



City of New Haven

Signature Copy

Order: LM-2024-0678

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File Number: LM-2024-0678

ORDER TO READ AND FILE THE FOLLOWING REPORTS FROM THE CITY PLAN COMMISSION MEETING ON OCTOBER 25, 2024, AND IS FORWARDED TO YOU FOR YOUR CONSIDERATION: REPORT: 1657-05 RE: ORDINANCE OF THE BOARD OF ALDERS AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 19: TABLE 1. SUMMARY SCHEDULE OF PERMITTED USES IN RESIDENCE DISTRICTS TO INCLUDE THE RS-3 ZONE AND TO PERMIT BY RIGHT THE USE OF CHILD DAYCARE CENTERS, GROUP DAYCARE HOMES, AND FAMILY DAYCARE HOMES IN ALL RESIDENTIAL ZONES AND SECTION 19 TABLE 2: SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS TO INCLUDE THE RS-3 ZONE, REMOVE THE BUSINESS & INDUSTRIAL DISTRICTS, INCORPORATE THE PREVIOUSLY APPROVED REVISIONS TO MINIMUM LOT WIDTH AND MINIMUM LOT AREA IN THE RS-1, RS-2, RM-1, AND RM-2 ZONES AND TO ESTABLISH ARTICLE III. SECTION 20: SUMMARY OF USES & BULK REGULATIONS FOR RESIDENTIAL DISTRICTS, OF WHICH TABLES 1 AND 2 WILL BE RELOCATED. SUBMITTED BY: NATHANIEL HOUGRAND, DEPUTY DIRECTOR OF ZONING, CITY PLAN ADVICE: FAVORABLE RECOMMENDATION REPORT: 1657-06 RE: ORDINANCE OF THE BOARD OF ALDERS TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTIONS 11(B), 12(B), 12.5(B), 13(B), AND 42: TABLE 3. USE TABLE (Q) TO PERMIT BY RIGHT THE USE OF CHILD DAYCARE CENTERS, GROUP DAYCARE HOMES, AND FAMILY DAYCARE HOMES IN THE RS-1, RS-2, RS-3, RM-1, BC AND MU ZONING DISTRICTS. SUBMITTED BY: NATHANIEL HOUGRAND, DEPUTY DIRECTOR OF ZONING, CITY PLAN ADVICE: FAVORABLE RECOMMENDATION REPORT: 1657-08 RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND ART CT 770 LAND, LLC, PROVIDING FOR THE CONVEYANCE OF REUSE PARCEL 'A' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, BEING KNOWN AS 112 CHAPEL STREET, IN ACCORDANCE THEREWITH AND A RESOLUTION AUTHORIZING THE ACCEPTANCE OF ADDITIONAL GRANT FUNDS FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT FOR REMEDIATION OF SAID REUSE PARCEL "A" SUBMITTED BY: MICHAEL PISCITELLI, AICP, ECONOMIC DEVELOPMENT ADMINISTRATOR ADVICE: PASSED OVER. ITEM WAS ALREADY PASSED ON BY BOA ON 10/21/24. REPORT: 1657-09 RE: A COMMUNICATION ADDRESSING THE "PUBLIC SAFETY COMMUNICATION SYSTEM REQUIREMENT," CONCERNING THE INSTALLATION OF A RADIO -BASED COMMUNICATIONS SYSTEMS THROUGHOUT THE CITY OF NEW HAVEN SUBMITTED BY: GERALD ANTUNES, FORMER ALDER OF THE 12 WARD ADVICE: THE COMMUNICATION DESCRIBES AN EFFORT THAT IS GENERALLY IN ALIGNMENT WITH THE PUBLIC SAFETY AND EMERGENCY RESPONSE GOALS OF THE CITY'S COMPREHENSIVE PLAN. ADDITIONAL REVIEWS WITH RELEVANT CITY

DEPARTMENTS AND THE DEVELOPMENT OF INTERNAL DEPARTMENTAL PROCESSES SHOULD OCCUR BEFORE THE FORMAL SUBMITTAL OF THE ORDINANCE. [FULL LIST OF RECOMMENDATIONS IN THE REPORT] REPORT: 1657-10 RE: ORDER OF THE BOARD OF ALDERS APPROVING AMENDMENT 1 TO THE LEASE, OPERATING AND FUNDING AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR THE MANAGEMENT AND OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS SUBMITTED BY: MICHAEL PISCITELLI, AICP, ECONOMIC DEVELOPMENT ADMINISTRATOR ADVICE: FAVORABLE RECOMMENDATION REPORT: 1657-11 RE: ORDER OF THE BOARD OF ALDERS APPROVING THE DISCONTINUANCE OF A PORTION OF PECK ALLEY BETWEEN MALTBY STREET AND DOWNING STREET TO THE EXTENT THAT THERE HAS BEEN EITHER FORMAL OR IMPLIED ACCEPTANCE OF THE ALLEY AND SAID DISCONTINUANCE IS TO ALLOW ANY ABUTTING LANDOWNER TO ASSERT ANY CLAIMS THAT THEY MAY LAWFULLY HAVE TO THE OWNERSHIP OF THE ALLEY. SUBMITTED BY: HON. FRANK E. REDENTE JR., WARD 15 ADVICE: FAVORABLE RECOMMENDATION REPORT: 1657-12 RE: ORDER OF THE BOARD OF ALDERS DESIGNATING THE CORNER OF DAVENPORT AVENUE AND ASYLUM STREET TO "REV. BONITA D. GRUBBS CORNER." SUBMITTED BY: EXECUTIVE DIRECTOR OF THE CHRISTIAN COMMUNITY ACTION AGENCY ADVICE: FAVORABLE WITH ADDITIONAL RECOMMENDATIONS THAT A PLAN OF THE SITE OF THE PROPOSED LOCATION INDICATING ALL STRUCTURES AND STREET FEATURES AS WELL AS A PHOTO OF THE SIGN LOCATION ON THE APPROPRIATE STREET CORNER FOR REVIEW BY THE CITY.

