

**AGENDA FOR MEETING 1570**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, June 17, 2020 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**VISIT <https://newhavenct.zoom.us/j/94363988438?pwd=UG41UIZLODFEa0NqME1ETXMybWRPUT09>**  
**Password: CityPlan20**  
**\* tabled**

To view application materials, visit: <https://cityplancommission.newhavenct.gov>

**SITE PLAN REVIEWS**

- 1566-02\***     **530, 536, 560, & 576 QUINNIPIAC AVENUE.** Site Plan Review and Coastal Site Plan Review for the rehabilitation of existing historical structures and the construction of two new buildings to support the oyster farm and packaging operations in a BC zone. (Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC) **(Item to remain on the table.)**
- 1568-01\***     **192 FITCH STREET.** Site Plan, Coastal Site Plan, and Inland Wetlands Review for the conversion of existing ground floor office space into 6 residential dwelling units in an RM-1 zone. (Owner: Kelly Ann Day for New Reach Inc.; Applicant: David Natan for New Haven Fitch LLC; Agent: Peter Jackson, Architect) **(Item to remain on the table.)**
- 1569-01\***     **904 QUINNIPIAC AVENUE.** Site Plan, Coastal Site Plan, and Inland Wetlands Review for the construction of 12 residential dwelling units in an RM-2 zone. (Owner: Tom Kolitsopoulos) **(Item to remain on the table.)**
- 1570-01**     **15 WHITNEY AVENUE.** Site Plan Review for the conversion of existing second floor office space into four (4) residential dwelling units in a BD zone. (Owner: Liffy LLC; Applicant/Agent: Robert Mangino) **(Request to table received.)**
- 1570-02**     **232 FRONT STREET.** Coastal Site Plan Review and Soil Erosion and Sediment Control Review for the replacement of a fallen retaining wall. (Owner/Applicant: Valynne C. McFarlane and Bernard A. McFarlane; Agent: James DiMeo of Juliano Associates, LLC)

**PUBLIC HEARINGS (start at 7 PM)**

- 1566-04\***     **530, 536, 560, & 576 QUINNIPIAC AVENUE.** Special Permit to permit marine use for fishing/fish sales and associated outdoor storage of materials in a BC Zone. (Agent: Bernard Pellegrino, Esq., Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC) **(Item to remain on the table.)**

**BOARD OF ALDER REFERRALS**

- 1570-03**     **ORDER OF THE BOARD OF ALDERS** Regarding the communication titled: "From all Points Technology Corporation, P.C. Submitting on Behalf of T-Mobile Northeast, LLC And Affiliates (T-Mobile) Notification of the plan to modify an existing wireless communications facility at 414 Chapel Street and inviting written comments regarding any potential effected that

the proposed facility may have upon historic properties. (Submitted by: T-Mobile Northeast, LLC)

- 1570-04**      **ORDER OF THE BOARD OF ALDERS** Granting the request of the New Haven Lions Club to accept the donation of two (2) new park benches for the City of New Haven and the relocation of the existing granite bench to the Vietnam Veterans Memorial on Long Wharf. (Submitted by: Jamene Farrell, President of the New Haven Lions Club)
- 1570-05**      **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to submit an application to the United States Department of Agriculture, in an amount not to exceed \$90,000.00 for a period of one year for the Community Services Administration Food System Division to develop with partners a pilot community composting system. (Submitted by: Latha Swamy, Director of Food System Policy)
- 1570-06**      **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to submit an application to the U.S. Department of Agriculture, Natural Resources Conservation Services, in an amount not to exceed \$500,000 over a period of three years, for the Food System Policy Division to partner with community members and organizations to identify, research, and develop a series of plans and activities that will create an enabling environment for urban agriculture, reducing barriers to entry and sustainability, and in which all residents will equitably benefit from the positive environmental, health, and socioeconomic outcomes. (Submitted by: Latha Swamy, Director of Food System Policy)

