

**AGENDA FOR MEETING 1631
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, May 17, 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/may-17-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1631-01 25 FLINT STREET.
MBLU: 133 1054 01000
Owner/Applicant: Friends Center for Children; **Agent:** Kathryn Gagnon, Langan Engineering

Site Plan Review and Coastal Site Plan Review
Conversion of a theater and surface parking lot into a daycare center campus, in the BA 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)

1631-02 254 KIMBERLY AVENUE.
MBLU:
Owner: Robert Pursell, 254 Kimberly Avenue, LLC; **Applicant:** Robert Joyce, Trulieve; **Agent:** Dennis Colwell, Dennis Colwell Architects

Special Permit
Permit a Cannabis Dispensary in the IL Zone and Coastal Management Area.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1631-03 **47 FOXON STREET.**
MBLU: 118 1034 02000

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure.

Submitted by: Evan Trachten, LCI

1631-04 **552 AND 558 WINCHESTER AVENUE.**
MBLU: 286 0449 01000; 286 0449 00900

Disposition of a vacant three-family property and sliver lot to CONNCORP who will rehabilitate this property as an affordable rental property

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

1631-05 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a grant from the Federal Communications Commission not to exceed \$277,617.00 to support equitable access to broadband internet in New Haven through the Affordable Connectivity Program.

Submitted by: New Haven Economic Development Administration

1631-06 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to apply for and accept funding under the American Rescue Plan Act Capital Project Fund (CPF) made available to the State of Connecticut by the U.S. Department of Treasury for the Construction of a Multi-Purpose Community Facility in New Haven.

Submitted by: New Haven Engineering Department

1631-07 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to accept CT state ARPA funding from the Connecticut Department of Economic and Community Development (CTDECD) and sign any associated state agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding the Robin I. Kroogman New Haven Animal Shelter.

Submitted by: New Haven Engineering Department

1631-08 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to apply for and accept grant funding from the Connecticut Department of Transportation to operate on-demand micro-transit services as a pilot program in partnership with the New Haven Parking Authority, Greater New Haven Transit District and Via Transportation Inc.

Submitted by: New Haven Department of Transportation, Traffic and Parking

1631-09 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the amendment to Sec. 18-71- 18-90 of the City Code of Ordinances (Noise Control Ordinance).

Submitted by: New Haven Corporation Counsel

1631-10 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to enter into an agreement to commit to and participate in a regional household hazardous waste collection center with the South Central Connecticut Regional Water Authority for the period of July 1, 2023 through June 30, 2026.

Submitted by: Department of Parks and Public Works

VI. BOARD OF ZONING APPEALS

1631-11 **208 WOOSTER STREET.**
MBLU: 207 0534 00400

Owner/Applicant: Andrea Zola and Justin Dodge.

Special Exception

Allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2.

1631-12 **351 WINTHROP AVENUE.**
MBLU: 337 0262 00200

Owner: Brightside Properties of Connecticut, LLC. **Applicant:** Rachael Dols.

Special Exceptions

Permit the use of a Custodial Care Facility and to allow for 2 off-street parking spaces where 5 are required. Zone: RM-2.

VII. ADMINISTRATIVE ITEMS

1589-04A1 **285 NICOLL STREET.**
MBLU: 197 0442 00200

Owner: Narang New Haven CO., LLC.; **Agent:** Marjorie Shansky of Marjorie Shansky Attorney at Law

Administrative Site Plan Review

Minor modification to the approved site plan for conversion of 44,500 SF of warehouse space to office space in the IL Zone.

1596-02A1 **590 ORANGE STREET.**
MBLUs: 222 0368 01900, 222 0368 01901, 222 0368 01902

Owner: Thomas Scoopo, the Evangelical Convent Church of New Haven; **Agent:** Howard K. Burgoyne, the East Coast Conference of the Evangelical Convent Church; **Applicant:** Andrew Rizzo of AR Consulting LLC

Administrative Site Plan Review

Minor modifications to the approved site plan for conversion of an existing house of worship to seven residential units in a RM-2 Zone.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1630, April 19, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, June 21, 2023 at 6:00 PM (Submission deadline: May 18, 2023 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Wednesday, June 28, 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=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

2. Or dial in by phone:

Or One tap mobile :

US: +19292056099

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Webinar ID: 982 9832 8270

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