

**AGENDA FOR MEETING 1647
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 21, 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-21-2024-cpc-regular-meeting>

I. ROLL CALL

II. ANNUAL MEETING

- Election of Officers

III. DELIBERATIONS

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.

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

Note: This application has been withdrawn.

1647-01

261 BRADLEY STREET.

MBLU: 222 0375 01700

Owner/Applicant: 261 Bradley LLC; **Agent:** Benjamin Trachten, Trachten Law Firm

Site Plan Review

Site plan review to convert six existing office spaces into eight residential units, and associated site improvements, in the RM-2 Zone.

1647-02

592 ELLA T GRASSO BOULEVARD.

MBLU: 308 0068 01200

Owner/Applicant: Carl Rodenhizer, Columbus House, Inc. **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review

Construction of a building to be used for non-congregate shelter housing with up to 80 rooms, in the IL zone.

1647-03

16 EAST GRAND AVENUE.

MBLU: 098 1012 00300

Owner: Carl Youngman, Putnam Cove, LLC **Applicant/Agent:** Thomas Ryder, LandTech

Coastal Site Plan Review

Replace the remnants of a retaining wall and building foundation along the shoreline with a sloped revetment and retaining wall.

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

Note: This application has been withdrawn.

VI. BOARD OF ALDERS REFERRALS

1647-04

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the city to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$999,000 and to partner with Ancora 265 S.

Orange Holdings, LLC, to support the environmental remediation of the property located at 265 S. Orange Street.

Submitted by: Economic Development Administration

1647-05 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the city to apply for and accept a grant from the Connecticut Department of Economic and Community Development for \$995,600 and to partner with 10 Liberty Street Owners, LLC to support the demolition and abatement of the buildings located at 10 Liberty Street.

Submitted by: Economic Development Administration

VII. BOARD OF ZONING APPEALS

1647-06 **410 ORCHARD STREET**
MBLU: 316 0265 02800
Owner: 410 Orchard Street LLC., **Applicant:** Attorney Carolyn W. Kone

Special Exception

Special Exception to permit 0 off-street parking spaces where 35 are required. Zone: RM-2. BZA file 24-12-S

1647-07 **609 HOWARD AVENUE**
MBLU: 265 0085 01300
Owner: Howard Plaza LLC: Rajendra P. Appalaneni, **Applicant:** Rajendra P. Appalaneni.

Special Exception

Special Exception to allow 0 off-street parking spaces where 2 are required. Zone: RM-2. BZA file 24-13-S

1647-08 **809 STATE STREET**
MBLU: 211 0595 00800
Owner: 809 State Street, LLC. **Applicant:** Timothy J Lee

Special Exception

Special Exception to permit 0 off-street parking spaces where 1 is required. Zone: BA. BZA file 24-15-S

1647-09 **77 4TH STREET**
MBLU: 267 0009 01300
Owner: SZE Realty LLC, **Applicant:** Attorney Benjamin Trachten, Trachten Law Firm

Special Exception

Special Exception to permit 0 off-street parking where 1 is required. Zone: RM-2. BZA file 24-16-S

VIII. ADMINISTRATIVE APPROVALS

1647-10A 45 YALE AVENUE.
MBLU: 349 1078 00800.
Owner/Applicant: NHCPA Outdoors LLC; **Agent:** Timothy Onderko, Langan Engineering

Traffic Operations Plan (TOP)

TOP Review for the Westville Music Bowl in PDD 86 during the 2024 summer concert series.

1647-11A 306 GREENWICH AVENUE.
MBLU: 267 0015 01500
Owner: Greenwich Plymouth3 & Kimberly LLC; **Applicant/Agent:** Andrew Rizzo

Administrative Site Plan Review

Convert a two-family house to a four-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

1647-12A 169 GILBERT AVENUE.
MBLU: 317 0196 02200
Owner: Gilbert Estates, **Applicant:** Benjamin Trachten

Administrative Site Plan Review

Convert a two-family house to a three-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

1647-13A 189 FARREN AVENUE
MBLU: 084 0993 01000
Owner: Erya Group A LLC; **Applicant/Agent:** Andrew Rizzo

Administrative Site Plan Review

Convert a two-family house to a three-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

IX. MINUTES OF MEETINGS

Meeting:

- Meeting #1646, February 7, 2024

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, March 20, 2024 at 6:00 PM (Submission deadline: February 22, 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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