

CHECK LIST FOR ALDERMANIC SUBMISSIONS

x	Cover Letter
x	Resolutions/ Orders/ Ordinances
x	Prior Notification Form
x	Fiscal Impact Statement - Should include comprehensive budget
x	Supporting Documentation (if applicable)
x	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 10, 2026

Meeting Submitted For: March 16, 2026

Regular or Suspension Agenda: Regular

Submitted By: Lost in New Haven, Inc.

Title of Legislation:

PETITION TO AMEND THE TEXT OF THE NEW HAVEN ZONING ORDINANCE, SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V, TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALERIES, LIBRARIES AND MUSEUMS TO BE PERMITTED AS-OF-RIGHT IN LIGHT INDUSTRIAL (IL) DISTRICTS.

Comments: Legislator file ID.

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call 946-7670 with any questions.
jrodriguez@newhavenct.gov

PRIOR NOTIFICATION FORM

**NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERS**

TO (list applicable alder):

Hon. Mandy Martinelli

DATE: March 10, 2026

FROM:

Lost in New Haven, Inc.

Person

Cynthia Bannon

Telephone 203-507-2436

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders.

PETITION TO AMEND THE TEXT OF THE NEW HAVEN ZONING ORDINANCE, SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V, TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALERIES, LIBRARIES AND MUSEUMS TO BE PERMITTED AS-OF-RIGHT IN LIGHT INDUSTRIAL (IL) DISTRICTS.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

FISCAL IMPACT STATEMENT

DATE: March 10., 2026
 FROM (Dept.): Lost in New Haven, Inc.
 CONTACT: Cynthia Bannon PHONE 203-507-2436

SUBMISSION ITEM (Title of Legislation):

PETITION TO AMEND THE TEXT OF THE NEW HAVEN ZONING ORDINANCE, SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V, TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALERIES, LIBRARIES AND MUSEUMS TO BE PERMITTED AS-OF-RIGHT IN LIGHT INDUSTRIAL (IL) DISTRICTS.

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose. NONE

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	N/A			
1. Initial start up	...	...
2. One-time	...	...
3. Annual	N/A	...		
B. Non-personnel	N/A			
1. Initial start up	...	...
2. One-time	...	...
3. Annual	...	...

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO
 YES X

- 1. One-time \$ (see below)
- 2. Annual \$

1. One-time Revenue: Building Permit fees for expansion of the Lost in New Museum and for other cultural activities that may wish to be located in the IL Districts.

LOST IN NEW HAVEN, INC.
80 HAMILTON STREET
NEW HAVEN, CT 06511

March 10, 2026

VIA HAND-DELIVERY

Honorable Tyisha Walker-Myers
President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the Text of the New Haven Zoning Ordinance, Section 42, Table 3, Use Table, Paragraph V, to Permit Cultural Activities Not Carried On As A Gainful Business, Including Art Galleries, Libraries and Museums to be Permitted As-Of-Right in Light Industrial (IL) Districts.

Dear President Walker-Myers and Mr. Smart:

Lost in New Haven, Inc., the operator of the Lost in New Haven Museum, respectfully requests that the New Haven Board of Alders amend the text of the New Haven Zoning Ordinance to permit nonprofit cultural activities, including art galleries, libraries and museums located in IL Districts to be as-of-right uses. Currently, such uses are prohibited in the IL zones. The requested amendment furthers the goals Vision 2034 to support the arts, to repurpose vacant industrial and manufacturing buildings for cultural activities, to make the arts more accessible to New Haven residents, and to update the Zoning Ordinance to support neighborhood development.

The Lost in New Haven Museum ("Lost In New Haven" or the "Museum") holds in excess of 20,000 objects, maps, photographs and other memorabilia that document New Haven's 400 year plus industrial, cultural and artistic history. The Museum is open to the public for visitation and tours and partners with schools and community organizations to host educational programs and musical and cultural events.

Lost in New Haven is located at 80 Hamilton Street in the IL District. As stated above, museums are not permitted uses in the IL District. In 2021, the New Haven Board of Zoning Appeals granted a use variance to permit Lost in New Haven to occupy a vacant industrial building at 80 Hamilton Street. In granting the use variance, the Board of Zoning Appeals noted that the former industrial building at that location was

President Tyisha Walker
Mr. Michael Smart
March 10, 2026
Page 2

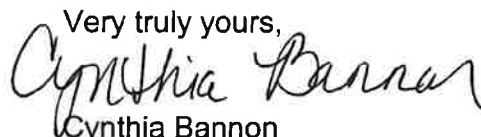
"perfect for what [was] proposed," noting that the high ceilings, strong concrete floors, sufficient size as well as the loading dock supported museum use.

