

**MINUTES FOR MEETING 1606
A REGULAR MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, April 27, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, including a recording of the meeting, visit:

<https://cityplancommission.newhavenct.gov/pages/april-27-2022-meeting>

I. ROLL CALL

Commissioners present:

Chair Leslie Radcliffe, Vice Chair Edward Mattison,
Commissioner Carl Goldfield, Commissioner Alder
Adam Marchand

Staff present:

Director Laura Brown, Deputy Director of Zoning
William Long, Attorney Victoria Church, Planner
Esther Rose-Wilen, Assistant City Engineer Dawn
Henning

II. SITE PLAN REVIEW

1606-01

81 SALTONSTALL AVENUE and 22 RICHARD STREET

MBLUs: 166 0721 00501; 166 0721 00500

Owner/Applicant: Fair Haven Heights Properties LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review

Conversion of two existing buildings into 18 residential units in the RM-1 Zone.

Attorney Benjamin Trachten introduced the item.

Keith Buda, Engineer, walked through the site plans.

David Stein, Architect, walked through the architectural drawings.

Chair Radcliffe asked for a description of exterior work which Architect Stein provided.

Chair Radcliffe pointed out a typo in the staff report which read “118” units where it should read “18.”

Chair Radcliffe requested the breakdown of unit types by size, accessibility, and affordability. Chair Radcliffe asked about any new exterior lighting and potential spill over into the neighboring residences. She also asked about open space provided.

Attorney Trachten responded that all apartments would be market rate based on the area. Attorney Trachten responded that the units were predominately 1-and-2-bedroom with one 3-bedroom with an average of ~700 square feet per unit. Architect Stein walked through the units and square footage on the floor plans. Engineer Buda described the open space amenities and exterior lighting.

Chair Radcliffe asked what type of fencing was proposed.

Developer Frank Micali stated that the existing chain link fence would remain.

Chair Radcliffe suggested that the fence was not aesthetically pleasing, and Developer Frank Micali stated that they would look into their options to improve aesthetics.

Vice Chair Mattison suggested the applicant improve landscape design to improve aesthetics but commended the applicant for the adaptive reuse project.

Vice Chair Mattison moved to approve the item at 6:58pm. 4-0 in favor.

III. INLAND WETLANDS REVIEW

1606-02 **141 OGDEN STREET**
MBLU: 218 1075 01700
Owner/Applicant: Che Tiernan; **Agent:** John Paul Garcia

Inland Wetlands Review
Construction of a single-family residence in the RS-1 zone.

Deputy Director William Long announced the item and read an excerpt from NHZO Section 57 on Inland Wetlands regulation. Planner Esther Rose-Wilen referenced a prior application form 2014 with lapsed approval.

Luke Sofair, Engineer, introduced the project and walked through the site plan.

Commissioner Alder Marchand requested clarification on the current state of the wetland.

Engineer Sofair responded that the Wetlands Soil Scientist identified the wetland as a vestigial inactive wetland and no waterway was present.

Commissioner Alder Marchand requested clarification on the wetlands mitigation area which Engineer Sofair provided.

Commissioner Goldfield, Commissioner Alder Marchand, and Commissioner Mattison spoke in support of the application.

Commissioner Alder Marchand moved to approve at 7:13pm. 4-0 in favor.

IV. BOARD OF ALDERS REFERRALS

1606-03 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a request of the purchasing agent on behalf of the Department of Parks & Public Works and for emergency procurements in the amount of \$19,444.90 for the repair at 34 Middletown Avenue by Williamson Electrical CO INC.

Submitted by: Michael V. Fumiatti, Purchasing Agent

Deputy Director Long, Planner Rose-Wilen, and Assistant City Engineer Dawn Henning introduced the item.

Commissioner Alder Marchand and Mattison spoke in support of the item.

Commissioner Alder Marchand moved to recommend approval of the item. 4-0 in favor.

1606-04 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a request of the purchasing agent on behalf of the Office of Building Inspection and for emergency procurements in the amount of \$37,820.000 for the shoring up of the properties by GL Capasso and \$237,700.00 for the ultimate demolition of the properties by NH Abatement & Demolition, LLC.

Submitted by: Michael V. Fumiatti, Purchasing Agent

Deputy Director Long and Planner Rose-Wilen introduced the item.

City Plan Commissioners and City Staff discussed the details of the request to clarify what work was already completed on the site.

Vice Chair Mattison moved to recommend approval. 4-0 in favor.

V. BOARD OF ZONING APPEALS REFERRALS

1606-05 **65 BURR STREET**
MBLU: 029 0893 00500
Owner: 65 Burr Street LLC; **Applicant:** Marissa Gandelman

Special Exception

Permit a neighborhood convenience use (coffee shop including the sale of baked goods) in a RS-2 zone.

Deputy Director Long introduced the item.

Commissioner Alder Marchand asked about parking, Deputy Director Long responded that the applicant was not seeking any zoning relief related to parking.

Commissioner Alder Marchand spoke in support of the application.

