

**AGENDA FOR MEETING 1636
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, September 20, 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/september-20-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1636-01 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

Site Plan Review and Coastal Site Plan Review

Conversion of an existing building to a cannabis retail facility and associated site improvements, in the IL Zone and Coastal Management Area.

1636-02 345 EAST SHORE PARKWAY.
MBLU: 052 0950 00400
Owner/Applicant: Greater New Haven Water Pollution Control Authority; **Agent:** Marjorie Shansky

Master Plan

Updates to the Greater New Haven Water Pollution Control Authority Master Plan in the Park zone and Coastal Management Area.

1636-03 345 EAST SHORE PARKWAY.
MBLU: 052 0950 00400
Owner/Applicant: Greater New Haven Water Pollution Control Authority; **Agent:** Marjorie Shansky

Site Plan Review and Coastal Site Plan Review

Process Air Compressor System for Low Level Nitrogen Removal, in the Park zone and Coastal Management Area.

1636-04 345 EAST SHORE PARKWAY.
MBLU: 052 0950 00400
Owner/Applicant: Greater New Haven Water Pollution Control Authority; **Agent:** Marjorie Shansky

Site Plan Review and Coastal Site Plan Review

Fats, Oils, and Greases Receiving Station, in the Park zone and Coastal Management Area.

- 1636-05** **69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.**
MBLUs: 160 0761 02100; 160 0761 02200; 160 0761 02101
Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC;
Agent: Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Conversion of the former Strong School and construction of a 50,225± addition to create 58 residential apartments and a community amenity space, and associated site improvements, in the BA-1 Zone and Coastal Management Area.

- 1636-06** **MIDDLETOWN AVENUE.**
MBLU: 150 1300 00100
Owner: Cevalon Corporation; **Applicant:** AB Eco Park LLC; **Agent:** David Gagnon, Langan Engineering

Site Plan Review, Coastal Site Plan Review, Soil Erosion and Sediment Control Review

Site re-grading, in the IH Zone and Coastal Management Area.

- ^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.

III. PUBLIC HEARINGS (Begin at 7pm)

- 1636-07** **169 EAST STREET.**
MBLU: 203 0547 00201
Owner: Foundry Square, LLC; **Applicant:** Acreage Connecticut Retail JV, LLC; **Agent:** Benjamin Trachten

Special Permit

Permit a Cannabis Retailer in the IL Zone.

- 1636-08** **69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.**
MBLUs: 160 0761 02100; 160 0761 02200; 160 0761 02101
Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC;
Agent: Meaghan Miles

Special Permit

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

- 1636-09** **69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.**
MBLUs: 160 0761 02100; 160 0761 02200; 160 0761 02101

Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC;
Agent: Meaghan Miles

Special Permits:

Permit a use over 5,000 SF in the BA-1 Zone.

1636-06

MIDDLETOWN AVENUE.

MBLU: 150 1300 00100

Owner: Cevalon Corporation; **Applicant:** AB Eco Park LLC; **Agent:** David Gagnon,
Langan Engineering

Class C Soil Erosion and Sediment Control Review

Site re-grading involving the addition of 27,820 CY of material, in the IH Zone and
Coastal Management Area.

1636-10

2 THORN STREET.

MBLU: 303 0067 00100

Petition of New Haven Dream LLC and New Haven Center for Nursing & Rehabilitation
Center for Zoning Ordinance Map Amendment to Change the Zoning Designation of 2
Thorn Street from IL (Light Industrial) to BA (Business A).

Submitted by: New Haven Dream LLC and New Haven Center for Nursing &
Rehabilitation Center

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

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1636-11

309 DYER STREET.

MBLU: 357 1151 01600

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

1636-12

1589 CHAPEL STREET.

MBLU: 336 0238 00800

Disposition of a vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop two, two-family owner-occupied structures.

Submitted by: Evan Trachten, LCI

1636-13 **252 DAVENPORT AVENUE.**
MBLU: 300 0129 01700

Disposition of a vacant lot to the National Veterans Council for Legal Redress who will develop three units of affordable rental housing.

Submitted by: Evan Trachten, LCI

1636-14 **634 HOWARD AVENUE.**
MBLU: 277 0100 00400

Disposition of a vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied structure.

Submitted by: Evan Trachten, LCI

1636-15 **83 LOMBARD STREET.**
MBLU: 158 0814 00800

Disposition of a vacant lot to Douglas Allen Investment Group, LLC to develop a structure with 4-8 affordable rental units.

Submitted by: Evan Trachten, LCI

1636-16 **13 WALNUT STREET.**
MBLU: 181 0599 01000

Disposition of three portions of this sliver lot to adjacent property owners to be used as yard area.

Submitted by: Evan Trachten, LCI

1636-17 **18 MILL RIVER STREET.**
MBLU: 181 0599 00800

Disposition of this sliver lot to the adjacent property owners to be used as side-yard area.

