

**MINUTES FOR MEETING 1620  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, November 2, 2022 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/november-2-2022-meeting>

**I. ROLL CALL**

**Commissioners Present:**

Chair Leslie Radcliffe, Commissioner Alder Adam Marchand, Commissioner Joshua Van Hoesen, Commissioner Carl Goldfield

**City Staff Present:**

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

**II. SITE PLAN REVIEW**

**^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.

The Chair stated that the item was withdrawn by the Applicant.

**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 St, 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.

Attorney Meaghan Miles introduced the item.

Engineer Oliver Gaffney walked through the site plans.

The Commissioners discussed:

- Compliance with Section 60.2
- Phasing of parking during construction
- Existing uses of the parcels

- Landscaping
- Traffic circulation
- Green infrastructure for stormwater management
- Truck maneuvering
- Bicycle parking
- Community access to the parking lot
- Coastal impact considerations

**Commissioner Alder Marchand moved to approve item 1618-01 at 6:46pm. 4-0 in favor.**

**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.

Attorney Ben Trachten introduced the item  
Architect Ken Boroson walked through the architectural plans.  
Engineer Sebastian Urciullo walked through the civil plans.

The Commissioners discussed:

- Vehicle circulation
- Bicycle parking
- Accessible parking spaces

**Commissioner Alder Marchand moved to approve item 1618-04 at 7:17pm. 4-0 in favor.**

**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.

Representative Andrew Rizzo introduced the item.

The Commissioners discussed:

- Suitability of the proposed development for the neighborhood
- Bicycle parking
- Whether there is an affordability component

**Commissioner Alder Marchand moved to approve item 1618-02 at 7:32pm. 4-0 in favor.**

**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.

Engineer Marcus Puttock introduced the item.

The Commissioners discussed:

- Proposed museum use

**Commissioner Van Hoesen moved to approve item 1618-03 at 7:46pm. 4-0 in favor.**

**^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.

The Chair stated that the item was withdrawn by the Applicant.

**MINUTES OF MEETINGS**

Meeting:

- Meeting #1619, October 26, 2022

The Chair moved the minutes up in the meeting to before the Public Hearing.

**Commissioner Van Hoesen moved to approve the minutes at 7:50pm. 3-0 in favor.**

**ADMINISTRATIVE ITEMS**

**1620-A**      **1 HOWE STREET.**  
MBLU: 279 0177 00100  
**Owner/Applicant:** Paul Wiseman for Pfizer, Inc.; **Agent:** Kristen Solloway, Fuss & O'Neill

**Administrative Site Plan Review**

Installation of chilling condensers with associated modifications to the parking layout, in PDD 104.

The Chair moved the administrative items up in the meeting to before the Public Hearing.  
Planner Rose-Wilen noted item 1620-A as approved.

**III. PUBLIC HEARINGS (start at 8:00 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.

The Chair stated that the item was withdrawn by the Applicant.

**^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.

The Chair stated that the item was withdrawn by the Applicant.

**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.

Planning Staff presented some planning considerations on the application and the staff recommendation.

Attorney Bernard Pellegrino introduced the item.  
Applicant Ray Pantalena added to the presentation.

The Chair opened the floor for public testimony at 8:24pm.

One member of the public gave testimony (Alder for the 27<sup>th</sup> Ward).

Topics raised in public testimony included:

- Compliance of the existing medical cannabis facility
- Concerns about traffic impact and parking
- Proximity to open and recreational space, including a basketball court directly adjacent

The Applicant responded to questions raised in public testimony.  
The Chair closed the floor for public testimony at 9:22pm.

The Commissioners discussed:

- Potential impact on the nearby sensitive receptor (park and open space) and the young people who use these spaces
- Lack of public concerns expressed during public testimony
- Good track record of the applicant running the medical cannabis establishment
- Use of cannabis in public outdoor spaces
- Monitoring/enforcement of customers who remain in the area to consume the project they purchased

**Commissioner Alder Marchand moved to approve item 1618-10 with the additional condition that ‘the applicant shall take additional steps to educate clientele on the facts stated in Condition #3’ at 10:02pm. 3-1 approved.**

**^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.

The Chair stated that the item was withdrawn by the Applicant.

