

**MINUTES FOR MEETING 1615
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, August 17, 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-17-2022-meeting>

I. ROLL CALL

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

City Staff Present: Director Laura Brown, Planner Esther Rose-Wilen, Attorney
Roderick Williams

Chair Radcliffe announced that items 1615-06 and 1615-08 on PDD #65 would be passed over.

II. REQUEST FOR PUBLIC HEARING

1615-01 TWEED AIRPORT.

Owner: City of New Haven; **Applicant:** Avports LLC; **Agent:** Joseph Williams, Shipman and
Goodwin LLP

Request for a Public Hearing on Site Plan Review

This item is to request a public hearing as recommended by City Plan staff regarding a proposed
507-space parking expansion at Tweed Airport. The public hearing and applicant presentation
on this item would occur at a subsequent meeting.

Director Brown presented the staff's recommendation to the Commission that a public hearing be held on the
Tweed Parking Expansion item when the item is scheduled for a CPC agenda.

The Commissioners discussed the request.

**Vice Chair Pagan moved to hold a public hearing on the Tweed Parking Expansion Site Plan Review. 4-0
in favor.**

III. SITE PLAN REVIEW

1615-02 154 MINOR STREET AND MINOR STREET.

MBLUs: 277 0101 01600, 277 0101 01401

Owner/Applicant: Xie Meiqiang and Ren Xiaoli; **Agent:** Bernard Pellegrino

Site Plan Review

Conversion of an existing building to three residential units in the RM-2 Zone

Attorney Bernard Pellegrino and Engineer Marcus Puttock presented the item.

The Commissioners discussed:

- Bicycle parking
- Scope of work proposed
- Floor plans

Vice Chair Pagan moved to approve the item at 6:41pm. 4-0 in favor.

1615-03 60-62 TRUMBULL STREET.

MBLU: 223 0382 00900

Owner/Applicant: H & R Investments LLC; **Agent:** Andrew Rizzo, AR Consulting LLC

Site Plan Review

Conversion of an existing building to six residential units in the RO Zone

Applicant Andrew Rizzo and Engineer Richard Fontaine introduced the item.

The Commissioners discussed:

- Site layout
- Lead abatement
- Floor plans
- Traffic in the area
- Trash removal

Vice Chair Pagan moved to approve the item at 7:06pm. 4-0 in favor.

1615-04 50 PRINTERS LANE.

MBLU: 307 0068 01200

Owner/Applicant: Northeast Management Group Inc; **Agent:** Andrew Rizzo, AR Consulting LLC

Site Plan Review and Coastal Site Plan Review

Construction of a storage building in the IL Zone and Coastal Management Area

Moved to after the public hearing.

1615-05 423 & 459 PROSPECT STREET, 352 CANNER STREET, CANNER STREET, AND 341 ST. RONAN STREET.

MBLUs: 248 0395 00204; 248 0395 00205; 248 0395 00201; 248 0395 00200; 248 0395 00203

Owner/Applicant: Yale University; **Agent:** Kristina Chmelar

Site Plan Review and Soil Erosion and Sediment Control Review

Construction of a new building with 49 residential graduate student housing units and associated improvements on the campus of the Yale University Divinity School as well as the renovation of an existing building, in the RM-2 Zone

Moved to the public hearing.

^1615-06 PLANNED DEVELOPMENT DISTRICT 65.

MBLU: 235 0023 00102

Owner/Applicant: Village Suites LLC; **Agent:** C. McKeon

Coastal Site Plan Review

Allow multi-family dwelling unit use of an existing 112-room all-suite hotel in PDD 65 and the Coastal Management Area

Passed over. Will be taken up at the September 21, 2022 meeting.

IV. PUBLIC HEARINGS (start at 7 PM)

Chair Radcliffe opened the Public Hearing at 7:07pm.

1615-05 423 & 459 PROSPECT STREET, 352 CANNER STREET, CANNER STREET, AND 341 ST. RONAN STREET.
MBLUs: 248 0395 00204; 248 0395 00205; 248 0395 00201; 248 0395 00200; 248 0395 00203
Owner/Applicant: Yale University; **Agent:** Kristina Chmelar

Soil Erosion and Sediment Control Review

Movement of 46,500 cubic yards of material for the construction of a new building with 49 residential graduate student housing units and associated improvements on the campus of the Yale University Divinity School as well as the renovation of an existing building, in the RM-2 Zone

Site Plan Review and Soil Erosion and Sediment Control Review

Construction of a new building with 49 residential graduate student housing units and associated improvements on the campus of the Yale University Divinity School as well as the renovation of an existing building, in the RM-2 Zone

Attorney Joseph Hammer introduced the project.
Agent Kristina Chmelar gave an overview of the project and sustainability features.
Architect Gretchen Neely walked through existing conditions and proposed site plan.
Engineer Nicole Holmes presented the civil plans.
Landscape Architect Todd Montgomery presented the landscaping plans.

