

**MINUTES FOR MEETING 1630
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, April 19, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/april-19-2023-meeting>

The Chair opened the meeting at 6:03pm.

I. ROLL CALL

Commissioners Present:

Chair Leslie Radcliffe, Commissioner Alder Adam Marchand, Commissioner Edwin Martinez, Commissioner Joy Gary, Commissioner Joshua Van Hoesen, ex-officio Commissioner City Engineer Giovanni Zinn

City Staff Present:

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

II. SITE PLAN REVIEW

1630-01 CENTRAL AVENUE. YALE UNIVERSITY DEWITT FAMILY FIELD.

MBLU: 380 1080 00501.

Owner/Applicant: Yale University; **Agent:** Jeromy Powers, Yale University

Inland Wetlands Review

Installation of athletic field lighting and construction of an accessible walkway, in the RS-2 Zone, with activity in the Inland Wetlands Regulated Area.

Attorney Joseph Hammer introduced the application.
Project Manager Jeromy Powers walked through the plans.

The Commissioners discussed:

- The timing of the lighting

Commissioner Alder Marchand moved to approve the Inland Wetland Review for item 1630-01 at 6:24pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve the Site Plan for item 1630-01 at 6:24pm. 5-0 in favor.

1630-02 468 MIDDLETOWN AVENUE.

MBLU: 145 1048 05000.

Owner/Applicant: Michael Puccino

Site Plan Review and Coastal Site Plan Review

Construction of a 7-unit residential building, in the RM-1 zone and Coastal Management Area.

Engineer David Nafis presented the civil plans.
Developer Michael Puccino discussed the architecture and other details about the development.

The Commissioners discussed:

- Green space
- Floor plans
- Parking
- Location in the CAM
- Bicycle parking
- Covered walkway

Commissioner Van Hoesen moved to approve the Coastal Site Plan for item 1630-02 at 6:46pm. 5-0 in favor.

Commissioner Van Hoesen moved to approve the Site Plan for item 1630-02 at 6:47pm. 5-0 in favor.

1629-04 **740 WHALLEY AVENUE.**
MBLU: 373 1106 00100
Owner/Applicant: City of New Haven, Engineering Department

Coastal Site Plan Review and Inland Wetlands Review

Replacement of the existing Midbridge at Edgewood Park with a new truss bridge structure, in the Park Zone and Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

Passed over.

III. MINUTES OF MEETINGS

Meeting:

- Meeting #1629, March 15, 2023

Commissioner Alder Marchand moved to approve the minutes for meeting 1629 at 6:50pm. 3-0 in favor.

The Chair moved the PAD Referrals up in the agenda.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1630-04 **37 HALLOCK STREET.**
MBLU: 301 0098 04000

Disposition of a sliver lot at 37 Hallock Street to the adjacent property owner at 39 Hallock Street, for use as off-street parking and a side yard area.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- The proposed use of the lot

- Whether there is an existing curb cut

Commissioner Alder Marchand moved to provide a favorable recommendation on item 1630-04. 5-0 in favor.

V. PUBLIC HEARINGS (Begin at 7pm)

1630-03 19 CLINTON AVENUE AND PERKINS STREET.

MBLUs: 160 0761 02200; 160 0761 02101

Submitted by: Pennrose, LLC

Petition for Zoning Ordinance Map Amendment

Change the zoning designation of approximately 0.46 acres known as 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an unnumbered parcel on Perkins Street (MBLU 160-0761-02101, PID 7508) from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

Attorney Meaghan Miles presented the item.

Planner Rose-Wilen reported that the Commission had received eighteen letters in support of the item, including a letter from the Alder, a letter from the Community Management Team, and sixteen letters from other members of the public and organizations.

The Chair opened the floor for public testimony at 7:24pm.

Topics raised in public testimony include:

- Support for the petition
- Appreciation for the developer's community outreach
- Need for the redevelopment of the vacant Strong School
- Alignment with the goal stated in the Comprehensive Plan to revitalize Grand Avenue
- Support for bringing the three parcels of the Strong School Campus into the same zoning district
- Proximity of the proposed business district to public open space
- Facilitation of historic preservation
- Proximity to public transit (bus route)

The Chair closed the floor for public testimony at 7:43pm.

