

**MINUTES FOR MEETING 1612**  
**A REGULAR MEETING AND PUBLIC HEARING OF THE**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, June 29, 2022 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and meeting recording, visit:

<https://cityplancommission.newhavenct.gov/pages/june-29-2022-meeting>

Chair Radcliffe opened the meeting at 6:04pm.

**I. ROLL CALL**

**Commissioners Present:**

Chair Leslie Radcliffe, Commissioner Edwin Martinez,  
Commissioner Ernest Pagan, Commissioner Joshua Van  
Hoesen, ex-officio Commissioner City Engineer Giovanni  
Zinn, Commissioner Alder Adam Marchand

**City Staff Present:**

Director Laura Brown, Deputy Director of Zoning William  
Long, Planner Esther Rose-Wilen, Attorney Roderick Williams

**II. PUBLIC HEARINGS (start at 6 PM)**

**1612-01      Ordinance Amendment of the New Haven Board of Alders** amending the New Haven Code of Ordinances regarding Parking, Stopping and Standing – Parking of Oversized Vehicles.

Submitted By: Sandeep Aysola & Rebecca Bombero

Transportation Traffic and Parking Director Sandeep Aysola introduced the item.

Chair Radcliffe opened the floor for public testimony at 6:12pm.

Questions, comments, and concerns raised in Public Testimony include:

- Applicability to vehicles with electronic billboards and smaller commercial vehicles with advertisements that park on residential streets
- Applicability to recreational vehicles
- Permitted locations for commercial vehicle parking
- Applicability to school buses
- The definition of oversized vehicles
- Parking for incidental uses
- Applicability to large pickup trucks
- The need for visual aids to understand which vehicles would be covered by the amendments and which would not
- Applicability to SUVs
- Off-street parking of commercial vehicles
- The need for clarification on the meaning of the words “stop,” “stand,” and “leave” in the proposed amendments
- The 10,000lb weight threshold

- Impact on City-owned-and-operated commercial vehicles and on commercial vehicles engaged in work for the City

Chair Radcliffe closed the floor for public testimony at 6:48pm.

Commissioner Alder Marchand expressed support for the intention of the ordinance amendment but recommended some revisions to provide additional clarity. He recommended that visual aids be provided to the Board of Alders with the proposed amendments. He also expressed support for an exception for city vehicles and/or vehicles engaged in work for the City.

Chair Radcliffe expressed support for the proposed amendments along with the recommendations proposed by Staff and the Commission, and spoke to the importance of enforcement, of both the existing ordinance and the proposed amended ordinance should it be passed.

Deputy Director of Zoning Long summarized the amendments proposed by Planning Staff to the Zoning Text Amendment submitted to the Board of Alders.

The Commissioners discussed:

- Whether “standing” applies to commercial vehicle operators engaged in an incidental use who take a lunch break and leave their vehicle for that period
- Potential impact on small business owners

**Commissioner Alder Marchand moved to recommend approval with the amendments outlined in the staff report with further recommendations that 1) the Board of Alders consider the verbs and definitions of the verbs in the sections that identify which activities are prohibited, 2) the Board of Alders consider exempting vehicles owned by the City of New Haven or engaged in work for the City, and 3) City Staff provide visual examples of the vehicle types that would meet and not meet the criteria for the ordinance. 5-0 in favor.**

**1612-02 Ordinance by the New Haven Board of Alders** establishing a temporary twelve-month moratorium on the submission and acceptance of applications for Site Plans, Variances, Special Exceptions, Special Permits, and Rezoning Amendments within the Long Wharf Responsible Growth Plan Area (“Moratorium Area”); Providing for Authority; Legislative Findings of Fact; Definitions; Moratorium Area; Temporary Moratorium Imposed; Duration of Temporary Moratorium; and Severability.

Submitted by: City Plan Department.

