

**MINUTES FOR MEETING 1608  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, May 18, 2022 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 and a recording of the meeting, visit:**

<https://cityplancommission.newhavenct.gov/pages/may-18-2022-meeting>

**I. ROLL CALL**

**Commissioners Present:**

Chair Leslie Radcliffe, Vice Chair Edward Mattison, Commissioner Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Joshua Van Hoesen, Ex-officio Commissioner City Engineer Giovanni Zinn

**City Staff Present:**

Director Laura Brown, Deputy Director of Zoning William Long, Planner Esther Rose-Wilen, Attorney Victoria Church, Attorney Roderick Williams, Traffic Engineer Rajat Mathur

Deputy Director of Zoning William Long stated that items 1608-03, 1608-04, 1608-05, and 1608-07 including the Public Hearings would be passed over.

**II. SITE PLAN REVIEW**

**1608-01**

**78 OLIVE STREET**

MBLU: 225 0548 01100

**Owner/Applicant:** 78 Olive Street Partners LLC; **Agent:** Marjorie Shansky

**Site Plan Review**

Construction of a 14-story, 136-unit residential building and associated on-site parking with amenity space and utility rooms on the ground floor in the BD-1 Zone.

Attorneys Chris McKeon and Marjorie Shansky introduced the project.

Landscape Architect Jason Williams walked through the site plans.

Architect Andrew Rogerson walked through the elevations and floorplans.

The Commission discussed:

- All facades of the building
- The stormwater overflow connection to the adjacent parcel which will be addressed through an easement
- Building materials/construction
- Building amenity space
- Parking quantity and EV charging
- Unit size breakdown (all one-bedroom units)

- Energy efficiency
- Access to public transportation
- Trash and recycling removal

Attorney McKeon indicated agreement with the proposed additional conditions of approval.

Director Brown encouraged the Applicant to engage the community further through a public meeting/s.

**Commissioner Pagan moved to approve at 7:02pm. 5-0 in favor.**

**1608-02 WINCHESTER GREEN (PDD 49) – Site Plan Review**  
MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104  
**Owners:** SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation  
**Applicants:** Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation  
**Agent:** Carolyn Kone

**Site Plan Review**

1) Amendment to the site plan for a portion of Parcel L (315 Winchester Avenue); 2) Amendment to the site plan for a portion of Parcel L (northwest portion of 275 Winchester Avenue a/k/a 115 Munson Street); 3) Site plan application for a portion of Parcel L (270 Mansfield Street); 4) Amendment to the site plan for Parcel C (395 Winchester Avenue); 5) Amendment to the site plan for portions of Parcel B (375 Winchester Avenue and Winchester Avenue (SP-1-B-1) and 6) Site plan application for a portion of Parcel L (northeast portion of 275 Winchester Avenue)

Moved to after the Public Hearing.

**1608-03 37 CENTER STREET**  
MBLU: 240 0235 01500  
**Owner/Applicant:** David Solarz, 37 Center Street LLC; **Agent:** Jeff Janke

**Site Plan Review**

Conversion of an existing building to 9 residential units and commercial and amenity space in the BD-1 Zone.

Passed over.

**^1608-04 446A BLAKE STREET**  
MBLU: 372 1159 00101  
**Owner/Applicant:** 446A Blake LLC; **Agent:** James Segaloff

**Coastal Site Plan Review**

PDD text amendment and General Plans for a site in the Coastal Management Area.

Passed over.

**III. PUBLIC HEARINGS (start at 7 PM)**

**1608-05**      **37 CENTER STREET**  
MBLU: 240 0235 01500  
**Owner/Applicant:** David Solarz, 37 Center Street LLC; **Agent:** Jeff Janke

**Special Permit**

Residential use on the ground floor in the BD-1 Zone.

Passed over. Will be taken up on the June 1, 2022 agenda.

**1608-06**      **742, 754, 756 AND 760-768 CHAPEL STREET, AND 294, 300 AND 310 STATE STREET**  
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 & BC State Street LLC; **Agent:** G. Muccilli; **Applicant:** BC  
Chapel Street LLC

**Special Permit**

Residential use on the ground floor in the BD-1 Zone.

Attorney Gregory Muccilli introduced the item.  
Architect Jay Szymanski walked through the site and architectural plans.

Chair Radcliffe opened the Public Hearing.  
No one from the Public wished to speak.  
City Engineer Zinn confirmed that repair of sidewalks was a condition of approval on the Site Plan Review approval.  
Vice Chair Mattison commended the Applicant for the affordable development.  
Chair Radcliffe closed the Public Hearing.

Commissioner Alder Marchand spoke to the trend in the city from commercial to residential development and how the application reflects these trends appropriately.

**Commissioner Alder Marchand moved to approve the item at 7:24pm. 4-0-1 in favor, 1 abstention.**

**^1608-07**      **446A BLAKE STREET**  
MBLU: 372 1159 00101  
**Owner/Applicant:** 446A Blake LLC; **Agent:** James Segaloff

**Zoning Ordinance Text Amendment**

Modify and amend PDD 103 to increase the total number of residential dwelling units in the PDD from 293 to 437 for conversion over time, of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units.

Passed over. Will be taken up on the June 1, 2022 agenda.

