

AGENDA FOR MEETING 1648
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, March 20, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHlYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be passed over

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/march-20-2024-cpc-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1648-01 8 WHALLEY AVENUE.
MBLU: 296 0285 00300
Owner/Applicant: 8 Whalley Avenue LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

Site Plan Review

For construction of a five-story building with three residential units and commercial use on the ground floor, in the Commercial Gateway District.

1648-02 280 BLAKE STREET.
MBLU: 356 2249 00800
Owner/Applicant: Peachy & Lala Productions, LLC; **Agent:** Attorney Marjorie Shansky

Site Plan Review

For conversion of the subject property into a community-based theater with associated site changes, in the BA Zone.

1648-03 90 RIVER STREET.
MBLU: 165 0609 00400
Owner: 90 River Street LLC; **Applicant:** Klever Pinos; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Coastal Site Plan Review

For conversion of a section of an existing building into an indoor soccer recreation facility in the IM zone and Coastal Management Area.

1648-04 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET;
180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET.
YALE UNIVERSITY GEOTHERMAL SYSTEM – SCIENCE HILL.
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

For the installation of the initial phase of a below-ground geothermal system and associated site improvements in the RH-2 zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street)

1648-05 149 LEGION AVENUE.

MBLU: 315 1287 00102

Owner: Larry J. Stubbs, LPRI MLK New Haven, LLC; **Applicant:** Yves-Georges A. Joseph II, Principal, RJ Development + Advisors LLC; **Agent:** Kathryn Gagnon, PE, Langan

Site Plan Review

For the final phase of the previously approved (2014) masterplan for the block bound by MLK Boulevard, Legion Avenue, Orchard Street and Dwight Street. The project is a proposed +/- 47,000 SF medical office building with associated site upgrades, drainage and utility infrastructure, in the BA and BD-2 Zones.

III. PUBLIC HEARINGS (Start at 7pm)

1648-06 25 FLINT STREET.

MBLU: 133 1054 01000

Owner/Applicant: Friends Center for Children Inc.; **Applicant:** Benjamin Trachten, Trachten Law Firm LLC

Special Permit

Permit a dynamic display sign in the BA Zone.

IV. BOARD OF ALDERS REFERRALS

1648-07 ORDER OF THE BOARD OF ALDERS designating the corner of Goffe Street and Webster Street as “Ricardo Torres Jr Way” in perpetuity to commemorate and honor the vibrant life of Ricardo Torres Jr to the people in the Dwight community and city-wide.

Submitted by: Alder Frank E Douglas Jr, Ward 2

1648-08 ORDER OF THE BOARD OF ALDERS designating the corner of Dickerman Street and Sperry Street as “Ruth Henderson Corner” in perpetuity, for her love, commitment, great contributions and service to people in the Dixwell neighborhood.

Submitted by: Alder Troy Streater, Ward 21

1648-09 ORDER OF THE NEW HAVEN BOARD OF ALDERS to extend the existing Residential Parking Zone 6 (RPZ 6) and include a 2-hour parking limit in the vicinity of 61 Whalley Avenue starting at the corner of Dwight Street, on the right side of Whalley Avenue, ending at the corner of Sperry Street.

Submitted by: Frank E. Douglas Jr., Alder for Ward 2

1648-10 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the mayor to accept funding from the Federal Highway Administration, the Connecticut

Department of Transportation, and the Connecticut Department of Energy and Environmental Protection for the Shoreline Greenway Trail, and acquire property interests required for the construction of the Shoreline Greenway Trail

Submitted by: Giovanni Zinn, City Engineer

- 1648-11** **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the mayor to accept funding from the Connecticut Department of Transportation as part of the Community Connectivity Grant Program and acquire property interests required for the execution of the Wintergreen Area Pedestrian Improvements Project

Submitted by: Giovanni Zinn, City Engineer

V. ADMINISTRATIVE APPROVALS

- 1603-02A2** **55 CHURCH STREET**
MBLU: 240 2351 00200
Owner/Applicant: 45-55 Church Street LLC; **Agent:** James Segaloff

Administrative Site Plan Review

Minor modifications to an approved site plan in the BD-1 zone.

- 1648-12A** **231 DAVENPORT AVENUE**
MBLU: 299 0144 02400
Owner: S & Y Homes LLC

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.

- 1648-13A** **362 POPLAR STREET**
MBLU: 167-0769-00600
Owner: S & Y Homes LLC; Applicant/Agent: N/A

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.

VI. NEW BUSINESS

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1647, February 21, 2024

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, April 17, 2024 at 6:00 PM (Submission deadline: March 21, 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>