

**MINUTES FOR MEETING 1613  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, July 20, 2022 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/july-20-2022-meeting>

**I. ROLL CALL**

Commissioners Present: Chair Leslie Radcliffe, Commissioner Joshua Van Hoesen, Commissioner Carl Goldfield, Commissioner Alder Adam Marchand.

City Staff Present: Director Laura Brown, Planner Esther Rose-Wilen, Assistant Director of Comprehensive Planning Anne Hartjen, Assistant City Engineer Dawn Henning, Attorney Roderick Williams, Planner Nate Hougrand.

**II. BOARD OF ALDERS REFERRALS**

**1613-01 ORDER OF THE BOARD OF ALDERS-** Petition to designate Mill River Street, between State Street and I-91, as a Residential Parking Zone.

**Submitted by:** Residents of Mill River Street

Passed over.

**1613-02 ORDER OF THE BOARD OF ALDERS** of the City of New Haven authorizing the Mayor to submit an application to and to accept the award from, the FEMA Emergency Management Performance Grant Program in the amount of \$68,469.45 federal funds.

**Submitted by:** Director of the Office of Emergency Management

Director Rick Fontana introduced the item.

The Commissioners discussed:

- The use of the funds

**Commissioner Alder Marchand moved to give a favorable recommendation to the Board of Alders at 6:21pm. 4-0 in favor.**

**1613-03 ORDER OF THE BOARD OF ALDERS** authorizing the Mayor to apply for and accept funding from the Infrastructure Investment and Jobs Act (IIJA) of 2022 in a manner consistent with the Safe Routes for All (SRFA) citywide active transportation plan.

**Submitted by:** Director of Transportation, Traffic, and Parking

Director Sandeep Aysola introduced the item.

The Commissioners discussed:

- The process for implementation of specific projects under the grant
- Impact of implementation on on-street parking and the importance of public input and engagement
- The importance of moving implementation forward, despite various challenges

**Commissioner Alder Marchand moved to provide a favorable recommendation to the Board of Alders at 6:42pm. 4-0 in favor.**

**1613-04**      **ORDER** authorizing the Mayor to accept the Building Resilient Infrastructures and Communities Grant (BRIC) from the Connecticut Division of Emergency Management and Homeland Security (DEMHS) on behalf of the Federal Emergency Management Agency (FEMA) and to accept funding from the State of Connecticut Department of Transportation (CTDOT) under the Local Transportation Capital Improvement Program (LOTICIP) to build a 10-foot stormwater Micro-Tunnel from Union Avenue to the New Haven Harbor to address inland flooding the Downtown, Hill and Long Wharf neighborhoods.  
**Submitted by:** City Engineer

Assistant City Engineer Dawn Henning introduced the item.  
The Commissioners discussed:

- The importance of addressing the flooding issues in the City

**Commissioner Alder Marchand moved to provide a favorable recommendation to the Board of Alders at 6:54pm. 4-0 in favor.**

**1613-05**      **ORDER** authorizing the Mayor to sign an agreement with the United States Department of the Army to design a flood wall and pump station along the Long Wharf Harbor to address storm surge floods and shoreline erosion at the I-95 Corridor, Rail Yard, Business District, and Public Park.  
**Submitted by:** City Engineer

Assistant City Engineer Dawn Henning introduced the item.  
The Commissioners discussed:

- The importance of addressing the flooding and storm surge issues in the City

**Commissioner Alder Marchand moved to provide a favorable recommendation to the Board of Alders at 7:01pm. 4-0 in favor.**

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

Chair Radcliffe started the Public Hearing at 7:02pm.

**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.

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

**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.

Inland Wetlands Agent Anne Hartjen reviewed the required findings for a Class C Inland Wetlands application for the Commission.

Agent Carolyn Kone introduced the application.  
Architect Chris Bockstael reviewed architectural plans.  
Landscape Architect Sean Ragan reviewed the landscaping and lighting design.  
Soil Scientist Robert Russo reviewed the activities in the Inland Wetlands Regulated Area.  
Engineer Joseph Canas reviewed the civil site plans.

