



**AGENDA FOR MEETING 1586
NEW HAVEN CITY PLAN COMMISSION
Wednesday, June 16, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/96892321437?pwd=VkxrU2thUm40d3pZd1l2YWQ4NEpFZz09>

Password: CityPlan21

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

SITE PLAN REVIEWS

- 1581-01** **260 MIDDLETOWN AVENUE.** Site Plan Review and 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)
- 1582-02** **HUMPHREY STREET BRIDGE.** Coastal Site Plan, Inland Wetlands, and Site Plan Review for the installation of scour-proofing materials along the embankment and riverbed and adjacent to the existing Humphrey Street Bridge abutments. (Owner/Applicant/Agent: Zach Shapiro for the City of New Haven Engineering Department)
- 1586-01** **129 CHURCH STREET.** Site Plan Review for an adaptive reuse and renovation of an existing 8 story mixed use building within the BD1 zone. (Owner/Applicant: 129 Church Street LLC.; Agent: Gregory P. Muccilli of Shipman & Goodwin LLP.)

PUBLIC HEARINGS (start at 7 PM)

Continuation of Special Public Hearing Item from the June 9, 2021 City Plan Commission Meeting:

THE NEW HAVEN ZONING ORDINANCE TEXT AMENDMENTS for allowing Accessory Dwelling Units in RM1, RM2, RS1, RS2 zones and reducing minimum lot size to 4,000sf.

BOARD OF ALDER REFERRALS

- 1586-02** **ORDER OF THE BOARD OF ALDERS** authorizing the Mayor to enter into a 5-year lease agreement with F and K LLC, owner of the property at 332 Whalley Avenue, to continue to be used as the District 10 police substation and to execute all documents and contracts as necessary. (Submitted by: Acting Chief of Police Renee Dominguez)
- 1586-03** **ORDER** approving a five (5) year lease agreements by and between the City of New Haven and CPEN- Community Placemaking Engagement Network INC. for programming at 224 Shelton

Avenue, 227-231 Shelton Avenue, & 131-133 Hazel Street at a rent of \$1.00 per year.
(Submitted by: Arlevia Samuel, Livable City Initiative)

- 1586-04** **PETITION FOR AN ORDINANCE TEXT AND MAP AMENDMENT** to the New Haven Zoning Ordinance to require and incentivize the inclusion of affordable housing units in market rate development.(Submitted by: Aicha Woods, City Plan Department)
- 1586-05** **RESOLUTION OF THE BOARD OF ALDERS** authorizing the Mayor to submit an application and to accept the award if offered, to the 2021 FEMA/Port Security Grant program in the amount of \$724,640 federal funds. (Submitted by: Rick Fontana, Office of Emergency Management)
- 1586-06** **ORDER OF THE BOARD OF ALDERS** extending Residential Parking Zone 2 to include the nonpermitted unrestricted parking section on the north side of Huntington Street, running down from, but not including 23 Huntington Street to Whitney Avenue. (Submitted by: Alder Kimberly Edwards, 19th Ward)

BOARD OF ZONING REFERRALS

- 1586-07** **184 JAMES STREET.** Variances to allow for a building wall height of 35.5ft where 0ft is permitted and a side yard of 0ft where 10ft is required. Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit. Zone: RM-2. Owner: BBYM DE2 LLC. Applicant: Benjamin Trachten.(21-49-V, 21-50-S.)
- 1586-08** **214 WOOSTER STREET.** Variance to permit a package permit to be located within 350ft from a school where 500ft is required. Special Exception to allow a package permit in a residential zone. Zone: RM-2. Owner: Dominic Grignano. Applicant: Benjamin Trachten.(21-51-V, 21-52-S.)
- 1586-09** **609 HOWARD AVENUE.** Special Exceptions to allow for the expansion of a neighborhood convenience use (Pharmacy) and to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. Owner: Howard Plaza, LLC. Applicant: Benjamin Trachten.(21-53-S.)
- 1586-10** **641 FERRY 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. Owner: 76 Sanford Avenue Associates LLC. Applicant: Benjamin Trachten.(21-54-S.)

New Business

Appointment commissioner to SCROG- South Central Regional Council of Governments

MINUTES OF MEETINGS

Meeting 1584 Minutes (5.19.2021)

Next Regular Meeting of the City Plan Commission:

Wednesday, July 21, 2021 at 6:00 PM (Submission deadline: June 17, 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

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.

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 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