**SITE PLAN REVIEW (continued)**

**1620-01      986 FOREST ROAD a/k/a KNOLLWOOD DRIVE. HOPKINS SCHOOL.**  
MBLUs: 416 1244 02800; 408 1244 00100.  
**Owner/Applicant:** Hopkins School Inc; **Agent:** Meaghan Miles

**Site Plan Review**

Renovation and expansion of the Performing Arts & Academic Center on the Hopkins Campus with companion parking and site improvements, in the RS-2 Zone.

Attorney Meaghan Miles introduced the item.  
Architect Katy Packtor presented the plans.  
Engineer Andrew White presented the civil plans.  
Architect Paul Baldinger presented on the building architecture.

The Commissioners discussed:

- Truck routing during construction
- The waiver request for Section 60.1
- The waiver request for Section 60.2
- The proposed retaining wall
- Stormwater management

**Commissioner Alder Marchand moved to approve item 1620-01 with the additional condition that ‘the applicant shall hold a community meeting once their general contractor has been retained, to discuss truck hauling routes, prior to issuance of a Building Permit,’ at 11:03pm. 3-0 in favor.**

**I. BOARD OF ZONING APPEALS REFERRALS**

**1620-02**      **114 SYLVAN AVENUE.**  
MBLU: 299 0144 06200  
**Owner:** Jasim Uddin. **Applicant:** Benjamin Trachten.

**Special Exception**

Permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2.

Planner Hougrand presented the item.

The Commissioners discussed:

- Proximity to similar uses in the area
- Whether a different use would be better suited for the location

**Commissioner Alder Marchand moved to recommend denial of item 1620-02 to the Board of Zoning Appeals. 3-0 in favor.**

**1620-03**      **97 WHITNEY AVENUE.**  
MBLU: 223 0379 00200  
**Owner:** Flagg Building LLC. **Applicant:** New Haven Hebrew Day School Inc.

**Special Exception**

Permit 1 off-street parking space where 3 is required. Zone: RO/RM-2.

Planner Hougrand presented the item.

The Commissioners discussed:

- Parking requirements
- Parking and drop-off layout
- Traffic circulation

**Commissioner Alder Marchand moved to recommend approval to the Board of Zoning Appeals, if the applicant can show that the pick-up and drop-off situation will not interfere with the existing parking, at 11:45pm. 3-0 in favor.**

**1620-04**      **261 NEWHALL STREET.**  
MBLU: 287 0489 00100  
**Owner:** House of Jacob Church, Inc. **Applicant:** Benjamin Trachten.

**Special Exception**

Permit a neighborhood convenience use (grocery and related goods) in a residential zoning district. Zone: RM-2.

The Chair stated that the item was withdrawn by the Applicant.

**1620-05**      **8 WHALLEY AVENUE.**  
MBLU: 296 0285 00300  
**Owner:** 8 Whalley Avenue LLC. **Applicant:** Benjamin Trachten.

**Special Exception**

Permit 0 off-street parking spaces where 3 are required for the creation of 6 dwelling units. Zone: CGD.

Planner Hougrand introduced the item.

The Commissioners discussed:

- Whether there was availability of off-site parking in the vicinity
- The parking needs of the potential tenants

**Commissioner Alder Marchand moved to advise the BZA to require more information from the applicant about alternate off-street parking resources potentially available to tenants at 11:58pm. 3-0 in favor.**

**II.    BOARD OF ALDERS REFERRALS**

**1620-06**      **ORDER OF THE BOARD OF ALDERS** accepting the Wooster Square Monument.  
**Submitted by:** Cultural Affairs Commission

Passed over.

**Commissioner Alder Marchand moved to adjourn at 12:00pm. 3-0 in favor. Meeting adjourned.**

**NOTE:**

Next Regular Meeting of the City Plan Commission:

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