

AGENDA FOR MEETING 1646
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 7, 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/february-7-2024-cpc-special-meeting>

I. ROLL CALL

II. PUBLIC HEARINGS (Begin at 6pm)

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.

1646-01 **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE TEXT** of Section 22: Accessory Dwelling Units including removing the owner occupancy requirement, allowing detached and attached ADUs outside of the existing building envelope, eliminating the minimum lot size requirement and amending setback requirements for ADUs

Submitted by: Laura E. Brown, Director, City Plan Dept.

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.
Note: This application has been withdrawn

III. 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.

Note: This application has been withdrawn

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

1553-01R **80 ELM STREET.**
MBLU: 242 0257 00500
Applicant: Frank Caico, Spinnaker Real Estate Partners, LLC

Request for an extension of time per Connecticut General Statutes Chapter 124 Zoning Sec. 3-8K to January 23, 2034, for a previously approved Site Plan Review application for the construction of a 132-room hotel in a BD zone. Approved with conditions.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1644, January 17, 2024
- Meeting #1645, January 24, 2024

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, February 21, 2024 at 6:00 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>