

**AGENDA FOR MEETING 1638
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 18, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHlYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be tabled

***Item to be removed from table**

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/october-18-2023-meeting>

I. ROLL CALL

II. 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 and retail space on the ground floor, in the BA and RM-2 zones.

^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.

**1638-01 310 & 314 PROSPECT STREET AND PROSPECT STREET. YALE
UNIVERSITY LOT 63.**
MBLUs: 246 0362 03700; 246 0362 03600; 246 0362 03500.
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University.

Site Plan Review

Construction of an additional 32 parking spaces onto an existing surface parking lot in the RM-2 zone.

1638-02 339 PROSPECT STREET. YALE UNIVERSITY LOT 15.
MBLU: 247 0395 00100.
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

Construction of an additional 20 parking spaces onto an existing surface parking lot in the RM-2 zone.

1638-03 **165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.**
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

Construction of an addition to Wright Laboratory, construction of a new service node at the existing Yale Science building (YSB), site utility work, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street)

1638-04 **418-420 FERRY STREET.**
MBLUs: 167 0770 01200; 167 0770 01100
Owner/Applicant: Michael Puccino

Site Plan Review

Construction of a building with six residential units for senior housing, in the RM-2 zone.

1638-05 **45 CHURCH STREET**
MBLU: 240 2351 00100
Owner: David Kuperberg, 45 Cooper Associates, LLC; **Applicant:** Ruth Alexandra Arpi, The Vault NH, LLC; **Agent:** John E Pollard, Real Estate Advisors LTD, LLC

Site Plan Review

Conversion of the ground floor of 45 Church Street into a Bar/Café/Nightclub in the BD-1 Zone.

III. PUBLIC HEARINGS (Begin at 7pm)

^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.

1638-03 **165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.**
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300
Owner/Applicant: Yale University; **Agent:** S. Brown

Class C Soil Erosion and Sediment Control Review

Construction of an addition to Wright Laboratory, construction of a new service node at the existing Yale Science building (YSB), site utility work, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street) Involves movement of ~40,000 CY of material.

- ^1638-06** **1101-1155 WHALLEY AVENUE.**
MBLUs: 404 1169 02200; 404 1169 02300
Owner/Applicant: West Rock Views, LLC; **Agent:** J. Williams

Special Permit

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

- ^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. BOARD OF ALDERS REFERRALS

- 1638-07** **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED GROUND
LEASE BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC,
WITH RESPECT TO A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET
MUNICIPAL DEVELOPMENT PROJECT AREA, NOW KNOWN AS 194 RIVER
STREET

Submitted by: Helen Rosenburg, Economic Development Administration

- 1638-08** **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
APPROVING A GRANT OF AN AMOUNT NOT TO EXCEED \$400,000 TO
BIGELOW SQUARE, LLC TO OFFSET THE COST OF IMPROVING A PORTION
OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT
PROJECT AREA, CONSISTING OF 198 RIVER STREET PURSUANT THERETO,
FOR COMMERCIAL AND INDUSTRIAL USE

Submitted by: Helen Rosenburg, Economic Development Administration

1638-09 RESOLUTION OF THE BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$969,750.00 TO SUPPORT ENVIRONMENTAL CLEANUP OF 198 RIVER STREET IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT PLAN AREA

Submitted by: Helen Rosenberg, Economic Development Administration

1638-10 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, PROVIDING FOR THE CONVEYANCE OF A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, BEING KNOWN AS 198 RIVER STREET IN ACCORDANCE THEREWITH

Submitted by: Helen Rosenberg, Economic Development Administration

1638-11 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE TERMINATION OF THE LEASE AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, EXECUTED WITH RESPECT TO A CERTAIN PARCEL OF LAND KNOWN AS 198 RIVER STREET IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT PLAN AREA

Submitted by: Helen Rosenberg, Economic Development Administration

1638-12 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED GROUND LEASE BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, WITH RESPECT TO A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, NOW KNOWN AS 200 RIVER STREET

Submitted by: Helen Rosenberg, Economic Development Administration

1638-13 ORDER OF THE BOARD OF ALDERS DESIGNATING THE CORNER OF THOMPSON STREET AND NEWHALL STREET AS "MRS. PEARLIE M. NAPOLEON WAY" IN PERPETUITY, FOR HER LOVE, COMMITMENT, GREAT CONTRIBUTIONS AND SERVICE TO PEOPLE IN THE NEWHALLVILLE COMMUNITY AND CITY WIDE

Submitted by: Alder Troy Streater, Ward 21

1638-14 ORDINANCE AMENDMENT TO OR-2023-0021, THE FLOOD DAMAGE PREVENTION ORDINANCE.

Submitted by: Hurwitz Sagarin Slossberg & Knuff LLC Submitting, on behalf of Sargent Manufacturing, an Assa Abloy Company

- 1638-15** **ORDINANCE AMENDMENT TO OR-2023-0021, TITLE IV OF THE CITY OF NEW HAVEN’S CODE OF ORDINANCES TO BRING THE FLOOD DAMAGE PREVENTION ORDINANCE INTO COMPLIANCE WITH THE UNIFORM BUILDING CODE FOR THE STATE OF CONNECTICUT.**

Submitted by: Carolyn Kone, Brenner, Saltzman, and Wallman LLP

V. BOARD OF ZONING APPEALS

- 1638-16** **362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE AND 81, 83, 85, 87 WOOLSEY STREET.**

Owner/Applicant: Fair Haven Community Health Clinic, Inc.

Variance to permit a primary entrance that does not face the sidewalk and Coastal Site Plan Review. Zone: BA-1. 23-79-V, 23-75-CAM

- 1638-17** **361 WILLOW STREET.**

Owner: 361 Willow Street, LLC. **Applicant:** c/o Benjamin Trachten, Trachten Law Firm

Special Exception to permit 0 parking spaces where 1 is required. Zone: RH-1. 23-81-S

- 1638-18** **189 FARREN AVENUE.**

Owner: Erya Group A LLC. **Applicant:** c/o Benjamin Trachten, Trachten Law Firm

Variance to allow 1,161 sq ft of lot area where 1,200 sq ft is required (to utilize the density bonus of the Inclusionary Zoning Ordinance) and Coastal Site Plan Review. Zone: RM-2. 23-84-V, 23-73-CAM

- 1638-19** **306 GREENWICH AVENUE.**

Owner: Greenwich Plymouth 3 & Kimberly LLC. **Applicant:** c/o Benjamin Trachten, Trachten Law Firm

Variance to permit a lot area of 1,198 sq ft per dwelling unit where 1,200 is required (in accordance with the Inclusionary Zoning Ordinance density bonus) and Coastal Site Plan Review. Zone: RM-2. 23-86-V, 23-74-CAM

- 1638-20** **1 VALLEY STREET.**

Owner: 1 Valley Street LLC. **Applicant:** Pickleville CT, LLC c/o Benjamin Trachten, Trachten Law Firm

Special Exception to allow a recreation facility (pickleball) in the BA zone and permit 0 loading spaces where one loading space is required and Coastal Site Plan Review 23-72-CAM. Zone: BA/BA-2. 23-88-V, 23-82-S, 23-72-CAM

VI. ADMINISTRATIVE APPROVALS

- 1551-01R** **67 WHITNEY AVENUE.**

Applicant: Andrew Rizzo for AR Consulting LLC

Extension of time for a period of five years (to November 14, 2028) for a previously approved Site Plan Review application for 15 new residential units in a BD zone.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1637, October 4, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, November 15, 2023 at 6:00 PM (Submission deadline: October 19, 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

Or Telephone:

US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

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