

**AGENDA FOR MEETING 1629
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, March 15, 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/march-15-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1629-01 351 MCKINLEY AVENUE.

MBLU: 386 1135 00400

Owner: KLUGKATZ, LLC; **Applicant/Agent:** Fernando Pastor

Site Plan Review

Convert an existing building into 10 residential units in the RM-1 Zone.

1629-02 0 CABOT STREET.

MBLU: 086 0985 01200

Owner/Applicant/Agent: Scott Santoroski and Lisa Santoroski

Site Plan Review

Construction of a three-family house in the RM-1 Zone.

1629-03 117 & 129 WHALLEY AVENUE, 12 DICKERMAN STREET, DICKERMAN STREET, AND 34 & 36 SPERRY STREET.

MBLUs: 295 0301 03300; 295 0301 03400; 295 0301 02500; 295 0301 02701; 295 0301 02800; 295 0301 02700

Owner/Applicant: St. Luke's Development Corporation; **Agent:** Anika Singh Lemar

Site Plan Review

Construction of a new building with ground floor commercial space and common amenity space and 55 residential units in the Commercial Gateway District and RM-2 Zone.

1629-04 740 WHALLEY AVENUE.

MBLU: 373 1106 00100

Owner/Applicant: City of New Haven, Engineering Department

Coastal Site Plan Review and Inland Wetlands Review

Replacement of the existing Midbridge at Edgewood Park with a new truss bridge structure, in the Park Zone and Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

III. PUBLIC HEARINGS (Begin at 7pm)

1627-04 130 AMITY ROAD.
MBLU: 431 1194 00200
Owner: Wellmakara, LLC; **Applicant:** Affinity Health & Wellness, Inc; **Agent:** Bernard Pellegrino

Special Permit

Permit a Hybrid Cannabis Retail Facility in an existing building, in the BA Zone.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

1629-05 ORDINANCE OF THE BOARD OF ALDERS amending the Zoning Ordinance of the City of New Haven section 42.6 concerning the responsible and equitable regulation of adult-use cannabis to add the 'BE' zone to sections 42.6(c)1 and 42.6(c)2

Submitted by: Deputy Director of Zoning, Nathaniel Hougrand

1629-06 165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review and Class C Soil Erosion and Sediment Control Review

Construction of a new chemical safety building and associated site improvements on the northwest portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street)

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1629-07 0 ALBIA STREET.
MBLU: 067 0953 00200
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of sliver lot to New Haven Port Authority at 0 Albia Street. The land will be utilized for site control, laydown use, and port activities.

1629-08 71 COUNTY STREET.
MBLU: 320 0300 01400
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to Beulah Land Development Corp.

1629-09 **144 COLUMBUS AVENUE.**
MBLU: 264 0082 00100
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned sliver lot to an owner occupant for a side-yard.

1629-10 **572 WINTHROP AVENUE.**
MBLU: 332 0295 03600
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant single-family property to Beulah Land Development Corp.

V. BOARD OF ALDERS REFERRALS

1629-11 **RESOLUTION** authorizing the Mayor to apply for, execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate for the Connecticut recreational trails grant from the Connecticut Department of Energy and Environmental Protection for the Mill River Trail.

Submitted by: Laura Brown, Executive Director of City Plan

1629-12 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a cooperation agreement between the City of New Haven, the Housing Authority of The City of New Haven and Glendower Group, Inc. and Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC, with respect to the redevelopment of the McConaughy Terrace 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut (McConaughy terrace); and designating 2 south Genesee street and 436 Valley Street to be development property within the meaning of the Connecticut city and Town Development Act, c.g.s § 7-480 et seq., and eligible for tax exemption pursuant to c.g.s § 7-498; and providing a tax abatement pursuant to section §28-4 of the New Haven Code Of Ordinances.

Submitted by: Arlevia Samuel, Executive Director of Livable City Initiative

1629-13 **ORDER** authorizing the Mayor of the City of New Haven to apply for and accept the Community Partnership Initiative Grant award from United Illuminating to increase participation in energy efficiency improvement programs.

Submitted by: Steven Winter, Executive Director of Climate and Sustainability

1629-14 **RESOLUTION** of the New Haven Board of Alders authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$32,100,000 to support the improvement and economic development of the Long Wharf District (\$25,000,000) and the Downtown District (\$7,100,000).

Submitted by: Michael Piscitelli, Economic Development Administrator

1629-15 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the Parks & Public Works Department to apply for and accept \$37,000 from the Connecticut Urban Forest Council.

Submitted by: Annie Mixsell, Tree Warden

1629-16 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven to accept the AARP Community Challenge Flagship Grant for Public Places for FY 23 in the amount of \$20,000.00 to aid in creating vibrant public places for our seniors to enjoy with an emphasis on installing accessible seating.

Submitted by: Tomi Veale, Director of Elderly Services and Lorena Mitchell, Coordinator for Community Mental Health Initiatives

1629-17 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven authorizing the Mayor of the City of New Haven to submit an application to the Robert Wood Johnson Foundation 2023 Culture of Health Prize, in an amount not to exceed \$250,000 of unrestricted funds to support the ongoing work of the Department of Community Resilience, and to accept all associated free services if offered and to execute all documents and contracts if necessary.

Submitted by: Carlos Sosa Lombardo, Director of Community Resilience

VI. ANNUAL MEETING

- Election of Officers

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1628, February 22, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, April 19, 2023 at 6:00 PM (Submission deadline: March 16, 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.

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=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>