The Commissioners discussed:

- Cohesion with (extension) the existing BA-1 zone
- Support for increasing density in the area
- Broad community support
- Support for the petition

Commissioner Alder Marchand moved to recommend approval of item 1630-03 to the Board of Alders at 7:46pm. 5-0 in favor.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department
Passed over, Public Hearing remained open.

The Chair moved a related BOA referral up in the agenda.

VI. BOARD OF ALDERS REFERRALS

1630-14 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
approving a Development and Land Disposition Agreement with respect to those properties known as 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Submitted by: Carlos Eyzaguirre, Deputy Economic Development Administrator

Carlos Eyzaguirre, Deputy Economic Development Administrator presented the item.

The Commissioners discussed:

- Unit sizes (number of bedrooms)
- Compliance with hiring ordinances
- Community engagement conducted by the developer
- Support for the DLDA

Commissioner Van Hoesen moved to recommend approval of item 1630-14 to the Board of Alders at 8:20pm. 5-0 in favor.

VII. PROPERTY ACQUISITION AND DISPOSITION REFERRALS CONT.

1630-05 90 HUDSON STREET.
MBLU: 320 0298 03200

Disposition of a sliver lot at 90 Hudson Street to the adjacent property owner at 88 Hudson Street, for use as a driveway and a rear yard area.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Use of the lot

Commissioner Martinez moved to recommend approval of item 1630-05 at 8:27pm. 5-0 in favor.

1630-06 922 WINCHESTER AVENUE.
MBLU: 253 0527 00500
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to the Town of Hamden.

Evan Trachten presented the item.

The Commissioners discussed:

- Taxation status of the lot
- Requirement to obtain building permits from both Hamden and New Haven
- Permitting fees

Commissioner Alder Marchand moved to recommend approval of item 1630-06 at 8:32pm. 5-0 in favor.

VIII. BOARD OF ALDERS REFERRALS CONT.

1630-08 ORDER OF THE BOARD OF ALDERS Authorizing the Mayor of the City of New Haven to execute and deliver a five (5) year ground lease by and between Gather New Haven, Inc. and the City of New Haven for community gardens at various locations within the City of New Haven.

Submitted by: Arlevia Samuel, Executive Director of Livable City Initiative

The Chair recused herself from the item. The Commissioners voted for Commissioner Van Hoesen to serve as Chair for the item.

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the item
- Merit of using vacant city land for urban agriculture
- Benefits of community farms and gardens to residents

Commissioner Alder Marchand moved to recommend approval of item 1630-08 to the Board of Alders at 8:40pm. 4-0 in favor.

1630-07 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City of New Haven to apply for and accept funding from the Environmental Protection Agency's Environmental Justice Government-to-Government Program in the amount of \$1,000,000. The grant would fund an initiative by the City of New Haven and one or more community-based organizations to enroll energy-burdened New Haven residents in a new program aimed at the electrification of aging heating and cooking systems.

Submitted by: Office of Climate and Sustainability

Chair Radcliffe and Commissioner Martinez recused themselves from the item.

Planner Esther Rose-Wilen presented the item.

The Commissioners discussed:

- Challenges with implementation
- Importance of the stated goals

Commissioner Alder Marchand moved to recommend approval of item 1630-07 to the Board of Alders at 8:48pm. 3-0 in favor.

1630-09 **ORDER OF THE BOARD OF ALDERS** Accepting the list of program proposals applying for eligibility to receive donations under the State of Connecticut 2023 Neighborhood Assistance Act.

Submitted by: Arlevia Samuel, Executive Director of Livable City Initiative

Chair Radcliffe and Commissioner Gary recused themselves from the item.

Director Brown presented the item.

The Commissioners discussed:

- The list of program proposals

Commissioner Alder Marchand moved to recommend approval of item 1630-09 to the Board of Alders at 8:57pm. 3-0 in favor.

1630-10 **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving a tax abatement agreement between the City of New Haven and HCI, LLC (Westmount Development Group, LLC) for the construction of 64 units in the RM-2 zone.

Submitted by: HCI, LLC (Westmount Development Group, LLC)

Director Brown presented the item.