Today, Lost in New Haven seeks to expand the Museum. Lost in New Haven has additional objects that it wishes to display, it needs space for its administrative functions (offices, a conference room), it requires storage spaces, and desires to have a library, a classroom, a community function space, and a gallery where it can host temporary exhibitions, including art shows of local artists. To achieve these goals, Lost in New Haven wishes to occupy the second floor of 80 Hamilton Street and also to acquire an adjoining vacant industrial property at 60 Hamilton Street, which is also in the IL District. In both instances, additional museum use is not permitted. Accordingly, the requested zoning amendment is necessary to allow the expansion of the Museum as-of-right thereby providing certainty to the Museum, its donors and its funders that museum use is an allowed use at these locations.

In sum, Lost in New Haven is seeking to change the text of the New Haven Zoning Ordinance to permit it to occupy these properties as-of-right. The Museum recognizes that such change would impact properties in addition to 60 and 80 Hamilton Street but believes that such zoning amendment is appropriate for those locations as well. This amendment will allow vacant and underutilized factories and warehouses, which are not appropriate for modern manufacturing, to be repurposed as cultural institutions. Such change will enliven neighborhoods, provide desperately needed space for the arts and bring museums, libraries and art galleries to a number of new locations in the City, thereby making cultural activities more accessible to the residents of New Haven.

The attached Petition for a Text Amendment complies with the requirements of Section 64(d)(2) of the Zoning Ordinance for an amendment to the Zoning Ordinance as well as the Charter requirements for a zoning amendment, as set forth in the attached Petition.

For all of these reasons, we urge approval of this Petition. Enclosed please find a check for the filing fee in the amount of \$1,500.

Very truly yours,

Cynthia Bannon
Managing Director

Enclosures

cc: Laura Brown, Executive Director of the City Plan Department (*VIA Hand-Delivery*)

Attachment A: Petition for Zoning Map Amendment

Attachment B: Proposed Ordinance for Zoning Text Amendment

ATTACHMENT A
CITY OF NEW HAVEN
BOARD OF ALDERS

In re Petition of Lost in New Haven, Inc. for a Text Amendment to Section 42, Table 3. Use Table, Paragraph V of the New Haven Zoning Ordinance to Permit Cultural Activities Not Carried on as a Gainful Business, including Art Galleries, Libraries, and Museums, To Be Designated As-of-Right in the Light Industrial (IL) District.

PETITION FOR A TEXT AMENDMENT TO SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V OF THE NEW HAVEN ZONING ORDINANCE TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALLERIES, LIBRARIES, AND MUSEUMS, TO BE DESIGNATED AS-OF-RIGHT IN THE LIGHT INDUSTRIAL (IL) DISTRICT

Pursuant to 1925 Special Act No. 490, § 5, Article IV, §§ 3, 4 and 5, Article XIII § 2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance of the City of New Haven (the "Zoning Ordinance"), Petitioner, Lost in New Haven, Inc. ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance, Article V, Section 42 to change the designation of "Cultural activities not carried on as a gainful business, including art galleries, libraries and museums" ("Cultural uses") in the Light Industrial (IL) Zone under Table 3 Use Table from "X – Not Permitted" to "R – As-of-Right" as set forth in Schedule A attached hereto.

In support of this Petition, Petitioner represents as follows:

1. Lost in New Haven, Inc. ("Lost in New Haven" or "Petitioner") is a 501(c)(3) corporation that owns a parcel of land located at 80 Hamilton Street (the "80

Hamilton Street Property”). Petitioner operates the Lost in New Haven Museum (“Lost in New Haven” or the “Museum”) at the 80 Hamilton Street Property.

2. The Museum houses a collection of over 20,000 objects, maps, photographs and other memorabilia that document New Haven’s 400 year plus industrial, cultural and artistic history. The Lost in New Haven Museum is open to the public for visitation and tours and partners with schools and community organizations to host educational programs and musical cultural events.

3. The 80 Hamilton Street Property is located in the Light Industrial (IL) zoning district. Museum use is not permitted in the IL zoning district. In 2021, the New Haven Board of Zoning Appeals granted a use variance to permit Petitioner to operate the Lost in New Haven Museum at the 80 Hamilton Street Property in a vacant building that had formerly housed an industrial use. In granting the use variance, the Board of Zoning Appeals noted that the building was “perfect for what [was] proposed” because it had high ceilings, strong concrete floors, was of sufficient size, and had a loading dock.

4. The Petitioner wishes to expand the Museum to house additional objects, provide for administrative spaces (offices and a conference room) and storage space for its collections, and create a library, a classroom, additional exhibit space, and a gallery for temporary exhibitions, including space for local artists to show their work. The Petitioner would like to expand the Museum to the second floor of the 80 Hamilton Street Property and to an adjacent property at 60 Hamilton Street (the “60 Hamilton Street Property”) that is also located in the IL District.

