

**AGENDA FOR MEETING 1590  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, August 18, 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  
\*Item to be removed from table

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/august-18-2021-meeting>

**SITE PLAN REVIEWS**

- 1589-03^**      **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Site Plan Review, Coastal Site Plan Review and Flood Plain Development Permit 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.)
- 1590-01**      **129 AMITY ROAD.** Site Plan Review for the construction of a 64,033 SF, four story self storage facility containing an office and 481 storage units. (Owner: 129 Amity Road, LLC.; Agent/Applicant: James H. Segaloff of Susman, Duffy & Segaloff PC.)
- 1590-02**      **TWEED-NEW HAVEN AIRPORT WEST TERMINAL IMPROVEMENTS**  
Locations; 51 SOUTH END RD, URIAH ST, SOUTH END RD, SOUTH END RD, MORRIS CSWY, 191 BURR ST, 269 BURR ST, 353 BURR ST, 425 DODGE AV  
(Map, Block, Lot and Unit numbers: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100) Site Plan Review and Coastal Site Plan Review for the renovation of two existing buildings and the placement of two new modular trailer buildings. creation of 266 additional parking spaces on a decommissioned runway. (Owner: The City of New Haven; Applicant: Jeremy Nielson of Avports LLC.; Agent: Joseph P Williams of Shipman & Goodwin LLP.)

**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.)

- 1590-03**      **TWEED-NEW HAVEN AIRPORT WEST TERMINAL IMPROVEMENTS**  
Locations; 51 SOUTH END RD, URIAH ST, SOUTH END RD, SOUTH END RD, MORRIS CSWY, 191 BURR ST, 269 BURR ST, 353 BURR ST, 425 DODGE AV  
(Map, Block, Lot and Unit numbers: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100). Flood Plain Permit and Special Permit for the creation of 266 additional parking spaces on a decommissioned runway. (Owner: The City of New Haven; Applicant: Jeremy Nielson of Avports LLC.; Agent: Joseph P Williams of Shipman & Goodwin LLP.)

**BOARD OF ALDER REFERRALS**

- 1589-07**      **ORDER OF THE BOARD OF ALDERS** Approving a fee schedule and accounting for the Canal Dock Boathouse. The Board of Alders seeks a report from the City Planning Commission. (Submitted by: Anne Hartjen, City Plan Department)
- 1590-04**      **ORDER OF THE BOARD OF ALDERS** Approving the issuance by Public Finance Authority of its Charter School Revenue Bonds (Highville Charter School, Inc. Project) Series 2021 in an aggregate principal amount not to exceed \$15,000,000. (Submitted by: Bernard Pelligrino, Esq., The Pellegrino Law Firm)
- 1590-05**      **ORDER OF THE BOARD OF ALDERS** Designating the corner of Woodward Avenue and Tuttle Street as “Salvatore Punzo, Sr. Corner” to honor Salvatore Punzo, Sr. for his outstanding contributions in educating and working with our city’s young people. (Submitted by: Salvatore E. Decola Alder, Ward 18, Jody Ortiz, Alder, Ward 17 and Alphonse Paolillo, Jr., State Representative, 97th District)
- 1590-06**      **ORDER OF THE BOARD OF ALDERS** Ordinance Amendment to Chapter 13 of the New Haven Code of Ordinances, establishing a vacant building registration program as part of the Fire Code. (Submitted by: John Alston, Chief, New Haven Fire Department)
- 1590-07**      **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Accept Cares Act Funding Awarded By The Us Department Of Housing And Urban Development Community Development Block Grant Corona Virus (CDBG-Cv3) Funds. (Submitted by: Michael Gormany, Acting Budget Director, City of New Haven)
- 1590-08**      **ORDER OF THE BOARD OF ALDERS** Approving an agreement with Wonderland of Ice Associates for the management, operation and maintenance of The Walker Ice Rink at Blake Field. (Submitted by: Rebecca Bombero, Chief Administrators Office, City of New Haven)

## **PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS**

- 1590-09**      **364 FERRY STREET** (MBLU: 167 0757 01500) Disposition of 364 Ferry Street to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand Avenue. Located in the BA-1 Zone. (Submitted by: Evan Trachten, Livable City Initiative)
- 1590-10**      **136 HEMINGWAY STREET** (MBLU: 116 1033 01200) Disposition of 136 Hemingway Street for the construction of approximately 30 dwelling units of affordable housing subject to Zoning approval. Located in the PDU-80 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

## **MINUTES OF MEETINGS**

Meeting:

- 1588 (July 28, 2021) Minutes
- 1589 (July 21, 2021) Minutes

### **NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, September 15, 2021 at 6:00 PM (Submission deadline: August 19, 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.*

### **1. Click this link:**

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

**Passcode:** Planning2

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

Or One tap mobile :

US: +19292056099

Or Telephone:

US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

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