

**AGENDA FOR MEETING 1589
NEW HAVEN CITY PLAN COMMISSION
Wednesday, July 21, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
LINK:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be tabled

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

SITE PLAN REVIEWS

- 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)
- 1589-01^** **232-238 COLUMBUS AVENUE.** Site Plan Review for the construction of a ten unit residential building. (Owner: City of New Haven; Applicant: Ralph Mauro of 238 Columbus Avenue Associates LLC.; Agent: James M Pretti of Criscuolo Engineering LLC.)
- 1589-02** **21 LIGHTHOUSE ROAD/LIGHTHOUSE PARK.** Site Plan Review and Coastal Site Plan Review for the creation of a S1 occupancy classification Department of Parks Maintenance and Storage building. (Owner/Applicant/Agent: Zachary Shapiro for City of New Haven Engineering Department.)
- 1589-03** **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Site Plan Review and Coastal Site Plan Review for the rehabilitation and relocation of two existing historic buildings as well as the construction of three new buildings in the Marine Commercial (BC) zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pelligrino, Esq. of Pellegrino Law Firm.)
- 1589-04** **285 NICOLL STREET.** Site Plan Review and Coastal Site Plan Review for conversion of 44,500 sq.ft of warehouse space to office space. (Owner: Narang New Haven CO., LLC.; Agent: Marjorie Shansky of Marjorie Shansky Attorney at Law.)
- 1589-05** **285 NICOLL STREET.** Site Plan Review and Coastal Site Plan Review for the creation of a 100 persons seating area for on-site food consumption in an existing take-out facility. (Owner: Narang New Haven CO., LLC.; Applicant: East Rock Market LLC.; Agent: Marjorie Shansky of Marjorie Shansky Attorney at Law.)

PUBLIC HEARINGS (start at 7 PM)

- 1589-06** **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Special Permit Application for the operation of an oyster farm within the Marine Commercial (BC) Zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pelligrino, Esq. of Pellegrino Law Firm.)

BOARD OF ALDER REFERRALS

- 1589-07** **ORDER OF THE BOARD OF ALDERS** Approving A Fee Schedule and Accounting for The Canal Dock Boathouse (Submitted by: Anne Hartjen, City Plan Department)
- 1589-08** **ORDER OF THE BOARD OF ALDERS** Approving an amended and restated lease and operating agreement by and between the City of New Haven and the TWEED New Haven Airport Authority and ordinance amendment repealing section 4-70 of the Code of General Ordinances. (Submitted by: Michael Piscitelli, Economic Development Administration)
- 1589-09** **ORDER OF THE BOARD OF ALDERS** 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 ECC Group II A RAD LLC, with respect to the redevelopment of the HANH RAD Group II A Development (Valley Townhomes); and Designating 210-290 Valley Street to be a development property within the meaning of the Connecticut City and Town Development Act, C.G.S § 7-480 et seq., and eligible for tax exemption pursuant to C.G.S §7-498; and providing a tax abatement pursuant to section §28-4 of the New Haven Code of Ordinances. (Submitted by: Cathy Carbonaro-Schroeter, Livable City Initiative)
- 1589-10** **ORDER OF THE BOARD OF ALDERS** Designating the corner of Brewster Street and Shelton Avenue as “General Bishop Elijah Davis, Jr. Corner” in perpetuity to honor the life and legacy of Bishop Elijah Davis, Jr. for his great contributions to the Newhallville Community and City wide. (Submitted by: Delphine Clyburn Alder, 20th Ward)
- 1589-11** **ORDER OF THE BOARD OF ALDERS** Designating the corner of Lilac and Butler Street as “Mary C. Griffin Corner” in perpetuity, for her love, commitment, great contributions and service to people in the Newhallville neighborhood. (Submitted by: Delphine Clyburn Alder, 20th Ward)
- 1589-12** **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a tax abatement agreement between the City of New Haven and Beacon Community Services LLC., for the State & Chapel Development (300 State Street and 742-760 Chapel Street) to be used as affordable housing. (Submitted By: Dara Kovel, Chief Executive Officer, Beacon Communities LLC.)
- 1589-13** **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven Department of Economic Development to apply for an Environmental Remediation Grant for the environmental clean-up of 198 River Street from State of Connecticut’s Department of Economic and Community Development. (Submitted by: Helen Rosenberg, Economic Development Office)