The Commissioners discussed:

- The need for affordable housing
- Support for the Hill Central redevelopment project
- Community support for the project
- Alignment of the project with the Comprehensive Plan
- Length of the abatement period

Commissioner Martinez moved to recommend approval of item 1630-10 to the Board of Alders at 9:07pm. 5-0 in favor.

1630-11 **ORDER OF THE BOARD OF ALDERS** designating the corner of Edward B. Grant Way to Charles “Charlie” Arcangelo Corner in perpetuity, for his support, contributions, and service to the New Haven community.

Submitted By: Ward 10 Alder Anna Festa

Planner Esther Rose-Wilen presented the item.

The Commissioners discussed:

- The validity of the provided petition
- Whether renaming the corner would diminish the honoring of Edward B. Grant who the street is named after by taking away from the visual prominence of the existing street sign
- Whether there is a more appropriate corner to name after Charles Arcangelo
- The location’s distance from any residential areas

Commissioner Alder Marchand moved to recommend to the Board of Alders not to approve the item because ‘1) the application does not meet the requirements of the ordinance and 2) because a different location should be identified so that the current name of the street (Edward B. Grant Way) which already honors someone is not overshadowed’ at 9:32pm. 5-0 in favor.

1630-12 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the City of New Haven’s 2023-2024 Annual Action Plan Statement of Activities and Use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) funds to be submitted to the Department of Housing and Urban Development for federal financial assistance for planning and community development activities under the provisions of Title I of the Housing and Community Development Act of 1974 as amended, (PL 93-383); The Cranston Gonzalez National Affordable Housing Act of 1990 as amended (PL 101-625); The McKinney - Vento Homeless Assistance Act of 2000 as amended (PL 106-400); The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and The Aids Housing Opportunity Act (PL 102-550); hereafter referred to as “Housing And Community Development Program Acts” and for activities to be funded by program income and/or reprogramming funds from prior grant years.

Submitted by: Mayor Justin Elicker

Director Brown presented the item.

Commissioner Alder Marchand moved to recommend approval of item 1630-12 to the Board of Alders at 9:36pm. 5-0 in favor.

1630-13 **FY 2023-2024 GENERAL, CAPITAL, and SPECIAL BUDGETS**

1. Appropriating Ordinance #1 an Ordinance making appropriations for operating City of New Haven Departments for the Fiscal Year July 1, 2023 through June 30, 2024.
2. Tax Levy and Revenue Appropriating Ordinance #2 an Ordinance making tax levy and revenue assumptions for the Fiscal Year July 1, 2023 through June 30, 2024.
3. Appropriating Ordinance #3 an Ordinance authorizing the issuance of general obligation bonds, Fiscal Year 2023-2024.
4. Appropriating Ordinance #4 an Ordinance authorizing issuance of general obligation tax anticipation notes and/or general obligation grant anticipation notes Fiscal Year 2024.
5. Order of the New Haven Board of Alders, reallocating \$6.3 million from previously approved American Rescue Plan Projects for the purpose of supplementing funding for eligible capital projects for Fiscal Year 2023-2024.
6. An Ordinance Amendment Section 17-201 of the General Code of Ordinances authorizing additions and changes in permits, licenses, and user fees for the Fiscal Year 2023-2024.

Submitted by: The Mayor’s Office

Director Brown presented the item.

The Commissioners discussed:

- Support for the budget including the city plan department budget

Commissioner Van Hoesen moved to recommend approval of item 1630-13 to the Board of Alders at 9:44pm. 5-0 in favor.

1630-15 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 \$750,000 and to partner with ART CT to support environmental remediation of the property located at 112 Chapel Street.

Submitted by: Economic Development Administration

Planner Rose-Wilen presented the item.

Commissioner Alder Marchand moved to recommend approval of item 1630-15 to the Board of Alders at 9:50pm. 5-0 in favor.

1630-16 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 \$200,000 and to partner with Ronsal Limited Partnership to support environmental remediation of the property located at 135 Fulton Terrace.

Submitted by: Economic Development Administration

Planner Rose-Wilen presented the item.

Commissioner Alder Marchand moved to recommend approval of item 1630-15 to the Board of Alders at 9:51pm. 5-0 in favor.

1630-17 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 \$4,000,000 and to partner with Conncorp, LLC to support environmental remediation of the 11 parcels comprising Dixwell Plaza.

