

**AGENDA FOR MEETING 1644  
A REGULAR MEETING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, January 17, 2024 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 passed over

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/january-17-2024-meeting>

**I. ROLL CALL**

**II. SITE PLAN REVIEW**

**1642-02      1 VALLEY STREET.**

MBLUs: 388 1167 01000

**Owner:** 1 Valley Street LLC; **Applicant:** Pickleville CT LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

**Site Plan Review and Coastal Site Plan Review**

Site plan review and coastal site plan review for the construction of an indoor recreational facility in the BA and BA-2 zone.

**1644-01      511 FOXON BOULEVARD (A/K/A 550 FOXON BOULEVARD).**

MBLU: 123 1254 00100

**Owner:** Renee Richardson, Country House Realty, LLC; **Applicant:** Domenic Carpiionato, CPDE East Haven, LLC; **Agent:** Kevin Hixson, BL Companies

**Site Plan Review**

For construction of a 28-space surface parking lot in the BA zone, in association with a commercial development on the East Haven side of the site.

**III. PROPERTY ACQUISITION AND DISPOSITION REFERRALS**

**1644-02      27 COUNTY STREET, 107 FARREN AVENUE, 21 KIMBERLY AVENUE, 16 WAVERLY STREET, 18 WAVERLY STREET.**

MBLUS: 320 0300 00300; 084 0990 00300; 266 0028 00900; 315 1290 01700; 315 1290 01600

Disposition of vacant, buildable lots to the New Haven Land Bank.

**Submitted by:** Evan Trachten, LCI

**IV. BOARD OF ALDERS REFERRALS**

- 1644-03**      **ORDER OF THE NEW HAVEN BOARD OF ALDERS** designating the corner of Sherman Parkway and Harding Place as “Camryn’s Corner” to commemorate and honor the vibrant life of Camryn Gayle, a dedicated cheerleader and source of inspiration for countless young individuals in the community.

**Submitted by:** Alder Troy Streeter, Ward 21

**V.    BOARD OF ZONING APPEALS**

- 1642-11**      **693 ORCHARD STREET.**  
MBLU: 283 0346 04300  
**Owner:** Beulah Land Development Corporation, **Applicant:** Darrell Brooks.
- Special Exception**  
Special Exception to allow 0 parking where 1 is required. Zone: RM-2. BZA file 23-91-S.
- 1644-04**      **62 MILLER STREET.**  
MBLU: 340 0165 00400  
**Owner:** Light Investments LLC, **Applicant:** Benjamin Trachten, Trachten Law Firm.
- Special Exception and Coastal Site Plan Review**  
Special Exception to permit 0 off-street parking spaces where 1 is required and Coastal Site Plan Review to allow for an additional dwelling unit within an existing 2-family structure. Zone: RM-1. BZA files 23-92-S, 23-82-CAM.
- 1644-05**      **252 DAVENPORT AVENUE.**  
MBLU: 300 0129 01700  
**Owner:** National Veterans Council for Legal Redress, **Applicant:** Carl Bordeaux, Agent.
- Special Exception**  
Special Exception to allow 4 off-street parking spaces within the front yard to allow for the construction of 4 dwelling units. Zone: RM-2. BZA file 24-3-S.
- 1644-06**      **280 BLAKE STREET.**  
MBLU: 356 1149 00800  
**Owner:** Peachy and Lala Productions LLC., **Applicant:** Ian Alderman, Manager.
- Special Exception**  
Special Exception to allow 17 off-street parking spaces where 38 are required and permit a full liquor license, including accessory entertainment. Zone: BA. BZA file 24-5-S.
- 1644-07**      **78 COVE STREET.**  
MBLU: 035 0865 01200

**Owner:** S. Acacia LLC, **Applicant:** Agatha Slivkova-Agent/Manager

**Special Exception**

Allow 3 off-street parking spaces to be located within the required front yard. Zone: RS-2. BZA file 24-6-S.

**1644-08**

**2 THORN STREET.**

MBLU: 303 0067 00100

**Owner:** New Haven Dream LLC, **Applicant:** Agent and Attorney, Sara Sharp

**Special Exception**

Allow 78 off-street parking spaces where 150 are required for a nursing/rehabilitation facility. Zone: BA. BZA file: 24-8-S.

**1644-09**

**33 CHAPEL STREET.**

MBLU: 163 0716 01000

**Owner:** BH 770 Batim LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm LLC

**Special Exception**

Permit 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit in an existing 2-family structure. Zone: RM-1. BZA file: 24-9-S.

**VI. MINUTES OF MEETINGS**

Meeting:

- Meeting #1643, January 3, 2024

**NOTE:**

Next Special Meetings of the City Plan Commission:

Wednesday, January 24, 2024 at 6:00 PM-Public Hearing starts at 6:00 PM

Wednesday, February 7, 2024 at 6:00 PM-Public Hearing starts at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, February 21, 2024 at 6:00 PM (Submission deadline: January 18, 2024 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=NHlYUE5mZTAwME9nbUpmd0lHNWNzUT09>

**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>