Submitted by: Evan Trachten, LCI

1636-18 **0 CARROLL STREET.**
MBLU: 096 1024 00502

Disposition of vacant land to Susan Renkun to address water and drainage issues originating from this City-owned parcel.

1636-19 **Submitted by:** Evan Trachten, LCI
0 EAST SHORE PARKWAY.
MBLU: 067 0953 00100

Disposition of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

1636-20 **ORDER OF THE BOARD OF ALDERS** designating the corner of Thompson Street and Shelton Avenue as “Geneva Pollock Way” in perpetuity for her love, commitment, significant contributions, and service to people in the Dixwell Community and City-Wide.

Submitted by: Alder Troy Streater, Ward 21

1636-21 **RESOLUTION** authorizing the Mayor to apply for and accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) for General Maintenance and Improvements to Quinnipiac River Park, Fort Wooster Park, Fairmont Park, Lighthouse Point Park, and Annex Little League.

Submitted by: Giovanni Zinn, City Engineer

1636-22 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN,** authorizing the purchase of property known as 270 Foxon Boulevard from Minal, INC. for the sum of \$6,900,000 for the purpose of the development of a non-congregate shelter and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such purchase in accordance with the terms and conditions of the contract attached hereto and authorizing the Mayor to utilize \$1,900,000 from the General Fund Account No. 3079MB01 and authorizing the redesignation of \$5,000,000 in funding from the American Rescue Plan Act of 2021, local recovery fund to finance said purchase and resolutions to apply for and accept funding from The Office of Policy and Management Urban Act Grant in the amount of \$5,000,000 to replenish the New Haven Land Bank, INC. and from the State of Connecticut Department of Housing in the amount of \$4,300,000 in order to address homelessness and covid-19 in the City of New Haven including the necessary funding for renovation of said property and subsequent operation of said shelter for a period of two years and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents in connection therewith and order authorizing the execution and delivery of a multi-year agreement with respect to the operation of said shelter.

Submitted by: Dean Mack, Economic Development

1636-23 **ORDER OF THE BOARD OF ALDERS** Approving the acquisition of 25 Kendall Street, New Haven.

Submitted by: Stephen Fontana, Deputy Director, Economic Development

1636-24 **ORDINANCE AMENDMENT** Approving the Amendment To Title V – Housing Code Par. 102. – Penalties of the City Of New Haven Code Of Ordinances.

Submitted by: Patricia King, Corporation Counsel

VI. BOARD OF ZONING APPEALS

1636-25 **1409 CHAPEL STREET.**
MBLU: 316 0243 00100
Owner: Jonah Schwartz. **Applicant:** Mohammed Emdadullah

Special Exception

Allow for a neighborhood convenience use (convenience store) within a residential zone. Zone: RO. BZA file 23-69-S.

1636-26 **88, 94, 98 HAZEL STREET.**
MBLU: 286 0451 01200; 286 0451 01300; 286 0451 01400
Owner/Applicant: Neighborhood Housing Services of New Haven

Special Exception

Allow for 4 off-street parking spaces where 8 are required to allow for the creation of 8 dwelling units. Zone: RM2. BZA file 23-73-S.

1636-27 **296 BLATCHLEY AVENUE.**
MBLU: 172 0754 00101
Owner: 296 Blatchley Avenue, LLC. **Applicant:** Ariel Diaz

Special Exception

Allow for a neighborhood convenience use (deli / grocery store) within a residential zone. Zone: RM2. BZA file 23-75-S.

1636-28 **86 EDWARDS STREET.**
MBLU: 212 0367 01700
Owner/Applicant: Roy's Treehouse, LLC

Special Exception

Permit 0 parking spaces where 1 is required. Zone: RM2. BZA file 23-79-S.

1636-29 **224 KIMBERLY AVENUE.**
MBLU: 268 0015 00200
Owner/Applicant: Greenwich Plymouth & Kimberly, LLC

Special Exception

Permit 0 parking spaces where 1 is required. Zone: RM2. BZA file 23-80-S.

VII. ADMINISTRATIVE APPROVALS

1623-01A1 **8 WHALLEY AVENUE.**
MBLU: 296 0285 00300
Owner: 8-12 Whalley LLC; **Applicant:** Andrew Rizzo

Administrative Site Plan Review

Minor modifications to an approved site plan. Construction of four stories on an existing building to create six residential units, in the Commercial Gateway District.

1624-01A1 **275 SOUTH ORANGE STREET.**
Owner/Applicant: 275 Orange Phase 1-A LLC

Administrative Site Plan Review

Minor modifications to the approved site plan for the construction of a multi-story, multi-use structure in a BD-3 zone.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1635, August 23, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, October 18, 2023 at 6:00 PM (Submission deadline: September 21, 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:

Or One tap mobile :

US: +19292056099

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Webinar ID: 982 9832 8270

Passcode: 778417606

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