

**AGENDA FOR MEETING 1630
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, April 19, 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/april-19-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1630-01 CENTRAL AVENUE. YALE UNIVERSITY DEWITT FAMILY FIELD.
MBLU: 380 1080 00501.
Owner/Applicant: Yale University; **Agent:** Jeremy Powers, Yale University

Inland Wetlands Review

Installation of athletic field lighting and construction of an accessible walkway, in the RS-2 Zone, with activity in the Inland Wetlands Regulated Area.

1630-02 468 MIDDLETOWN AVENUE.
MBLU: 145 1048 05000.
Owner/Applicant: Michael Puccino

Site Plan Review and Coastal Site Plan Review

Construction of a 7-unit residential building, in the RM-1 zone and Coastal Management Area.

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)

1630-03 19 CLINTON AVENUE AND PERKINS STREET.
MBLUs: 160 0761 02200; 160 0761 02101
Submitted by: Pennrose, LLC

Petition for Zoning Ordinance Map Amendment

Change the zoning designation of approximately 0.46 acres known as 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an unnumbered parcel on Perkins Street (MBLU 160-0761-02101, PID 7508) from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1630-04 37 HALLOCK STREET.

MBLU: 301 0098 04000

Submitted by: Evan Trachten, LCI

Disposition of a sliver lot at 37 Hallock Street to the adjacent property owner at 39 Hallock Street, for use as off-street parking and a side yard area.

1630-05 90 HUDSON STREET.

MBLU: 320 0298 03200

Submitted by: Evan Trachten, LCI

Disposition of a sliver lot at 90 Hudson Street to the adjacent property owner at 88 Hudson Street, for use as a driveway and a rear yard area.

1630-06 922 WINCHESTER AVENUE.

MBLU: 253 0527 00500

Submitted by: Evan Trachten, LCI

Disposition of a city-owned vacant lot to the Town of Hamden.

V. BOARD OF ALDERS REFERRALS

1630-07 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City of New Haven to apply for and accept funding from the Environmental Protection Agency's Environmental Justice Government-to-Government Program in the amount of \$1,000,000. The grant would fund an initiative by the City of New Haven and one or more community-based organizations to enroll energy-burdened New Haven residents in a new program aimed at the electrification of aging heating and cooking systems.

Submitted by: Office of Climate and Sustainability

1630-08 ORDER OF THE BOARD OF ALDERS Authorizing the Mayor of the City of New Haven to execute and deliver a five (5) year ground lease by and between Gather New Haven, Inc. and the City of New Haven for community gardens at various locations within the City of New Haven.

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

1630-09 **ORDER OF THE BOARD OF ALDERS** Accepting the list of program proposals applying for eligibility to receive donations under the State of Connecticut 2023 Neighborhood Assistance Act.

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

1630-10 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving a tax abatement agreement between the City of New Haven and HCl, LLC (Westmount Development Group, LLC) for the construction of 64 units in the RM-2 zone.

Submitted by: HCl, LLC (Westmount Development Group, LLC)

1630-11 **ORDER OF THE BOARD OF ALDERS** designating the corner of Edward B. Grant Way to Charles “Charlie” Arcangelo Corner in perpetuity, for his support, contributions, and service to the New Haven community.

Submitted By: Ward 10 Alder Anna Festa

1630-12 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the City of New Haven’s 2023-2024 Annual Action Plan Statement of Activities and Use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) funds to be submitted to the Department of Housing and Urban Development for federal financial assistance for planning and community development activities under the provisions of Title I of the Housing and Community Development Act of 1974 as amended, (PL 93-383); The Cranston Gonzalez National Affordable Housing Act of 1990 as amended (PL 101-625); The McKinney - Vento Homeless Assistance Act of 2000 as amended (PL 106-400); The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and The Aids Housing Opportunity Act (PL 102-550); hereafter referred to as “Housing And Community Development Program Acts” and for activities to be funded by program income and/or reprogramming funds from prior grant years.

Submitted by: Mayor Justin Elicker

1630-13 **FY 2023-2023 GENERAL, CAPITAL, and SPECIAL BUDGETS**

1. Appropriating Ordinance #1 an Ordinance making appropriations for operating City of New Haven Departments for the Fiscal Year July 1, 2023 through June 30, 2024.
2. Tax Levy and Revenue Appropriating Ordinance #2 an Ordinance making tax levy and revenue assumptions for the Fiscal Year July 1, 2023 through June 30, 2024.
3. Appropriating Ordinance #3 an Ordinance authorizing the issuance of general obligation bonds, Fiscal Year 2023-2024.
4. Appropriating Ordinance #4 an Ordinance authorizing issuance of general obligation tax anticipation notes and/or general obligation grant anticipation notes Fiscal Year 2024.
5. Order of the New Haven Board of Alders, reallocating \$6.3 million from previously approved American Rescue Plan Projects for the purpose of supplementing funding for eligible capital projects for Fiscal Year 2023-2024.

