

**AGENDA FOR MEETING 1602
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 16, 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/february-16-2022-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1602-01 142 TEMPLE STREET
MBLU: 241 0233 01600
Owner/Applicant: Olympia Building LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

Site Plan Review

Construction of a four-story 60-unit residential building on top of an existing commercial building at 142 Temple Street in the BD Zone.

1602-02 900 CHAPEL STREET
MBLU: 241 0234 00300
Owner/Applicant: CSD Mall LLC; **Agents:** Marjorie Shansky, Chris McKoen, Bershtein, Volpe & McKeon P.C

Site Plan Review

Conversion of existing office space to 87 residential dwelling units in the Chapel Square office tower located at 900 Chapel Street in the BD Zone.

1602-03 291 & 309 ASHMUN STREET AND 178-186 CANAL STREET
MBLU: 282 0348 00202
Owner: City of New Haven; **Applicant:** Yves Joseph, RJDA Ashmun Street LLC; **Agent:** Kathryn Gagnon, Langan CT Inc

Detailed Site Plan Review

Construction of a mixed-use 5-story building with 176 apartment units and amenity/commercial space on the first floor in PDD #49.

1602-04 **10 LIBERTY STREET**
MBLU: 265 0054 00100
Owner/Applicant: Vesta Liberty Street LLC; **Agent:** Carolyn Kone, Brenner, Saltzman & Wallman LLP

Site Plan Review

Construction of a 5-story, 150-unit residential building in the BA Zone.

^1602-05 **19 WHEELER STREET aka 'FAIRMONT AV'**
MBLU: 082 0974 02001
Owner: Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Site Plan Review and Coastal Site Plan Review

Existing solid waste facility in the Coastal Management area in the IH Zone.

III. PUBLIC HEARINGS (start at 7 PM)

^1602-06 **19 WHEELER STREET aka 'FAIRMONT AV'**
MBLU: 082 0974 02001
Owner: Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Special Permit

Renewal for an existing solid waste facility in the Coastal Management area in the IH Zone.

1602-07 **1384 STATE STREET**
MBLU: 170 0476 00700
Owner/Applicant: 1384 State Management LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Special Permit

Residential use on the ground floor in a BA zone.

1602-08 **169 DAVENPORT AVENUE**
MBLU: 278 0147 02000
Owner: 169 Davenport LLC; **Applicant:** Dish Wireless LLC; **Agent:** Jonathan McNeal, Nexius Solutions

Special Permit

Installation of a telecommunications facility on the roof of an existing building in PDU #30.

IV. BOARD OF ZONING APPEALS REFERRALS

1602-09 **203 WALLACE STREET**
MBLU: 200 0588 00600
Owner: Peter Forchetti. **Applicant:** Kenneth Rozich.

Special Exception

Creation of an adult use (adult cabaret); special exception for a location waiver and special exception to lessen the parking requirements Zone: IL.

1602-10 **1376 STATE STREET**
MBLU: 170 0476 00900
Owner: Marc Winslow. **Applicant:** Benjamin Trachten, Trachten Law Firm LLC

Special Exception

Allow 0 off-street parking spaces where 1 is required for the legalization of an existing dwelling unit. Zone: BA.

1602-11 **793 STATE STREET**
MBLU: 211 0595 01100
Owner(s): Alpha Acquisitions LLC and City of New Haven. **Applicant:** Benjamin Trachten, Trachten Law Firm LLC

Special Exception

Allow for 0 off-street parking spaces where 20 are required and 0 off-street loading spaces where 1 is required for the creation of 15 dwelling units and commercial uses. Zone: BA.

1602-12 **829 ORANGE STREET**
MBLU: 196 0439 00100
Owner: Tideways Properties/ Tideways East, LLC. **Applicant:** Elena's on Orange, LLC/ Dr. Elena Grewal.

Special Exception

Allow for 0 off-street parking spaces where 9 is required. Zone: RM-2.

V. ANNUAL MEETING (moved to March 16, 2022 CPC Meeting)

- Election of Officers

VI. MINUTES OF MEETINGS

Meeting:

- Special Meeting #1601 (February 9, 2022)

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, March 16, 2022 at 6:00 PM (Submission deadline: February 17, 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=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

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>