

**MINUTES FOR MEETING 1616
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, September 21, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/september-21-2022-meeting>

I. ROLL CALL

Commissioners Present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Joshua Van Hoesen, Commissioner Carl Goldfield, Ex-Officio Commissioner City Engineer Giovanni Zinn

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

II. SITE PLAN REVIEW

1615-06 PLANNED DEVELOPMENT DISTRICT 65.
MBLU: 235 0023 00102
Owner/Applicant: Village Suites LLC; **Agent:** Chris 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.

Moved to be heard during the public hearing.

1616-01 200 HARBOUR CLOSE.
MBLU: 232 0002 02460
Owner/Applicant: Anthony Nizzardo, BWBB III, LLC; **Agent:** Christopher Juliano

Site Plan Review and Coastal Site Plan Review

Construction of a multi-story, 16-unit residential building in the RM-1 Zone and Coastal Management Area.

Engineer Zachary Georgina walk through the site plans.

The Commissioners discussed:

- Bicycle parking
- Impervious surface
- Parking requirements

Vice Chair Pagan moved the item at 6:30pm. Commissioner Goldfield recused himself from the item. 4-0 in favor.

1616-02 CONGRESS AVENUE AND DAVENPORT AVENUE.
MBLUs: 310 0127 03400, 310 0127 03500, 310 0137 03600, 310 0127 01300, 310 0127 01000, 310 0127 00900, 310 0127 00800, 310 0127 00700, 310 0127 01200

Owners: Clark-Son Company Incorporated, Paragon Construction Company & PK&R LLC, Herbert Mandelker and Robert J Rawden, 326 Davenport Realty LLC, Adam Y Scheps;
Applicant: Catalina Buffalo Holdings LLC; **Agent:** Carolyn Kone

Site Plan Review

Construction of a 194-unit residential building with parking and amenity space on the ground floor in the BA zone.

Director Laura Brown introduced the recommendation from City Plan and a community member that the Commission consider holding a public hearing.

Project Attorney Carolyn Kone spoke in opposition to holding a public hearing on the item

The Commissioners discussed whether to hold a public hearing on the item.

Commissioner Alder Adam Marchand moved to hold a public hearing on the item. 2-2, motion failed. The item was moved to after the public hearing portion of the meeting.

^1616-03 600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

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

Site Plan Review and Coastal Site Plan Review

Construction of a trailer parking lot in the IH Zone and Coastal Management Area.

Passed over.

1616-04 DIXWELL PLAZA.

87 Webster Street (MBLU: 294/0345/00400); 156-158 Dixwell Avenue (MBLU: 294/0345/00500) 172 Dixwell Avenue (MBLU: 294/0345/00600) 176 Dixwell Avenue (MBLU: 294/0345/00700); 180-184 Dixwell Avenue (MBLU: 294/0345/00800); 190 Dixwell Avenue (MBLU: 294/0345/00900); 192 Dixwell Avenue (MBLU: 294/0345/01000); 206-208 Dixwell Avenue (MBLU: 294/0345/01200); 210-212 Dixwell Avenue (MBLU: 294/0345/01300); 220 Dixwell Avenue (MBLU: 294/0345/01400); 224-226 a/k/a 230 Dixwell Avenue (MBLU: 294/0345/01500 & 294/0345/01501); 200 Dixwell Avenue (MBLU: 294/0345/01100); 26 Charles Street (MBLU: 294/0345/01600); Dixwell Avenue (MBLU: 294/0345/01800)

Owners: 87 Webster Street LLC, 156-158 Dixwell Avenue LLC, 172 Dixwell Avenue LLC, 176 Dixwell Avenue LLC, 180-184 Dixwell Avenue LLC, 190 Dixwell Avenue LLC, 192 Dixwell Avenue LLC, 206-208 Dixwell Avenue LLC, 210 Dixwell Avenue LLC, 220 Dixwell Avenue LLC, 230 Dixwell Avenue LLC, City of New Haven; **Agent:** Carolyn Kone;

Applicant: ConnCorp LLC

Site Plan Review

Modifications to the approved site plan for the Dixwell Plaza phased redevelopment project.

Moved to be heard during the public hearing.

III. PUBLIC HEARINGS (start at 7 PM)

1615-07 **355 FERRY STREET.**
MBLU: 167 0758 02200
Owner: Fairbank Community Partners; **Applicant:** Dish Wireless LLC; **Agent:** Chuck Regulbuto, Northeast Site Solutions LLC

Special Permit

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

Chuck Regulbuto walked through the plans.

