

AGENDA FOR MEETING 1583
NEW HAVEN CITY PLAN COMMISSION
Wednesday, April 21, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
VISIT: <https://newhavenct.zoom.us/j/96892321437?pwd=VkxrU2thUm40d3pZd112YWQ4NEpFZz09>
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>

Attendance

Regular Members Present: Leslie Radcliffe (Chair), Edward Mattison (Vice Chair), Adam Marchand (Alder)
Alternates Present: Ernest Pagan (Commissioner), Kevin DiAdamo (Alternate Commissioner)
Absent: Elias Estabrook (Alternate Commissioner)
Staff Present: Maya Vardi (Planner II), Aïcha Woods (Executive Director, City Plan), Anne Hartjen (Senior Project Manager), Giovanni Zinn (City Engineer), Dawn Henning (Assistant City Engineer)
Notes: Ernest Pagan joined the meeting at 6:14 PM. Ernest Pagan left the meeting at 9:01 PM.

I. CALL TO ORDER

L. Radcliffe called the meeting to order at approximately 6:05 PM.

II. SITE PLAN REVIEWS

RE: **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)

REPORT: **1581-01***

ACTION: **No Action.** Item remained on the table.

RE: **HUMPHREY STREET BRIDGE.** Site Plan Review, Coastal Site Plan Review and Inland Wetlands Review for the installation of scour-proofing materials along the embarkment, river red and adjacent to the existing Humphrey Street Bridge's footing. (Applicant: Zach Shapiro for the City of New Haven Engineering Department)

REPORT: **1582-02^**

ACTION: **No Action.** Item remained on the table.

III. PUBLIC HEARINGS (start at 7 PM)

RE: **265 ORANGE STREET.** Special Permit to allow for first floor residential use in combination with existing upper story residential use in an existing BD Zone. (Owner/Applicant: 265 Orange, LLC.; Agent: Benjamin Trachten, Trachten Law Firm, LLC.)

REPORT: **1583-01**

ACTION: **Approval.** A. Marchand moved to approve the application for a special permit (4-1).

NOTES: One (1) member of the public spoke in favor of the item.

RE: **267 ORANGE STREET.** Special Permit to allow for first floor residential use in combination with existing upper story residential use in an existing BD Zone. (Owner/Applicant: 267 Orange, LLC.; Agent: Benjamin Trachten, Trachten Law Firm, LLC.)

REPORT: **1583-02**

ACTION: **Approval.** A. Marchand moved to approve the application for a special permit (5-0).

NOTES: One (1) member of the public spoke in favor of the item.

RE: **285 NICOLL STREET.** Special Permit for a painted sign on the existing structure in the IL Zone. (Owner: Narang New Haven Co, LLC. Applicant/Agent: Lynda Laureano, ARTfx Signs.)

REPORT: **1583-03**

ACTION: **Tabled.** A. Marchand moved to table this item (5-0).

IV. BOARD OF ALDERS REFERRALS

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the Mayor of the City Of New Haven to apply for and accept federal stimulus funding in a manner consistent with and pursuant to the American Rescue Plan Act of 2021.

REPORT: **1583-04**

ADVICE: **Approval.** A. Marchand moves that the Commission finds no conflict and recommends the city accept the funds (5-0).

RE: **ORDER APPROVING THE FISCAL YEAR 2021-2022 BUDGET AND IMPOSING A LEVY AS MUNICIPAL TAX LEVY FOR THE CHAPEL WEST SPECIAL SERVICES DISTRICT.** (Submitted by: Chapel West Special Services District Executive Director)

REPORT: **1583-05**

ADVICE: **Approval.** K. DiAdamo moved the item (5-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the Mayor to sign Project Authorization Letters (PALS) for Major Corridor Improvement Projects which include

Lighthouse Road, South Frontage Road, Quinnipiac Avenue, Valley Street, Whalley Avenue, and Whitney Avenue utilizing Local Transportation Capital Improvement Program (LOTICIP) funding. (Submitted by: Giovanni Zinn, City Engineer)

REPORT: 1583-06

ADVICE: Approval. A. Marchand moved the item (5-0).

RE: ORDER AUTHORIZING THE CITY ENGINEER TO INSTALL NEW SIDEWALKS. (Submitted by: Giovanni Zinn, City Engineer)

REPORT: 1583-07

ADVICE: Approval. K. DiAdamo moved the item (5-0).

RE: ORDER OF THE BOARD OF ALDERS approving an easement agreement between the City of New Haven and 44 Olive Street Ground Owner LLC for the construction and/or maintenance of certain landscaping, lighting, benches, and decorative concrete improvements on land owned by the City Of New Haven which borders Union Street for the Olive & Wooster Project. (Submitted by: Michael Piscitelli, Economic Development Administrator)

REPORT: 1583-08

ADVICE: Approval. K. DiAdamo moved the item (5-0).

