

**MINUTES FOR MEETING 1609  
A SPECIAL MEETING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, May 25, 2022 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**To view meeting materials, and meeting recording, visit:**

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

**I. ROLL CALL**

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

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

**II. DELIBERATIONS**

Deputy Director Long called the items.

Commissioner Van Hoesen stated for the record that he had reviewed all materials associated with the application and was prepared to engage in deliberations as an informed party.

Planner Rose-Wilen summarized updates to the staff reports since the May 5, 2022 meeting.

Chair Radcliffe initiated discussion on the Petition for Intervention.

Attorney Williams reviewed the steps for accepting or denying the Petition for Intervention.

The Commissioners discussed:

- How to identify/define “unreasonable” impact on the public trust
- Any scientific evidence and public testimony presented to support either the claims of the Applicant or Petitioner
- Whether to deliberate on the Petition for Intervention separately from deliberations on the Special Permit and Coastal Site Plan Review

The Commissioners moved into deliberations on all matters (Petition for Intervention, Special Permit, Coastal Site Plan Review).

Vice Chair Mattison read his own prepared written deliberations into the record.

The Commissioners discussed:

- Coastal access from the site’s waterfront portions

- Alternatives to current operations that would mitigate environmental impact that could be required of the applicant through conditions of approval
- Whether different city departments could make recommendations on appropriate conditions of approval
- Whether a condition of approval could be a requirement to attend CMT meetings
- Commissioners expressed the need for frequent enforcement of the site by City Officials
- A time limit shorter than 5 years for the Special Permit (2 years and 1 year proposed)
- 7:45 Alder Marchand made some suggestions on conditions
- Potential for periodic reporting requirements
- Generate a traffic and idling mitigation plan within 3 months and submit to City Plan and subsequently report 3 months thereafter
- Limit the holding time of incidental putrescible waste to prevent overnight and over the weekend storage on site and storage must be airtight while the waste is onsite
- Cleaning of trucks that drop off to MRR
- Generate a plan for further reducing the amount of time incidental putrescible waste remains on site, within 3 months and submit to City Plan and subsequently report 3 months thereafter (odor mitigation plan)
- Prevent MRR from receiving dry waste delivered in trucks that also haul wet waste
- The importance of the enforcement of the City's Noise Ordinance
- Mail staff reports to the abutters after a decision is made or disseminate in another way
- The City Plan Department offered to convene community members, technical experts from the city, and the applicant separate from and subsequent to this application process.

**Commissioner Alder Marchand moved that the intervenor's petition be denied at 8:45PM. 5-0 in favor.**

**Commissioner Alder Marchand moved to approve the Special Permit with conditions of approval as amended at 8:46PM. 5-0 in favor.**

**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.

**1602-05      19 WHEELER STREET aka 'FAIRMONT AV'**

MBLU: 082 0974 02001

**Owner:** Airline Avenue Realty LLC; **Applicant:** Murphy Road Recycling LLC; **Agent:** Meghan 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.

The Commissioners discussed:

- Whether Section 60.2 on Reflective Heat applies to the site
- Proposed site modifications
- The ELUR on the site that triggers the requirement for DEEP approval of the excavation associated with the stormwater management upgrades
- Vehicle traffic in the flood zone

**Commissioner Alder Marchand moved to approve the Coastal Site Plan at 8:59pm. 5-0 in favor.**

**III. MINUTES OF MEETINGS**

Meeting:

- Meeting #1608 (May 18, 2022)

**Commissioner Alder Marchand moved to approve 1608 minutes at 9:00PM. 5-0 in favor.**

Vice Chair Edward Mattison announced that he would be resigning the Commissioner for at least one year.

The Commissioners and Staff commended Vice Chair Mattison for his service, thoughtfulness, insight, commitment, dedication to the community and lives of New Haven residents, leadership and mentorship as a member of the Commission.

**Commissioner Alder Marchand moved to adjourn at 9:08PM. 5-0 in favor.**

**NOTE:**

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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