

**AGENDA FOR MEETING 1633
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, July 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/july-19-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1632-05 222 SARGENT DRIVE.
MBLU: 228 1304 00800
Owner: New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

Site Plan Review

Change of use of >5,000 SF to convert a theater into a cannabis retailer, in the BE Zone.

1633-02 770 CHAPEL STREET.
MBLU: 240 0236 01000
Owner: Julie Bernblum of 770 Chapel Street LLC; **Applicant/Agent:** A.M. Bhatt, District Arts and Education

Site Plan Review

Interior renovations on the fourth floor of an existing building for use as educational programming and office space, in a BD-1 zone.

1633-03 156, 174, 180, 192, 208, 216, 220, 224, 230, 236, 246, 258 & 270 WASHINGTON AVENUE; 266 CEDAR STREET; 655, 659 & 663 HOWARD AVENUE
MBLUs: 277 0114 00100; 277 0114 02400; 277 0114 02200; 277 0114 02100; 277 0114 02000; 277 0114 01900; 277 0114 00601; 277 0114 01800; 277 0114 01700; 277 0114 01600; 277 0114 01500; 277 0114 01400; 277 0114 01300; 277 0114 00200; 277 0114 01000; 277 0114 01100; 277 0114 01200
Owner: Beta 14 LLC / Alpha 9 LLC (Note: 246 Washington Avenue is owned by Alpha 9 LLC. All other addresses are owned by Beta 14 LLC) **Applicant:** Yale University; **Agent:** John Schaefer

Site Plan Review

Comprehensive renovation of an existing parking lot known as Lot 47 which is located within the Yale University School of Medicine campus, in the BA zone.

1633-04 10 YORK STREET and 1 PARK STREET
MBLUs: 279 0150 00100, 279 0150 00200

Owner/Applicant: Yale New Haven Hospital; **Agents:** Amy E. Souchuns Esq. and John W. Knuff, Esq.

Site Plan Review

Construction of an emergency room building under an existing building at the Yale New Haven Hospital in the BD-2 zone.

1633-05 **701 & 709 TOWNSEND AVENUE AND RAYNHAM HILL DRIVE.**
MBLUs: 024 0920 02700; 024 0920 02800; 024 0920 03000
Owner/Applicant: East Shore Partners, LLC; **Agent:** Marjorie Shansky

Site Plan Review

Creation of an event facility through rehabilitation of a historic structure and site improvements, in the RS-3 zone.

1633-06 **873, 887 & 897 GRAND AVENUE.**
MBLUs: 209 0579 03701; 209 0579 03700; 209 0579 03900
Owner/Applicant: Moshe Feferkorn, JS Dorothy LLC; **Agent:** Ben Trachten

Site Plan Review

Demolition of existing buildings and construction of a 112-unit residential building with parking on the ground floor, in the BA and RM-2 zones.

1633-07 **45 CHURCH STREET**
MBLU: 240 2351 00100
Owner: David Kuperberg, 45 Cooper Associates, LLC; **Applicant:** Dharini Patel, Divine 1, LLC; **Agent:** Bernard Pellegrino, Esq., The Pellegrino Law Firm

Site Plan Review

Conversion of the ground floor of 45 Church Street into a Hybrid Cannabis Retailer in the BD-1 Zone.

III. PUBLIC HEARINGS (Begin at 7pm)

1632-09 **109 COURT STREET.**
MBLU: 224 0258 02000
Owner/Applicant: 109-113 Court Street Associates, LLC; **Agent:** Bernard Pellegrino

Special Permit

Permit residential use on the ground floor in the BD-1 Zone.

1632-10 **420 MIDDLETOWN AVENUE.**
MBLU: 133 1048 07300
Owner: Stavros Karadimos; **Applicant:** Affinity Health and Wellness, LLC; **Agent:** Bernard Pellegrino

Special Permit

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

1632-11 **222 SARGENT DRIVE.**
MBLU: 228 1304 00800

Owner: New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

Special Permit

Permit a Cannabis Retailer in the BE Zone.

1633-08

63 AMITY ROAD.

MBLU: 429 1173 01200

Owner: Mastro Investments, LLC; **Applicant:** Nautilus Botanicals EJV2 LLC; **Agent:** Joseph Williams, Shipman and Goodwin, LLP

Special Permit

Permit a Hybrid Cannabis Retailer in the BA Zone.

1633-09

45 CHURCH STREET.

MBLU: 240 2351 00100

Owner: David Kuperberg, 45 Cooper Associates, LLC; **Applicant:** Dharini Patel, Divine 1, LLC; **Agent:** Bernard Pellegrino

Special Permit

Permit a Hybrid Cannabis Retailer, in the BD-1 zone.

1633-10

1041 STATE STREET, STATE STREET, AND MILL RIVER STREET.

MBLUs: 182 0804 01400; 182 0804 01400; 182 0804 01500

Owner: New Haven Apartment Partners LLC; **Applicant:** David Salinas, Let's Grow Hartford LLC; **Agent:** Benjamin Trachten

Special Permit

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

IV. BOARD OF ALDERS REFERRALS

1633-11

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City to apply for and accept a grant from the U.S. Department of Energy for the Buildings Upgrade Prize (Building Up) in the amount of \$400,000, to partner with Earth Forward Group, LLC to support the design and the implementation of the Decarbonize Fair Haven Program, and to increase energy efficiency improvements for residents located in the Fair Haven neighborhood

Submitted by: Michael Piscitelli, Economic Development Administrator

1633-12

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City to apply for, act as pass through for, and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$10,000,000 to support the improvement and economic development of the Whalley Commercial Gateway District.

