

**AGENDA FOR MEETING 1625
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, January 25, 2023 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-25-2023-meeting>

I. ROLL CALL

II. PUBLIC HEARINGS (begin at 6:00pm)

1623-04 TWEED-NEW HAVEN AIRPORT WEST TERMINAL PARKING EXPANSION.
155 BURR STREET, 251 BURR STREET, 10 URIAH STREET, 221 BURR STREET, 391
BURR STREET.
MBLUs: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100,
019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100
Owner: The City of New Haven; **Applicant:** Jeremy Nielson of Avports LLC; **Agent:** Joseph P
Williams

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

Modifications to a site plan to increase expansion of parking at Tweed Airport from 203 to 237
new spaces, in the Coastal Management Area and Airport Zone, with activity in the Inland
Wetlands Regulated Area.

III. BOARD OF ALDERS REFERRALS

1624-09 ORDINANCE amending the New Haven Code of Ordinances for the purposes of (i)
Classifying the affordable units component of the Winchester Green Project as a property used
for housing solely for low or moderate income persons or families, (ii) Providing an abatement
of real estate taxes for the affordable units component of the Winchester Green Project and (iii)
Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable
units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-
215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of
General Ordinances, Section 28-4.

Submitted by: Economic Development Administrator

1624-10 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN approving a tax
abatement agreement between the City of New Haven and The NHP Foundation for the
construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street
in a RM-1 and RM-2 zone.

Submitted by: The NHP Foundation

IV. BOARD OF ZONING APPEALS REFERRALS

1625-01 714 QUINNIPIAC AVENUE.

Owner: Shelton Ventures LLC. **Applicant:** Benjamin Trachten.

Coastal Site Plan Review

Add an additional dwelling unit within an existing structure. Zone: BA.

1625-02 40 ELDRIDGE STREET.

Owner: Friends Center Teacher Housing LLC. **Applicant:** Allyx Schiavone.

Special Exceptions

Permit the development of a corridor/flag lot and to allow off-street parking within the required front yard. Zone: RS-2.

1625-03 114 SYLVAN AVENUE.

Owner: Jasim Uddin. **Applicant:** Benjamin Trachten.

Special Exception

Allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit within an existing structure. Zone: RM-2.

1625-04 155 ADELINE STREET.

Owner/Applicant: Angela Garcia.

Coastal Site Plan Review

Use of a Repairers and Used Car Dealership within an existing structure. Zone: IL.

V. MINUTES OF MEETINGS

Meetings:

- Meeting #1624, January 18, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, February 15, 2023 at 6:00 PM (Submission deadline: January 19, 2023 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Wednesday, February 1, 2023 at 6:00 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.

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.
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=NHlYUE5mZTAwME9nbUpmd0lHNWNzUT09>

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>