Submitted by: Economic Development Administration

Planner Rose-Wilen presented the item.

Commissioner Alder Marchand moved to recommend approval of item 1630-15 to the Board of Alders at 9:51pm. 5-0 in favor.

1630-18 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the Mayor to enter into a multiyear agreement with successful Request for Proposal (RFP) respondent to provide facility management services for the New Haven Police Services Complex portfolio.

Submitted by: Department of Engineering

City Engineer Giovanni Zinn presented the item.

The Commissioners discussed:

- Support for the item

Commissioner Van Hoesen moved to recommend approval of item 1630-18 to the Board of Alders at 9:53pm. 5-0 in favor.

1630-19 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the mayor to accept funding from the Historic Wooster Square Association as a pass-through from the Connecticut Department of Community and Economic Development (CTDECD) and sign any agreements, and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding improvements to historical Wooster Square Neighborhood

Submitted by: Department of Engineering

City Engineer Giovanni Zinn presented the item.

Commissioner Martinez moved to recommend approval of item 1630-19 to the Board of Alders at 9:53pm. 5-0 in favor.

IX. BOARD OF ZONING APPEALS

1630-20 215 WHALLEY AVENUE.
MBLU: 320 0300 03900
Owner/Applicant: Mid-Western Connecticut Council of Alcoholism, Inc.

Special Exceptions

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

Deputy Director of Zoning Nate Hougrand presented the item.

The Commissioners discussed:

- Neighborhood support for the item
- Community engagement conducted by the applicant

Commissioner Alder Marchand moved to recommend approval of item 1630-20 to the Board of Zoning Appeals at 9:59pm. 5-0 in favor.

1630-21 337 SAINT JOHN STREET.
MBLU: 209 0568 04600
Owner: Alpha Acquisitions LLC. **Applicant:** Benjamin Trachten.

Special Exception

Allow 0 off-street parking spaces where 1 is required to legally establish the current density of four dwelling units. Zone: RM-2.

Deputy Director of Zoning Nate Hougrand presented the item.

Commissioner Martinez moved to recommend approval of item 1630-21 to the Board of Zoning Appeals at 10:01pm. 5-0 in favor.

X. ADMINISTRATIVE ITEMS

Planner Rose-Wilen reported that the following items had been reviewed and approved administratively.

- 1630-22A** **45 YALE AVENUE.**
MBLU: 349 1078 00800.
Owner/Applicant: NHCPA Outdoors LLC; **Agent:** Timothy Onderko, Langan Engineering
- Traffic Operations Plan (TOP) Review**
Westville Music Bowl 2023 summer concert series, in PDD 86.
- 1584-01A1** **18 TOWER LANE.**
MBLU: 238 0110 00400
Owner/Applicant: New Haven Jewish Community Council Housing Corporation;
Agent: Katy Gagnon of Langan
- Administrative Site Plan Review**
Minor modifications to an approved site plan including conversion of existing hardscape south of the building into a new garden and gathering space as well as small layout changes near the building drop-off and accessible parking area, in PDD 15.
- 1550-04A1** **180, 256, AND 260 WHITNEY AVENUE, 223 PROSPECT STREET, AND 21 SACHEM STREET.**
Owner/Applicant: Yale University; **Agent:** Sheri Miller
- Administrative Site Plan Review**
Modifications to the Yale South Central Science Landscaping Project.
- 1624-06A1** **362, 372, 374, 382, 388, 390 AND 394 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, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.
Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St. LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles
- Administrative Site Plan Review**
Minor modifications to the approved site plan for construction of a health clinic and associated site improvements, in the BA-1 Zone, with a portion of the site in the Coastal Management Area.
- 1544-01R** **882 WHALLEY AVENUE.**
MBLU: 388 1141 00700
Applicant: Douglas Gray on behalf of Eclipse Development Group LLC

Extension of time for a period of five years (to May 16, 2028) for a previously approved Site Plan Review application for a mixed-use development with 22 residential units.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, May 17, 2023 at 6:00 PM (Submission deadline: April 20, 2023 by 12:00 PM)

Commissioner Alder Marchand moved to adjourn. 5-0 in favor. The meeting adjourned at 10:09pm.

DRAFT