

**MINUTES FOR MEETING 1611  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, June 15, 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, and meeting recording visit:**

<https://cityplancommission.newhavenct.gov/pages/june-15-2022-meeting>

**I. ROLL CALL**

Chair Radcliffe opened the meeting at 6:16 PM.

Commissioners Present: Chair Leslie Radcliffe, 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 Roderick Williams

**II. SITE PLAN REVIEW**

**1611-01 YALE ATHLETICS CAMPUS - 165, 67, & 40 CENTRAL AVENUE, YALE AVENUE,  
AND CHAPEL STREET.**

MBLUs: 377 1079 00100 (165 Central Avenue), 377 1079 00120 (150 Yale Avenue), 377 1079  
200 (67 Central Avenue), 377 1079 00103 (Yale Avenue), 376 1079 00110 (Chapel Street), and  
377 1080 00500 (40 Central Avenue).

**Owner/Applicant:** Yale University, **Agent:** Joseph Hammer

**Site Plan Review**

Installation of light poles, communications & security equipment and associated electric lines  
and fiber optic cable adjacent to existing pedestrian walkways in the RS-2 Zone, RM-1 Zone,  
and PDD 86.

Attorney Joseph Hammer introduced the item.  
Architect Paolo Campos walked through the plans.

Commissioner Alder Marchand asked about hours of operation for the lighting.  
University Planner Jeremy Powers responded that lights would automatically shut off at 10:00 PM, but could be  
manually left on later. Also, lights could be kept off at dusk if not needed, although often there is public use  
when the fields are not scheduled. There is no public access to light controls.

Commissioner Alder Marchand commented that the lighting proposed could also improve lighting for Westville  
Music Bowl events but further lighting of parking lots for Westville Music Bowl attendees should be  
considered.

Commissioner Van Hoesen asked for various comparisons between scenarios with lights under 20 feet versus 24 feet which Planner Powers and Architect Campos provided.

Commissioner Alder Marchand requested clarification on the photometrics and potential spillover into residential areas. Planner Powers clarified that there is no light spillover over the property line.

Chair Radcliffe requested clarification on the construction timeline which Planner Powers provided.

Architect Campos clarified that existing lights would not be impacted and that construction activities were not anticipated to impact campus use in the fall.

Commissioner Van Hoesen asked how the 20-foot light height maximum was determined. Planner Rose-Wilen and City Engineer Zinn provided insight.

The Commissioners discussed the hours of operation for the lighting and condition of approval #13.

**Commissioner Alder Marchand moved to approve the item with an amended condition of approval #13 at 7:18pm. 3-0 in favor.**

**^1611-02      781 WHALLEY AVENUE a/k/a 50 FITCH STREET**  
MBLU: 372 1159 02300  
**Owner/Applicant:** 50 Fitch LLC, **Agent:** Carolyn Kone CPC 1611 Page 2 of 5

**Site Plan Review and Coastal Site Plan Review**

Construction of a mixed-use building with 245 residential units in the BA-2 Zone and 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.

**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.

Architect Jeff Jahnke introduced the item and walked through plans and a 3D model of the building.

Chair Radcliffe opened the floor for public testimony at 7:45pm.

Commissioner Alder Marchand noted for the record that two written letters of public testimony were submitted in advance of the meeting. Planner Rose-Wilen read the two letters into the record.

Chair Radcliffe requested clarity on the ground floor uses. Architect Jahnke stated that the rear of the ground floor would be residential, and the front would be resident amenity or commercial space.

Commissioner Alder Marchand requested clarification on the efforts being made to address historic preservation which Architect Jahnke provided.

The Commissioners and Applicant clarified that the staff report should state that amenity *and* commercial space are proposed for the ground floor, where it incorrectly states only amenity space.

Benjamin Trachten, 679 State Street, spoke in support of the application speaking to how it meets all Special Permit criteria.

Chair Radcliffe closed the public hearing at 8:13pm.

Commissioner Alder Marchand commented on the trend of conversion of commercial to residential use and spoke in support of granting the Special Permit. He asked whether the condition of approval proposed by staff was specific enough or should reference the NHPT recommendations.

Commissioner Van Hoesen spoke in support of the condition of approval as proposed and spoke in support of the project.

