



**AGENDA FOR MEETING 1584  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, May 19, 2021 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

**<https://newhavenct.zoom.us/j/96892321437?pwd=VkxrU2thUm40d3pZd1l2YWQ4NEpFZz09>**

**Password: CityPlan21**

**\*items expected to be tabled or remain on the table  
^tabled items expected to be removed from the table**

**To view application materials, visit: <https://cityplancommission.newhavenct.gov>**

**SITE PLAN REVIEWS**

- 1581-01\***     **260 MIDDLETOWN AVENUE.** Site Plan Review and Coastal Site Plan Review for the redevelopment of the residential drop-off area at an existing municipal solid waste transfer station in an IH zone. (Owner/Applicant: New Haven Solid Waste & Recycling Authority; Agent: Vincenzo Chiaravalloti of Fuss & O’Neill)
  
- 1582-02\***     **HUMPHREY STREET BRIDGE.** Coastal Site Plan, Inland Wetlands, and Site Plan Review for the installation of scour-proofing materials along the embankment and riverbed and adjacent to the existing Humphrey Street Bridge abutments. (Owner/Applicant/Agent: Zach Shapiro for the City of New Haven Engineering Department)
  
- 1584-01\***     **18 TOWER LANE.** Site Plan Review and Coastal Site Plan Review and minor modification to PDD #15- two ground floor additions to the existing structure. (Owner/Applicant: New Haven Jewish Community Council Housing Corporation; Agent: Katy Gagnon of Langan)
  
- 1584-02**     **YALE AVENUE (Tax Map-Block-Parcel:377/1079/00103).** Site Plan and Coastal Site Plan Review and minor modification to PDD #86. (Owner/Applicant: Yale University; Agent: Jeromy Powers of Yale University)

**PUBLIC HEARINGS (start at 7 PM)**

- 1583-03^**     **285 NICOLL STREET.** Special Permit for a painted sign on an existing structure in the IL Zone. (Owner: Narang New Haven Co, LLC. Applicant/Agent: Lynda Laureano, ARTfx Signs.)
  
- 1584-03**     **PARCEL B 101 COLLEGE STREET.** Special Permit for a construction staging area on Parcel B for 101 College Street LLC. (Owner: City of New Haven; Applicant: 101 College Street LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

**BOARD OF ALDER REFERRALS**

- 1584-04**      **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE TEXT** for allowing Accessory Dwelling Units in RM1, RM2, RS1, RS2 zones and reducing minimum lot size to 4,000sf.
- 1584-05**      **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a tax abatement agreement between the City of New Haven and Fairbank Community Partners LP for property located at 355 Ferry Street to be used as affordable housing.

**BOARD OF ZONING REFERRALS**

- 1583-17**      **78 COVE STREET.** Special Exception to allow for an off-street parking space to be located within the front yard. Zone: RS-2. (21-18-S) (Owner/Applicant: Agatha Slivkova.)
- 1583-18**      **264 LOMBARD STREET.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-1. (21-25-S) (Owner: Farren Moishe LLC. Applicant: Benjamin Trachten.)
- 1584-06**      **551 ORANGE STREET.** Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit where 3 currently exist. Zone: RM-2. (21-27-S) Owner/Applicant: Norman Silliker & Matthew Whiting.
- 1584-07**      **65 EAST PEARL STREET.** Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit where 1 currently exists. Zone: RM-1. (21-28-S) Owner/Applicant: Uloma Onuma.
- 1584-08**      **28 STEVENS STREET.** Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing single-family- structure. Zone: RM-2. (21-37-S) Owner: Poindexter FS LLC. Applicant: Nateysha Poindexter.
- 1584-09**      **234 HOWARD AVENUE.** Special Exception to allow for 0 parking spaces where 2 is required to allow for two additional dwelling units where 4 currently exist. Zone: RM-1. (21-46-S) Owner/Applicant: Julie Avergun.

**ADMINISTRATIVE SITE PLAN REVIEW**

- 1571-01A1**      **101 COLLEGE STREET** Site Plan Review for minor modifications to previously approved plans. (Owner: City of New Haven; Applicant: 101 College Street LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)
- 1571-18A2**      **100 COLLEGE STREET NORTHERN PEDESTRIAN CONNECTION** Site Plan Review for minor modifications to previously approved administrative site plan review (1571-18A1).

(Owner/Applicant: WE 100 College Street, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

## **MINUTES OF MEETINGS**

Meeting 1583 Minutes

### ***Next Regular Meeting of the City Plan Commission:***

Wednesday, June 16, 2021 at 6:00 PM (Submission deadline: May 20, 2021 by 12:00 PM)

**Applications will be accepted via email as attachments or linked to a shared drive (.pdf format) to [CPC@newhavenct.gov](mailto:CPC@newhavenct.gov)**

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.

*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](mailto:CPC@newhavenct.gov).*

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

### **1. Click this link:**

**<https://newhavenct.zoom.us/j/96892321437?pwd=VkxrU2thUm40d3pZd112YWQ4NEpFZz09>**

*Password: CityPlan21*

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

+1 301 715 8592

*Webinar ID: 968 9232 1437*

*Password: 5267121594*

**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 2020 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