

**AGENDA FOR MEETING 1598
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 15, 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

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To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/december-15-2021-meeting>

ROLL CALL

SITE PLAN REVIEWS

1598-01 **188, 196, and 206 LAFAYETTE STREET, AND 39 PRINCE STREET.** (MBLUs: 264 0120 00800, 264 0120 00700, 264 0120 00500, 264 0120 00900). (Owner: Yale University; Agent: Carolyn Kone, Brenner, Saltzman & Wallman LLP; Applicant: Randall M. Salvatore).
Site Plan Review for construction of a seven-story residential building with 112 units in the BD-3 Zone.

1598-02 **DIXWELL PLAZA REDEVELOPMENT PROJECT.** 87 Webster Street (MBLU: 294 0345 00400); 156-158 Dixwell Avenue (MBLU: 294 0345 100500) 172 Dixwell Avenue (MBLU: 294 0345 00600) 176 Dixwell Avenue (MBLU: 294 0345 00700); 180-184 Dixwell Avenue (MBLU: 294 0345 00800); 190 Dixwell Avenue (MBLU: 294 0345 00900); 192 Dixwell Avenue (MBLU: 294 0345 01000); 206-208 Dixwell Avenue (MBLU: 294 0345 01200); 210-212 Dixwell Avenue (MBLU: 294 0345 01300); 220 Dixwell Avenue (MBLU: 294 0345 01400); 224-226 a k a 230 Dixwell Avenue (MBLU: 294 0345 01500 & 294 0345 01501); 200 Dixwell Avenue (MBLU: 294 0345 01100); 26 Charles Street (MBLU: 294 0345 01600); and Dixwell Avenue (MBLU: 294 0345 01800).
(Owners: 87 Webster Street LLC, 156-158 Dixwell Avenue, LLC, 172 Dixwell Avenue LLC, 176 Dixwell Avenue LLC, 180-184 Dixwell Avenue LLC, 190 Dixwell Avenue LLC, 192 Dixwell Avenue LLC, 206-208 Dixwell Avenue LLC, 210 Dixwell Avenue LLC, 220 Dixwell Avenue LLC, 230 Dixwell Avenue LLC and the City of New Haven. Applicants: Paul McCraven of ConnCorp, LLC and the City of New Haven; Agent: Carolyn Kone of Brenner, Saltzman & Wallman, LLP)
Site Plan Review for a phased redevelopment project including demolition of existing structures and construction of a 2-story mixed-use building, a 7-story mixed-use building including 184 dwelling units, a 259-space underground parking garage, a public plaza, 13 townhouses, a 2-story parking garage, a 2-story Performing Art Center and a 5-story mixed-use building.

PUBLIC HEARINGS (start at 7 PM)

1598-03 **DIXWELL PLAZA REDEVELOPMENT PROJECT.** 87 Webster Street (MBLU: 294 0345 00400); 156-158 Dixwell Avenue (MBLU: 294 0345100500) 172 Dixwell Avenue (MBLU: 294 0345 00600) 176 Dixwell Avenue (MBLU: 294 0345 00700); 180-184 Dixwell Avenue (MBLU: 294 0345 00800); 190 Dixwell Avenue (MBLU: 294 0345 00900); 192 Dixwell Avenue (MBLU: 294 0345 01000); 206-208 Dixwell Avenue (MBLU: 294 0345 01200); 210-212 Dixwell Avenue (MBLU: 294 0345 01300); 220 Dixwell Avenue (MBLU: 294 0345 01400); 224-226 a k a 230 Dixwell Avenue (MBLU: 294 0345 01500 & 294 0345 01501); 200 Dixwell Avenue (MBLU: 294 0345 01100); 26 Charles Street (MBLU: 294 0345 01600); and Dixwell Avenue (MBLU: 294 0345 01800).
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Special Permit application for parking facilities with 200 spaces or more in the BA zone.

