

**MINUTES FOR MEETING 1621
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 16, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/november-16-2022-meeting>

I. ROLL CALL

Commissioners present:

Chair Leslie Radcliffe, Vice Chair Ernest Pagan,
Commissioner Alder Adam Marchand, ex-officio
Commissioner City Engineer Giovanni Zinn

City Staff present:

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

II. BOARD OF ALDERS REFERRALS

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

Director of Cultural Affairs Adriane Jefferson introduced the item. Cultural Affairs Committee member Lindy Lee Gold added to the presentation.

The Commissioners discussed:

- Compatibility with the Comprehensive Plan
- Appreciation for the design
- Importance of recognizing the City's history

Vice Chair Pagan moved to recommend approval of item 1620-06 to the Board of Alders at 6:35pm. 3-0 in favor.

III. SITE PLAN REVIEW

**1621-01 WILBUR CROSS ATHLETICS COMPLEX. 195 MITCHELL DRIVE A/K/A
ORANGE STREET.
MBLU: 194 0443 00200.
Owner/Applicant: City of New Haven**

Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review

Replacement and reconstruction of athletic facilities adjacent to Wilbur Cross High School including rebuilt track, new turf field, and athletic lighting, in PDU 34 and the Coastal Management Area, including work in the Inland Wetlands Regulated Area.

Passed over.

1621-02 149 AND 169 DERBY AVENUE.
MBLUs: 338 0208 01200; 338 0208 01300
Owner: 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:**
Lewis Brown

Site Plan Review and Coastal Site Plan Review

Construction of a new building with 64 residential units, including residential use on the ground floor, in the BA and RM-2 Zones and the Coastal Management Area.

Moved to the Public Hearing portion of the meeting.

The Chair moved several items up in the agenda before the Public Hearing.

IV. BOARD OF ZONING APPEALS REFERRALS

1621-07 813 CHAPEL STREET.
MBLU: 240 0255 01300
Owner: 813 Chapel LLC. **Applicant:** Benjamin Trachten.

Special Exceptions

Allow 0 off-street parking spaces where 5 are required and 0 loading spaces where 1 is required for the creation of 5 dwelling units in an existing structure. Zone: BD-1.

The Commissioners discussed:

- Residential density of the area
- Access to public transit for residents
- Zero-lot line condition of the building

Vice Chair Pagan moved to recommend approval of item 1621-07 to the Board of Zoning Appeals at 6:41pm. 3-0 in favor.

1621-06 81-87 WOOLSEY STREET, 362-394 GRAND AVENUE.
MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400
Owner/Applicant: Fair Haven Community Health Clinic Inc.

Special Exceptions

Allow for transition parking, off-street parking spaces located within the front yard setback, 74 off-street parking spaces where 92 are required, and Coastal Site Plan Review. Zone: RM-2/BA-1.

The Commissioners discussed:

- Positive impact of the clinic on the surrounding neighborhood
- Phasing of the project/process

Commissioner Alder Marchand moved to recommend approval of item 1621-06 to the Board of Zoning Appeals at 6:49pm. 3-0 in favor.

V. ADMINISTRATIVE ACTIONS

- 2023 Meeting Dates

Planner Rose-Wilen stated that the meeting dates still need to be cross referenced with Board of Alders Committee meeting dates, and that the annual meeting was proposed for the regular February meeting of the Commission in 2023.

Item passed over.

VI. MINUTES OF MEETINGS

Meeting:

- Meeting #1620, November 2, 2022

The Chair noted that there was not a quorum of Commissioners present who attended the November 2, 2022 meeting.

Item passed over.

VII. PUBLIC HEARINGS (start at 7:00 PM)

1621-03 1245 CHAPEL STREET.
MBLU: 297 0248 02000
Owner/Applicant: 1245 Chapel Street LLC; **Agent:** D. Bercury

Special Permit

Permit a canopy-mounted sign in the BD-1 Zone.

