

**AGENDA FOR MEETING 1634  
A SPECIAL MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, July 26, 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-26-2023-meeting>

**I. ROLL CALL**

**II. PUBLIC HEARINGS (Begin at 6pm)**

**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.

**1634-01      PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE ARTICLE I DEFINITIONS; ARTICLE II, ESTABLISHMENT OF DISTRICTS: ZONING MAP; ARTICLE V §§ 42 (USE TABLE), 42.6 ADULT-USE CANNABIS, 43.3 SPECIAL PROVISIONS IN THE MU DISTRICT, 43.1, AND 45 BY ADDING A NEW MIXED USE ZONING DISTRICT (MU) APPLICABLE CITYWIDE AND FOR THE PURPOSE OF IMPLEMENTING THE LONG WHARF RESPONSIBLE GROWTH PLAN.**

**Submitted by:** Laura E. Brown, City Plan Director

**1634-02      PETITION TO AMEND THE NEW HAVEN ZONING MAP TO CHANGE THE ZONING DESIGNATIONS FROM GENRAL BUSINESS (BA), WHOLESale AND DISTRIBUTION (BE), LIGHT INDUSTRIAL (IL), AND HEAVY INDUSTRIAL (IH) TO A NEW MIXED-USE DISTRICT (MU) WITHIN THE BOUNDARY OF THE LONG WHARF RESPONSIBLE GROWTH PLAN.**

**Submitted by:** Laura E. Brown, City Plan Director

**^1634-03      PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE ARTICLE V §§ 42 (USE TABLE), 43, 43.1, AND 45 BY ADDING, TRANSIT-ORIENTED DEVELOPMENT DISTRICT PURSUANT TO CONN. GENERAL STATUTES §§ 13b-79o, ET. SEQ., KNOWN AS A TRANSIT ORIENTED COMMUNITY ZONE, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT.**

**Submitted by:** New Haven Parking Authority

**^1634-04**     **PETITION TO AMEND THE NEW HAVEN ZONING MAP** (Maps #16 and #12)  
TO CHANGE THE DESIGNATION OF APPROXIMATELY 7.33± ACRES OF LAND  
LOCATED AT 170 UNION AVENUE (M-B-P 237/1300/00200) FROM B-E  
(WHOLESALE AND DISTRIBUTION) TO A TRANSIT-ORIENTED  
DEVELOPMENT ZONING DISTRICT CLASSIFICATION, KNOWN AS A  
TRANSIT-ORIENTED COMMUNITY ZONE.

**Submitted by:** New Haven Parking Authority

**III.    SITE PLAN REVIEW**

**^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.

**IV.    DELIBERATIONS**

**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.

**V.     BOARD OF ZONING APPEALS**

**1632-21**     **71 WELTON STREET.**  
MBLU: 152 0842 00700  
**Owner:** AJM CT Realty LLC. **Applicant:** Tom Knapp

Variances 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. MINUTES OF MEETINGS**

Meeting:

- Meeting #1632, June 21, 2023
- Meeting #1633, July 19, 2023

### **NOTE:**

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 17<sup>th</sup> at 12pm will be reviewed in preparation for the September 20<sup>th</sup> 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](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!
  - 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>