

**AGENDA FOR MEETING 1637
A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 4, 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/october-4-2023-meeting>

I. ROLL CALL

II. 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.

III. ADMINISTRATIVE APPROVALS

1502-03A2 **87 UNION AVENUE.**
Owner: 44 Olive Street Ground Owner LLC; **Applicant:** Nadav Minkin, RSC New Haven LLC; **Agent:** Carolyn Kone of Brenner, Saltzman & Wallman LLP

Administrative Site Plan Review

Minor changes to an approved site plan (change of first floor commercial use).

IV. MINUTES OF MEETINGS

Meeting:

- Meeting #1636, September 20, 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.

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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 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>