

**MINUTES FOR MEETING 1623  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Thursday, December 15, 2022 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/december-15-2022-meeting>

**I. ROLL CALL**

**Commissioners Present:**

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

**City Staff Present:**

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

**II. SITE PLAN REVIEW**

**1623-01      8 WHALLEY AVENUE.**  
MBLU: 296 0285 00300.  
**Owner:** 8-12 Whalley LLC; **Applicant:** Andrew Rizzo

**Site Plan Review**

Construction of three stories on an existing building to create six residential units, in the Commercial Gateway District.

Applicant Andrew Rizzo introduced the item.

The Commissioners discussed:

- Construction timeline
- Energy sources for appliances
- Trash removal
- Construction staging, traffic, and logistics
- Architectural features of the proposed building
- Alignment with the goals of the Commercial Gateway District

**Vice Chair Pagan moved to approve item 1623-01 at 6:34pm. 4-0 in favor.**

**1623-02      57 TRUMBULL STREET.**  
MBLU: 223 0379 02300  
**Owner/Applicant:** 57 Trumbull Holdings LLC; **Agent:** Ben Trachten

**Site Plan Review**

Conversion of an existing building into six residential units, in the RO zone.

Passed over.

**1623-03 BURWELL STREET.**

MBLU: 073 0983 00100.

**Owner/Applicant:** New Haven Terminal, Inc.; **Agent:** Stephen Benben

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

Construction of a 540 SF utility building in the IH Zone and Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

Engineer Stephen Benben introduced the application.

The Commissioners discussed:

- Location of the building
- Proposed mitigation in the regulated area

**Commissioner Alder Marchand moved to approve the Inland Wetlands application for item 1623-03 at 6:58pm. 4-0 in favor.**

**Commissioner Alder Marchand moved to approve the Coastal Site Plan application for item 1623-03 at 7:00pm. 4-0 in favor.**

**Commissioner Alder Marchand moved to approve the Site Plan application for item 1623-03 at 7:02pm. 4-0 in favor.**

**1623-04 TWEED-NEW HAVEN AIRPORT WEST TERMINAL PARKING EXPANSION.**  
155 BURR STREET, 251 BURR STREET, 10 URIAH STREET, 221 BURR STREET,  
391 BURR STREET.

MBLUs: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875  
00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900  
00100

**Owner:** The City of New Haven; **Applicant:** Jeremy Nielson of Avports LLC; **Agent:**  
Joseph P Williams

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

Modifications to a site plan to increase expansion of parking at Tweed Airport from 203 to 237 new spaces, in the Coastal Management Area and Airport Zone, with activity in the Inland Wetlands Regulated Area.

Moved to after the Public Hearing.

**III. PUBLIC HEARINGS (start at 7:00 PM)**

**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.

City Engineer Giovanni Zinn introduced the project.

The Commissioners asked some clarifying questions regarding the scope of work, the properties and maintenance of the artificial turf material proposed.

Intervenor Laura Cahn presented her petition for intervention, detailing environmental concerns.

Planner Rose-Wilen stated that fifteen items of written testimony had been submitted, ten in support of the application and five in opposition to the application.

The Chair opened the floor for public testimony at 7:47pm.

Seventeen members of the public gave testimony. Two individuals spoke in opposition to the application and fifteen individuals spoke in support of the application.

Topics raised in public testimony include:

- Need for high quality playing fields for student athletes and equity across the city and state
- Dangerous conditions of current grass playing fields
- Reversibility of the turf installation
- Inequity with other high schools, leading to disadvantages for student athletes
- Poor quality of existing grass field
- Importance of having high-quality facilities for outdoor recreation for physical and mental health
- Safety concerns with grass fields
- Challenges with proper maintenance of grass fields
- Environmental concerns with grass fields (pesticide use and water use)
- Health concerns with artificial turf (impact from running on it)
- Concerns about proper maintenance of artificial turf fields
- Health concerns with off-gassing and PFAs from artificial turf
- Safety concerns with artificial turf fields
- Concerns about impact on wetlands from artificial turf
- Concerns about wildlife on the grass fields
- Importance of having a turf field for school pride and student athlete success
- The difference between the grass professional football players play on versus the grass at the Wilbur Cross athletics complex
- Long-term health and environmental impacts of artificial turf
- Waste created by replacement of artificial turf
- Potential for mitigation and reduction of environmental impacts of artificial turf fields

Intervenor Laura Cahn made final comments in opposition to the turf field, stating environmental and health concerns and responded to comments raised in public testimony.

