

**MINUTES FOR MEETING 1622
A REGULAR MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 30, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/november-30-2022-meeting>

I. ROLL CALL

Commissioners Present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Joshua Van Hoesen, Commissioner Joy Gary, ex-officio Commissioner City Engineer Giovanni Zinn

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

II. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

The Chair moved the PAD Referrals up in the agenda.

1622-01 79 MORRIS STREET.
MBLU: 275 0033 03400
Submitted by: Evan Trachten, Livable City Initiative

Disposition of a city-owned sliver lot at 79 Morris Street to the adjacent property owner at 81 Morris Street for use as a side yard. Located in the RM-2 Zoning District.

Evan Trachten introduced the item.

The Commissioners discussed:

- Size of the lot
- Feasibility of building on the lot

Commissioner Alder Marchand moved to recommend approval of item 1622-01 at 6:10pm. 5-0 in favor.

1622-02 262, 263, 265, & 269 DIXWELL AVENUE.
MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900
Submitted by: Evan Trachten, Livable City Initiative

Acquisition of four lots for a mixed-income, mixed-use future development. Located in the BA Zoning District.

Evan Trachten introduced the item.

The Commissioners discussed:

- Possibility for apprenticeship involvement in the project
- Redevelopment plans
- Accordance with the comprehensive plan
- Support for the proposal
- Need for continued community engagement, including with the CMT

Commissioner Pagan moved to recommend approval of item 1622-02 at 6:27pm. 5-0 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.

Planner Rose-Wilen called the item and summarized the request for a public hearing. The Commissioners discussed the public hearing request.

Commissioner Alder Marchand moved to hold a public hearing on item 1621-01 at 6:47pm. 4-1 in favor.

IV. BOARD OF ALDERS REFERRALS

1622-03 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$1,300,000 and to partner with West River Housing Company, LLC to support environmental remediation of the property located at 16 Miller Street.

Submitted by: Economic Development Administration

Director Brown introduced the item.

The Commissioners discussed:

- Support for the project
- Community support
- The importance of remediating brownfields around the city
- Conformance with the Comprehensive plan

Vice Chair Pagan moved to recommend approval of item 1622-03 at 6:55pm. 5-0 in favor.

1622-04 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$985,000 and to partner with Monarch Apartment Homes, LLC to support environmental remediation of the property located at 149-169 Derby Avenue.

Submitted by: Economic Development Administration

Director Brown introduced the item.

Commissioner Alder Marchand moved to recommend approval of item 1622-04 at 6:59pm. 5-0 in favor.

1622-05 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$2,000,000 and to partner with Conncorp. LLC, to support environmental remediation of the property located at Dixwell plaza.

Submitted by: Economic Development Administration

Director Brown introduced the item.

The Commissioners discussed:

- History of Dixwell Plaza
- Support for the remediation

Vice Chair Pagan moved to recommend approval of item 1622-05 at 7:04pm. 5-0 in favor.

1622-06 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN authorizing the filing of an application with the U.S. Environmental Protection Agency for and acceptance of a grant in an amount not to exceed \$2,000,000 to remediate city-owned property at George and Orange Streets.

Submitted by: Economic Development Administration

Director Brown introduced the item.

The Commissioners discussed:

- Support for the project and remediation

Vice Chair Pagan moved to recommend approval of item 1622-06 at 7:10pm. 5-0 in favor.

1622-07 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and

Community Development in the amount of \$2,000,000 and to partner with Winchester Partners and Science Park Development Corporation to support environmental remediation of the properties located at 275 Winchester Avenue and 88, 110 and 116 Munson Street.

Submitted by: Economic Development Administration

Director Brown introduced the item.

Vice Chair Pagan moved to recommend approval of item 1622-07 at 7:13pm. 5-0 in favor.

1622-08 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN approving the Parks Commission to accept a donation of funding to install fitness equipment at Wooster Memorial Park from the Dalio Foundation in memory of Devon Dalio.

Submitted by: City Engineer

City Engineer Giovanni Zinn introduced the item.

The Commissioners discussed:

- Support for the project
- Importance of providing opportunities for active recreation

Vice Chair Pagan moved to recommend approval of item 1622-08 at 7:16pm. 5-0 in favor.

1622-09 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN approving a tax abatement agreement between the City of New Haven and West Ridge Apartments for a low-income, multi-family residential development at 7-17 Stone Street.

Submitted by: West Ridge Apts, LLC

Director Brown introduced the item.

The Commissioners discussed:

- The tax abatement process
- Length of the proforma compared to the length of the tax abatement period

Vice Chair Pagan moved to recommend approval of item 1622-09 at 7:36pm. 3-1-1 in favor.

V. ADMINISTRATIVE ACTIONS

- 2023 Meeting Dates

Commissioner Alder Marchand moved to adopt the meeting calendar for 2023. 5-0 in favor.

VI. MINUTES OF MEETINGS

Meeting:

- Meeting #1620, November 2, 2022
- Meeting #1621, November 16, 2022

Commissioner Van Hoesen moved to approve the minutes for meeting #1620, November 2, 2022. 3-0 in favor.

Commissioner Alder Marchand moved to approve the minutes for meeting #1621, November 16, 2022. 3-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

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

Vice Chair Pagan moved to adjourn at 7:44pm. 5-0 in favor.