Chair Radcliffe asked about previous or current uses on the site. Deputy Director Long responded that the site had various previous uses, most recently a nail salon. Chair Radcliffe spoke in favor of the application.

Commissioner Goldfield moved to recommend approval at 7:42pm. 4-0 in favor.

1606-06 **318 EDGEWOOD AVENUE**
MBLU: 337 0240 01500
Owner: Edgewood Holdings LLC; **Applicant:** Lauren Anderson

Special Exception

Allow for 2 off-street parking spaces where 5 is required.

Deputy Director William Long introduced the item.

Deputy Director Long referenced a typo in the staff report that stated 27 parking spaces required where it should state 5 spaces required which will be corrected.

Commissioner Alder Marchand spoke in support of the application.
Chair Radcliffe spoke in support of the application.

Commissioner Alder Marchand moved to recommend approval at 7:50pm. 3-0 in favor.

VI. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

Chair Leslie Radcliffe recused herself from the items related to disposition to Neighborhood Housing Services as a Board Member of NHS.

1606-07 15-17 WINTHROP AVENUE
MBLUs: 312 0143 04300; 312 0143 04400
Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District.

Submitted by: Evan Trachten, Livable City Initiative

Deputy Director Long introduced the item.
Evan Trachten presented the item.

Commissioner Alder Marchand and Vice Chair Mattison spoke in support of the item.

Commissioner Alder Marchand moved to recommend approval at 7:55pm. 3-0 in favor.

1606-08 27 FRANK STREET
MBLU: 302 0072 00600
Disposition of 27 Frank Street to Neighborhood Housing Services of New Haven, Inc (NHS) to create/rehabilitate a single-family home. The City will sell the site to NHS to be rehabilitated for owner-occupied home ownership with a minimum occupancy period of ten years. Located in the RM-2 Zoning District.

Submitted by: Evan Trachten, Livable City Initiative

Deputy Director Long introduced the item.
Evan Trachten presented the item.

Commissioner Alder Marchand spoke in support of the item.

Commissioner Alder Marchand moved to recommend approval at 8:00pm. 3-0 in favor.

1606-09 28-30 THOMPSON STREET

MBLUs: 286 0433 00400; 286 0433 00500

Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District

Submitted by: Evan Trachten, Livable City Initiative

Deputy Director Long introduced the item.

Evan Trachten presented the item.

Vice Chair Mattison spoke in support of the application.

Commissioner Alder Marchand moved to recommend approval at 8:03pm. 3-0 in favor.

1606-10 885 CONGRESS AVENUE

MBLU: 310 0127 03700

Disposition of a silver lot to the adjacent owner-occupant. Located in the BA Zoning District.

Submitted by: Evan Trachten, Livable City Initiative

Deputy Director Long introduced the item.

Evan Trachten presented the item.

The Commissioners discussed the current state of the lot and what types of vehicles would be permitted to park there after the disposition. The Commissioners composed the following recommended conditions:

“1) That the driveway be repaired/repaved to good condition and 2) That the driveway may be used for only residential parking purposes.”

Vice Chair Mattison moved to recommend approval with the conditions as described at 8:14pm. 4-0 in favor.

VII. ADMINISTRATIVE ITEMS

1606-12A 45 YALE AVENUE

MBLU: 349 1078 00800

Owner/Applicant: NHCPA Outdoors LLC; **Agent:** Kathryn Gagnon of Langan

Traffic Operations Plan Review

Street closure at the Westville Music Bowl (formerly the Connecticut Tennis Center) in PDD 86 during the 2022 summer concert series.

1524-05A3 105 TERRACE STREET AND 175 MAIN STREET ANNEX

MBLUs: 057 0942 01100; 057 0942 01200

Owner: Ly May Lim for 690 Main Street, LLC; **Applicant:** David Connell for Connell Associates Architects; **Agent:** Justin Shanley of Milestone Construction Services

Administrative Site Plan Review

Minor modifications to previously approved site plan.

1537-02A1 169 HENRY STREET

MBLU: 293 0340 00100

Owner/Agent: NXTHVN INC; **Applicant:** Maitland Jones, Deborah Berke Partners

Administrative Site Plan Review

Minor modifications to previously approved site plan.

1559-01A1 208 COLUMBUS AVENUE

MBLU: 265 0083 00100

Owner/Agent: St Martin de Porres Academy, Inc; **Applicant:** David Sacco, TPA Design Group

Administrative Site Plan Review

Minor modifications to a previously approved site plan.

1598-01A1 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 of Brenner, Saltzman & Wallman LLP;
Applicant: Randall M. Salvatore

Administrative Site Plan Review for minor modifications to a previously approved site plan for construction of a seven-story residential building with 112 units in the BD-3 Zone.

These items were noted as administratively approved.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1604 (March 30, 2022)

Vice Chair Mattison moved to approve at 8:19pm. 3-0 in favor.

Vice Chair Mattison moved to adjourn at 8:20pm. 4-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, May 18, 2022 at 6:00 PM (Submission deadline: April 21, 2022 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Thursday, May 5, 2022 at 6:00 PM

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