BOARD OF ZONING APPEALS REFERRALS

- 1589-14** **83 SHEFFIELD AVENUE (MBLU:255 0435 01600).** Variance to allow a projection to be located 0ft from the property line where a minimum of 5ft is required. Special Exception to

allow for 0 off-street parking spaces where 1 is required for an additional dwelling in an existing structure. Zone: RM-2. Owner/Applicant: Chuanhua He. (21-58-V, 21-59-S)

- 1589-15** **595 CHAPEL STREET (MBLU: 208 0549 01900).** Special Exception to permit a coffee shop/bakery in a residential zone. Zone: RM-2. Owner: 597-601 Chapel St, LLC. Applicant: Chidi Onukwugha (21-67-S)
- 1589-16** **725 WHITNEY AVENUE (MBLU: 216 0482 00700).** Variances to allow for 606.67sf of gross floor area per dwelling unit where 1,000sf is required and 0sf of usable open space per dwelling unit where 250sf is required. Special Exception to allow for 0 off-street parking spaces where 2 are required for two additional dwelling units in an existing structure. Zone: RH-1. Owner: Beacon Hill Realty Holdings LLC. Applicant: Benjamin Trachten. (21-68-V, 21-69-S.)
- 1589-17** **20-34 FAIR STREET (MBLU: 225 0532 00700, 225 0532 00300).** Variance to permit 175sf of usable open space per dwelling unit where a minimum of 250sf is required. Special Exception to permit a 186 dwelling Planned Development Unit. Zone: BA. Owner: Fair Properties, LLC. Applicant: 20 Fair LLC. (21-70-V, 21-71-S.)
- 1589-18** **1041 STATE STREET (MBLU: 182 0804 01300).** Variances to allow for residential use on the first floor in combination with residential use in the upper floors, an FAR of 4.6 where a maximum of 3.0 is permitted, a rear yard setback of 0ft where 25ft is required, to permit the location of an off-premise sign within 1,500ft of another off-premise sign, to allow for an off-premise sign to be located within 250 of a Park district, to allow for an off-premise sign to be located within 250ft of a Historic District, and to allow for a sign height of 35ft where 30ft is permitted, Special Exception to allow 33 off-street parking spaces where 37 is required and 0 off-street loading spaces where 2 is required. Zone: IL. Owner: Bryan Smallman. Applicant: Post Road Residential. (21-72-V, 21-73-S.)

ADMINISTRATIVE SITE PLAN REVIEW

- 1582-05A1** **120 FORBES AVENUE.** Administrative Site Plan Review for a minor modification to an approved project's (1582-05) Reflective Heat Impact Plan. (Owner/Applicant: Safety Kleen Systems, Inc.; Agent: John Schmitz of BL Companies, Inc.)

PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS

- 1589-19** **71-75 COUNTY STREET (MBLU: 320 0300 01400 and 320 0300 01500).** Disposition of 71-75 County Street for the relocation of the Elks Lodge in the RM-2 Zone. As part of the Dixwell Plaza Revitalization, the Elks Lodge (currently located at 87 Webster Street) seeks to purchase this City-owned property for its relocation. (Applicant: East Rock Lodge, #141)

MINUTES OF MEETINGS

Meeting:

- 1586 (June 16, 2021) Minutes
- 1587 (June 21, 2021) Minutes

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, August 18, 2021 at 6:00 PM (Submission deadline: July 22, 2021 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 24 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.

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.

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