The Chair opened the floor for public testimony at 7:14pm.

No one from the public wished to speak.

The Chair closed the floor at 7:17pm.

Vice Chair Pagan moved the item at 7:18pm. 5-0 in favor.

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

1615-06 **PLANNED DEVELOPMENT DISTRICT 65.**
MBLU: 235 0023 00102
Owner/Applicant: Village Suites LLC; **Agent:** Chris 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.

Chris McKeon introduced the item and walked through the petition.

Engineer Tom Daly walked through the plans and coastal resources.

Consultant Vincent McDermott spoke about consistency with the City's comprehensive plan and the Long Wharf Responsible Growth Plan.

Vice Chair Pagan opened the floor for public testimony at 7:47pm.

Topics raised in public testimony included:

- Need for more housing in the city
- Support for the development
- Compatibility with the neighborhood
- Reduction of transience in the area
- Concerns about affordability of market rent levels
- The need for affordable housing
- The benefits of adaptive reuse
- The importance of the community engagement that was conducted
- Conformance with the comprehensive plan and Long Wharf Responsible Growth Plan
- Unit size break-down

- IZ affordable units
- The importance of continued community engagement
- Exclusion from the Long Wharf moratorium

Hearing closed at 8:41pm

The Commissioners discussed

- The importance of continued community engagement
- The need for more affordable housing in the city
- The proposed Zoning Text Amendment's conformance with the 2025 Comprehensive Plan and the Long Wharf Responsible Growth Plan

Commissioner Van Hoesen moved to approve the CSPR at 8:46pm. 4-0 in favor.

Commissioner Van Hoesen moved to recommend approval of the Zoning Text Amendment at 8:47pm. 4-0 in favor.

^1616-03 600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

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

Soil Erosion and Sediment Control Review

Movement of ~16,500 cubic yards of material for the construction of a trailer parking lot in the IH Zone and Coastal Management Area.

Passed over.

^1616-05 600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

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

Special Permit

Construction of over 200 parking spaces in the IH Zone and Coastal Management Area

Passed over.

1616-06 DIXWELL PLAZA.

87 Webster Street (MBLU: 294/0345/00400); 156-158 Dixwell Avenue (MBLU: 294/0345100500) 172 Dixwell Avenue (MBLU: 294/0345/00600) 176 Dixwell Avenue (MBLU: 294/0345/00700); 180-184 Dixwell Avenue (MBLU: 294/0345/00800); 190 Dixwell Avenue (MBLU: 294/0345/00900); 192 Dixwell Avenue (MBLU: 294/0345/01000); 206-208 Dixwell Avenue (MBLU: 294/0345/01200); 210-212 Dixwell Avenue (MBLU: 294/0345/01300); 220 Dixwell Avenue (MBLU: 294/0345/01400); 224-226 a/k/a 230 Dixwell Avenue (MBLU: 294/0345/01500 & 294/0345/01501); 200 Dixwell Avenue (MBLU: 294/0345/01100); 26 Charles Street (MBLU: 294/0345/01600); Dixwell Avenue (MBLU: 294/0345/01800)

Owners: 87 Webster Street LLC, 156-158 Dixwell Avenue LLC, 172 Dixwell Avenue LLC, 176 Dixwell Avenue LLC, 180-184 Dixwell Avenue LLC, 190 Dixwell Avenue LLC, 192 Dixwell Avenue LLC, 206-208 Dixwell Avenue LLC, 210 Dixwell Avenue LLC, 220 Dixwell

Avenue LLC, 230 Dixwell Avenue LLC, City of New Haven; **Agent:** Carolyn Kone;
Applicant: ConnCorp LLC

Special Permit

Parking facilities with 200 spaces or more in the BA zone.

1616-04

DIXWELL PLAZA.

87 Webster Street (MBLU: 294/0345/00400); 156-158 Dixwell Avenue (MBLU: 294/0345/100500) 172 Dixwell Avenue (MBLU: 294/0345/00600) 176 Dixwell Avenue (MBLU: 294/0345/00700); 180-184 Dixwell Avenue (MBLU: 294/0345/00800); 190 Dixwell Avenue (MBLU: 294/0345/00900); 192 Dixwell Avenue (MBLU: 294/0345/01000); 206-208 Dixwell Avenue (MBLU: 294/0345/01200); 210-212 Dixwell Avenue (MBLU: 294/0345/01300); 220 Dixwell Avenue (MBLU: 294/0345/01400); 224-226 a/k/a 230 Dixwell Avenue (MBLU: 294/0345/01500 & 294/0345/01501); 200 Dixwell Avenue (MBLU: 294/0345/01100); 26 Charles Street (MBLU: 294/0345/01600); Dixwell Avenue (MBLU: 294/0345/01800)

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Applicant: ConnCorp LLC

Site Plan Review

Modifications to the approved site plan for the Dixwell Plaza phased redevelopment project.

