

**AGENDA FOR MEETING 1582  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, March 17, 2021 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

**<https://newhavenct.zoom.us/j/96892321437?pwd=VkrU2thUm40d3pZd112YWQ4NEpFZz09>**

**Password: CityPlan21**

**\*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**

- 1581-01\***     **260 MIDDLETOWN AVENUE.** Coastal Site Plan Review for the redevelopment of the residential drop-off area at an existing municipal solid waste transfer station in an IH zone. (Owner/Applicant: New Haven Solid Waste & Recycling Authority; Agent: Vincenzo Chiaravalloti of Fuss & O'Neill)
- 1581-02**     **313 HUMPHREY STREET.** Site Plan Review for the construction of a three-story building with three residential dwelling units in a RM-2 zone. (Owner/Applicant: Sachin Anand for SA Financial LLC; Agent: Andrew Rizzo of AR Consulting LLC)
- 1582-01**     **31-33 SHEFFIELD AVENUE.** Site Plan Review for the construction of a three-story building and three residential dwelling units in a RM-2 zone. (Applicant: Edward Zislis of Higgins Group)
- 1582-02**     **HUMPHREY STREET BRIDGE.** Coastal Site Plan Review and Inland Wetlands Review for the installation of scour-proofing materials along the embankment, river red and adjacent to the existing Humphrey Street Bridge's footing. (Applicant: Zach Shapiro for the City of New Haven Engineering Department)
- 1582-03**     **58 FOUNTAIN STREET.** Site Plan and Coastal Site Plan Review for the expansion of the existing parking lot from 32 spaces to 56 spaces for tenants of the existing multi-family residential building in a RM-1 zone. (Owner/Applicant: 59 Fountain, LLC; Agent: Benjamin Trachten of Trachten Law Firm)
- 1582-04**     **120 FORBES AVENUE.** Site Plan and Coastal Site Plan Review for the construction of two new above-ground storage tanks in an IH zone. (Owner/Applicant: Safety-Kleen Systems, Inc. c/o David Paquette; Agent: Sara A. Sharp of Hurwitz, Sagarin, Slossberg & Knuff, LLC)

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

- 1582-05**     **120 FORBES AVENUE.** Special Permit for the construction of two new storage tanks, storing approximately 3,470,000 gallons of used oil within the existing containment berm, at an existing used oil transfer station in an IH zone. (Owner/Applicant: Safety-Kleen Systems, Inc. c/o David Paquette; Agent: Sara A. Sharp of Hurwitz, Sagarin, Slossberg & Knuff, LLC)

## **BOARD OF ALDER REFERRALS**

- 1582-06**      **FY 2021-2022 GENERAL, CAPITAL, and SPECIAL BUDGETS.** (Mayor's Office)
- a. Appropriating Ordinance #1, an ordinance making appropriations for operating departments of the City of New Haven for the fiscal year (FY) July 1, 2021 through June 30, 2022
  - b. Appropriating Ordinance #2, an ordinance making tax levy and revenue assumptions for the fiscal year (FY) July 1, 2021 through June 30, 2022
  - c. Appropriating Ordinance #3, an ordinance authorizing the issuance of general obligation bonds for (FY) July 1, 2021 through June 30, 2022
  - d. Appropriating Ordinance #3, an ordinance authorizing issuance of general obligation tax anticipation notes and/or general obligation grant anticipation notes, (FY) July 1, 2021 through June 30, 2022
  - e. Appropriating Ordinance #4, an ordinance amendment to Section 29-119, Section 17-201, Section 17-143, and 29-30 or the General Code of Ordinances authorizing additions and changes in permits, licenses and user fees for the fiscal year 2021-2022
  - f. Appropriating Ordinance #5, East Rock Park Communications, Alling Memorial Golf Course, Lighthouse Park Carousel Event, and Walker Skating Rink Enterprise Fund Budgets, Fiscal Year 2021-2022
- 1582-07**      **RESOLUTION OF THE BOARD OF ALDERS** Approving the disposal of a parcel of land constituting a portion of Mill River Street to State of Connecticut Department of Transportation. (Submitted by: Economic Development)
- 1582-08**      **RESOLUTION OF THE BOARD OF ALDERS** Committing the City and Board of Alders to working with the City's Chief Administrative Officer, City Engineer, Board of Education, Livable City Initiative, the City Plan, Building, and Economic Development Departments, State of Connecticut, and relevant agencies to encourage a sustainable electric generation portfolio; and to electrifying the City's own building and transportation systems by December 31, 2030.

## **BOARD OF ZONING REFERRALS**

- 1582-09**      **576 CHAPEL STREET.** Special Exception to eliminate one required off-street parking space. Zone: RM-2. (21-8-S) (Owner: TYZ II, LLC)
- 1582-10**      **86 CHESTNUT STREET.** Special Exceptions to permit a Barbershop in a residential zone and to allow 0 off-street parking spaces where 1 is required. Zone: RM-2. (21-15-S)  
(Owner/Applicant: Gena Ruocco-Lockery)
- 1582-11**      **10 ROWE STREET.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. (21-11-S)  
(Owner/Applicant: Elien Olmos)
- 1582-12**      **80 HAMILTON STREET.** Special Exception to allow 13 off-street parking spaces where 66 is required. Zone: IL. (21-13-S) (Owner: Knollwood Washington LLC. Applicant: Robert Greenberg)

**OTHER**

- 1582-13**      **45 YALE AVENUE.** Plan Review for street closure at the Westville Music Bowl (formerly the Connecticut Tennis Center) in PDD 86 during the 2021 summer concert series.  
(Owner/Applicant: NHCPA Outdoors LLC; Agent: Timothy Onderko of Langan)
- 1582-14**      **PROGRAM FOR PUBLIC INFORMATION (PPI).** Annual Update relating to the city's Community Rating System (CRS) program. (City Plan Department)

**ADMINISTRATIVE SITE PLAN REVIEW**

- 1526-02A1**      **138 CLINTON AVENUE.** Administrative Site Plan Review for minor changes to previously approved site plan for construction of a three-story nursing home in an RM-1 zone. (Agent: Richard Couch of Martinez Couch & Associates, LCC)

**MINUTES OF MEETINGS**

Meeting 1581 Minutes

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

Wednesday, April 21, 2021 at 6:00 PM (Submission deadline: March 18, 2021 by 12:00 PM)

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

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

**1. Click this link:**

<https://newhavenct.zoom.us/j/96892321437?pwd=VkxrU2thUm40d3pZd112YWQ4NEpFZz09>

*Password: CityPlan21*

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

+1 301 715 8592

*Webinar ID: 968 9232 1437*

*Password: 5267121594*

**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 to [CPC@newhavenct.gov](mailto:CPC@newhavenct.gov) as attachments or linked to a shared drive (.pdf format)
- Internal Site Plan Review Team meetings will take via Zoom
- 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