Chair Radcliffe also spoke in support of the application.

**Commissioner Alder Marchand moved to approve item 1611-05 with a technical revision to the staff report and conditions as stated in the staff report at 8:20 PM. 3-0 in favor.**

**Commissioner Alder Marchand moved to approve item 1611-03 with a technical revision to the staff report and conditions as stated in the staff report at 8:23 PM. 3-0 in favor.**

**1611-04            846 CONGRESS AVENUE**  
MBLU: 310 0092 00200  
**Owner/Applicant:** 848-850 Congress LLC; **Agent:** Benjamin Trachten

**Special Permit**  
Residential use on the ground floor in the BA Zone.

Attorney Benjamin Trachten introduced the item and walked through the Special Permit criteria.

Chair Radcliffe opened the floor for Public Testimony at 8:31pm.

No one from the public wished to speak.

Chair Radcliffe closed the public hearing at 8:32pm.

Commissioner Alder Marchand stated that the Commission has supported conversion of first floor commercial space to residential consistently and spoke in support of the application.

Commissioner Van Hoesen spoke in support of the application.

Chair Radcliffe spoke in support of the application, speaking to its compatibility with the neighborhood.

**Commissioner Alder Marchand moved to approve at 8:35pm. 3-0 in favor.**

**1611-05**      **848 CONGRESS AVENUE**  
MBLU: 310 0092 00100  
**Owner/Applicant:** 848-850 Congress LLC; **Agent:** Benjamin Trachten

**Special Permit**  
Residential use on the ground floor in the BA Zone.

Attorney Benjamin Trachten introduced the item.

Chair Radcliffe opened the floor for public testimony at 8:38pm.

No one from the public wished to speak.

Chair Radcliffe and Commissioner Alder Marchand asked about impact on the historic features of the building, which Attorney Trachten responded to.

Chair Radcliffe closed the public hearing at 8:58pm.

Chair Radcliffe encouraged the applicant to improve the façade of the first floor of the building as part of the renovations.

Commissioner Alder Marchand echoed the Chair's recommendations and spoke in support of the application.

**Commissioner Van Hoesen moved to approve at 9:03pm. 3-0 in favor.**

**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.

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

**Coastal Site Plan Review**

PDD 103 text amendment and General Plans for a site in the Coastal Management Area.

Attorney James Segaloff introduced the team and the items.

Engineer Ray Paier walked through the General Plans and Coastal Site Plan criteria.

Attorney Segaloff elaborated on the General Plans.

Architect Sam Gardner walked through architectural plans.

Traffic Engineer Steve Mitchell discussed the traffic impact report, stating that the proposed residential development would reduce peak traffic compared to current conditions.

Architect Gardner added to the record that the developer has committed to an affordability component.

Chair Radcliffe opened the floor for public testimony at 9:35pm.

Laura Cahn, 54 Cleveland Road, asked about flooding of the parking lots.

Engineer Paier responded that proposed stormwater management and increased green space would improve the conditions and that the West River Army Corp floodwall also provides some protection from flooding.

Alder Richard Furlow, 62 Fairfield Street, spoke to the need for community engagement around the project.

Commissioner Alder Marchand asked about pedestrian access to public open space on the other side of Blake Street for residents of the new development.

Traffic Engineer Mitchell responded to Commissioner Alder Marchand's comments.

Commissioner Alder Marchand reiterated the importance of considering pedestrian safety and amenity in the vicinity of the development.

Engineer Zinn echoed Commissioner Alder Marchand's concerns and brought up the proximity to the Army Corp floodwall and the implications for the site.

Chair Radcliffe closed the Public Hearing at 9:56pm.

City Engineer Zinn pointed out that the staff report did not reference the existing flood control structure (Army Corp floodwall). Planning Staff noted that no alterations to the structure were proposed but a note could be added to the staff report clarifying this.

Commissioner Alder Marchand spoke in support of increased residential density on the site but reiterated concerns around pedestrian safety, particularly regarding access to the amenities across the street. He spoke in support of the retention of the historic character of site through the preservation of the majority of the buildings and the smokestack and the affordable unit set-aside. He spoke in support of a finding of no adverse coastal impact.