5. Petitioner is seeking this amendment of the text of the Zoning Ordinance in order to permit the expansion of the Museum described above. Permitting museum use in the IL District as-of-right will create certainty for Petitioner, its donors and its funders.

6. The text amendment that the Petitioner is seeking furthers the goals and strategies of Vision 2034, the City's Comprehensive Plan of Development (the "Plan" or "Vision 2034") as follows:

a. Section 2.8 (Arts and Culture) of the *New Haven Today* Chapter of the Plan states that "New Haven has a dynamic and diverse arts and cultural scene that is integral to the city's identity and economic vitality. . . Contributing to New Haven's culture are ... museums and galleries... libraries...." Approving the requested text amendment and consequently the expansion of the Museum and the ability of other museums, galleries and libraries to locate in the IL District supports the City's dynamic and diverse cultural scene.

b. Additionally, the requested text amendment furthers Goal 1 of The *Arts & Cultural Identity* Chapter of Vision 2034, which is to "increase support for and promotion of arts and culture in New Haven." Vision 2034 writes, "Strong arts and culture initiatives improve quality of life, contribute to mental well-being, and create opportunities for education and workforce development." Allowing cultural institutions in an additional zoning district, i.e. the IL District, increases the promotion of arts and culture in New Haven and furthers these goals..

c. The text amendment that the Petitioner is requesting additionally furthers Goal 2 of the *Arts & Cultural Identity* Chapter of Vision 2034, which is to "[e]xpand access to education, training and employment opportunities in arts and culture." Strategy 2.3 proposes to [b]uild and support partnerships with local institutions and performance venues as a means of connecting New Haven's residents with the City's cultural resources." Allowing cultural activities in an additional zoning district, the IL district, allows more opportunities for New

Haven's residents to connect with such institutions.

d. Goal 3 of the *Arts & Cultural Identity* Chapter of Vision 2034 is to “[s]upport the development of accessible and affordable space for arts and culture across the City.” Vision 2034 writes that “few [arts and cultural] spaces exist in New Haven’s neighborhoods” outside of Downtown and that “[p]roviding space that is available to a wider audience is important to improving access to opportunities in the arts and to improving equity in arts and culture.” Allowing cultural institutions in the IL zone where rents and acquisition costs will be less than in Downtown expands the availability of suitable places for museums, libraries and art galleries and creates more opportunities for City residents to have access to cultural activities.

e. Strategy 3.2, which is intended to implement Goal 3 of the *Arts & Cultural Identity* Chapter of Vision 2034, states “Repurpose vacant and underutilized space for community use.” This strategy notes that “[t]here is vacant and underutilized space located across the City that could be used or converted for use for local artists. This includes vacant and underutilized office and industrial space, institutional space and retail space.” The *Economic Opportunity for All* Chapter of Vision 2034, Section 3.4 similarly recognizes the need to support the reuse of former industrial sites. Amending the Ordinance to permit Cultural uses as-of-right in Light Industrial Districts furthers this strategy, because it permits underutilized industrial spaces in the IL District, such as the 80 Hamilton Street Property and the 60 Hamilton Street Property, which are not suitable for modern manufacturing or warehousing, to be used for cultural uses.

f. Allowing museum use in the IL zone, particularly permitting the Lost in

New Haven Museum to be an as-of-right use in the IL District, directly furthers Strategy 5.5 of *the Arts & Cultural Identity* Chapter of Vision 2034, which is to “[d]ocument and tell New Haven’s story from diverse and multicultural perspectives.” The mission of Lost in New Haven is to accomplish this exact strategy, which the text amendment will allow it to expand.

g. Additionally, Vision 2034 recognizes the critical role that zoning plays in accomplishing its goals and furthering its strategies. See Strategy 3.3 which implements Goal 3 of the *Economic Opportunity for All* Chapter of Vision 2034 and which states that the City’s strategy is to “[u]pdate the New Haven Zoning Ordinance to ensure that locations are available for emerging industries and business types that mitigate adverse impacts and support neighborhood development” and Strategy 4.4 which implements Goal 4 of this Chapter which is to “Review and update the New Haven Zoning Ordinance and policies to better support neighborhood commercial development”. Adopting the text amendment requested in this Petition is consistent with these zoning strategies.

