

**AGENDA FOR MEETING 1650
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, May 15, 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/may-15-2024-cpc-meeting>

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.

^1649-05 165, 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 Schem Street).

1650-01 88, 94, 98 HAZEL STREET.
MBLU: 286 0451 01400; 286 0451 01300; 286 0451 01200
Owner/Applicant: James Paley, Neighborhood Housing Services; **Agent:** Anika Singh Lemar, Jerome N. Frank Legal Services Organization at Yale Law School

Site Plan Review

Construction of 4 two-family homes with parking in the RM-2 zone.

1650-02 **71 WELTON STREET.**
MBLU: 152 0842 00700
Owner: Arjun Murthy, AJM Realty LLC; **Applicant:** Thomas Knapp; **Agent:** James M. Pretty., PE, LS)

Site Plan Review:
Construction of an accessory building for the maintenance department of an existing facility, in the IH zone.

III. PUBLIC HEARING (Begins 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).

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1650-03 **35-39 ARCH STREET.**
MBLUs: 301 0097 04200; 301 0097 04300

Disposition of building lot at 35-39 Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop two single family homes at this site. Each home will also contain and affordable Accessory dwelling unit (ADU).

Submitted by: Evan Trachten, LCI

1650-04 **177 EDGEWOOD AVENUE.**
MBLU: 316 0267 03900

Disposition of a sliver lot to Neighborhood Housing Services of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue.

Submitted by: Evan Trachten, LCI

1650-05 **227 ENGLISH STREET.**

MBLU: 169 0818 01700

Disposition of a vacant flag lot to Neighborhood Housing Services of New Haven, Inc (NHS) for the development of a two-unit residential structure with a minimum owner-occupancy period of ten years.

Submitted by: Evan Trachten, LCI

1650-06 **596-598 GEORGE STREET.**
MBLU: 275 0039 02300

Disposition of two vacant multi-family structures to the National Veterans Counsel for Legal Redress, Inc. who will rehabilitate them into affordable rental properties.

Submitted by: Evan Trachten, LCI

1650-07 **211 ROSETTE STREET.**
MBLU: 315 1291 00600; 315 1291 00500

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. for the development of single-family or a two-family owner-occupied structure.

Submitted by: Evan Trachten, LCI

V. BOARD OF ALDERS REFERRALS

1650-08 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
approving a three hundred thousand dollar (\$300,000.00) matching grant for Clifford Beers Community Care Center to support required physical upgrades to 794 Dixwell Avenue that will enable the creation of a trauma-informed community wellness and education center focused on youth and families

Submitted by: Carlos Eyzaguirre, Deputy EDA- Economic Development Administration

1650-09 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the City of New Haven's 2024-2025 Annual Action Plan Statement of Activities and Use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) funds to be submitted to the Department of Housing and Urban Development for federal financial assistance for planning and community development activities under the provisions of Title I of the Housing and Community Development Act of 1974 as amended, (PL 93-383); The Cranston Gonzalez National Affordable Housing Act of 1990 as amended (PL 101-625); The McKinney - Vento Homeless Assistance Act of 2000 as amended (PL 106-400); The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and The Aids Housing Opportunity Act (PL 102-550); hereafter referred to as "Housing And Community Development Program Acts" and for activities to be funded by program income and/or reprogramming funds from prior grant years.

Submitted by: Mayor Justin Elicker

1650-10 **ORDER OF THE BOARD OF ALDERS** designating the corner of Grand Avenue and Murphy Drive “Malik Jones Corner” in perpetuity, for his love and commitment to residents in the Fair Haven neighborhood.

Submitted by: Ellen Cupo, Ward 8

1650-11 **ORDER OF THE BOARD OF ALDERS** designating the corner of Park Street and South Frontage Road as “Fred Harris Way” to honor the life of Fred Harris, a prominent community activist.

Submitted by: Alder Ron Hurt, Ward 3

1650-12 **RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
Order authorizing the mayor of the City of New Haven to apply for and accept the climate pollution reduction grant award from US Environmental Protection Agency to reduce energy bills and climate pollution through the establishment of a networked geothermal system serving Union Station and the Union Square development, and to enter into associated Agreements in order to accept grant funding and carry out the associated grant program activities.

Submitted by: Steven Winter, Director, Office of Climate & Sustainability

1650-13 **ORDER OF THE BOARD OF ALDERS** Accepting the List of Program Proposals Applying for Eligibility to receive Donations under the State of Connecticut 2024 Neighborhood Assistance Act.

Submitted by: Arlevia T. Samuel

1650-14 **ORDER OF THE BOARD OF ALDERS** granting a temporary easement of approximately 11,290 square feet for construction activities in connection with the ED/HVC project and temporary ambulance area over property owned by the City of New Haven and commonly known as a portion of the southbound lane of Orchard Street between Chapel Street and George Street; and accepting \$150,000 as compensation.

Submitted by: Yale New Haven Hospital, Inc.

1650-15 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the mayor to accept funding from the Connecticut Department of Transportation for the construction of traffic safety improvements for Rt 80 Foxon Blvd

Submitted by: Giovanni Zinn, PE – City Engineer

1650-16 **ORDINANCE** amending the New Haven Code of Ordinances for the purposes of (i) Classifying the 10 Liberty project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for

the 10 Liberty project and (iii) Authorizing the mayor to enter into a tax abatement agreement with 10 Liberty Owners LLC in accordance with Conn. Gen. Stat. Sec. 8-215, annotated charter of the City of New Haven, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4

Submitted by: Economic Development Administrator

1650-17 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven concerning a working group related to amending the New Haven Zoning Ordinance Section 42 h. Use regulations for business and industrial districts and personal goods to add a use category for smoke shops. Create section 42.2, which restricts the sale of smoking paraphernalia.

Submitted by: Alder Richard Furlow

VI. BOARD OF ZONING APPEALS REFERRALS

1650-18 **314 LENOX STREET**
MBLU: 098 1011 01200
Owner/Applicant: Elien Olmos, ERO Enterprises.

Coastal Site Plan Review

For an additional dwelling unit in an existing structure. Zone: RM-1. BZA file 24-36-CAM.

1650-19 **670 WASHINGTON AVENUE**
MBLU: 275 0039 00100
Owner: Mario Lara **Applicant:** Willie Vasquez

Special Exception

To permit a change of use from an existing use (barbershop) to another use (smoke shop/apparel) in a Residential Zone. Zone: RM-2. BZA file 24-39-S.

1650-20 **30 LENOX STREET**
MBLU: 091 0996 02700
Owner: Trelleborg Coated Systems. **Applicant:** Benjamin Trachten

Coastal Site Plan Review

To permit the use of a Flex/Shared Workshop Space within an existing structure located in an Industrial Zoning District. Zone: IH. BZA file 24-42-CAM.

1650-21 **146 GREENWICH AVENUE**
MBLU: 233 0005 01300
Owner: LBSE Holdings LLC. **Applicant:** Benjamin Trachten

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-1. BZA file 24-43-S.

1650-22 **149 LEGION AVENUE**
MBLU: 315 1287 00102
Owner: LPRI MLK New Haven, LLC. **Applicant:** Emilia Perez

Special Exception
to allow 0 off-street parking spaces where 63 are required for a medical office building. Zone: BA/BD-2. BZA file 24-22-S.

VII. MINUTES OF MEETINGS

- Meeting:
- Meeting #1649, April 17, 2024

NOTE:
Next Regular Meeting of the City Plan Commission:
Wednesday, June 26, 2024 at 6:00 PM (Submission deadline: May 16, 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.

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 :

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VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>