RE: ORDER IMPOSING A LEVY AS MUNICIPAL TAX LEVY IN THE GRAND AVENUE SPECIAL SERVICES DISTRICT, FISCAL YEAR 2021-2022. (Submitted by: Grand Avenue Special Services District Executive Director)

REPORT: 1583-09

ADVICE: Approval. K. DiAdamo moved the item (5-0).

RE: ORDER OF THE BOARD OF ALDERS approving the City of New Haven Consolidated Housing and Community Development Annual Action Plan's Use of Funds and Statement of Activities for Fiscal Year 2021-2022 and the Goals and Objectives set forth in the 2020-2024 Five Year Consolidated Plan. (Submitted by: Ron Gizzi, Office of Management and Budget)

REPORT: 1583-10

ADVICE: No Action.

RE: ORDER OF THE BOARD OF ALDERS accepting and approving the list of proposals and organizations applying for eligibility to receive donations under the 2021 Connecticut Neighborhood Assistance Act. (Submitted by: Cathy Carbonaro-Schroeter, LCI)

REPORT: 1583-11

ADVICE: No Action.

RE: RESOLUTION OF THE BOARD OF ALDERS authorizing the Mayor of the City of New Haven to submit an application to the Connecticut Department of Agriculture, in an amount not to exceed \$75,000 over three years, for the Food System Policy Division to

partner with community members and organizations to develop a series of plans and activities that will create an enabling environment for urban agriculture, specifically for specialty crop production and market opportunities in New Haven, so that all residents will equitably benefit from the positive environmental, health, And socioeconomic outcomes of urban agriculture. (Submitted by: Latha Swamy, Director of Food System Policy)

REPORT: 1583-12

ADVICE: Approval. A. Marchand moved the item (5-0).

RE: RESOLUTION OF THE BOARD OF ALDERS approving the disposal of a parcel of land constituting a portion of 200 Derby Avenue in the form of a defined traffic easement to the State of Connecticut Department of Transportation. (Submitted by: Michael Piscitelli, Economic Development Administrator)

REPORT: 1583-13

ADVICE: Approval. A. Marchand moved the item (5-0).

RE: RESOLUTION OF THE BOARD OF ALDERS authorizing the Mayor of the City of New Haven to submit a proposal to accept an award from the Kendall Foundation, in an amount not to exceed \$250,000 over a period of two years, for the Food System Policy Division to identify, research, and develop a series of plans and activities that will create an enabling environment for food entrepreneurship and values-based institutional food procurement and in which all residents will equitably benefit from the positive environmental, health, and socioeconomic outcomes of a just and sustainable food system. (Submitted by: Latha Swamy, Director of Food System Policy)

REPORT: 1583-14

ADVICE: Approval. K. DiAdamo moved the item (5-0).

RE: ORDER APPROVING THE FISCAL YEAR 2021-2022 BUDGET AND IMPOSING A LEVY AS MUNICIPAL TAX LEVY FOR THE TOWN GREEN SPECIAL SERVICES DISTRICT. (Submitted by: Town Green Special Services District Executive Director)

REPORT: 1583-15*

ADVICE: Approval. A. Marchand moved the item (5-0).

RE: ORDER APPROVING THE FISCAL YEAR 2021-2022 BUDGET AND IMPOSING A LEVY AS MUNICIPAL TAX LEVY FOR THE Whalley Avenue SPECIAL SERVICES DISTRICT. (Submitted by: Whalley Avenue Special Services District Executive Director)

REPORT: 1583-16*

ADVICE: Approval. A. Marchand moved the item (5-0).

V. BOARD OF ZONING REFERRALS

RE: 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.)

REPORT: 1583-17

ADVICE: Approval. A. Marchand moved the item (5-0).

RE: 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. (Owner: Farren Moishe LLC. Applicant: Benjamin Trachten.)

REPORT: 1583-18

ADVICE: Approval. A. Marchand moved the item (5-0).

VI. OTHER

ACCESORY DWELLING UNIT ZONING WORKSHOP

VII. MINUTES OF MEETINGS

RE: Meeting 1582 Minutes

ACTION: Approval. A. Marchand moved to approve the minutes from meeting 1582 (5-0).

VIII. ADJOURNMENT

ACTION: A. Marchand made a motion to adjourn at 9.07 PM. Vote: 4-0.

COMMUNICATIONS

Next Regular Meeting of the City Plan Commission:

Wednesday, May 19, 2021 at 6:00 PM (Submission deadline: April 22, 2021 by 12:00 PM)

Applications will be accepted via email as attachments or linked to a shared drive (.pdf format) to sdavis@newhavenct.gov or jmontesano@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 and posted on the City website at least 24 hours before the meeting time.

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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 7L.**

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