Submitted by: Michael Piscitelli, Economic Development Administrator

V. BOARD OF ZONING APPEALS

- 1632-21** **71 WELTON STREET.**
MBLU: 152 0842 00700
Owner: AJM CT Realty LLC. **Applicant:** Tom Knapp
- Variations to permit a rear yard setback of 5ft where 12.67ft is permitted, a side yard setback of 5ft where 9.5ft is required, and Coastal Site Plan review for the construction of a new maintenance building. Zone: IH. **23-44-V, 23-45-CAM.**
- 1632-22** **410 FERRY STREET.**
MBLU: 167 0770 01400
Owner: RBM LLC. **Applicant:** Esquipulas Bakery LLC.
- Special Exception to allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2. **23-47-S.**
- 1632-23** **669 DIXWELL AVENUE.**
MBLU: 290 0478 00600
Owner: Abdessamad Bendki. **Applicant:** Benjamin Trachten.
- Special Exception to allow for a neighborhood convenience use (convenience store/bakery) within a residential zone. Zone: RM-2. **23-49-S.**
- 1632-24** **45 HAVEN STREET.**
MBLU: 174 0737 01100
Owner: CT 45 Haven LLC. **Applicant:** Benjamin Trachten.
- Variance to permit 888sf of gross floor area per dwelling unit where 1,000sf is required. Coastal Site Plan review to allow for an additional dwelling unit within an existing two-family structure. Zone: RM-2. **23-53-V, 23-54-CAM.**
- 1632-25** **29 NICOLL STREET.**
MBLU: 198 0401 00500
Owner: Taraz, Manouchehr Graham & Sean. **Applicant:** Benjamin Trachten.
- Special Exception to allow 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit within an existing three-family structure. Zone: RM-2. **23-56-S.**
- 1633-13** **69 GRAND AVENUE, 19 CLINTON AVENUE & PERKINS STREET.**
MBLUs: 160 0761 02100; 160 0761 02200; 160 0761 02101
Owner: City of New Haven. **Applicant:** Pennrose, LLC.
- Special Exceptions to permit parking for 19 off-street parking spaces where 59 are required and one loading space where three are required and Coastal Site Plan Review. Zone: BA-1. **23-57-V, 23-58-S, 23-71-CAM.**
- 1633-14** **203 ALDEN AVENUE AND 197 ALDEN AVENUE (REAR).**
MBLUs: 385 1102 01900; 385 1102 01800
Owner: 203 Alden, LLC. **Applicant:** Benjamin Trachten
- Special Exception to allow for a neighborhood convenience use (bakery and

prepared foods) within a residential zone. Zone: RM-1. **23-61-V, 23-62-S**

1633-15 **521 COLUMBUS AVENUE.**
MBLU: 310 0092 01900
Owner: James Stephens. **Applicant:** Benjamin Trachten.

Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. **23-64-V, 23-65-S**

VI. ADMINISTRATIVE ITEMS

1548-01A1 **16 MILLER STREET.**
MBLU: 340 0165 01500
Owner: City of New Haven; **Applicant:** Micah Hunter, The NHP Foundation; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Administrative Site Plan Review

Minor modifications to the approved site plan for construction of 10 multi-family townhouses and 56 residential dwelling units in a RM-1 and RM-2 zone.

1623-04A1 **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:** Meade Hopkins of Avports LLC; **Agent:** Dov Feinmesser, Newman Architects

Administrative Site Plan Review

Minor modifications to a site plan to relocate two parking spaces, in the Airport Zone.

1633-01A **24 HILLHOUSE AVENUE.**
MBLU: 244 0332 00300
Owner/Applicant: Yale University; **Agent:** Tara Leibenhaut, Yale University

Administrative Site Plan Review

Administrative site plan review for accessibility improvements to an existing building within PDU 14 in the RH-2 Zone.

1567-05A1 **500 WATERFRONT STREET.**
MBLU: 081 0954 00200
Agent: Stephen Benben of Triton Environmental, Inc.; **Owner/Applicant:** Steve Carten for Gulf Oil, LP

Administrative Site Plan Review

Minor modification to the approved plans for improvements to the Gulf Oil facility's existing secondary containment system and the elevation of the existing earthen and concrete berms in an IH zone.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1632, June 21, 2023

NOTE:

Next Special Meeting of the City Plan Commission:
Wednesday, July 26, 2023 at 6:00 PM

Next Regular Meeting of the City Plan Commission:
Wednesday, September 20, 2023 at 6:00 PM (Submission deadline: August 17, 2023 by 12:00 PM)

NOTE:

The City Plan Commission will take an August recess per the approved annual calendar, therefore there is no July application deadline. Applications received between June 23rd and August 17th at 12pm will be reviewed in preparation for the September 20th CPC meeting.

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>