within the deadline, I am calling a Special Meeting of the Board of Alders on Monday, June 21, 2021, pursuant to my authority under Art. III Sec. 2.A(4) of the Charter. I am further requesting that the Board of Alders expedite this process by holding the First and Second Readings at the Special Meeting on Monday, June 21, 2021 as permitted by Art. IV, Sec. 3.B. of the Charter and Sec. 24 (3) of the Rules of the Board of Alders. This process will allow the Board of Alders to vote on the issuance of a timely Order pursuant to Charter Art. IV, Sec. 4.B.(1) authorizing the purchase of the 424 Chapel Street property. If this conveyance is not completed by June 23, 2021 the City will lose its opportunity to acquire this much-needed property.

Title III, Chapter, 21, Article IV, Section 21-29 of the New Haven Code of General Ordinances contemplates that a mayoral declaration a land acquisition emergency include a report by the City Plan Commission. I am therefore calling a Special Meeting of the City Plan Commission on Monday, June 21, 2021.

Thank you very much for your anticipated cooperation.

Sincerely,

Justin Elicker  
Mayor