

**MINUTES FOR MEETING 1638  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, October 18, 2023 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/october-18-2023-meeting>

The Chair opened the meeting at 6:02pm.

**I. ROLL CALL**

**Commissioners present:**

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

**City Staff present:**

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

**II. SITE PLAN REVIEW**

**1633-06**

**873, 887 & 897 GRAND AVENUE.**

MBLUs: 209 0579 03701; 209 0579 03700; 209 0579 03900

**Owner/Applicant:** Moshe Feferkorn, JS Dorothy LLC; **Agent:** Ben Trachten

**Site Plan Review**

Demolition of existing buildings and construction of a 112-unit residential building with parking and retail space on the ground floor, in the BA and RM-2 zones.

Planner Rose-Wilen and Director Brown introduced the request for a public hearing on the item.

The Commissioners discussed the public hearing request including comments from the applicant.

**Commissioner Alder Marchand moved to grant the request for a public hearing on item 1633-06 at 6:41pm. 3-1 in favor.**

The item was passed over, to be noticed for a public hearing at a future date.

**^1636-06**

**MIDDLETOWN AVENUE.**

MBLU: 150 1300 00100

**Owner:** Cevalon Corporation; **Applicant:** AB Eco Park LLC; **Agent:** David Gagnon,  
Langan Engineering

**Site Plan Review, Coastal Site Plan Review, Soil Erosion and Sediment Control Review**

Site re-grading, in the IH Zone and Coastal Management Area.

Passed over.

**1638-01      310 & 314 PROSPECT STREET AND PROSPECT STREET. YALE  
UNVIERSITY LOT 63.**  
MBLUs: 246 0362 03700; 246 0362 03600; 246 0362 03500.  
**Owner/Applicant:** Yale University; **Agent:** Stephen Brown, Yale University.

**Site Plan Review**

Construction of an additional 32 parking spaces onto an existing surface parking lot in the RM-2 zone.

Karen King introduced items 1638-01 and 1638-02.

Engineer Tim Onderko presented the civil plans.

The Commissioners discussed:

- Hauling routes
- Certification from the Board of Alders that no amendment to the overall parking plan is required

**Commissioner Alder Marchand moved to approve item 1638-01 at 7:01pm. 4-0 in favor.**

**1638-02      339 PROSPECT STREET. YALE UNIVERSITY LOT 15.**  
MBLU: 247 0395 00100.  
**Owner/Applicant:** Yale University; **Agent:** Stephen Brown, Yale University

**Site Plan Review**

Construction of an additional 20 parking spaces onto an existing surface parking lot in the RM-2 zone.

Engineer Tim Onderko presented the civil plans.

The Commissioners discussed:

- Construction timeline
- Certification from the Board of Alders that no amendment to the overall parking plan is required

**Commissioner Van Hoesen moved to approve item 1638-02 at 7:09pm. 4-0 in favor.**

**1638-03      165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS  
STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.**  
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363  
00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363  
00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300  
**Owner/Applicant:** Yale University; **Agent:** Stephen Brown, Yale University

**Site Plan Review**

Construction of an addition to Wright Laboratory, construction of a new service node at the existing Yale Science building (YSB), site utility work, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and SACHEM Street)

Moved to 7pm to be heard with the associated public hearing.

**III. PUBLIC HEARINGS (Begin at 7pm)**

**^1636-06 MIDDLETOWN AVENUE.**  
MBLU: 150 1300 00100  
**Owner:** Cevalon Corporation; **Applicant:** AB Eco Park LLC; **Agent:** David Gagnon, Langan Engineering

**Class C Soil Erosion and Sediment Control Review**

Site re-grading involving the addition of 27,820 CY of material, in the IH Zone and Coastal Management Area.

Passed over.

**1638-03 165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.**  
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300  
**Owner/Applicant:** Yale University; **Agent:** S. Brown

**Class C Soil Erosion and Sediment Control Review**

Construction of an addition to Wright Laboratory, construction of a new service node at the existing Yale Science building (YSB), site utility work, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street) Involves movement of ~40,000 CY of material.

**1638-03 165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.**  
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300  
**Owner/Applicant:** Yale University; **Agent:** Stephen Brown, Yale University

**Site Plan Review**

Construction of an addition to Wright Laboratory, construction of a new service node at the existing Yale Science building (YSB), site utility work, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street)

Engineer Tim Onderko presented the plans.

The Chair opened the floor for public testimony at 7:35pm.  
No members of the public gave testimony. No written testimony was received.  
The Chair closed the floor for public testimony at 7:37pm.

The Commissioners discussed:

- Hauling routes
- Changes to the existing laboratory building
- Certification from the Board of Alders that no amendment to the overall parking plan is required

**Commissioner Van Hoesen moved to approve the Soil Erosion and Sediment Control plan for item 1638-03 at 7:38pm. 4-0.**

**Commissioner Alder Marchand moved to approve the site plan for item 1638-03 at 7:39pm. 4-0.**

**^1638-06**      **1101-1155 WHALLEY AVENUE.**  
MBLUs: 404 1169 02200; 404 1169 02300  
**Owner/Applicant:** West Rock Views, LLC; **Agent:** J. Williams

**Special Permit**

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

Passed over.

**^1634-03**      **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE** Article V §§ 42 (Use Table), 43, 43.1, And 45 by adding, Transit-Oriented Development District pursuant to Conn. General Statutes §§ 13b-79o, Et. Seq., known as a Transit Oriented Community Zone, to the text of the New Haven Zoning Ordinance as a new zoning district.

