

**MINUTES FOR MEETING 1605
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Monday, April 25, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

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

Passcode: Planning2

**^ Item expected to be tabled
*Item to be removed from table**

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

<https://cityplancommission.newhavenct.gov/pages/april-25-2022-meeting>

I. ROLL CALL

Chair Radcliffe opened the meeting at 6:08pm.

Commissioners Present: Chair Leslie Radcliffe, Vice Chair Edward Mattison, Commissioner Ernest Pagan, Commissioner Alder Adam Marchand.

City Staff Present: Director Laura Brown, Deputy Director of Zoning William Long, Planner Esther Rose-Wilen, Attorney Roderick Williams, Assistant City Engineer Dawn Henning.

Interpreter Otilia Arroyo also present.

Chair Radcliffe reviewed how to use the interpretation function in zoom and how to facilitate interpretation for the interpreter.

Deputy Director Long introduced the items.

II. SITE PLAN REVIEW

1602-05 19 WHEELER STREET aka 'FAIRMONT AV'
MBLU: 082 0974 02001
Owner: Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Site Plan Review and Coastal Site Plan Review

Existing solid waste facility in the Coastal Management area in the IH Zone.

III. PUBLIC HEARINGS (start at 6 PM)

1602-06 19 WHEELER STREET aka 'FAIRMONT AV'

MBLU: 082 0974 02001

Owner: Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP

Special Permit

Renewal for an existing solid waste facility in the Coastal Management area in the IH Zone.

Attorney Meaghan Miles introduced the team and the application. Attorney James Segaloff added some additional information about the application.

Vice Chair Mattison asked for the number of truck trips per day which the applicant's Engineer, Mark Zessin, provided.

Chair Radcliffe opened the floor for public testimony at 6:58pm.

Deputy Director Long stated for the record that "the Commission received two letters in support of the application and two technical memos from David Sousa, Blackledge Consulting, who was contracted by the department to perform a technical peer review of the application."

Nine members of the public gave testimony. Considerations raised in public testimony included:

- Environmental concerns including water quality, urban heat island effect, stormwater management, riverbank restoration, and impact on habitat.
- Public Health concerns including noise early in the morning, odor, air pollution, and pest concerns.
- The availability of alternate sites for the use.
- Frequency of inspections of the site.
- Traffic concerns.
- Nuisances created by the use to adjacent residential sites.
- Whether the site had a history of violations or complaints.
- Difficulty in contacting the applicant, city, and state agencies to comment on the site.
- Whether there are more suitable, water-dependent uses for the site and/or possibility for waterfront access.
- Impact of the use on neighboring property values.
- Lack of screening between the facility and neighboring residential properties.
- Opportunities to improve public notification of the application and public engagement.
- Environmental justice concerns.
- Enforcement of conditions of past approvals.

Commissioner Pagan asked the applicant to provide further information on their claim that property values increased in the surrounding residential neighborhood which Attorney Miles provided.

Attorney Miles responded to public comments on behalf of the applicant.

City Plan Commissioners asked a number of follow-up questions on aspects of the application which the applicant responded to.

The Commissioners decided to leave the Public Hearing open and to reconvene on **Thursday May 5, 2022 at 6pm.**

IV. MINUTES OF MEETINGS

Meeting:

- Meeting #1604 (March 30, 2022)

Passed over.

Commissioner Alder Marchand moved to adjourn. 4-0 in favor. Meeting adjourned at 10:00pm.