

**AGENDA FOR MEETING 1639**  
**A SPECIAL MEETING AND PUBLIC HEARING OF THE**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, November 8, 2023 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUxmd0lHNWNzUT09>

**Passcode:** Planning2

^ Item expected to be tabled

\*Item to be removed from table

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/november-8-2023-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

**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.

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

**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.

**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.

**IV. ADMINISTRATIVE APPROVALS**

**1608-02A1 WINCHESTER GREEN (PDD 49)**

MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104

**Owners:** SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation, SPDC TRACT D, LLC

**Applicants:** Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation

**Agent:** Carolyn Kone

**Administrative Site Plan Review**

Minor modifications to approved detailed plans for several parcels within PDD 49.

**V. MINUTES OF MEETINGS**

Meeting:

- Meeting #1638, October 18, 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](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>