October 25, 2024

Board of Alders
City Hall, 165 Church Street
New Haven, CT 06510

Honorable Board of Alders:

In accordance with our customary procedure, the attached reports referenced below were considered by the City Plan Commission at its meeting of October 25, 2024, and are forwarded to you for your consideration:

1657-05 ORDINANCE OF THE BOARD OF ALDERS amending the Zoning Ordinance of the City of New Haven Section 19: Table 1. Summary schedule of permitted uses in residence districts to include the RS-3 zone and to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in all residential zones and Section 19 Table 2: Summary of density, bulk, parking and loading regulations to include the RS-3 zone, remove the Business & Industrial Districts, incorporate the previously approved revisions to minimum lot width and minimum lot area in the RS-1, RS-2, RM-1, and RM-2 zones and to establish Article III. Section 20: summary of uses & bulk regulations for residential districts which tables 1 and 2 will be relocated.

Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan

Advice: *Favorable recommendation*

1657-06 ORDINANCE OF THE BOARD OF ALDERS to amend the Zoning Ordinance of the City of New Haven Sections 11(b), 12(b), 12.5(b), 13(b), and 42: Table 3. use table (q) to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in the RS-1, RS-2, RS-3, RM-1, BC and MU zoning districts.

Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan

Advice: *Favorable recommendation*

1657-08 ORDER OF THE BOARD OF ALDERS of the City of New Haven approving the execution and delivery of a proposed Development and Land Disposition Agreement between the City of New Haven and Art CT 770 land, LLC, providing for the conveyance of reuse parcel 'A' in the River Street Municipal Development Project Area, being known as 112 Chapel Street, in accordance therewith and resolution authorizing the acceptance of additional grant funds from the Connecticut Department of Economic and Community Development for remediation of said reuse parcel "A"

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

Advice: *Passed over. Item already passed on by BOA on 10/21/24.*

1657-09 A COMMUNICATION ADRESSING the "Public Safety Communication System Requirement," concerning the installation of a radio-based communication system to enhance and guarantee coverage minimums for the Police and Fire radio communications systems throughout the City of New Haven

Submitted by: Gerald Antunes, Former Alder of the 12 Ward

Advice: *The communication describes an effort that is generally in alignment with the public safety and emergency response goals of the city's comprehensive plan. Additional review with relevant city departments, and development of internal departmental processes should occur prior to formal submittal of the ordinance. [full list of recommendations in report]*

1657-10 ORDER OF THE BOARD OF ALDERS approving amendment 1 to the lease, operating and funding agreement with the State of Connecticut Department of Transportation for the management and operation of the New Haven Union Station and State Street Station Campus

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

Advice: *Favorable recommendation*

1657-11 ORDER OF THE BOARD OF ALDERS approving the discontinuance of a portion of Peck Alley between Maltby Street and Downing Street to the extent that there has been either formal or implied acceptance of the alley and said discontinuance is to allow any abutting landowner to assert any claims that they may lawfully have to the ownership of the alley.

Submitted by: Hon. Frank E. Redente Jr., Ward 15

Advice: *Favorable recommendation*

1657-12 ORDER OF THE BOARD OF ALDERS designating the corner of Davenport Avenue and Asylum Street to "Rev. Bonita D. Grubbs Corner."

Submitted by: Executive Director of the Christian Community Action Agency

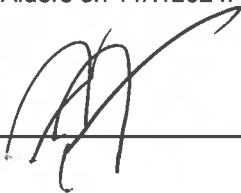
Advice: *Favorable with additional recommendations that a plan of the site of the proposed location indicating all structures and street features as well as a photo of the sign location on the appropriate street corner for review by the city.*

Respectfully submitted,

Laura E Brown
Executive Director, City Plan
Department

This Order was Passed by the Board of Alders on 11/7/2024.

Attest, City Clerk



Date

11/7/2024

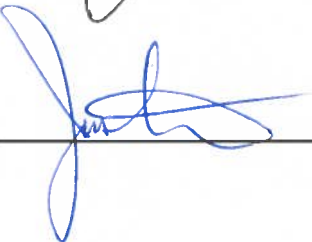
Signed, City Clerk



Date

10/26/2024

Signed, Mayor



Date

11/26/2024