

MINUTES FOR MEETING 1618
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 19, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

To view meeting materials, and meeting recording, visit:
<https://cityplancommission.newhavenct.gov/pages/october-19-2022-meeting>

I. ROLL CALL

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

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

II. SITE PLAN REVIEW

1616-02 CONGRESS AVENUE AND DAVENPORT AVENUE.
859 Congress Avenue, 865 Congress Avenue, 879 Congress Avenue, 326 Davenport Avenue, 354 Davenport Avenue, 370 Davenport Avenue, 380 Davenport Avenue, 384 Davenport Avenue, and 348 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.

The Chair recused herself from item 1616-02 and went off camera and audio.

The Commissioners unanimously nominated Commissioner Alder Adam Marchand to serve as Acting Chair in the absence of the Chair and Vice Chair.

The Commissioners discussed whether to reopen discussion on whether or not to hold a public hearing on item 1616-02 and decided to reopen the discussion.

The Commissioners discussed whether to hold a public hearing on item 1616-02.

Attorney Kone and Developer Lockhart spoke against holding a public hearing on the item.

The Commissioners decided not to reconsider their previous vote on whether to hold a public hearing on the item.

The item was passed over as it was 7:00pm and time to start to Public Hearing portion of the meeting.

^1616-03 **600 LONG WHARF DRIVE.**
MBLU: 204 0529 00100
Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Site Plan Review and Coastal Site Plan Review

Construction of a 268-space truck yard lot in the IH Zone and Coastal Management Area.
Applicant has requested the Commission take no action.

Passed over.

1618-01 **362, 372 AND 374 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.**
MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200,
173 0746 01300, 173 0746 01400
Owners: Fair Haven Community Health Clinic, Inc & 87 Woolsey Street, LLC; **Applicant:**
Fair Haven Community Health Clinic; **Agent:** Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Construction of a surface parking lot to be used for an existing health clinic, in the RM-2 and BA-1 Zones, with a portion of the site in the Coastal Management Area.

Passed over.

1618-02 **79 LAWRENCE STREET.**
MBLU: 213 0414 00100
Owner: SA Financial LLC; **Applicant:** Andrew Rizzo

Site Plan Review

Conversion of an existing building into six residential units including construction of two additional stories, in the RM-2 Zone.

Passed over.

1618-03 **80 HAMILTON STREET.**
MBLU: 202 0553 00200
Owner: Knollwood Washington LLC; **Applicant:** Lost in New Haven; **Agent:** Marcus Puttock

Site Plan Review

Change of use of an existing vacant industrial building to a museum, with associated site improvements in the IL Zone.

Passed over.

^1618-04 **19 ELM STREET.**
MBLU: 224 0292 01800
Owner/Applicant: 19 Elm LLC; **Agent:** Ben Trachten

Site Plan Review

Modifications to the site plan for the construction of a seven-story mixed-use development consisting of ground level commercial space and amenity space, 96 residential dwelling units, and a rooftop deck in a BD zone.

Passed over.

1618-05 **46 MIDDLETOWN AVENUE.**
MBLU: 155 0837 00100
Owner/Applicant: Elm City Properties, Inc.; **Agent:** Bernard Pellegrino

Coastal Site Plan Review

Operation of motor vehicle junkyard in the IH zone and Coastal Management Area.

Moved to the Public Hearing Section of the meeting to be heard with the Special Permit for the same site.

^1618-06 600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Site Plan Review and Coastal Site Plan Review

Construction of a 199-space truck yard lot in the IH Zone and Coastal Management Area.

Applicant has requested the Commission take no action.

Passed over.

III. PUBLIC HEARINGS (start at 7 PM)

^1616-03 600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Soil Erosion and Sediment Control Review

Movement of ~16,500 cubic yards of material for the construction of a 268-space trailer parking lot in the IH Zone and Coastal Management Area.

Applicant has requested the Commission take no action.

Passed over.

^1616-05 600 LONG WHARF DRIVE.

MBLU: 204 0529 00100

Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King

Special Permit

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

Applicant has requested the Commission take no action.

Passed over.

1618-07 81, 83, 85, and 87 WOOLSEY STREET.

MBLUs: 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400

Owner/Applicant: Fair Haven Community Health Clinic, Inc, 87 Woolsey Street LLC; **Agent:** Meaghan Miles

Petition for Zoning Ordinance Map Amendment

Change the Zoning Designation of 0.4 acres of land located at 81, 83, 85 and 87 Woolsey Street from RM-2 (High-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

Attorney Meaghan Miles introduced the petition.

CEO Suzanne Legarde added to the presentation.

The Chair opened the floor for Public Testimony at 7:32pm.

Topics raised in Public Testimony include:

- The need for parking for the clinic
- Support for the petition
- Questions about impact on Woolsey Street
- Whether precedent would be set for project-motivated zoning and/or spot zoning
- Concerns with front yard parking
- Community engagement with the neighbors including getting input on different options
- Need for housing in the neighborhood
- Impact on property values on the street
- The importance of ensuring surface parking is used instead of street parking
- The extensive community engagement conducted, and receptiveness to the community
- Parking demand management strategies at the clinic
- Conformance with the Comprehensive Plan

The Chair closed the floor for public testimony at 8:21pm.