#### **BOARD OF ZONING APPEALS REFERRALS**

- 1570-07**      **192 FITCH STREET.** Coastal Site Plan Review for a total of 14 dwelling units. Zone: RM-1. (20-28-CAM) (Owner: New Reach Inc.; Applicant: New Haven Fitch LLC)

#### **PAD REFERRALS**

- 1570-08**      **98 AND 102 BASSETT STREET.** Disposition of vacant lot for construction of a two-family owner-occupied building. (Applicant: Neighborhood Housing Services of New Haven, Inc.)
- 1570-09**      **124 CARMEL STREET.** Disposition of vacant single-family property for rehabilitation and sale to an owner occupant. (Applicant: Beulah Land Development Corporation)
- 1570-10**      **44 LILAC STREET.** Disposition of vacant lot for construction of a single-family owner-occupied building. (Applicant: Neighborhood Housing Services of New Haven, Inc.)
- 1570-11**      **206 WEST HAZEL STREET.** Disposition of vacant lot for construction of a two-family owner-occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)
- 1570-12**      **70 WOOLSEY STREET.** Disposition of vacant lot for construction of a single-family owner-occupied building. (Applicant: Habitat for Humanity of Greater New Haven, Inc.)

**ADMINISTRATIVE SITE PLAN REVIEWS**

- 1559-02A1**     **215 WINCHESTER AVENUE.** Administrative Site Plan Review for revisions to previously approved site plan for the construction of a three-family apartment building in a RM-2 zone. (Owner/Applicant: Shawn Mohovich of Elmwood LLC)
- 1487-07A1**     **1245 CHAPEL STREET & 169-175 DWIGHT STREET.** Administrative Site Plan Review for minor modifications to previously approved site plan for the construction of a mixed-use development. (Owner: 1245 Chapel Street LLC c/o Twining Properties & 169-175 Dwight LLC; Applicant: 1245 Chapel Street LLC c/o Twining Properties; Agent: Danielle M. Bercury of Brenner, Saltzman & Wallman LLP)

**MINUTES OF MEETINGS**

Meeting 1568 & 1569 Minutes

**OTHER**

FEMA Community Rating System – Program for Public Information  
New Haven Zoning Ordinance Updates: Inclusionary Zoning, Green Ordinances

***Next Regular Meeting of the City Plan Commission:***

Wednesday, July 15, 2020 at 6:00 PM (Submission deadline: June 18th by 12:00 PM)

**Applications will be accepted via email as attachments or linked to a shared drive (.pdf format) to [sdavis@newhavenct.gov](mailto:sdavis@newhavenct.gov) or [jmontesano@newhavenct.gov](mailto:jmontesano@newhavenct.gov).**

The City Plan Commission agenda is available on the City website one week before the meeting date. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 24 hours before the meeting time.

*The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats 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.*

## HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

**1. Click this link:**

<https://newhavenct.zoom.us/j/94363988438?pwd=UG41UIZLODFEa0NqME1ETXMybWRPUT09>

*Password: CityPlan20*

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

+1 312 626 6799

*Webinar ID: 943 6398 8438*

*Password: 224812*

**3. [Click here](#) to download and import the iCalendar (.ics) files to your personal calendar for the remainder of the 2020 meetings.**

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

**Please visit the City Plan Commission's webpage for all information provided  
in compliance with Executive Orders 7B and 7I.**

## WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

### SUMMARY OF UPDATES

**What applicants need to know:**

- Development permit applications will continue to be accepted by the City Plan Department (please refer to 2020 CPC Meeting and Application Deadline schedule)
- Applications will be accepted via email as attachments or linked to a shared drive (.pdf format)
- Internal Site Plan Review Team meetings will take via Zoom and email
- Final application materials and meeting presentations will need to be sent to staff and posted on this website 24 hours in advance of each public meeting

**What the public needs to know:**

- Regular 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
- 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