

**MINUTES FOR MEETING 1617
A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Thursday, October 6, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/october-6-2022-meeting>

The Chair called the meeting to order at 6:06pm.

I. ROLL CALL

Commissioners present:

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

City Staff present:

Director Laura Brown, Planner Esther Rose-Wilen, Attorney
Roderick Williams

II. SITE PLAN REVIEW

^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.

Item to be passed over and taken up on the October 19, 2022 CPC agenda.

Passed over.

The Chair announced that the Board of Alders referrals would be heard before the Property Acquisition and
Disposition referrals.

III. BOARD OF ALDERS REFERRALS

1617-05

Order by the Board of Alders authorizing the City Engineer to install new sidewalks per
section 27-102 of the General Ordinances on Crescent Street from Ella Grasso Boulevard to
Colony Road.

Submitted by: Giovanni Zinn, City Engineer

City Engineer Zinn introduced the item.

The Commissioners discussed:

- The importance of pedestrian safety and walkability of the neighborhood

Vice Chair Pagan moved to recommend approval of item 1617-05 to the Board of Alders at 6:14pm. 3-0 in favor.

1617-06 **Resolution** authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to East Rock Park under the American Rescue Plan Act (ARPA).
Submitted by: Giovanni Zinn, City Engineer

City Engineer Zinn introduced the item.

The Commissioners discussed:

- The importance of improving city parks for the community
- Areas of improvement at the park

Commissioner Van Hoesen moved to recommend approval of item 1617-06 to the Board of Alders at 6:19pm. 3-0 in favor.

1617-07 **Resolution** authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to Lighthouse Point Park under the American Rescue Plan Act (ARPA).
Submitted by: Giovanni Zinn, City Engineer

City Engineer Zinn introduced the item.

The Commissioners discussed:

- The nature of the proposed improvements to the bath house
- The importance of the waterfront park as a community resource

Vice Chair Pagan moved to recommend approval of item 1617-07 to the Board of Alders at 6:23pm. 3-0 in favor.

1617-08 **Resolution** authorizing the Mayor to accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) to improve drainage and road infrastructure along Forest Road (Route 122) from Chapel Street to Edgewood Way.
Submitted by: Giovanni Zinn, City Engineer

City Engineer Zinn introduced the item.

The Commissioners discussed:

- The great need for the drainage improvements
- The importance of the improvements to improve safety for drivers

Commissioner Van Hoesen moved to recommend approval of item 1617-08 to the Board of Alders at 6:26pm. 3-0 in favor.

1617-09 **Resolution** authorizing the Mayor to accept funding from the Department of Energy and Environmental Protection (CTDEEP) for the improvements to Edgewood Park under the American Rescue Plan Act (ARPA).
Submitted by: Giovanni Zinn, City Engineer

City Engineer Zinn introduced the item.

The Commissioners discussed:

- Timing of planned community engagement
- The value of Edgewood park to the community and heavy use of the park

Vice Chair Pagan moved to recommend approval of item 1617-09 to the Board of Alders at 6:30pm. 3-0 in favor.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

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.

Evan Trachten, LCI, introduced the item. Developer Allen McCollum added context about the proposed development.

The Commissioners discussed:

- The historic status of the existing building
- The need for affordable housing in the city
- The importance of community engagement early on in the process

Commissioner Van Hoesen moved to recommend approval of item 1616-08 to the PAD committee at 6:53pm. 3-0 in favor.

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.

Evan Trachten, LCI, introduced the item.

The Commissioners discussed:

- Fencing between the two pieces of the lot proposed to be split
- Plans for the different sections of the lot

Commissioner Alder Marchand moved to recommend approval of item 1616-09 to the PAD committee at 6:59pm. 4-0 in favor.

1617-01 64 ELLIOT STREET.

MBLU: 299 0145 00200

Submitted by: Evan Trachten, Livable City Initiative

Disposition of the 64 Elliot Street sliver lot to the adjacent property owner at 62 Elliot Street.
Located in the RM-2 Zoning District.

Evan Trachten, LCI, introduced the item.

Commissioner Alder Marchand moved to recommend approval of item 1617-01 to the PAD committee at 7:01pm. 4-0 in favor.

1617-02 272 DAVENPORT AVENUE.
MBLU: 300 0129 01100
Submitted by: Evan Trachten, Livable City Initiative

Disposition the 272 Davenport Avenue sliver lot to the adjacent property owners at 270
Davenport Avenue and 276 Davenport Avenue. Located in the RM-2 Zoning District.

Evan Trachten, LCI, introduced the item.

The Commissioners discussed:

- Number of curb cuts proposed
- Timeline for the proposed work
- Easements and shared responsibility between the applicants

Commissioner Alder Marchand moved to recommend approval of item 1617-02 to the PAD committee at 7:07pm. 4-0 in favor.

1617-03 281 NEWHALL STREET.
MBLU: 254 0503 03100
Submitted by: Evan Trachten, Livable City Initiative

Disposition of the 218 Newhall Street sliver lot to the rear property owners at 402 Huntington
Street and 406 Huntington Street. Located in the RM-1 Zoning District.

Evan Trachten, LCI, introduced the item.

The Commissioners discussed:

- The proximity to the Bassett Street Community Garden

The Chair noted that the item description erroneously sited “218 Newhall Street.” The correct address is 281
Newhall Street.

Commissioner Alder Marchand moved to recommend approval of item 1617-03 to the PAD committee at 7:12pm. 4-0 in favor.

1617-04 565 COLUMBUS AVENUE.
MBLU: 310 0091 02900
Submitted by: Evan Trachten, Livable City Initiative

Disposition of the 565 Columbus Avenue lot to the adjacent property owner. Located in the
RM-2 Zoning District.

Evan Trachten, LCI, introduced the item.

The Commissioners discussed:

- The tax status of the property should the disposition occur
- The potential uses that would benefit the wider community

Commissioner Alder Marchand moved to recommend approval of item 1617-04 to the PAD committee at 7:17pm. 4-0 in favor.

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.

Planner Rose-Wilen introduced the item.

The Commissioners discussed:

- The Commission's general stance on reducing parking in the past
- The history of the property and its use

Commissioner Alder Marchand moved to recommend approval of item 1616-10 to the Board of Zoning Appeals at 7:25pm. 4-0 in favor.

VI. ADMINISTRATIVE ITEMS

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.

Noted as approved.

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.

Noted as approved.

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.

Noted as approved.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1615, August 17, 2022
- Meeting #1616, September 21, 2022

Commissioner Alder Marchand moved approval of the minutes for meetings 1615 and 1616 at 7:26pm. 4-0 in favor.

Commissioner Alder Marchand moved to adjourn. 4-0 in favor. The meeting adjourned at 7:29pm.

NOTE:

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)