

**AGENDA FOR MEETING 1626  
A SPECIAL MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, February 1, 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/february-1-2023-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

**^1624-05 7, 9, 13, 15, and 17 STONE STREET.**  
MBLUs: 371 1163 01500, 371 1163 01600, 371 1163 01700, 371 1163 01800, 371 1163 01900  
Owner/Applicant/Agent: Michael F. Giordano, Queach Corporation

**Detailed Plan Review, Coastal Site Plan Review, and Inland Wetlands Review**  
Construction of a 7-story residential building, surface parking lot, and associated site improvements in PDD 32 and the Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

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

**1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.**  
**Submitted by:** City Plan Department

**1626-01** Zoning Ordinance Text Amendment and Zoning Ordinance Map Amendment approving expansion of Science Park Planned Development District #49 to include parcels of land known as 88 Munson Street (Map 257/Block 0356/Parcel 02600), 110 Munson Street (Map 257/Block 0356/Parcel 02700) and 116 Munson Street (Map 257/Block 0356/Parcel 02500) (Collectively “New Parcel M”), Amendment of the General Plans for portions of existing Parcel L And Parcel B, dimensional, parking, loading and other deviations from the requirements of PDD #49, the IH Zone and the BA Zone for new Parcel M and for existing Parcels B, C and L, and uses for new Parcel M and additional uses for existing Parcels B And C.

**Submitted by:** Economic Development Administration

**1626-02** Petition to amend the New Haven Zoning Ordinance by adding Section 12.5, RS-3, Special Heritage Mixed Use Zoning District, to the text of the New Haven Zoning Ordinance as a new Zoning District.

**Submitted by:** Attorney Marjorie Shansky for East Shore Partners, LLC

**IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS**

**1626-03** **177 WINTRHOP AVENUE.**  
MBLU: 341 1282 01900  
Submitted by: Evan Trachten, Livable City Initiative

Disposition of a vacant three-family residential structure to Urban Equity Development Corporation (UEDC). The Property will be rehabilitated and sold to an owner-occupant. Located in the RM-2 Zoning District

**V. ADMINISTRATIVE ITEMS**

**1490-04A1** **813 Chapel Street.**  
MBLU: 240 0255 01300  
**Owner:** 817 Chapel Street LLC; **Applicant:** Andrew Rizzo

**Administrative Site Plan Review**  
Modify an approved site plan (CPC Report 1490-04) in the BD-1 zone.

**VI. MINUTES OF MEETINGS**

Meeting:

- Meeting #1625, January 25, 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)

**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!

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- 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>