6. An Ordinance Amendment Section 17-201 of the General Code of Ordinances authorizing additions and changes in permits, licenses, and user fees for the Fiscal Year 2023-2024.

Submitted by: The Mayor's Office

1630-14 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving a Development and Land Disposition Agreement with respect to those properties known as 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Submitted by: Carlos Eyzaguirre, Deputy Economic Development Administrator

1630-15 **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 in the amount of \$750,000 and to partner with ART CT to support environmental remediation of the property located at 112 Chapel Street.

Submitted by: Economic Development Administration

1630-16 **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 in the amount of \$200,000 and to partner with Ronsal Limited Partnership to support environmental remediation of the property located at 135 Fulton Terrace.

Submitted by: Economic Development Administration

1630-17 **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 in the amount of \$4,000,000 and to partner with Conncorp, LLC to support environmental remediation of the 11 parcels comprising Dixwell Plaza.

Submitted by: Economic Development Administration

1630-18 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to enter into a multiyear agreement with successful Request for Proposal (RFP) respondent to provide facility management services for the New Haven Police Services Complex portfolio.

Submitted by: Department of Engineering

1630-19 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to accept funding from the Historic Wooster Square Association as a pass-through from the Connecticut Department of Community and Economic Development (CTDECD) and sign any agreements, and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding improvements to historical Wooster Square Neighborhood

Submitted by: Department of Engineering

VI. BOARD OF ZONING APPEALS

1630-20 **215 WHALLEY AVENUE.**
MBLU: 320 0300 03900
Owner/Applicant: Mid-Western Connecticut Council of Alcoholism, Inc.

Special Exceptions

Allow for transition parking and for off-street parking spaces to be located within the required front yard setback. Zone: CGD/RM-2.

1630-21 **337 SAINT JOHN STREET.**
MBLU: 209 0568 04600
Owner: Alpha Acquisitions LLC. **Applicant:** Benjamin Trachten.

Special Exception

Allow 0 off-street parking spaces where 1 is required to legally establish the current density of four dwelling units. Zone: RM-2.

VII. ADMINISTRATIVE ITEMS

1630-22A **45 YALE AVENUE.**
MBLU: 349 1078 00800.
Owner/Applicant: NHCPA Outdoors LLC; **Agent:** Timothy Onderko, Langan Engineering

Traffic Operations Plan (TOP) Review

Westville Music Bowl 2023 summer concert series, in PDD 86.

1584-01A1 **18 TOWER LANE.**
MBLU: 238 0110 00400
Owner/Applicant: New Haven Jewish Community Council Housing Corporation;
Agent: Katy Gagnon of Langan

Administrative Site Plan Review

Minor modifications to an approved site plan including conversion of existing hardscape south of the building into a new garden and gathering space as well as small layout changes near the building drop-off and accessible parking area, in PDD 15.

1550-04A1 **180, 256, AND 260 WHITNEY AVENUE, 223 PROSPECT STREET, AND 21 SACHEM STREET.**
Owner/Applicant: Yale University; **Agent:** Sheri Miller

Administrative Site Plan Review

Modifications to the Yale South Central Science Landscaping Project.

1624-06A1 **362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.**

MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.

Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St. LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

Administrative Site Plan Review

Minor modifications to the approved site plan for construction of a health clinic and associated site improvements, in the BA-I Zone, with a portion of the site in the Coastal Management Area.

1544-01R 882 WHALLEY AVENUE.

MBLU: 388 1141 00700

Applicant: Douglas Gray on behalf of Eclipse Development Group LLC

Extension of time for a period of five years (to May 16, 2028) for a previously approved Site Plan Review application for a mixed-use development with 22 residential units.

1550-03R 108 ORANGE STREET, 808 & 810 CHAPEL STREET AND 842 & 848 CHAPEL STREET.

1556-03R

MBLUs: 240 0235 01100; 240 0235 01200; 240 0235 00600; 240 0235 00700

Applicant: Pat Lynn, Director of Construction Management for CA Ventures

Administrative approval of lane closures for the construction of the Mid-Block and Corner Block mixed-use developments on Chapel Street.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1629, March 15, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, May 17, 2023 at 6:00 PM (Submission deadline: April 20, 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:

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Webinar ID: 982 9832 8270

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VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>