

**AGENDA FOR MEETING 1641
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 6, 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/december-6-2023-meeting>

I. ROLL CALL

II. PUBLIC HEARINGS (Begin at 6pm)

1641-01 200 CONRAD DRIVE, STEVENSON ROAD (no #) and 746 FOUNTAIN STREET.
MBLUs: 451-1252-00300, 447-1252-00301, 413-1249-00800, 450-1223-00200
(**Owner/Applicant:** Yale University; **Agent:** Jeromy Powers, Yale University)

Class C Inland Wetlands Review

Restoration of the Yale Golf Course and construction of associated improvements, with activity in the Inland Wetlands Regulated Area, in the RS-2 zone.

1641-02 200 CONRAD DRIVE, STEVENSON ROAD (no #) and 746 FOUNTAIN STREET.
MBLUs: 451-1252-00300, 447-1252-00301, 413-1249-00800, 450-1223-00200
(**Owner/Applicant:** Yale University; **Agent:** Jeromy Powers, Yale University)

Class C Soil Erosion and Sediment Control Review

Restoration of the Yale Golf Course and construction of associated improvements in the RS-2 Zone, involving movement of ~95,500 cubic yards of material.

III. SITE PLAN REVIEW

1641-02 200 CONRAD DRIVE, STEVENSON ROAD (no #) and 746 FOUNTAIN STREET.
MBLUs: 451-1252-00300, 447-1252-00301, 413-1249-00800, 450-1223-00200
(**Owner/Applicant:** Yale University; **Agent:** Jeromy Powers, Yale University)

Site Plan Review

Restoration of the Yale Golf Course and construction of associated improvements in the RS-2 Zone

IV. 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.

1552-08R **69-75 DAGGETT STREET.**
Applicant: Benjamin Trachten, Trachten Law Firm

Extension of time for a period of five years (to January 23, 2029) for a previously approved Site Plan Review application for conversion of a factory to 80 residential units in the IL zone.

1555-02A1 **634 WOODWARD AVENUE.**
Applicant: Mike Puccino

Administrative Site Plan Review

Addition of two units of elderly housing to a previously approved site plan for seven residential dwelling units in a RM-1 zone.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1640, November 15, 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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