**IV. PLANNED DEVELOPMENT ACTIONS**

**1608-08**      **SCIENCE PARK PDD #49**  
**Applicant:** Winchester Tract E South LLC; **Agent:** Carolyn Kone

**Minor Modifications** to the General Plans.

**1608-09 SCIENCE PARK PDD #49, PARCEL L, PARCEL C, and PARCEL B**

**Applicant:** Winchester Tract E South LLC; **Agent:** Carolyn Kone

**Change in Professional Team**

**1608-02 WINCHESTER GREEN (PDD 49) – Detailed Plans Review**

MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104

**Owners:** SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation

**Applicants:** Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation

**Agent:** Carolyn Kone

**Detailed Plans Review**

1) Amendment to the detailed plans for a portion of Parcel L (315 Winchester Avenue); 2) Amendment to the detailed plans for a portion of Parcel L (northwest portion of 275 Winchester Avenue a/k/a 115 Munson Street); 3) Detailed plans application for a portion of Parcel L (270 Mansfield Street); 4) Amendment to the detailed plans for Parcel C (395 Winchester Avenue); 5) Amendment to the detailed plans for portions of Parcel B (375 Winchester Avenue and Winchester Avenue (SP-1-B-1) and 6) Detailed plans application for a portion of Parcel L (northeast portion of 275 Winchester Avenue)

**1608-02 WINCHESTER GREEN (PDD 49) – Site Plan Review**

MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104

**Owners:** SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation

**Applicants:** Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation

**Agent:** Carolyn Kone

**Site Plan Review**

1) Amendment to the site plan for a portion of Parcel L (315 Winchester Avenue); 2) Amendment to the site plan for a portion of Parcel L (northwest portion of 275 Winchester Avenue a/k/a 115 Munson Street); 3) Site plan application for a portion of Parcel L (270 Mansfield Street); 4) Amendment to the site plan for Parcel C (395 Winchester Avenue); 5) Amendment to the site plan for portions of Parcel B (375 Winchester Avenue and Winchester Avenue (SP-1-B-1) and 6) Site plan application for a portion of Parcel L (northeast portion of 275 Winchester Avenue)

Attorney Carolyn Kone introduced the items.

Architect Seelan Pather walked through the architectural plans.

Landscape Architect Sean Sanger walked through the landscape plans.

Engineer Joe Devine walked through the site plans.  
Carolyn Kone walked through NHZO Section 65 compliance.

The Commissioners discussed:

- The Minor Modifications proposed for the General Plans
- The proposed retail and commercial uses on Winchester Avenue and the importance of bringing in local businesses that the surrounding neighborhoods are excited about
- The community engagement process
- Proposed traffic improvements
- Parking layout
- Proposed open space areas
- Soil erosion and sediment control
- Green energy/sustainability in the building design

**Commissioner Alder Marchand moved item 1608-09 at 9:41pm. 5-0 in favor.**

**Commissioner Alder Marchand moved item 1608-08 at 9:41pm. 4 favor, 1 against.**

**Commissioner Alder Marchand moved item 1608-02-DPR at 9:42pm. 5-0 in favor.**

**Commissioner Alder Marchand moved item 1608-02-SPR at 9:44pm. 5-0 in favor.**

#### **V. BOARD OF ALDERS REFERRALS**

**1608-10**      **Resolution of the Board of Alders** authorizing the City of New Haven to apply for, act as pass through for, and accept a grant in an amount not to exceed five hundred fifty thousand dollars and zero cents (\$550,000.00) from the State of Connecticut Office of Policy and Management for the purpose of rehabilitation of 333 Valley Street.

**Submitted by:** Arlevia Samuel, Director – LCI

Director Samuel introduced the item.

The Commissioners spoke in support of the rehabilitation of the community center at 333 Valley Street.

**Commissioner Alder Marchand moved to recommend approval at 9:50pm. 5-0 in favor.**

**1608-11**      **Resolution of the Board of Alders** of the City of New Haven authorizing the City of New Haven to apply for, act as pass through for, and accept a grant in an amount not to exceed two million five hundred thousand dollars and zero cents (\$2,500,000.00) from the State of Connecticut Office of Policy and Management for the purposes of development of 300 State Street, 742-746 Chapel Street And 756-760 Chapel Street.

**Submitted by:** Arlevia Samuel, Director – LCI

Director Samuel introduced the item.

**Commissioner Alder Marchand moved to recommend approval at 9:52pm. 5-0 in favor.**

**1608-12**      **Order of the Board of Alders** of the City of New Haven to accept for perpetual maintenance the streets, sidewalks, drainage, street lighting, and traffic signs on Augustine Street, Bosley Street, Jennings Way, and Miller’s Mews constructed under the Ribicoff Development Project per Section 27-154(B) of the New Haven Code of Ordinances.

**Submitted by:** Giovanni Zinn, City Engineer

City Engineer Giovanni Zinn introduced the item.

**Commissioner Van Hoesen moved to recommend approval at 9:55pm. 5-0 in favor.**

**VI. ANNUAL MEETING**

- Election of Officers

Postponed until newly appointed Commissioners get approved by the Board of Alders.

**VII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1605 (April 25, 2022)
- Meeting #1606 (April 27, 2022)
- Meeting #1607 (May 5, 2022)

**Commissioner Alder Marchand moved to approval the minutes from Meetings 1605, 1606, and 1607 at 9:58pm. 4 favor, 1 abstention.**

**Commissioner Alder Marchand moved to adjourn at 10:01pm. 5-0 in favor, meeting adjourned.**

**NOTE:**

Next Special Meeting of the City Plan Commission:

Wednesday, May 25, 2022 at 6:00 PM

Next Regular Meetings of the City Plan Commission:

Wednesday, June 1, 2022 at 6:00 PM

Wednesday, June 15, 2022 at 6:00 PM (Submission deadline: May 19, 2022 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 48 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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