7. Permitting museum use in the IL Zone is also in harmony with the Comprehensive Plan (the Zoning Ordinance) as found by the Board of Zoning Appeals. In its 2021 Decision granting a use variance to permit the Museum to operate at the 80 Hamilton Street Property, the Board of Zoning Appeals stated that the Lost in New Haven Museum use was in harmony with the Zoning Ordinance because there are other institutional, nonindustrial uses in the IL zone, such as vocational training, music and dancing schools, and various recreational uses, such as restaurants and amusement centers. In addition, stores selling or renting antiques and secondhand goods, and health clubs/gyms

are all permitted as-of-right in the IL District, notwithstanding the fact that they are nonindustrial uses. Permitting Cultural uses as-of-right, similar to these other uses, is therefore consistent with the zoning scheme for the IL Zone.

8. In addition, as shown on Schedule A, Cultural activities are permitted as-of-right (or in the case of the Marine Business (BC) District by Special Permit) in all of the business zones except for the Business E (Wholesale and Distribution) zone and in all of the Residence Zones except for the RS-1 District. Permitting Cultural activities in the IL District, which allows many of the same nonindustrial uses that are permitted in the business districts, is therefore in accordance with the overall Zoning Ordinance scheme.

9. This request for an ordinance text amendment complies with the requirements for a zoning amendment under § 64(d)(2) of the Zoning Ordinance. The text amendment is needed because changes have taken place in the City, which are that many of the City's industrial buildings are no longer appropriate for modern manufacturing and warehouse uses, are vacant and are suitable for repurposing for museums and other cultural uses. Additionally, as stated above, there is currently a recognized need for museums and cultural/artistic uses in neighborhoods outside of the Downtown area.

10. Additionally, in compliance with § 64(d)(2) of the Zoning Ordinance, no other alternative method or procedure under the Zoning Ordinance is more appropriate. This text amendment will allow appropriate and reasonably priced space to be made available for cultural activities, will encourage the repurposing of vacant industrial buildings and should stimulate the location of cultural activities in neighborhoods outside of Downtown.

11. As stated extensively above, the text amendment being sought in this Petition furthers the purposes of the City's Comprehensive Plan of Development, Vision 2034, as required by § 64(d)(2) of the Zoning Ordinance and Article XIII, §2C of the City Charter.

12. As also required by Article XIII § 2C of the City of New Haven Charter, this Text Amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

13. As additionally required by Article XIII § 2B of the City of New Haven Charter, the proposed Text Amendment is uniform for each class of buildings or structures throughout the IL District.

WHEREFORE, Petitioner requests that the Board of Alders amend the Zoning Ordinance in the manner set forth in Schedule A.

Respectfully submitted

Petitioner,
Lost in New Haven, Inc.



Cynthia Bannon
Cynthia Bannon:
Managing Director:

SCHEDULE A

TABLE 3, USE TABLE

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable
 In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MUL W	TOC	IL	IM	IH	Parking	Loading
V. Institutional and Public Uses																	
Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R	R	R	R	SP	R	R	R	R	X	R/R	R	✖ R	X	X		h

ATTACHMENT B

ZONING ORDINANCE TEXT AMENDMENT APPROVING AN AMENDMENT TO SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V OF THE NEW HAVEN ZONING ORDINANCE TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALERIES, LIBRARIES, AND MUSEUMS, TO BE DESIGNATED AS-OF-RIGHT IN THE LIGHT INDUSTRIAL (IL) DISTRICT

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Lost in New Haven, Inc. LLC ("Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the text of the New Haven Zoning Ordinance, Section 42, Table 3, Use Table, Paragraph V to permit Cultural activities not carried on as a gainful business, including art galleries, libraries and museums, to be permitted as-of-right in the Light Industrial (IL) Districts, as set forth on Schedule A attached hereto (the "Text Amendment"); and

WHEREAS, on _____, 2026 pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice; and

WHEREAS, on _____, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending _____ of the Petition, City Plan Commission Report No. _____; and

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on _____, the Committee issued a _____ report; and

WHEREAS, the Board of Alders finds that the Text Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the repurposing of vacant industrial buildings for cultural uses and encourage the development of cultural activities in neighborhoods outside of downtown New Haven; in accordance with the goals and strategies set forth in Vision 2034, the City's Comprehensive Plan of Development; and

WHEREAS, the Board of Alders further finds that the Text Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Text Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the IL District.

NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of Lost in New Haven, Inc. is granted for an amendment to the Zoning Ordinance text permitting Cultural activities not carried on as a gainful business, including art galleries, libraries and museums, be allowed as-of-right in the Light Industrial (IL) District, and the text of the Zoning Ordinance, Section 42, Table 3. Use Table, Paragraph V shall be amended to provide that such uses are permitted as-of-right in the IL District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

Signed

Date

SCHEDULE A

TABLE 3, USE TABLE

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable
 In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MUL W	TOC	IL	IM	IH	Parking	Loading
V. Institutional and Public Uses																	
Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R	R	R	R	SP	R	R	R	R	X	R/R	R	X R	X	X		h