

**AGENDA FOR MEETING 1640
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 15, 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/november-15-2023-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

**1640-01 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET, and 109 MANSFIELD STREET.
YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.
MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362 00900
Owner/Applicant: Yale University; Agent: Stephen Brown, Yale University**

Site Plan Review

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

III. PUBLIC HEARINGS (Begin at 7pm)

**1640-02 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET, and 109 MANSFIELD STREET.
YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.
MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362 00900
Owner/Applicant: Yale University; Agent: Stephen Brown, Yale University**

Class C Inland Wetlands Review

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

**1640-03 145 PORTSEA STREET.
MBLU: 264 0082 00800**

Disposition of sliver lot at 143 Portsea Street to adjacent owner occupant. The property will be used as a driveway and a side-yard area.

Submitted by: Evan Trachten, LCI

**1640-04 192 CEDAR STREET.
MBLU: 265 0084 00300**

Disposition of sliver lot at 192 Cedar Street to adjacent owner occupant. The property will be used as side-yard area.

Submitted by: Evan Trachten, LCI

1640-05 **321 AND 325 DIXWELL AVENUE.**
MBLU: 283 0346 04900, 283 0346 05000

Disposition of two vacant lots for East Rock Lodge. The land will serve as parking and site control.

Submitted by: Evan Trachten, LCI

1640-06 **333 JAMES STREET.**
MBLU: 172 0773 01400

Disposition of sliver lot at 333 James Street to adjacent owner occupant. The property will be used as side-yard area.

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

1640-07 **ORDER OF THE NEW HAVEN BOARD OF ALDERS** granting a temporary workspace easement of approximately 0.33 acres and a permanent easement of approximately 0.093 acres with temporary workspace of approximately 0.34 acres in favor of the United Illuminating Company (owned by Avangrid) for the siting and construction and erection of certain electrical transmission poles and towers over properties owned by the City of New Haven known as 230 Ella T. Grasso Boulevard (MBLU 272-0017-00100, PID 15805) and Ella T. Grasso Boulevard (MBLU 272-0017-00400, PID 15807); and accepting \$46,724.00 as compensation.

Submitted by: Attorney Bridget M. D'Angelo, for The United Illuminating Company

VI. BOARD OF ZONING APPEALS

1640-08 **329 DIXWELL AVENUE.**
MBLU: 283 0346 05100
Owner: East Rock Lodge #141, LLC. Applicant: Gary Hogan

Special Exceptions

Allow use of social club in a BA zone and allow 32 parking spaces where 37 are required within a residential and BA zone. Zone: BA/RM-2. BZA file 23-83-S.

1640-09 **34 BISHOP STREET.**
MBLU: 212 0369 02500
Owner: Jonathan Wall. Applicant: Salvatore Raffone

Special Exception

Allow 1,961 sq ft of lot area per dwelling unit where 2,000 sq ft is required for a fourth dwelling unit within a residential zone. Zone: RM-2. BZA file 23-84-S.

1640-10 **90 RIVER STREET.**
MBLU: 165 0609 00400
Owner: Kiever Pinos. Applicant: Benjamin Trachten, Trachten Law Firm

Special Exception & Variance

Variance to permit an indoor soccer recreation facility in the IM zone. Special Exception to allow 0 parking where 163 spaces are required and 0 loading spaces where 1 is required. Zone: IM. BZA files 23-91-V, 23-84-S.

