

**MINUTES FOR MEETING 1625**  
**A SPECIAL MEETING AND PUBLIC HEARING OF THE**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, January 25, 2022 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/january-25-2023-meeting>

The Chair opened the meeting at 6:03pm.

**I. ROLL CALL**

Commissioners Present: Chair Leslie Radcliffe, Commissioner Joy Gary, Commissioner Joshua Van Hoesen, Alternate Commissioner Car Goldfield, Ex-officio Commissioner City Engineer Giovanni Zinn

City Staff Present: Director Laura Brown, Planner Fatima Cecunjanin, Attorney Roderick Williams

**II. PUBLIC HEARINGS**

**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.

Planner Cecunjanin called the item.

The Chair introduced the Application to Intervene by Gabriela Campos-Matteson.

The Chair gave the commissioners and the public time to review the Application to Intervene document.

Commissioners raised questions about the intervention process.

Attorney Roderick Williams addressed questions about the intervention process and the commissioners' purview.

Commissioner Goldfield had additional question for Attorney Williams about process and asked to hear from the applicant's attorney.

Attorney Roderick Williams addressed additional questions.

Attorney Joseph Williams provided case for why the intervener should not be approved.

Commissioner Gary asked the intervener questions about what the benefit of intervening is.

Intervener Applicant Gabriela Campos-Matteson addressed Commissioner Gary's question.

**Commissioner Van Hoesen moved to reject the petition of Gabriella Campos-Matteson to intervene at 7:04pm. Commissioner Van Hoesen votes yes. Commissioner Gary votes no. Commissioner Goldfield votes yes. Madam Chair Radcliffe votes no, resulting in a tie.**

**Commissioner Gary moves to grant the petition to intervene status at 7:06. Commissioner Van Hoesen votes no. Commissioner Goldfield votes no. Commissioner Gary votes yes. Madam Chair Radcliffe votes yes, resulting in a tie.**

**Intervener petition was not granted because they were not able to get a majority vote after two motions.**

The Chair opened the public hearing at 7:08pm.

Planner Cecunjanin called the item again.

City Plan Director Brown summarized the planning considerations and the public testimony. There were 8 pieces of written testimony including images and a video and all were opposed.

The Chair invited the applicant to present the application.

Attorney Joseph Williams, Airport Management Representative Andrew King, Engineer Raymond Paier, and Meade Hopkins presented the application.

The Chair opened the floor for public testimony at 7:30pm.

14 members of the public gave testimony. 13 were against and 1 was in favor. 6 members of the public testified a second time, and all were against.

Topics raised in Public Testimony included:

- Concern over errors in the applicant's map in their site plans. Inland wetlands boundary appears to be less than 50 feet away from the lot according to the map scale.
- Environmental impact
- Concerns about the health of the wetlands and Tuttle Brook
- Concerns over gas and antifreeze leaking into wetlands from idling cars via the asphalt
- Concerns over the applicant doing the work before it was approved
- Concern over intervener status not being granted so independent scientists can report on the application
- Request to table the item
- Testifier questioned whether there should be a separate wetlands commission
- Recommendation to remove the asphalt for the health of the wetland
- Construction of fence without permit
- Concern over unresponsive Tweed representatives
- Notice of violation to CAM area
- Multiple testifiers noted that there are not 34 parking spots as stated on their plans, but 36 parking spots
- Testifier mentions that Tweed airport has been asked to do a rare plant survey
- Concerns over debris blown into Tuttle Brook by leaf blowers
- Concern about lack of sediment and erosion control
- Concern about lack of fairness and consistency in treatment of Tweed and applicant versus other members of the public with regard to breaking rules
- Concern about people parking in undesignated areas
- After recent rains, runoff from Burr Street that runs over lot A and over additional parking is moving dirt into Tuttle Brook. Erosion is happening from mild rains.
- Multiple testifiers questioned the status of the shuttle to Tweed, and recommended it as an alternative to more parking
- Marsh fire near Uriah Street, firefighters did not have access to put out fire via Uriah Street

- IN FAVOR - Parking area originally had aircraft on it and this application is requesting car parking, which is environmentally better. Having a lot is more environmental because it decreases overall trips to the airport and traffic that would be created by taxis.
- Concern about Tweed not having the capacity for high levels of air traffic and car traffic
- Concern over a conflict of interest - Tweed airport's only revenue comes from parking
- Concern over movement of large amounts of soil and its effect on wetlands
- Permeable lot surface needs to be vacuumed every week, what are environmental impacts?
- New haven's inland wetlands regulations have not been updated since 2008
- Concern over use of gas-powered leaf blowers
- Application has not been signed, incomplete
- Illegal charging of parking at Tweed
- The Tweed shuttle has not been adequately marketed, people don't know about shuttle
- Need more data and facts and to allow independent scientists to look into the impacts of additional parking on inland wetlands
- Concern over one-sided decision-making process
- Deny application
- People who are not direct neighbors of Tweed also share concerns over the larger environmental impacts of the airport and the parking expansion
- Concern over runoff from vehicles
- Testifier shows video of leaf blower blowing debris into Tuttle Brook
- Concern over effects to water and recreation, like swimming at East Shore Park, fishing and crabbing
- Lights went up after cease and desist, more breaking of rules
- Weight of vehicles will compact land further and change the nature of the wetland
- Concern over whether the parking is necessary. Pictures shown of empty lot during the holidays.
- Testifier questions whether a feasible alternative has been considered
- Multiple requests for an environmental impact statement
- There are negative environmental impacts even after minor weather events, let alone larger ones
- Mitigation and coastal resiliency concerns
- Comparison to France's ban on short flights

The Commissioners added to the questions posed by the public to the Applicant.

