

**AGENDA FOR MEETING 1594
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 20, 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/october-20-2021-meeting>

Attendance

Regular Members Present:

Leslie Radcliffe (Chair), Edward Mattison (Vice Chair), Ernest Pagan (Commissioner), Carl Goldfield (Commissioner)

Staff Present:

Aicha Woods (Executive Director, City Plan), William Long (Deputy Director, City Plan), Giovanni Zinn (City Engineer), Esther Rose-Wilen (Planner, City Plan), Roderick Williams (Attorney, Corporation Counsel)

I. CALL TO ORDER

Radcliffe called the meeting to order at 6:05pm

II. SITE PLAN REVIEWS

1593-01 **501-585 LONG WHARF DRIVE.** Coastal Site Plan Review to Allow for Residential Use Up to 500 Apartments Located at 501-585 Long Wharf Drive (Including MBLU Nos. 205 0529 00102, 205 0529 00202, 205 0529 00102, 080 0530 00101, and 205 0529 00300) (Owner: Lynn Fusco; Agent: Matthew Ranelli, Shipman & Goodwin, LLP.) **Continued from October 6, 2021.**

REPORT: 1593-01

ACTION: Approved. E. Mattison moved the item (4-0) to provide a favorable recommendation to the Board of Alders.

1594-01 **20 & 34 FAIR STREET (MBLU: 225 0532 00700 & 225 0532 00300).** Detailed Plan Review for construction of a new 7 story transit oriented, mixed use development within an approved Planned Development Unit (PDU) located in the underlying BA (General Business) Zone, with parking and commercial use at street level and a public plaza. (Owner: Fair Properties, LLC.; Agent: Gregory P. Muccilli of Shipman & Goodwin LLP.; Applicant: 20 Fair LLC.)

REPORT: 1594-01

ACTION: Temporarily Passed Over. E. Pagan moved the item (4-0) to table until after the Public Hearing at 7pm

Approved. E. Mattison moved the item (3-0).

1594-02 **1041 STATE STREET (MBLU 182 0804 01300) STATE STREET (MBLU 182 0804 01400) MILL RIVER STREET (MBLU 182 0804 01500) AND 626± SF OF ADJACENT PROPERTY.** Site Plan Review and Coastal Site Plan Review for the conversion of an existing 2.5 story commercial building (1041 State St) to townhouses and a new 6 story mixed use development on remainder of lot within the Light Industry (IL) Zone. (Owners: Post Road Residential INC., Bryan Smallman and State of Connecticut; Agent: Gregory P. Muccilli of Shipman & Goodwin LLP.; Applicants: Post Road Residential INC. and Post Road Realty LLC.)

REPORT: 1594-02

ACTION: Passed Over. Item remains on the table.

1594-03 **2 SOUTH GENESSEE STREET & 436 VALLEY STREET.** Site Plan Review for construction of two multi-family residencies with 8 dwelling units total in the RM-1 zone. (Owner: New Haven Housing Authority; Agent: Ed LaChance of Glendower Group; Applicant: Glendower Group.)

REPORT: 1594-03

ACTION: Approved. E. Mattison moved the item (3-0).

Note: Adjustment to the numbers. Should read “6 buildings” and “26 dwelling units”.

1594-04 **29 AUDUBON STREET.** Site Plan Review for a modification to Phase 3 of Audubon Square Project which includes a reduction in approved dwelling units and the construction of a separate building with 4 townhouse units. (Owner: Clayton Fowler; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

REPORT: 1594-04

ACTION: Passed Over. Item remains on the table.

III. PUBLIC HEARING: (starts at 7 PM)

1593-02 **ZONING ORDINANCE TEXT AMENDMENT** to modify Planned Development District #53 for Residential Use Up to 500 Apartments Located at 501-585 Long Wharf Drive (Including MBLU Nos. 205 0529 00102, 205 0529 00202, 205 0529 00102, 080 0530 00101, and 205 0529 00300) (Owner: Lynn Fusco; Agent: Matthew Ranelli, Shipman & Goodwin, LLP.) **Continued from October 6, 2021.**

REPORT: 1593-02

ACTION: Approved. E. Pagan moved the item (4-0) to submit a favorable report to the Board of Alders

IV. BOARD OF ALDERS REFERRALS

1593-03 ORDER OF THE BOARD OF ALDERS- Petition to designate Atwater Street as a Residential Parking Zone. (Submitted By: David Hunter, Mary Wade Homes)

REPORT: 1593-03

ACTION: Passed Over. Item remains on the table.

1593-04 ORDER OF THE BOARD OF ALDERS- Petition to expand the Residential Parking Zone along Morris Street between Lambertson Street and the Railroad Tracks along the even side of the street. (Submitted By: Residents of Morris Street)

REPORT: 1593-04

ACTION: Passed Over. Item remains on the table.

1593-06 ORDER OF THE BOARD OF ALDERS Petition to close a portion of Cove Place from Memorial Day to Labor Day. (Submitted By: Alder DeCola)

REPORT: 1593-06

ACTION: Passed Over. Item remains on the table.

1594-05 793 STATE STREET (MBLU: 211 0595 01100) Order of the Board of Alders of the City of New Haven approving the discontinuance of a remaining portion of the former Pulaski Street and approving development and land disposition agreement with respect to that property known as 793 State Street, New Haven, Connecticut incorporating said remaining portion of the former Pulaski Street. (Submitted by: Michael Piscitelli, Economic Development Administrator)

REPORT: 1594-05

ACTION: Approved. E. Mattison moved the item (3-0).

V. PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS

1594-06 346 GRAND AVENUE (MBLU: 173 0746 03200) Acquisition of 346 Grand Avenue from the Fair Haven Health Clinic to create/rehabilitate 2 dwelling units. Upon completion of the rehabilitation the City will sell the site for low-income owner-occupied home ownership. Located in the BA-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1594-06

ACTION: Approved. E. Pagan moved the item (3-0).

1594-07 350 GRAND AVENUE (MBLU: 173 0746 03100) Acquisition of 350 Grand Avenue from the

Fair Haven Health Clinic to create/rehabilitate 2 dwelling units. Upon completion of the rehabilitation the City will sell the site for low-income owner-occupied home ownership. Located in the BA-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1594-07

ACTION: Approved. E. Pagan moved the item (3-0).

VI. ADMINISTRATIVE SITE PLAN REVIEW

1557-07A1 **9 TOWER LANE.** Administrative Site Plan Review modifying an approved site plan (CPC Report 1557-07) to include conversion of retail space to residential amenity space within the Business District (BD-3) zone. (Owner/Applicant: RMS Tower Lane LLC., Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

REPORT: 1557-07A1

ACTION: Passed Over. Item remains on the table.

1445-08A1 **70 SACHEM STREET, PDD #121.** Administrative Site Plan Review to modify an approved site plan (CPC Report 1445-08) and landscape plan for Yale University's New Residential Colleges (Murray and Franklin Colleges). (Owner: Yale University represented by John Bollier, Vice President of Facilities and Campus Development; Agent: Daniel Disco, Yale University Office of Facilities.)

REPORT: 1445-08A1

ACTION: Passed Over. Item remains on the table.

VII. MINUTES OF MEETINGS

Meeting:

- 1593 (October 6, 2021)

Passed Over. Item remains on the table.

VIII. ADJOURNMENT

A. Radcliffe moved to adjourn at 10:08PM (4-0)

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, November 17, 2021 at 6:00 PM (Submission deadline: October 21, 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

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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.

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