- 1640-11** **528 ORANGE STREET.**
MBLU: 222 0370 03000
Owner: Alex Kleiner. **Applicant:** Benjamin Trachten, Trachten Law Firm
- Special Exception & Variance**
Variance to permit retail use in a RM2 Zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required within a residential zone. Zone: RM-2. BZA files 23-92-V, 23-85-S.
- 1640-12** **669 DIXWELL AVENUE.**
MBLU: 290 0478 00600
Owner: Abdessamad Bendki. **Applicant:** Benjamin Trachten, Trachten Law Firm
- Special Exception & Variance**
Variance to permit a take-out and delivery restaurant in the RM2 zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required within a residential zone. Zone: RM-2. BZA files 23-93-V, 23-86-S.
- 1640-13** **592 ELLA T GRASSO BOULEVARD.**
MBLU: 308 0068 01200
Owner: Columbus House Inc. **Applicant:** Benjamin Trachten, Trachten Law Firm
- Special Exception, Variance & Coastal Plan Review**
Variance to permit rooming/boarding house in IL zone, usable open space of 1,600 sf where 4,650 sf is required, and common amenity space of 3,586 sf where, 4,650 sf is required. Special Exception to allow 0 parking where 28 are required and 0 loading where 1 is required. Coastal Site Plan Review. Zone: IL. BZA files 23-94-V, 23-87-S, 23-76-CAM.
- 1640-14** **693 DIXWELL AVENUE.**
MBLU: 290 0487 00400
Owner: S and Y Investments, LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm
- Special Exception**
Allow 0 parking where 1 is required. Zone: BA. BZA file 23-88-S.
- 1640-15** **101 ESSEX STREET.**
MBLU: 118 1033 00801
Owner: Navel Development, LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm
- Variance & Coastal Site Plan Review**
Permit 1,428 sq ft of lot area per dwelling unit where 2,100 sq ft is required. (utilizing the density bonus of the Inclusionary Zoning Overlay District). Zone: RM-1. BZA files 23-97-V, 23-77-CAM.
- 1640-16** **89 NASH STREET.**
MBLU: 198 0416 01300
Owner: John McFadyen. **Applicant:** Benjamin Trachten, Trachten Law Firm
- Variance & Coastal Site Plan Review**
Variance to permit conversion at 613.37 sq ft floor area per dwelling unit were 1,100 sq ft is required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-98-V, 23-78-CAM.

1640-17 **111 NASH STREET.**
MBLU: 198 0416 01900
Owner: John McFadyen. **Applicant:** Benjamin Trachten, Trachten Law Firm

Special Exception, Variance & Coastal Plan Review

Variance to permit residential use in an accessory structure within a side/rear yard, a side yard of 1 ft where 5 ft is required, a building height of 22.33 ft where 12 ft is required, and a lot area of 958.4 where 2,000 ft is required. Special exception to allow 3 parking spaces where 5 are required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-99-V, 23-89-S, 23-79-CAM.

1640-18 **20 MALTBY PLACE.**
MBLU: 172 0751 01000
Owner: THP Delaware LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm

Special Exception & Coastal Site Plan Review

Special exception to allow 0 parking where 2 are required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-90-S, 23-80-CAM.

1640-19 **128-130 ADELINE STREET.**
MBLU: 304 0046 02600; 304 0046 02601
Owner: Peter Porter. **Applicant:** Benjamin Trachten, Trachten Law Firm

Variance & Coastal Site Plan Review

Variance to permit minimum lot area of 3840 sq ft where 2000 sq ft is required, a minimum lot area of 45 ft where 50 ft is required, a lot area per dwelling unit of 1920 sq ft where 2000 sq ft is required, a side building wall height of 23 ft where 14 is permitted (southerly), and to permit a side yard wall of 7ft where 8ft is required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-100-V, 23-81-CAM.

VII. ADMINISTRATIVE APPROVALS

1640-20 **363 SAINT RONAN STREET.**
MBLUs: 219 0459 00100
Owner: The Berkeley Divinity School; **Applicant:** David Thompson, David Thompson Architects; **Agent:** Marcus Puttock, Godfrey Hoffman Hodge

Administrative Site Plan Review

Administrative site plan review for the renovation of the existing Berkeley Center building as well as construction of a new outdoor terrace and accessible pathway from the driveway to the lower level of the building, in the RS-1 zone.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1638, October 18, 2023
- Meeting #1639, November 8, 2023

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, December 20, 2023 at 6:00 PM (Submission deadline: November 16, 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

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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.

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>

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