

**AGENDA FOR MEETING 1635  
A SPECIAL MEETING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, August 23, 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/august-23-2023-meeting>

**I. ROLL CALL**

**II. BOARD OF ZONING APPEALS**

- 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**

### **III. MINUTES OF MEETINGS**

Meeting:

- Meeting #1632, June 21, 2023
- Meeting #1634, July 26, 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).*