**AGENDA FOR MEETING 1651**

**A REGULAR MEETING AND PUBLIC HEARING OF THE**

**NEW HAVEN CITY PLAN COMMISSION**

**Wednesday, June 26, 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/june-26-2024-cpc-meeting?preview=true>

1. **ROLL CALL**
2. **SITE PLAN REVIEW**

**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.**

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).

**1651-01** **12 FERRY STREET.**

MBLU: 084 0994 01600

**Owner/Applicant:** East Ferry St LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

**Site Plan Review**

Construction of a seven-unit multi-family residential building with parking in the RM-2 zone.

**1651-02 203 ALDEN AVENUE.**

MBLU: 385 1102 01900

**Owner/Applicant:** 203 Alden LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

**Site Plan Review**

Demolition of 2 existing buildings and construction of 2 new residential buildings with a total of 6 dwelling units in the RM-1 zone.

**1651-03 155 ADELINE STREET.**

MBLU: 304 0090 00500

**Owner/Applicant:** Angela Garcia, A Garcia Real Estate LLC, Unique Auto Sales LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

**Site Plan Review and Coastal Site Plan Review**

Site Plan Review and Coastal Site Plan Review for the interior renovation of an existing building and expansion of a paved area to be used as an autobody sales and repair shop in the IL zone and Coastal Management Area.

**1651-04 256 MIDDLETOWN AVENUE.**

**Owner:** City of New Haven **Applicant:** Greenskies Clean Energy **Agent**: Dennis Hicks, Greenskies Clean Energy

**Site Plan Review and Coastal Site Plan Review**

Install a 750kW Solar array placed on 3.5 acres at the top of the City’s capped and closed landfill located at 256 Middletown Ave in the IH zone and Coastal Management Area.

**1651-06** **1 EAST STREET. GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY EAST STREET PUMP STATION.**

MBLU: 080 0530 00100

**Owner/Applicant:** Greater New Haven Water Pollution Control Authority, C/O Thomas Sgroi, Director of Engineering; **Agent:** Marjorie Shansky

**Coastal Site Plan Review and Flood Damage Prevention Ordinance Variance**

Capacity upgrades for combined sewer overflow (CSO) reduction at the existing sanitary wastewater pump station in the RM-1 zone.

1. **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.**

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).

**1651-05** **LONG WHARF DRIVE.**

**Owner:** City of New Haven; **Applicant**: Giovanni Zinn, City Engineer

**Inland Wetlands Review**

Improvements to Long Wharf Drive which will result in narrowing of the roadway and reduction of impervious area within the project limits, in the Park Zone, with activity in the Inland Wetlands Regulated Area.

**1651-07 30 LENOX STREET.**

MBLU: 091 0996 02700

**Owner:** Trelleborg Coated Systems US Inc.; **Applicant:** Frank Taliercio, **Agent:** Benjamin Trachten, Trachten Law Firm LLC

**Special Permit**

Permit to establish a Self-Storage Facility in the IH zone.

**1651-08 1089 WHALLEY AVENUE.**

MBLU: 404 1169 02000

**Owner/Applicant:** LG Partners LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

**Special Permit**

Permit to establish a single one-bedroom dwelling unit on the ground floor of an existing mixed-use building in the BA zone.

**1651-09** **ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT** approving a petition by Chapel Haven Schleifer Center, Inc. for a change of zone from RM-2, High-Middle Density Residential, to establish a Planned Development District on approximately 3.03 acres of land known as 1040 Whalley Avenue (Map 389/Block 1139/Parcel 01300), 34 Emerson Street (Map 405/Block 1138/Parcel 03400), And 38 Emerson Street (Map 405/Block 1138/Parcel 03300)

**Submitted by:** Chapel Haven Schleifer Center, Inc.

1. **BOARD OF ALDERS REFERRALS**

**1651-10 ORDER OF THE BOARD OF ALDERS** approving a license agreement for the installation by Yale University of a fire protection water pipe under Hillhouse Avenue from 46 to 37 Hillhouse Avenue.

**Submitted by:** Michael Piscitelli, AICP, Economic Development Administrator

**1651-11** **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a grant of easements to Downtown Evening Soup Kitchen for structural underpinning of the City of New Haven owned 270 State Street garage

**Submitted by:** Norman Forrester Chairman, New Haven Parking Authority

**1651-12 ORDER OF THE BOARD OF ALDERS** of the City of New Haven implementing a bollard installation at 65 Broadway.

**Submitted by**: Michael Piscitelli, Economic Development Administrator

**1651-13** **ORDER OF THE BOARD OF ALDERS** Designating the corner of Dixwell Avenue and Argyle Street as “Dr Ann. E Garrett Robinson Way” in perpetuity, for her love, commitment, great contributions, and service to people in the Dixwell community and city wide.

**Submitted by:** Troy Streater, Ward 21

**1651-14** **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to sign an easement in favor of the Connecticut Department of Transportation for traffic purposes in Middletown Ave Park

**Submitted by:** Giovanni Zinn, PE, City Engineer

**1651-15 ORDER OF THE NEW HAVEN BOARD OF ALDERS** to enter into a multi-year agreement with Barrett Outdoor Communications, Inc from June 1, 2024 through March 22, 2026 in the amount of $67,600.00.

