

**MINUTES FOR MEETING 1596
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 17, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
LINK:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>
Passcode: Planning2

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/november-17-2021-meeting>

Attendance

Regular Members Present: Leslie Radcliffe (Chair), Edward Mattison (Vice Chair), Adam Marchand (Commissioner, Alder for Ward 23), Giovanni Zinn (ex officio Commissioner, City Engineer)

Staff Present: Aicha Woods (Executive Director, City Plan), William Long (Deputy Director, City Plan), Esther Rose-Wilen (Planner, City Plan), Roderick Williams (Attorney, Corporation Counsel),

I. CALL TO ORDER

Chair Radcliffe called the meeting to order at 6:04 PM.

II. SITE PLAN REVIEWS

1596-01 **742, 754, 756 AND 760-768 CHAPEL STREET, AND 294, 300 AND 310 STATE STREET.** Site Plan Review for construction of a four-story, mixed-use development and conversion of the upper floors of four existing mixed-use historic buildings into residential units in a BD-1 Zone, including a total of 76 residential dwelling units. (Including MBLUs: 240 0236 01500, 240 0236 01400, 240 0236 01300, 240 0236 01200, 240 0236 01700, 240 0236 01600, 240 0236 01201) (Owner: BC Chapel Street LLC and BC State Street LLC; Agent: Gregory Muccilli of Shipman & Goodwin LLC.; Applicant: BC Chapel Street LLC)

REPORT: 1596-01

ACTION: Approved. A. Marchand moved approval of the item (3-0). (6:40pm)

1596-02 **590 ORANGE STREET.** Site Plan Review for conversion of an existing house of worship to seven residential dwelling units in a RM-2 Zone. (Including MBLUs: 222 0368 01900, 222 0368 01901, 222 0368 01902) (Owner: Thomas Scoopo, the Evangelical Convent Church of New Haven; Agent: Howard K. Burgoyne, the East Coast Conference of the Evangelical Convent Church; Applicant: Andrew Rizzo of AR Consulting LLC)

REPORT: 1596-02

ACTION: Approved. A. Marchand moved approval of the item (3-0). (6:55pm)

III. BOARD OF ZONING APPEALS REFERRALS

1596-03 **1330 WHALLEY AVENUE** (MBLU: 420 1201 00600). Special exception for the creation of an Assembly Hall and a special exception for shared parking for two or more uses. Owner: 1 Group Whalley, LLC. Applicant: Kenneth Redding. Zone: BA. (21-79-S.)

REPORT: 1596-03

ACTION: Recommend denial. A. Marchand moved (3-0) to advise the Board of Zoning Appeals not to grant the special exception for parking. (7:20 PM)

1596-04 **44 KENDALL STREET** (MBLU: 069 0971 01500). Use variance for residential only use where such use is not permitted. Owner: Peter Woerner. Applicant: Bernard Pellegrino, Esq. Zone: IH. (21-81-V.)

REPORT: 1596-04

No action taken.

IV. PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS

1596-05 **6-8 EVERGREEN COURT** (MBLUs: 342 0152 00500 & 342 0152 00501) Disposition of vacant single-family property at 6 Evergreen Court and vacant lot at 8 Evergreen Court to National Construction, LLC. The applicant will rehabilitate the property as a two-unit structure and sell it to an owner occupant for a minimum ten-year occupancy period.

REPORT: 1596-05

ACTION: Approved. A. Marchand moved approval of the item (3-0). (7:28 PM)

1596-06 **180 BUTLER STREET** (MBLU: 288 0522 01500) Disposition of vacant lot at 180 Butler Street to Macedonia Pentecostal Church at 184 Butler Street. The lot will be used for parking.

REPORT: 1596-06

ACTION: Approved. A. Marchand moved approval of the item (3-0). (7:32 PM)

V. ADMINISTRATIVE SITE PLAN REVIEWS

1563-04A1 **104 HOWE STREET** (MBLU: 297 0269 01800). Modifications for an approved Site Plan Review for the construction of a six-story multi-family building and 44 residential dwelling units in a BA zone. (Owner: The Elm Property Owner LLD, Agent: Dylan Christopher of Urbane New Haven, LLC)

REPORT: 1563-04A1

No action taken.

VI. MINUTES OF MEETINGS

Meeting:

- 1595 (November 3, 2021)

Approved. Vice Chair Mattison moved to approve the minutes (3-0) for meeting 1595. (7:33 PM)

VII. ADMINISTRATIVE ACTIONS

- 2022 Meeting Dates

Passed over. Will be entertained at next meeting on December 1st, 2021.

VIII. ADJOURNMENT

Vice Chair Mattison moved to adjourn (3-0) at 7:38 PM.

NOTE:

Next Special Meeting of the City Plan Commission:

Wednesday, December 1, 2021 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, December 15, 2021 at 6:00 PM (Submission deadline: November 18, 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 [HYPERLINK "mailto:CPC@newhavenct.gov"](mailto:CPC@newhavenct.gov)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