The Commissioner's discussed:

- The appropriateness of the proposed zoning map amendment
- Support for the petition
- The NOFI restriction on the land use of the parcels included in the petition
- Concerns about disrupting a residential street
- Community support for the proposal

Commissioner Alder Marchand moved to provide a favorable recommendation with concerns, with the concerns present in the staff report maintained, at 8:33pm. 5-0 in favor.

1618-08 175 WOOSTER STREET.
MBLU: 207 0543 02400
Owner/Applicant: Zeneli Properties, LLC; **Agent:** Raymond Lemley

Petition for Zoning Ordinance Map Amendment

Change the Zoning Designation of 0.184 acres of land located at 175 Wooster Street (Map 207-Block 0543- Parcel -02400) from Residential (RM-2) to General Business (BA) Zoning District Classification.

Agent Raymond Lemley introduced the item.

The Chair opened the floor for public testimony at 8:39pm.

No one from the public wished to speak.

The Chair closed the floor for public testimony at 8:43pm.

The Commissioners discussed:

- Support for the petition

Commissioner Alder Adam Marchand moved to provide a favorable recommendation to the Board of Alders and to correct an error in the report at 8:45pm. 5-0 in favor.

1618-09 46 MIDDLETOWN AVENUE.
MBLU: 155 0837 00100

Owner/Applicant: Elm City Properties, Inc.; **Agent:** Bernard Pellegrino

Special Permit

Operation of motor vehicle junkyard in the IH Zone and Coastal Management Area.

1618-05

46 MIDDLETOWN AVENUE.

MBLU: 155 0837 00100

Owner/Applicant: Elm City Properties, Inc.; **Agent:** Bernard Pellegrino

Coastal Site Plan Review

Operation of motor vehicle junkyard in the IH zone and Coastal Management Area.

Attorney Bernard Pellegrino introduced items 1618-09 and 1618-05.

The Commissioners asked about contamination from fluids in the cars and also the status on encroachment onto Fawn Street which the applicant responded to.

The Chair opened the floor for public testimony at 9:00pm.

Topics discussed in the public testimony include:

- Drainage of stormwater on site
- Health hazards created by soils and dusts
- Proximity to the Quinnipiac River and contaminated runoff entering the river
- Any recent violations on encroachment onto Fawn Street
- Which site requirements including the Section 60 apply to the application
- Importance of protecting the rivers in the city
- Any fluctuation in operations that would create greater environmental impacts
- Impact on water quality and river flora and fauna
- Contamination from fluids from vehicles into the groundwater and river
- Whether the commission could add additional conditions to the Special Permit
- Contamination of site soils
- Basis for the Commission's decision
- Topography of the site
- Maintenance of the site

The Chair closed the floor for public testimony at 10:04pm.

The Commissioners discussed:

- The conditions of approval in the staff report
- Whether an updated survey showing grading could be provided (required as part of condition #12 within 60 days)
- Growing impact of potential soil contaminants
- Whether the city could be provided with the site's pollution prevention plan (required as part of condition #8 within 60 days)

Commissioner Alder Marchand moved to approve the Special Permit with enhancements to conditions 12 and 8: condition 12 shall require an updated grading plan of Fawn Street and the parcel, and condition 8 shall require the applicant provide its Pollution Prevention Plan at 10:23pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve the Coastal Site Plan at 10:26pm. 5-0 in favor.

1618-10 **1351 WHALLEY AVENUE.**
MBLU: 421 1169 03800
Owner: YBS Whalley LLC; **Applicant:** Affinity Health & Wellness, Inc; **Agent:** Bernard Pellegrino

Special Permit

Hybrid Cannabis Retail Facility use in an existing building, in the BA Zone.

Passed over.

^1618-06 **600 LONG WHARF DRIVE.**
MBLU: 204 0529 00100
Owner/Applicant: 600 Long Wharf Drive Industrial LLC; **Agent:** Suzanne King, BL Companies

Soil Erosion and Sediment Control Review

Movement of ~89,542 cubic yards of material for the construction of a 199-space truck yard in the IH Zone and Coastal Management Area.

Applicant has requested the Commission take no action.

Passed over.

IV. SITE PLAN REVIEW

1616-02 **CONGRESS AVENUE AND DAVENPORT AVENUE.**
859 Congress Avenue, 865 Congress Avenue, 879 Congress Avenue, 326 Davenport Avenue, 354 Davenport Avenue, 370 Davenport Avenue, 380 Davenport Avenue, 384 Davenport Avenue, and 348 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.

Attorney Carolyn Kone introduced the project.

Architect Jeremy Jamilkowski walked through elevations and floorplans.

Engineer Brian Pratt walked through site plans.

The Commissioners discussed:

- Bicycle parking
- Configuration of parking lot entrances/exits
- Feasibility of including solar panels
- Access to the greenspace across the street and pedestrian safety
- Feasibility of including EV charging stations
- Parking area access
- Logistics of proposed community access to amenity space
- Traffic study

The Commissioners and City Plan staff discussed the great need for affordable housing in the City and encouraged the Applicant to continue working with City Staff and Residents to make the development more compatible with the needs of the neighborhood.

Commissioner Van Hoesen moved to approve the item at 11:51pm. 3-0 in favor.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1617, October 6, 2022

Passed over.

Commissioner Van Hoesen moved to adjourn at 11:54pm. 3-0 in favor.

NOTE:

Next Special Meeting of the City Plan Commission:

Wednesday, October 26, 2022 at 6:00 PM

Next Regular Meetings of the City Plan Commission:

Wednesday, November 2, 2022 at 6:00 PM

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