

**AGENDA FOR MEETING 1599  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, January 19, 2022 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 tabled  
\*Item to be removed from table

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/january-19-2022-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

**1599-01      232 and 238 COLUMBUS AVENUE**  
MBLUs: 265 0084 01400; 265 0084 01300  
**Owner:** City of New Haven; **Applicant:** Ralph Mauro, 238 Columbus Avenue Associates LLC;  
**Agent:** James Pretti, Criscuolo Engineering LLC

**Site Plan Review**

Construction of a 10-unit residential building in the RM-2 Zone.

**1599-02      30 WATERFRONT STREET**  
MBLU: 066 0951 00100  
**Owner:** New Haven Terminal Inc; **Applicant:** American Greenfuels LLC; **Agent:** Stephen Benben, Triton Environmental Inc

**Site Plan Review and Coastal Site Plan Review**

Construction of a 1,400SF addition to an existing commercial building in the Coastal Management Area in the IH Zone.

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

**1598-05      780 STATE STREET**  
MBLU: 210 0377 02400  
**Owner:** Frew&Frew LLC; **Agent:** Kenneth Baldwin; **Applicant:** Cellco Partnership dba Verizon Wireless

**Special Permit**

Modifications to an existing telecommunications facility on the roof of a building listed as a contributing resource to the Upper State Street Historic District, a National Register Historic District, in the BA zone.

**1599-03 78 OLIVE STREET**  
MBLU: 225 0548 01100  
**Owner/Applicant:** 78 Olive Street Partners LLC; **Agent:** Christopher McKeon

**Zoning Map Amendment**

Petition to Amend the New Haven Zoning Map (Grid #12) To Change the Designation of 2.487+/- Acres of land located at 78 Olive Street from General Business (BA) to Central Business/Residence (BD-1) Zoning District Classification.

**IV. BOARD OF ALDER REFERRALS**

**1598-09 ORDER OF THE BOARD OF ALDERS**  
Request for a four-way stop sign at the corners of the intersection of Burr Street and Fort Hale Road.  
**Submitted by:** Ward 18 Alder Salvatore E. DeCola

**1598-10 ORDER OF THE BOARD OF ALDERS**  
Approving and establishing a residential parking zone to include all of Stuyvesant Street between Stewart and Burr Streets, Girard Avenue also between Stewart & Burr Streets, all of Stewart Street, and Fort Hale Road.  
**Submitted by:** Ward 18 Alder Salvatore E. DeCola

**1598-11 ORDER OF THE BOARD OF ALDERS**  
Designating the corner of Newhall and Huntington Street as “Mother Mary E. Atkinson Joyner Corner” in perpetuity, to honor the life and legacy of Mother Mary E. Atkinson Joyner, a longtime community resident, well-respected church mother, and leader who has given back to church and families in our community on many levels.  
**Submitted by:** Ward 20 Alder Oscar Havyarimana

**1598-12 ORDER OF THE BOARD OF ALDERS**  
Request for an extension of the existing Zone 8 residential parking zone on Front Street between Grand Avenue and Chapel Street and for transportation safety improvements.  
**Submitted by:** RiverPlace Homeowner’s Association

**V. BOARD OF ZONING APPEALS REFERRALS**

**1599-04 142 TEMPLE STREET**  
MBLU: 241 0233 01600  
**Owner:** Olympia Building LLC. **Applicant:** Benjamin Trachten

**Special Exceptions** to permit 0 off-street parking spaces where 27 are required, and to permit 0 off-street loading spaces where 2 are required. Zone: BD.

**VI. MINUTES OF MEETINGS**

Meeting:

- 1598 (December 15, 2021)

**NOTE:**

Next Regular Meeting of the City Plan Commission:  
Wednesday, February 16, 2022 at 6:00 PM (Submission deadline: January 20, 2022 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 24 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? Three 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. Submit it online: Fill in the survey in the link below 24 hours prior to the meeting: <https://arcg.is/18Samv>
3. 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=NHIYUE5mZTAwME9nbUpmd0IHNWNzUT09>

**Passcode:** Planning2

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

Or One tap mobile :  
US: +19292056099

Or Telephone:  
US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

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