Agent Carolyn Kone addressed the required findings for a Class C Inland Wetlands application for the Commission and the Coastal Site Plan Review criteria.

Chair Radcliffe opened the floor for Public Testimony at 8:08pm.

Nine members of the public gave testimony.  
Topics discussed in public testimony included:

- Support for the project
- Concerns around stormwater management, particularly on the section of the parcel to the west of the River

The Chair closed the floor for Public Testimony at 8:58pm.

The Commissioners discussed:

- Improvement over existing conditions
- Public access along the river
- Improvements to the ecology of the regulated area
- The importance of public access and recreation along the City's waterways
- The importance of restoring the waterway to support native flora and fauna

**Commissioner Alder Marchand moved to approve the Inland Wetlands report at 9:09pm. 4-0 in favor.**

Inland Wetlands Agent Anne Hartjen requested that the Commission take a vote, explicitly referencing Inland Wetlands regulations Sections 7.5.1-7.5.4 which outline the four required findings for a Class C application.

**Commissioner Alder Marchand moved to approve the Inland Wetlands application with the required findings in Section 7.5.1-7.5.4 of the Inland Wetlands Regulations at 9:25pm. 4-0 in favor.**

The Commissioners deliberated on item 1611-02 Site Plan Review and Coastal Site Plan Review for 781 Whalley Avenue.

The Commissioners discussed:

- Traffic and bicyclist and pedestrian safety
- Parking

**Commissioner Alder Marchand moved to approve the Coastal Site Plan for item 1611-02. 4-0 in favor.**

**Commissioner Alder Marchand moved to approve the Site Plan for item 1611-02. 4-0 in favor.**

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

**1613-06      19 ELM STREET**

MBLU 224 0292 01800

**Owner:** 19 Elm LLC. **Applicant:** Benjamin Trachten.

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**Special Exception**

Permit 24 off-street parking spaces where 48 are required, 0 off-street loading spaces where 1 is required, and a walking distance to off-street parking spaces located on a separate lot of 1,499ft where 1,000ft is required. Zone: BD.

Passed over.

**1613-07      511 DIXWELL AVENUE**

MBLU 291 0431 02200

**Owner:** Clinton Avenue Investments LLC. **Applicant:** Benjamin Trachten.

**Special Exception** to allow for 1 off-street parking space where 2 are required. Zone: RM-2.

Passed over.

**1613-08      81-87 WOOLSEY STREET, 362-374 GRAND AVENUE**

MBLUs: 173 0746 01400, 173 0746 01300, 173 0746 01200, 173 0746 01100, 173 0746 02600, 173 0746 02600, 173 0746 02600

**Owner/Applicant:** Fair Haven Community Health Clinic Inc.

**Special Exceptions**

Allow for transition parking, to permit 57 off-street parking spaces where 64 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1.

Passed over.

**1613-09      53 SHELTON AVENUE**

MBLU: 284 0392 02300

**Owner:** City of New Haven. **Applicant:** BIMEC Housing.

**Special Exception**

Permit 3 off-street parking spaces where 18 are required. Zone: RH-2.

Passed over.

#### **V. ADMINISTRATIVE ITEMS**

**1596-01A1**    **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 and BC State Street LLC; **Agent:** Gregory Muccilli of Shipman & Goodwin LLP; **Applicant:** BC Chapel Street LLC

**Administrative Site Plan Review**

Minor modifications to a previously approved Site Plan.

Passed over.

**VI. MINUTES OF MEETINGS**

Meeting:

- Meeting #1612, June 29, 2022

Passed over.

**NOTE:**

Next Regular Meetings of the City Plan Commission:

Wednesday, August 3, 2022 at 6:00 PM

Wednesday, August 17, 2022 at 6:00 PM (Submission deadline: July 21, 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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