

**MINUTES FOR MEETING 1614
A REGULAR MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, August 3, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials and meeting recording, visit:
<https://cityplancommission.newhavenct.gov/pages/august-3-2022-meeting>

I. ROLL CALL

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

City Staff Present: Planner Esther Rose-Wilen, Planner Nathaniel Hougrand, Attorney
Roderick Williams

II. BOARD OF ZONING APPEALS REFERRALS

1613-06 19 ELM STREET
MBLU: 224 0292 01800
Owner: 19 Elm LLC. **Applicant:** Benjamin Trachten.

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.

Planner Nathaniel Hougrand introduced the item.

The Commissioners discussed:

- Passed approvals on the project
- Distance to off-site parking
- Public testimony at BZA
- Bicycle parking
- Breakdown of on-site versus off-site parking
- Multimodal transportation options in the downtown neighborhood

Commissioner Goldfield moved to recommend approval to the BZA at 6:30pm. 5-0 in favor.

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.

Planner Nathaniel Hougrand introduced the item.

The Commissioners discussed:

- Housing needs in the city
- The availability of bus service in the area
- Proximity to the Farmington Canal path

Commissioner Van Hoesen moved to recommend approval to the BZA at 6:36pm. 5-0 in favor.

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.

Planner Nathaniel Hougrand introduced the item.

The Commissioners discussed:

- The scope of work

Commissioner Goldfield moved to recommend approval at 6:41pm. 5-0 in favor.

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.

Planner Nathaniel Hougrand introduced the item.

The Commissioners discussed:

- The importance of the project to the BIMEC clients and community
- Proximity to public transit and the Farmington Canal path
- Typical parking demands for SROs

Commissioner Van Hoesen moved to recommend approval to the BZA at 6:45pm. 5-0 in favor.

III. 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.

Plans noted as approved.

IV. MINUTES OF MEETINGS

Meeting:

- Meeting #1612, June 29, 2022
- Meeting #1613, July 20, 2022

Chair Radcliffe moved to approve the June 29, 2022 minutes. 4-0-1 in favor.

Chair Radcliffe moved to approve the July 20, 2022 minutes. 4-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, August 17, 2022 at 6:00 PM (Submission deadline: July 21, 2022 by 12:00 PM)

Commissioner Alder Marchand moved to adjourn. 5-0 in favor. The meeting adjourned at 6:56pm.