

**AGENDA FOR MEETING 1577**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, November 18 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**VISIT: <https://newhavenct.zoom.us/j/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>**  
**Password: CityPlan20**

\*items expected to be tabled or remain on the table  
^tabled items expected to be removed from the table

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

**SITE PLAN REVIEWS**

- 1573-01^**     **19 WHEELER STREET a/k/a MBL 082/0974/02001 a/k/a “Fairmont Av.”** Site Plan and Coastal Site Plan for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C & D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables in an IH zone. (Owner: Airline Avenue Realty, LLC c/o Gerald Antonacci; Applicant: Murphy Road Recycling, LLC c/o Gerald Antonacci; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)
- 1573-03^**     **106 HAVEN STREET.** Site Plan and Coastal Site Plan Review for the conversion of an existing warehouse into a Head Start childcare center in an IH zone. (Owner/Applicant: Mikyle Byrd-Vaughn for LULAC Head Start Inc.; Agent: Alexandra C. Sloan, AIA of Sloan Architect, P.C.)
- 1575-03^**     **588 HOWARD AVENUE.** Site Plan Review for the conversion of an existing residential building into 9 efficiency residential dwelling units in a RM-2 zone. (Owner/Applicant: Hugo Miura for St. Bari Capital New Haven 1, LLC)

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

- 1573-04^**     **19 WHEELER STREET a/k/a MBL 082/0974/02001 a/k/a “Fairmont Av.”** Special Permit to allow for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C& D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables. (Owner: Airline Avenue Realty, LLC c/o Gerald Antonacci; Applicant: Murphy Road Recycling, LLC c/o Gerald Antonacci; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)

**BOARD OF ALDER REFERRALS**

- 1577-01**     **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Accept Funding From The State Department Of Transportation (Ctdot) Under The Federal Fixing America’s Surface Transportation Act (Fast Act) Program, Et Al In Collaboration With Hamden And Sign Any Associated Agreements With The State Of Connecticut, Town Of Hamden, Contractors And Other Documents That May Be Desirable Or Necessary, Including Any Subsequent Amendments To Agreements, To Install Raised Crossings At Locations Throughout The

Farmington Canal Heritage Trail

- 1577-02**     **ORDER OF THE BOARD OF ALDERS** Authorizing The City Of New Haven, Acting Through The Livable City Initiative, To Negotiate And Enter Into Contracts Of Sale With Respect To The New Construction Properties Located At 15 Thomspn Street, 23 Thompson Street, 27 Thompson Street, 523 Winchester Avenue, 531 Winchester Avenue, 532 Winchester Avenue, 535 Winchester Avenue, 539 Winchester Avenue And 575 Winchester Avenue Authorizing The Mayor Of The City Of New Haven To Execute And Deliver Any And All Necessary Documents To Complete The Sales Of Said Properties
- 1577-03**     **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Sign A Project Authorization Letter (Pal) And Any Subsequent Amendments For The I-95 Over The West River Project Which Includes Operational Improvements To Interchange Nos. 44 (Kimberly Avenue) And 45 (Route 10/Ella Grasso Boulevard) With The State Department Of Transportation

**BOARD OF ZONING REFERRALS**

- 1577-04**     **1083 Whalley Avenue.** Special Exception to allow for 10 off-street parking spaces where 14 are required and 0 loading spaces where 1 is required, and Coastal Site Plan Review. Zone: BA. (20-64-S, 20-65-CAM) (Owner: The Property Link LLC.; Applicant: Benjamin Trachten)
- 1577-05**     **121 Shelton Avenue.** Special Exception to allow for beautician services in a residential zoning district. Zone: RM-2. (20-67-S) (Owner: DDM Enterprises LLC.; Applicant: Rahkiya Davis)

**PAD REFERRALS**

- 1576-04<sup>^</sup>**     **83 BUTLER STREET.** Disposition of vacant lot to be developed as a two-unit owner occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)

**MINUTES OF MEETINGS**

- Meeting 1575 Minutes  
Meeting 1576 Minutes

**COMMUNICATIONS**

*Next Regular Meeting of the City Plan Commission:*

Wednesday, December 16, 2020 at 6:00 PM (Submission deadline: November 19, 2020 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 and posted on the City website 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/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>

*Password: CityPlan20*

### 2. Or dial in by phone:

+1 929 205 6099

*Webinar ID: 959 4929 7971*

*Password: 4705636972*

**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 7L.**

## 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