Agent Danielle Bercury presented the item.

The applicant confirmed that the canopy would not protrude into the public right of way.

The Chair opened the floor for public testimony at 7:13pm.

No members of the public wished to speak.

The Chair closed the floor for public testimony at 7:15pm.

The Commissioners discussed:

- Support for the application
- Architectural compatibility of the sign with the building design and surrounding area
- Utility of the sign in clearly calling attention to the residential entrance
- Zoning compliance of the proposal
- Poor visibility of existing Novella signage

Vice Chair Pagan moved to approve item 1621-03 at 7:20pm. 3-0 in favor.

1621-02 149 AND 169 DERBY AVENUE.
MBLUs: 338 0208 01200; 338 0208 01300

Owner: 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:** Lewis Brown

Site Plan Review and Coastal Site Plan Review

Construction of a new building with 64 residential units, including residential use on the ground floor, in the BA and RM-2 Zones and the Coastal Management Area.

1621-04 149 AND 169 DERBY AVENUE.

MBLUs: 338 0208 01200; 338 0208 01300

Owner: 149 Derby Avenue, LLC; **Applicant:** Monarch Apartment Homes, LLC; **Agent:** Lewis Brown

Special Permit

Allow residential use on the ground floor in the BA Zone.

Developer Lewis Brown introduced the items.

Landscape Architect Joseph McDonnell walked through the site conditions and site plan.

Engineer Mikael Kwok walked through the drainage, utility, and SESC plans.

Traffic Engineer Yuyang Lin discussed the traffic study.

Architect David Goslin discussed the architecture.

Joseph McDonnell provided clarity on vehicle circulation, parking lot paving materials, and the tree belt on Derby Avenue.

Developer Lewis Brown discussed public feedback on the project.

Steve Caprio from the Development Team walked through the rent profiles and unit breakdown.

The Chair opened the floor for public testimony at 8:03pm

One member of the public gave testimony.

Topics raised in public testimony included:

- Support for the project
- Concerns with combined sewer overflow/stormwater management
- Need for further communication with the neighborhood
- The choice of name (The Monarch) for the building
- Timing of the project financing, brownfield remediation, and construction

The Chair closed the floor for public testimony at 8:15pm.

Special permit deliberations

The Commissioners discussed:

- Support for the special permit
- Area surrounding the development
- Trends in the city toward using first floor space for residential use
- Importance of continued community engagement

Vice Chair Pagan moved to approve the Special Permit at 8:19pm. 3-0 in favor.

Site Plan Review and Coastal Site Plan Review deliberations

The Commissioners discussed:

- Stormwater management
- Support for the project
- Importance of providing affordable housing in the city
- Architectural compatibility with the neighborhood

Vice Chair Pagan moved to approve the site plan and coastal site plan at 8:25pm. 3-0 in favor.

1621-05 Review of the Revised Inclusionary Zoning Manual.

Submitted by: City Plan Department

Director Laura Brown described the proposed revisions to the Inclusionary Zoning Manual and background information on the revision process.

The Chair opened the floor for public testimony at 8:33pm.

One member of the public gave testimony.

Topics raised in public testimony included:

- A request to keep the public hearing open so that written comments could be provided
- Support for the request to leave the hearing open
- Need for a redlined version or side by side comparison of the manual

Commissioner Alder Marchand moved to keep the public hearing on item 1621-05 open. 3-0 in favor.

The Commissioners discussed the need for a November 30, 2022 meeting at 6pm to discuss the request for a public hearing on item 1621-01 and determined that this Regular Meeting would be held.

Commissioner Alder Marchand moved to adjourn at 8:50pm. 3-0 in favor.

NOTE:

Next Regular Meetings of the City Plan Commission:

Wednesday, November 30, 2022 at 6:00 PM

Thursday, December 15, 2022 at 6:00 PM (Submission deadline: November 17, 2022 by 12:00 PM)