Chair Radcliffe opened the floor for public testimony at 7:44pm.

Topics discussed the public hearing included:

- Destination of materials to be “removed”
- Trucking plan for material movement
- Steep slopes in the area
- Timing and volume of trucks transporting materials on and off site

Chair Radcliffe closed the floor for public testimony at 8:06pm.

The Commissioners discussed in their deliberations:

- Lighting height
- Stormwater management

Commissioner Alder Marchand moved to approve the item at 8:22pm. 5-0 in favor.

1615-07 355 FERRY STREET.
MBLU: 167 0758 02200

Owner: Fairbank Community Partners; **Applicant:** Dish Wireless LLC; **Agent:** Jonathan McNeal, Nexius Solutions

Special Permit

Installation of a Wireless Communications Facility, with related antennas and radio equipment in the BA-1 Zone

Passed over. Will be taken up at the September 21, 2022 meeting.

^1615-08 PLANNED DEVELOPMENT DISTRICT 65.
MBLU: 235 0023 00102
Owner/Applicant: Village Suites LLC; **Agent:** C. McKeon

Zoning Text Amendment

Allow multi-family dwelling unit use of an existing 112-room all-suite hotel in PDD 65 and the Coastal Management Area

Passed over. Will be taken up at the September 21, 2022 meeting.

Chair Radcliffe closed the public hearing at 8:28pm.

V. SITE PLAN REVIEW

1615-04 50 PRINTERS LANE.
MBLU: 307 0068 01200
Owner/Applicant: Northeast Management Group Inc; **Agent:** Andrew Rizzo, AR Consulting LLC

Site Plan Review and Coastal Site Plan Review

Construction of a storage building in the IL Zone and Coastal Management Area

Agent Andrew Rizzo introduced the item.

The Commissioners discussed:

- Site lighting
- Building elevations

Commissioner Alder Marchand moved to approve the item at 8:40pm. 5-0 in favor.

VI. BOARD OF ALDERS REFERRALS

1615-09 ORDER OF THE BOARD OF ALDERS designating the northeast corner of Orange Street and Elm Street as “Lucretia’s Corner” to honor Lucretia for helping build the City of New Haven and recognize her commitment to helping the elderly.
Submitted by: Alder Steven Winter, Ward 21

The Commissioners discussed:

- The importance of Lucretia’s contributions to the City

- The need for additional historical context included in the signage

Commissioner Martinez moved to recommend approval of the item with the additional recommendation to include a plaque or similar with additional historical context on Lucretia's life and work. 5-0 in favor.

1615-10 ORDER OF THE BOARD OF ALDERS designating the corner of 1375 State Street 'Apostle Bernice Gibbs Way,' in perpetuity, for her love, commitment, contributions, and service to residents in the Cedar Hill, Fair Haven neighborhoods, and citywide.
Submitted by: Alder Anna M Festa, Ward 10

The Commissioners discussed:

- The incredible impact of Apostle Bernice Gibbs' contributions to the City
- The need for a plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city, particularly given the mid-block location of the proposed sign

Vice Chair Pagan moved to approve the item. 5-0 in favor.

VII. ADMINISTRATIVE ITEMS

1548-07A1 500 SARGENT DRIVE.
MBLU: 205 1304 01800
Owner: 500, LLC; **Applicant/Agent:** Bruce Redman Becker, Becker and Becker, LLC
Administrative Site Plan Review
Minor modifications to a previously approved Site Plan

Plans noted as approved.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1614, August 3, 2022

Vice Chair Pagan moved to approve the August 3, 2022 minutes. 4-0-1 in favor.

Commissioner Martinez moved to adjourn at 9:01pm. 5-0 in favor.

The meeting adjourned at 9:01pm.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, September 21, 2022 at 6:00 PM (Submission deadline: August 18, 2022 by 12:00 PM)