

AGENDA FOR MEETING 1645
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, January 24, 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-24-2024-cpc-special-meeting>

I. ROLL CALL

II. PUBLIC HEARINGS (Begin at 6pm)

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.

^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

Site Plan Review

Construction of 62 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

1645-01 89 SHELTON AVENUE. a/k/a 91 SHELTON AVENUE.
MBLU: 284 0392 00101
Owner: New Haven Business Center, LLC; **Applicant:** Diamond Point Development, LLC; **Agent:** Carolyn Kone, Brenner, Saltzman & Wallman LLP

Special Permit

Permit a self-storage facility in the IH zone.

III. SITE PLAN REVIEW

1645-02 1101-1155 WHALLEY AVENUE.
MBLUs: 404 0069 02200; 404 1169 02300
Owner/Applicant: West Rock Views LLC, Christine Rogers, Managing Member;
Agent: Joseph Williams, Shipman and Goodwin LLP

Site Plan Review

Modifications to an approved site plan including interior floor plan modifications, removal of the elderly housing restriction, and opt-in to the Inclusionary Zoning Ordinance, in the BA and RM-1 Zones. No exterior modifications proposed.

^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 62 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

1645-03 89 SHELTON AVENUE. a/k/a 91 SHELTON AVENUE.

MBLU: 284 0392 00101

Owner: New Haven Business Center, LLC; **Applicant:** Diamond Point Development, LLC; **Agent:** Carolyn Kone, Brenner, Saltzman & Wallman LLP

Site Plan Review

Site plan review for conversion of an existing building to self-storage units, and associated site improvements, with community amenity space on the ground floor, in the IH zone.

IV. ADMINISTRATIVE APPROVALS

1559-07R 49-51 HOWE STREET.

MBLU: 280 0229 00100

Applicant: Kenneth Boroson, Kenneth Boroson Architects

Five-Year Extension of Time

Request for an extension of time for a period of five years (to July 17, 2029) for a previously approved Site Plan Review application for the construction of a six-story mixed-use building and 44 residential units in a BD-1 zone.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1644, January 17, 2024

NOTE:

Next Special Meeting of the City Plan Commission:
Wednesday, February 7, 2024 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.

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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