Airport Management Representative Andrew King, Engineer Raymond Paier, and Attorney Joseph Williams addressed questions raised by the Commissioners and the Public.

The Commissioners discussed:

- Misleading application – numbering of parking on site plan is confusing
- Concerns over work being done before getting permits
- Is parking intended to be temporary? Yes, and it will go back to FAA control in the future
- Question about whether FAA use of the lot is any better than parking
- The Chair wants environmental impact statement as requested in public testimony
- Question about whether intervenor can be revoked on
- Attorney Roderick Williams cautions commission on revoting on intervenor as it would set a precedent
- Commissioner Van Hoesen asks if environmental advisory council can be consulted

**The Chair tabled the public hearing at 10:52pm. The public hearing will remain open on this item and applicant will need to provide additional environmental impact information. The public hearing will continue on February 22 at 6pm.**

### **III. BOARD OF ALDERS REFERRALS**

- 1624-09**      **ORDINANCE** amending the New Haven Code of Ordinances for the purposes of (i) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (iii) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4.  
**Submitted by:** Economic Development Administrator

City Plan Director Laura Brown introduced the item and summarized the staff report.

The commissioners discussed:

- Support for the item.
- What tax abatement applies to?

**Commissioner Alder Marchand moved to recommend approval to the Board of Alders at 11:07pm. 3-0 in favor.**

- 1624-10**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone.  
**Submitted by:** The NHP Foundation

City Plan Director Laura Brown introduced the item and summarized the staff report.

The commissioners discussed:

- Item is noticed incorrectly in agenda. It should be 1624-11.
- Support for the item.
- What tax abatement applies to?
- Concern over tax abatement tool

**Commissioner Alder Marchand moved to recommend approval to the Board of Alders at 11:20pm. 3-0 in favor.**

#### **IV. BOARD OF ZONING APPEALS REFERRALS**

- 1625-01**      **714 QUINNIPIAC AVENUE.**  
**Owner:** Shelton Ventures LLC. **Applicant:** Benjamin Trachten.  
**Coastal Site Plan Review**  
Add an additional dwelling unit within an existing structure. Zone: BA.

City Plan Director Laura Brown introduced the item and summarized the staff report.

The commissioners discussed:

- Support for the item.

**Commissioner Alder Marchand moved to recommend approval to the Board of Zoning Appeals at 11:26pm. 3-0 in favor.**

**1625-02 40 ELDRIDGE STREET.**

**Owner:** Friends Center Teacher Housing LLC. **Applicant:** Allyx Schiavone.

**Special Exceptions**

Permit the development of a corridor/flag lot and to allow off-street parking within the required front yard. Zone: RS-2.

City Plan Director Laura Brown introduced the item and summarized the staff report.

The commissioners discussed:

- Support for the item.
- Hesitation about recommending BZA to hold another public hearing
- Other options explored

**Commissioner Alder Marchand moved to recommend BZA to urge the developer to further engage with the community at 11:40pm. 3-0 in favor.**

**1625-03 114 SYLVAN AVENUE.**

**Owner:** Jasim Uddin. **Applicant:** Benjamin Trachten.

**Special Exception**

Allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit within an existing structure. Zone: RM-2.

City Plan Director Laura Brown introduced the item and summarized the staff report.

The commissioners discussed:

- Support for the item.

**Commissioner Alder Marchand moved to recommend approval to the Board of Zoning Appeals at 11:44pm. 3-0 in favor.**

**1625-04 155 ADELIN STREET.**

**Owner/Applicant:** Angela Garcia.

**Coastal Site Plan Review**

Use of a Repairers and Used Car Dealership within an existing structure. Zone: IL.

City Plan Director Laura Brown introduced the item and summarized the staff report.

The commissioners discussed:

- Support for the item.

**Commissioner Alder Marchand moved to recommend approval to the Board of Zoning Appeals at 11:52pm. 3-0 in favor.**

V. **MINUTES OF MEETINGS**

Meetings:

- Meeting #1624, January 18, 2023

**Commissioner Alder Marchand moved to approve the minutes for meeting 1624 at 11:54pm. 3-0 in favor.**

**NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, February 15, 2023 at 6:00 PM (Submission deadline: January 19, 2023 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Wednesday, February 1, 2023 at 6:00 PM

**Commissioner Alder Marchand moved to adjourn at 11:54pm. 3-0 in favor.**

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