Commissioner Van Hoesen and Chair Radcliffe expressed agreement with Commissioner Alder Marchand.

**Commissioner Alder Marchand moved to approve the Coastal Site Plan item #1608-04 at 10:02pm. 3-0 in favor.**

**Commissioner Alder Marchand moved to give a favorable recommendation on the PDD amendment item #1608-07 at 10:03pm. 3-0 in favor.**

**^1611-03**      **781 WHALLEY AVENUE a/k/a 50 FITCH STREET**  
MBLU: 372 1159 02300  
**Owner/Applicant:** 50 Fitch LLC, **Agent:** Carolyn Kone

**Class C Inland Wetlands Review**

Construction of a mixed-use building with 245 residential units in the BA-2 Zone, Coastal Management Area, including work in the Inland Wetlands Regulated Area.

Passed over.

**IV. BOARD OF ALDERS REFERRALS**

**1611-06**      Resolution authorizing the Mayor to sign a Project Authorization Letter (PAL) for the Water Street Cycle Track Project utilizing Local Transportation Capital Improvement Program (LOTICIP) funding.

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

**Commissioner Alder Marchand moved to recommend approval at 10:27pm. 3-0 in favor.**

**1611-07**      Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, concerning the 2021 State Diesel Emissions Reduction Act (DERA) for the purchase of an electric refuse vehicle.

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

**Commissioner Alder Marchand moved to recommend approval at 10:34pm. 3-0 in favor.**

**1611-08**      Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding repairs to the Quinnipiac Av/Clifton St Canoe Launch.

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

**Commissioner Alder Marchand moved to recommend approval at 10:36pm. 3-0 in favor.**

**1611-09**      Order of the Board of Alders of the City of New Haven authorizing the Board of Park Commissioners to accept an in-kind donation from Project Backboard for the repair and resurfacing of two basketball courts at Goffe Street Park/Degale Field.

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

**Commissioner Alder Marchand moved to recommend approval at 10:40pm. 3-0 in favor.**

**1611-10**      Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements,

agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding improvements to East Shore Park.

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

**Commissioner Van Hoesen moved to recommend approval at 10:44pm. 3-0 in favor.**

**1611-11** Resolution authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) and sign any associated State agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding improvements to Peat Meadow Park.

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

**Commissioner Alder Marchand moved to recommend approval at 10:46pm. 3-0 in favor.**

**1611-12** 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 Enforcement for emergency procurements in the amount of \$62,585.00 for the emergency demolition of 27 Valley Place North.

**Submitted by:** Michael V. Fumiatti, Purchasing Agent

**Commissioner Van Hoesen moved to recommend approval at 10:49pm. 3-0 in favor.**

#### **V. BOARD OF ZONING APPEALS REFERRALS**

**1611-13**      **30 TRUMBULL STREET**  
MBLU: 210 0383 01600  
**Owner:** Urbane Properties LLC; **Applicant:** Eric O'Brien

**Special Exception**

Allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in the RO Zone.

**Commissioner Alder Marchand moved to recommend approval at 10:52pm. 3-0 in favor.**

#### **VI. ADMINISTRATIVE ITEMS**

**1563-01A1**      **87 TRUMBULL STREET**  
MBLU: 244 0364 00900  
**Owner/Applicant:** Yale University; **Agent:** James Elmasry, Yale University

**Administrative Site Plan Review**

Minor modifications to a previously approved site plan for the Yale University Economics Building in PDU 89.

Noted as approved.

#### **VII. ANNUAL MEETING**

- Election of Officers

Passed over.

## VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1609, May 25, 2022
- Meeting #1610, June 2, 2022

**Commissioner Van Hoesen moved to approve the 1609 and 1610 minutes at 10:55pm. 3-0 in favor.**

### **NOTE:**

Next Regular Meetings of the City Plan Commission:

Wednesday, June 29, 2022 at 6:00 PM

Wednesday, July 20, 2022 at 6:00 PM (Submission deadline: June 16, 2022 by 12:00 PM)

**Commissioner Alder Marchand moved to adjourn at 10:58pm. 3-0 in favor.**

**Meeting adjourned.**

### **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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