City Plan Director Laura Brown introduced the item and walked through the proposed moratorium and some changes that Planning Staff propose be recommended to the Board of Alders at the discretion of the Commission.

The Commissioners asked clarifying questions covering:

- The difference between the categorical exceptions and the exemptions
- The meaning, use, and effect of the term “hardship”
- The 12-month timeline

Chair Radcliffe opened the floor for public testimony at 7:33pm.

Questions, comments, and concerns raised in Public Testimony include:

- Support for the moratorium
- Potential positive impacts of the moratorium on economic development, land use patterns, coastal resiliency, neighborhood development, neighborhood connectivity, and improved shoreline access
- The importance of the one-year period
- The need for the moratorium exemptions to extend to Planned District Developments General Plans that have been approved by the Commission
- Potential issues with the use of the term “hardship” in moratorium exemptions
- The moratorium as an important step on the part of the City to honor the vision created in collaboration with the public for the Long Wharf Responsible Growth Plan

Chair Radcliffe closed the floor for public testimony at 7:51pm.

The Commission discussed:

- The use of the term “hardship”

**Commissioner Alder Marchand moved to provide a favorable recommendation to the Board of Alders with the changes proposed in the staff report, with an additional recommendation that the Board carefully consider the use of the term “hardship.” 5-0 in favor.**

### **III. SITE PLAN REVIEW**

#### **1612-03 600 LONG WHARF DRIVE.**

MBLU: 204 0529 00100

**Owner/Applicant:** Hardik Parekh, 600 Long Wharf Drive Industrial LLC; **Agent:** Suz King, BL Companies

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

Construction of a truck maintenance facility with trailer parking in the IH Zone and Coastal Management Area.

Deputy Director Long introduced the item

Suz King, BL Companies and Agent for the Applicant, requested an extension for the site plan application.

**Commissioner Alder Marchand moved to request a 65-day extension to consider the application (item #1612-03). 5-0 in favor.**

**The applicant expressed consent for the 65-day extension and acknowledged the requirement for a Certificate of Appropriate Location from the Board of Zoning Appeals.**

### **IV. ANNUAL MEETING**

- Election of Officers

Chair Radcliffe opened the Annual Meeting.

Chair Radcliffe opened the floor for nominations for Chair and Vice Chair.

**Commissioner Alder Marchand nominated Commissioner Leslie Radcliffe to serve as Chair of the City Plan Commission. 5-0 in favor.**

**Commissioner Van Hoesen nominated Commissioner Alder Adam Marchand to serve as Vice Chair of the City Plan Commission. Commissioner Alder Marchand declined the nomination.**

**Commissioner Alder Marchand nominated Commissioner Ernest Pagan to serve as Vice Chair of the City Plan Commission. 5-0 in favor.**

Commissioner Leslie Radcliffe shall serve as Chair of the City Plan Commission and Commissioner Ernest Pagan shall serve as Vice Chair of the City Plan Commission.

## **V. DISCUSSION ITEMS**

- Implementation of the Inclusionary Zoning Ordinance

Director Brown and Planner Rose-Wilen presented on progress of implementation of the IZ Ordinance and requested feedback from the Commission.

### **Feedback from the Commissioners**

Commissioner Alder Marchand thanked the City Plan Department for their work on IZ implementation.

Commissioner Van Hoesen thanked the City Plan Department for their work on IZ implementation.

Chair Radcliffe asked whether there would be future opportunities to give feedback on the forms, staff report, and implementation process. Director Brown responded that the department welcomed all feedback.

## **VI. MINUTES OF MEETINGS**

Meeting:

- Meeting #1611, June 15, 2022

**Commissioner Alder Marchand moved to approve the June 15, 2022 minutes. 3-0-2 in favor, 2 abstentions.**

**Commissioner Martinez moved to adjourn at 9:00PM. 5-0 in favor.**

**Meeting Adjourned.**

### **NOTE:**

Next Regular Meeting of the City Plan Commission:

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