**Submitted by:** Arlevia T. Samuel, Executive Director, LCI

**1651-16** **ORDER OF THE BOARD OF ALDERS** of The City of New Haven implementing overhead canopy lighting improvements on Orange Street between Center Street and Crown Street.

**Submitted by:** Win Davis, Executive Director, Town Green Special Services District

**1651-17 ORDER OF THE NEW HAVEN BOARD OF ALDERS** approving the disposal of a portion of land located on the northerly side of present Pond Lily Avenue and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this Order.

**Submitted by:** CAO’s Office

**1651-18** **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven and Glendower Group, Inc. and Westville Manor RAD I LLC and Westville Manor RAD II LLC, with respect to the redevelopment of Westville Manor (including a tax abatement pursuant to section §28-4 of the New Haven Code of Ordinances).

**Submitted by:** Arlevia T. Samuel, Executive Director, LCI

**1651-19** **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to make available a grant not to exceed $1.5 million from the American Rescue Plan State and Local Recovery Fund, all in a manner consistent with the stem career pathways initiative at New Haven Public Schools and the 101 College Development and Land Disposition Agreement

**Submitted by:** Michael Piscitelli, Economic Development Administrator

**1651-20** **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to enter into a multi-year agreement with Biolabs New Haven for use of classrooms, common space and scientific equipment on behalf of New Haven Public Schools in substantially the form submitted to the Board of Alders

**Submitted by:** Michael Piscitelli, Economic Development Administrator

**1651-21** **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a federal discretionary grant in the amount of $1.5 million administered by the United States Department of Education, to be used in connection with the STEM classrooms to be provided at 101 College Street in accordance with the 101 College Street Development and Land Disposition Agreement

**Submitted by:** Michael Piscitelli, Economic Development Administrator

**1651-22** **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a federal discretionary grant in the amount of $1.5 million administered by the United States Department of Education; to enter into a multi-year agreement with BioLabs New Haven for use of classrooms, common space and scientific equipment on behalf of New Haven Public Schools in substantially the form submitted to the Board of Alders; and to make available a grant not to exceed $1.5 million from the American Rescue Plan State and Local Recovery Fund, all in a manner consistent with the STEM career pathways initiative at New Haven Public Schools and the 101 College Development and Land Disposition Agreement.

**Submitted by:** Michael Piscitelli, Economic Development Administrator

**1651-23** **RESOLUTION OF THE BOARD OF ALDERS** authorizing the City of New Haven to undertake programs and projects authorized under the City and Town Development Act, to assume and as appropriate to exercise all of the rights, powers, obligation and privileges under said Act and authorizing such other actions as may be necessary to implement the purposes of the act.

**Submitted by:** Michael Piscitelli, Economic Development Administrator

1. **BOARD OF ZONING APPEALS REFERRALS**

**1651-24** **26 Water Street.** Coastal Site Plan Review to permit an 884sf two-sided Off-Premise sign on property not located within the limits of the Bulletin and Spectacular Zoning Map Overlay District. Zone: IH. (**Owner:** Kenneth Mackenzie. **Applicant:** John Kirirah.) BZA File: 24-57-CAM.

**1651-25** **50 Arthur Street.** Special Exceptions to permit a group daycare home for up to 12 children and to permit 0 off-street parking space where 2 are required. Zone: RM-2. (**Owner/Applicant:** Vincenta Ascencio Brito.) BZA File: 24-53-S

1. **ADMINISTRATIVE APPROVALS**

**1642-03A1** **47 TRUMBULL STREET**

MBLU: 223 0379 02000

**Owner:** Zixiao Yin, Trumbull 47 LLC; **Agent:** Benjamin Trachten, Trachten Law Firm

**Administrative Site Plan Review**

Minor modifications to an approved site plan in the RO zone.

**1651-26A 747 DIXWELL AVENUE.**

MBLU: 289 0497 01000

**Owner:** 749 Dixwell LLC.; **Applicant/Agent:** Andrew Rizzo

**Administrative Site Plan Review**

Convert a 7-family house to a 9-family house and opt into the Inclusionary Zoning Ordinance in the BA Zone.

1. **COMMUNICATIONS**

**1651-27 REFERRAL FROM THE CITY OF WEST HAVEN.** An application to add a regulation to the City of West Havens Zoning Regulation. Electric Vehicle Charing Stations in Pursuant to Section 86 of the Cit of West Haven Zonin Regulations file # ZR 24-30.

**1651-28 REFERRAL FROM THE TOWN OF NORTH HAVEN.** Proposed Amendment to the North Haven Zoning Regulations to modify Section 2.1.1.5 (a) regarding schools and colleges operated by a governmental unit or nonprofit corporation in Residential Zoning Districts.

1. **MINUTES OF MEETINGS**

Meeting:

* Meeting #1650, May 15, 2024

**NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, July 17, 2024 at 6:00 PM (Submission deadline: June 20, 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.

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## **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](mailto: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=NHlYUE5mZTAwME9nbUpmd0lHNWNzUT09

**Passcode:** Planning2

1. **Or dial in by phone:**

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US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

## **VISIT THE COMMISSION’S WEBPAGE:** [**https://cityplancommission.newhavenct.gov**](https://cityplancommission.newhavenct.gov)