

**AGENDA FOR MEETING 1621**  
**A REGULAR MEETING AND PUBLIC HEARING OF THE**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, November 16, 2022 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHlYUE5mZTAwME9nbUpmd0lHNWNzUT09>

**Passcode:** Planning2

^ Item expected to be tabled

\*Item to be removed from table

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/november-16-2022-meeting>

**I. ROLL CALL**

**II. BOARD OF ALDERS REFERRALS**

**1620-06      ORDER OF THE BOARD OF ALDERS** accepting the Wooster Square Monument.  
**Submitted by:** Cultural Affairs Commission

**III. SITE PLAN REVIEW**

**1621-01      WILBUR CROSS ATHLETICS COMPLEX. 195 MITCHELL DRIVE A/K/A**  
**ORANGE STREET.**

MBLU: 194 0443 00200.

**Owner/Applicant:** City of New Haven

**Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review**

Replacement and reconstruction of athletic facilities adjacent to Wilbur Cross High School including rebuilt track, new turf field, and athletic lighting, in PDU 34 and the Coastal Management Area, including work in the Inland Wetlands Regulated Area.

**1621-02      149 AND 169 DERBY AVENUE.**

MBLUs: 338 0208 01200; 338 0208 01300

**Owner:** 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:** Lewis Brown

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

Construction of a new building with 64 residential units, including residential use on the ground floor, in the BA and RM-2 Zones and the Coastal Management Area.

**IV. PUBLIC HEARINGS (start at 7:00 PM)**

**1621-03      1245 CHAPEL STREET.**

MBLU: 297 0248 02000

**Owner/Applicant:** 1245 Chapel Street LLC; **Agent:** D. Bercury

**Special Permit**

Permit a canopy-mounted sign in the BD-1 Zone.

**1621-04**

**149 AND 169 DERBY AVENUE.**

MBLUs: 338 0208 01200; 338 0208 01300

**Owner:** 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:** Lewis Brown

**Special Permit**

Allow residential use on the ground floor in the BA Zone.

**1621-05**

Review of the Revised Inclusionary Zoning Manual.

**Submitted by:** City Plan Department

**V. BOARD OF ZONING APPEALS REFERRALS**

**1621-06**

**81-87 WOOLSEY STREET, 362-394 GRAND AVENUE.**

MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400

**Owner/Applicant:** Fair Haven Community Health Clinic Inc.

**Special Exceptions**

Allow for transition parking, off-street parking spaces located within the front yard setback, 74 off-street parking spaces where 92 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1.

**1621-07**

**813 CHAPEL STREET.**

MBLU: 240 0255 01300

**Owner:** 813 Chapel LLC. **Applicant:** Benjamin Trachten.

**Special Exceptions**

Allow 0 off-street parking spaces where 5 are required and 0 loading spaces where 1 is required for the creation of 5 dwelling units in an existing structure. Zone: BD-1.

**VI. ADMINISTRATIVE ACTIONS**

- 2023 Meeting Dates

**VII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1620, November 2, 2022

**NOTE:**

Next Regular Meeting of the City Plan Commission:

Thursday, December 15, 2022 at 6:00 PM (Submission deadline: November 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 48 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](mailto: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? Two 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](mailto:CPC@newhavenct.gov).

2. 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>