Carolyn Kone introduced project and the team.

Engineer Emilia Perez walked through the site plans.

Architect Scott Cryer walked through the architectural plans and renderings and elevations.

The Chair opened the floor for public testimony at 9:27pm.

Topics discussed in public testimony include:

- The need for affordable housing
- Public access to the development
- Support for the Special Permit and parking modifications
- Concern about neighborhood parking demand and shortages
- Traffic impact
- The Traffic Impact Study provided
- The importance of revitalizing Dixwell Plaza
- The importance of continued community engagement
- Fees for using parking facilities
- Environmental impact of the parking
- Preservation of the Elks Club
- Visual impact of parking garage and other buildings
- Electric vehicle charging
- Timing of demolitions

The Chair closed the floor for public testimony at 10:25pm.

Commissioner Goldfield moved item 1616-06 at 10:29pm. 4-0 in favor.

Commissioner Goldfield moved item 1616-04 at 10:30pm. 4-0 in favor.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1616-07 44 BREWSTER STREET, 173 IVY STREET.
MBLUs: 290 0478 01100, 290 0478 02500
Submitted by: Evan Trachten, Livable City Initiative

Acquisition of two vacant lots to be used in conjunction with 188 Bassett Street. Located in the RM-2 Zoning District.

Evan Trachten introduced the item.

Commissioner Van Hoesen moved to recommend approval of item 1616-07. 3-0 in favor.

1616-08 48 GRANT STREET UNIT #2, 239 ELLA GRASSO BOULEVARD, 0 PLYMOUTH STREET, and 39 GRANT STREET.
MBLUs: 273 0019 01002; 273 0019 00300; 273 0019 00301; 273 0021 00600
Submitted by: Evan Trachten, Livable City Initiative

Disposition of a City-owned business zoned condominium located at 48 Grant Street Unit #2 and vacant land at 239 Ella Grasso Boulevard, 0 Plymouth Street, and 39 Grant Street. Located in the RM-2 and IL Zoning Districts.

Passed over.

1616-09 139 FRANK STREET
MBLU: 302 0146 00600
Submitted by: Evan Trachten, Livable City Initiative

Disposition of a portion of the 139 Frank Street sliver lot to the adjacent property owner at 141 Frank Street for use as a driveway. Located in the RM-2 Zoning District.

Passed over.

V. BOARD OF ZONING APPEALS REFERRALS

1616-10 57 HOUSTON STREET.
MBLU: 163 0716 02100
Owner: 57-59 Houston Street LLC. **Applicant:** Benjamin Trachten.

Special Exception

Permit 0 off-street parking spaces where 1 is required for the creation of an additional dwelling unit in an existing 2-family structure. Zone: RM-1.

Passed over.

VI. ADMINISTRATIVE ITEMS

Passed over.

1602-03A1 291 & 309 ASHMUN STREET and 178-186 CANAL STREET.

MBLU: 282 0348 00202

Owner: City of New Haven; **Applicant:** Yves Joseph, RJDA Ashmun Street LLC; **Agent:** Christopher Cardany, Langan CT INC

Administrative Site Plan Review

Minor modifications to a previously approved site plan.

1594-04A1 29 AUDUBON STREET.

MBLU: 210 0383 03001

Owner/Applicant: 29 Audubon Street LLC; **Agent:** Alanna Morque, Spinnaker Real Estate Partners, LLC

Administrative Site Plan Review

Minor modifications to a previously approved site plan.

1603-04A1 793 STATE STREET.

MBLU: 211 0595 01100

Owner/Applicant: Alpha Acquisitions LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Administrative Site Plan Review

Minor modifications to a previously approved site plan.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1615, August 17, 2022

Passed over.

The Commissioners determined that unfinished business could be continued at an October 6, 2022 Special Meeting at 6pm.

Commissioner Goldfield moved to adjourn. 3-0 in favor. The meeting adjourned at 10:44pm.

NOTE:

Next Special Meeting of the City Plan Commission:

Thursday, October 6, 2022 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, October 19, 2022 at 6:00 PM (Submission deadline: September 22, 2022 by 12:00 PM)