City Engineer Giovanni Zinn responded to concerns raised in public testimony and some questions from the Commissioners and Intervenor.

The Chair closed the floor for public testimony at 9:14pm.

The Commissioners discussed:

- Potential environmental impact of the proposed artificial turf
- Whether potential environmental impact should be considered “unreasonable”

**Commissioner Alder Marchand moved that the Commission find that the application will not unreasonably pollute, impair, or destroy the public trust in the air, water, or other natural resources of the state at 9:23pm. 4-0 in favor.**

The Commissioners discussed:

- Support for the project
- Pros and cons of natural versus artificial turf
- Whether any ongoing monitoring/data collection is possible
- Commendation of the students who came out to testify and got involved with local government
- The importance of proper maintenance of all surfaces

**Commissioner Alder Marchand moved to approve the Inland Wetlands application for item 1621-01 at 9:39pm. 4-0 in favor.**

**Commissioner Alder Marchand moved to approve the Coastal Site Plan application for item 1621-01 at 9:41. 4-0 in favor.**

**Commissioner Alder Marchand moved to approve the Site Plan application for item 1621-01 at 9:43. 4-0 in favor.**

**1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.**

**Submitted by:** City Plan Department

Passed over.

**^1623-05 275 SOUTH ORANGE STREET. COLISEUM PHASE 1B.**

MBLU: 239 0207 00100

**Owner/Applicant:** 275 Orange Phase 1-B LLC; **Agent:** Carolyn Kone

**Special Permit**

Parking garage with over 200 spaces, in the BD-3 zone.

Passed over.

#### **IV. SITE PLAN REVIEW continued**

**1623-04 TWEED-NEW HAVEN AIRPORT WEST TERMINAL PARKING EXPANSION.  
155 BURR STREET, 251 BURR STREET, 10 URIAH STREET, 221 BURR STREET,  
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**Owner:** The City of New Haven; **Applicant:** Jeremy Nielson of Avports LLC; **Agent:** Joseph P Williams

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

Modifications to a site plan to increase expansion of parking at Tweed Airport from 203 to 237 new spaces, in the Coastal Management Area and Airport Zone, with activity in the Inland Wetlands Regulated Area.

The Commissioner deliberated on whether to hold a public hearing item on the item, in response to seventeen requests for a public hearing.

**Commissioner Alder Marchand moved to hold a public hearing on item 1623-04. 4-0 in favor.**

The Chair stated that the Public Hearing would be scheduled for a future date.

**V. BOARD OF ZONING APPEALS REFERRALS**

**1623-06 61, 63 KIMBERLY AVENUE, 482-483 GREENWICH AVENUE.**

MBLUs: 273 0020 03000; 273 0020 03100; 273 0020 02900

**Owner:** Kelvin Lopez, 482 Greenwich Realty LLC. **Applicant:** Kelvin Lopez

**Special Exceptions**

Allow for transition parking and off-street parking spaces located within the front yard setback. Zone: RM-2/BA.

Passed over.

**1623-07 351 MCKINLEY AVENUE.**

MBLU: 386 1135 00400

**Owner:** Klugkatz, LLC. **Applicant:** Fernando Pastor.

**Special Exception**

Permit 8 off-street parking spaces where 9 are required. Zone: RM-1.

Passed over.

**VI. BOARD OF ALDERS REFERRALS**

**1623-08 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**

approving a tax abatement agreement between the City of New Haven and Monarch Apartment Homes LLC for a 64-unit, affordable housing development at 149 & 169 Derby Avenue.

**Submitted by:** Monarch Apartment Homes LLC

Director Brown presented the item.

The Commissioners discussed:

- Alignment with the comprehensive plan

**Commissioner Alder Marchand moved to recommend approval at 10:28pm. 3-0-1 in favor.**

**VII. ADMINISTRATIVE ACTIONS**

**1557-07A2 9 TOWER LANE.**  
MBLU: 238 0110 00401  
**Owner/Applicant:** RMS Tower Lane LLC

**Administrative Site Plan Review**

Modifications to an approved site plan in the BD-3 zone.

Passed over.

**VIII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1622, November 30, 2022

**Commissioner Alder Marchand moved to approve the November 30, 2022 minutes. 4-0 in favor.**

**Commissioner Van Hoesen moved to adjourn at 10:21pm. 4-0 in favor.**

**NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, January 18, 2023 at 6:00 PM (Submission deadline: December 22, 2022 by 12:00 PM)