1598-04 **DIXWELL PLAZA REDEVELOPMENT PROJECT.** 87 Webster Street (MBLU: 294 0345 00400); 156-158 Dixwell Avenue (MBLU: 294 0345100500) 172 Dixwell Avenue (MBLU: 294 0345 00600) 176 Dixwell Avenue (MBLU: 294 0345 00700); 180-184 Dixwell Avenue (MBLU: 294 0345 00800); 190 Dixwell Avenue (MBLU: 294 0345 00900); 192 Dixwell Avenue (MBLU: 294 0345 01000); 206-208 Dixwell Avenue (MBLU: 294 0345 01200); 210-212 Dixwell Avenue (MBLU: 294 0345 01300); 220 Dixwell Avenue (MBLU: 294 0345 01400); 224-226 a k a 230 Dixwell Avenue (MBLU: 294 0345 01500 & 294 0345 01501); 200 Dixwell Avenue (MBLU: 294 0345 01100); 26 Charles Street (MBLU: 294 0345 01600); and Dixwell Avenue (MBLU: 294 0345 01800).
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Special Permit application for multifamily housing with residential use on the first stories (13 townhouses) in the BA zone.

1598-05 **780 STATE STREET.** (MBLU: 210 0377 02400). (Owner: Frew&Frew LLC; Agent: Kenneth Baldwin; Applicant: Cellco Partnership dba Verizon Wireless).
Special Permit application for modifications to an existing telecommunications facility on the roof of a building listed as a contributing resource to the Upper State Street Historic District, a National Register Historic District, in the BA zone.

CERTIFICATES OF COMPLETION

1598-06 **70 SACHEM STREET, PDD #121.** (MBLU: 258 1294 00100). Yale University, Request for Certificate of Completion, New Residential Colleges. (Owner/Applicant: Yale University; Agent: Joseph L. Hammer, Day Pitney LLP)

PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS

- 1598-07** **31 FRANK STREET.** (MBLU: 302 0072 00800) Disposition of a vacant single-family property to an individual who will rehabilitate the property and occupy it as an owner-occupant for a minimum ten-year occupancy period.
- 1598-08** **26 STEVENS STREET.** (MBLU: 312 0143 02400) Disposition of a city-owned sliver lot at 26 Stevens Street. The property will be split between the two adjacent properties to create additional off-street parking and yard area.

BOARD OF ALDER REFERRALS

- 1598-09** **ORDER OF THE BOARD OF ALDERS** requesting a four-way stop sign at the corners of the intersection of Burr Street and Fort Hale Road. (Submitted by: Ward 18 Alder Salvatore E. DeCola).
- 1598-10** **ORDER OF THE BOARD OF ALDERS** approving and establishing a residential parking zone to include all of Stuyvesant Street between Stewart and Burr Streets, Girard Avenue also between Stewart & Burr Streets, all of Stewart Street, and Fort Hale Road. (Submitted by: Ward 18 Alder Salvatore E. DeCola).
- 1598-11** **ORDER OF THE BOARD OF ALDERS** designating the corner of Newhall and Huntington Street as “Mother Mary E. Atkinson Joyner Corner” in perpetuity, to honor the life and legacy of Mother Mary E. Atkinson Joyner, a longtime community resident, well-respected church mother, and leader who has given back to church and families in our community on many levels. (Submitted by: Ward 20 Alder Oscar Havyarimana).
- 1598-12** **ORDER OF THE BOARD OF ALDERS** requesting an extension of the existing Zone 8 residential parking zone on Front Street between Grand Avenue and Chapel Street and for transportation safety improvements. (Submitted by: RiverPlace Homeowner’s Association).

BOARD OF ZONING APPEALS REFERRALS

- 1598-13** **771 ORANGE STREET.** (MBLU: 213 0425 00100). Special exception to allow for a package permit to be located 700ft away from another establishment with a package permit where 1,500ft is required. Zone: RM-2. (Owner: 771 Orange, LLC. Applicant: Charles Negaro)

MINUTES OF MEETINGS

Meeting:

- 1597 (December 1, 2021)

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, January 19, 2022 at 6:00 PM (Submission deadline: December 16, 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.

WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

What the public needs to know:

- Regular and Special 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:

How to testify? Three ways

1. Write a letter: Address it to the 'City Plan Commission'. Include your name and address for the record. Email it to city staff 24 hours prior to the meeting: CPC@newhavenct.gov
2. Submit it online: Fill in the survey in the link below 24 hours prior to the meeting: <https://arcg.is/18Samv>
3. Speak live on Zoom: When the Chair opens the public hearing, click the 'raise your hand' button or write staff a message using the Zoom chat feature. When it is your turn, we will promote you to a 'panelist' status. We look forward to hearing from you!
 - 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

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

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

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US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

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

