

**AGENDA FOR MEETING 1649
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, April 17, 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/april-17-2024-cpc-meeting?preview=true>

I. ROLL CALL

II. SITE PLAN REVIEW

1649-01 15 COLBY COURT.
MBLU: 437 1275 01300
Owner/Applicant: Art Builders LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review

Demolition of existing building and construction of a four-unit residential building with parking in the RM-1 zone.

1649-02 297 DIXWELL AVENUE.
MBLU: 221 0412 01000
Owner/Applicant: Nita and Mansi LLC; **Agent:** Benjamin Trachten, Trachten Law Firm

Site Plan Review

Construction of a two-story mixed-use building with three residential units and commercial space on the ground floor, in the BA zone.

1649-03 708 ORANGE STREET.
MBLU: 221 0412 01000
Owner/Applicant: East Rock Enterprises, LLC **Agent:** Benjamin Trachten, Trachten Law Firm

Site Plan Review:

Conversion of an existing multifamily from eight dwelling units to fourteen dwelling units, in the RM-2 zone.

1649-04 169 EAST STREET.
MBLU: 203 0547 00201
Owner: Foundry Square, LLC; **Applicant/Agent:** Benjamin Trachten, Trachten Law Firm

Flood Damage Prevention Ordinance Variance

To convert the subject structure into a cannabis retailer and maintain the foundation and electrical panels below the Base Flood Elevation.

**^1649-05 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET.
YALE SCIENCE HILL PARKING LOT.**
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 construction of a new parking structure, installation of additional portions of a geothermal system, demolition of certain existing structures including the Pierson-Sage Parking Garage and the Wright Lab West and Wright Lab Connector portions of Wright Laboratory, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street).

III. PUBLIC HEARINGS (Begin at 7pm)

**^1649-06 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET.
YALE SCIENCE HILL PARKING LOT.**
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

Class C Soil Erosion and Sediment Control Review

For the construction of a new parking structure, installation of additional portions of a geothermal system, demolition of certain existing structures including the Pierson-Sage Parking Garage and the Wright Lab West and Wright Lab Connector portions of Wright Laboratory, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street).

1649-07 PETITION TO AMEND THE NEW HAVEN ZONING MAP to Change the Zoning Designation of 48 Grant Street #1 from IL (Light Industrial) to RM2 (Residential) 48 Grant Street #1; Map 273, Block 0019, Lot 01001

Submitted by: Atlantic Capital Investments LLC.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1649-08 21 HAVEN STREET.
MBLU: 174 0747 00500

Disposition of sliver lot at 21 Haven Street to adjacent owner occupant. The property will be used as driveway and side-yard area.

Submitted by: Evan Trachten, LCI

1649-09 **54 GREENWOOD STREET.**
MBLUS: 314 0155 01800

Disposition of a sliver lot to a local non-profit to be utilized as a side-yard area.

Submitted by: Evan Trachten, LCI

1649-10 **400 LEGION AVENUE.**
MBLUS: 314 0155 01500

Disposition of a sliver lot to a non-profit to be utilized as a side-yard area.

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

1649-11 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$516,400 and to partner with Lost in New Haven Inc. to support environmental remediation of the property located at 80 Hamilton Street for development of a museum.

Submitted by: Economic Development Administration

1649-12 **ORDINANCE OF THE NEW HAVEN BOARD OF ALDERS** establishing the use of Automated Traffic Enforcement Safety Devices in the City of New Haven pursuant to the authority granted in Public Act 23-116, an Act implementing the recommendations of the Vision Zero Council.

Submitted by: Sandeep Aysola, Director of Transportation, Traffic and Parking.

1649-13 **RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving the Parks & Public Works Department to apply for and accept up to \$200,000 from the Connecticut Department of Energy and Environmental Protection Urban Forest Equity Grant Program.

Submitted by: Annie Mixsell, Tree System Coordinator

1649-14 Request for Amendment of Central/Science Campus Overall Parking Plan.

Submitted by: Yale University

VI. BOARD OF ZONING APPEALS REFERRALS

1649-15 **12 FERRY STREET**
MBLU: 084 0994 01600
Owner: East Ferry Street, LLC. **Applicant:** Benjamin Trachten

Coastal Site Plan Review

For the construction of a structure consisting of 7 dwelling units. Zone: RM-2. BZA file 24-37-CAM.

1649-16

51 MALTBY PLACE

MBLU: 172 0752 03100

Owner: Ramon Gonzalez. **Applicant:** Benjamin Trachten

Coastal Site Plan Review and Special Exception

Special Exception to permit 0 off-street parking spaces where 1 is required. Coastal Site Plan review for the creation of an additional dwelling unit in an existing 2-family structure. Zone: RM-2. BZA files 24-28-S, 24-29-CAM.

1649-17

63 HAMILTON STREET

MBLU: 202 0554 00700

Owner: Wooster Lofts LLC. **Applicant:** Benjamin Trachten

Coastal Site Plan Review and Special Exception

Special Exception to allow 0 loading spaces where 1 is required. Coastal Site Plan review for the construction of a structure consisting of up to 64 residential dwelling units. Zone: IL. BZA fileS 24-31-S, 24-32-CAM.

1649-18

100 ATWATER STREET

MBLU: 161 0784 00800

Owner: DVASH CT LLC. **Applicant:** Benjamin Trachten

Special Exception

Special Exception to permit 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit within an existing 2-family structure. Zone: RM-2. BZA file 24-33-S

VII. ADMINISTRATIVE APPROVALS

1608-02A2 WINCHESTER GREEN (PDD 49)

MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104.

Owner/Applicant: SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation, SPDC TRACT D, LLC; **Agent:** Carolyn Kone

Administrative Site Plan Review

Minor modifications to an approved site plan in PDD 49.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1647, February 21, 2024
- Meeting #1648, March 20, 2024

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, May 15, 2024 at 6:00 PM (Submission deadline: April 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>