**Submitted by:** New Haven Parking Authority

Passed over.

**^1634-04**      **PETITION TO AMEND THE NEW HAVEN ZONING MAP** (Maps #16 and #12) to change the designation of approximately 7.33± acres of land located at 170 Union Avenue (M-B-P 237/1300/00200) from B-E (Wholesale and Distribution) to a Transit-Oriented Development zoning district classification, known as a Transit-Oriented Community Zone.

**Submitted by:** New Haven Parking Authority

Passed over.

**IV.    BOARD OF ALDERS REFERRALS**

**1638-07**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED GROUND LEASE BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, WITH RESPECT TO A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, NOW KNOWN AS 194 RIVER STREET**

**Submitted by:** Helen Rosenburg, Economic Development Administration

**1638-08**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A GRANT OF AN AMOUNT NOT TO EXCEED \$400,000 TO BIGELOW SQUARE, LLC TO OFFSET THE COST OF IMPROVING A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, CONSISTING OF 198 RIVER STREET PURSUANT THERETO, FOR COMMERCIAL AND INDUSTRIAL USE**

**Submitted by:** Helen Rosenburg, Economic Development Administration

**1638-09**      **RESOLUTION OF THE BOARD OF ALDERS** AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$969,750.00 TO SUPPORT ENVIRONMENTAL CLEANUP OF 198 RIVER STREET IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT PLAN AREA

**Submitted by:** Helen Rosenburg, Economic Development Administration

**1638-10**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED DEVELOPMENT AND LAND DISPOSITION AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, PROVIDING FOR THE CONVEYANCE OF A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, BEING KNOWN AS 198 RIVER STREET IN ACCORDANCE THEREWITH

**Submitted by:** Helen Rosenburg, Economic Development Administration

**1638-11**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** APPROVING THE TERMINATION OF THE LEASE AGREEMENT BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, EXECUTED WITH RESPECT TO A CERTAIN PARCEL OF LAND KNOWN AS 198 RIVER STREET IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT PLAN AREA

**Submitted by:** Helen Rosenburg, Economic Development Administration

**1638-12**      **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** APPROVING THE EXECUTION AND DELIVERY OF A PROPOSED GROUND LEASE BETWEEN THE CITY OF NEW HAVEN AND BIGELOW SQUARE, LLC, WITH RESPECT TO A PORTION OF REUSE PARCEL 'I' IN THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT AREA, NOW KNOWN AS 200 RIVER STREET

**Submitted by:** Helen Rosenburg, Economic Development Administration

Helen Rosenburg, Economic Development Administration, presented items 1638-07 to 1638-12.

The Commissioners discussed:

- Next steps in the process for the proposed development along River Street

**Vice Chair Pagan moved to recommend approval of items 1638-07 to 1638-12 to the Board of Alders at 8:06pm. 4-0 in favor.**

**1638-13**      **ORDER OF THE BOARD OF ALDERS** DESIGNATING THE CORNER OF THOMPSON STREET AND NEWHALL STREET AS "MRS. PEARLIE M. NAPOLEON WAY" IN PERPETUITY, FOR HER LOVE, COMMITMENT, GREAT

CONTRIBUTIONS AND SERVICE TO PEOPLE IN THE NEWHALLVILLE  
COMMUNITY AND CITY WIDE

**Submitted by:** Alder Troy Streater, Ward 21

Planner Esther Rose-Wilen presented the item.

**Commissioner Alder Marchand moved to provide a favorable recommendation to the Board of Alders on item 1638-13 at 8:19pm. 4-0 in favor.**

**1638-14      ORDINANCE AMENDMENT TO OR-2023-0021, THE FLOOD DAMAGE PREVENTION ORDINANCE.**

**Submitted by:** Hurwitz Sagarin Slossberg & Knuff LLC Submitting, on behalf of Sargent Manufacturing, an Assa Abloy Company

Director Laura Brown presented the item.

The Commissioners discussed:

- Uses prohibited by the Flood Damage Presentation ordinance and use regulations under zoning
- Alignment with the Long Wharf Responsible Growth Plan and MULW zoning

**Commissioner Alder Marchand moved to make a favorable recommendation to the Board of Alders, with the advice of staff, on item 1638-14. 4-0 in favor.**

**1638-15      ORDINANCE AMENDMENT TO OR-2023-0021, TITLE IV OF THE CITY OF NEW HAVEN'S CODE OF ORDINANCES TO BRING THE FLOOD DAMAGE PREVENTION ORDINANCE INTO COMPLIANCE WITH THE UNIFORM BUILDING CODE FOR THE STATE OF CONNECTICUT.**

**Submitted by:** Carolyn Kone, Brenner, Saltzman, and Wallman LLP

Director Laura Brown presented the item.

The Commissioners discussed:

- Conflict between one of the proposed amendments and the State Building Code
- Importance of protecting life and property from flooding hazards, including by going above and beyond the building code

**Commissioner Alder Marchand moved to make a recommendation to the Board of Alders in accordance with the advice of staff, on item 1638-15. 4-0 in favor.**

**V.      SITE PLAN REVIEW, CONT**

**1638-04      418-420 FERRY STREET.**  
MBLUs: 167 0770 01200; 167 0770 01100  
**Owner/Applicant:** Michael Puccino

**Site Plan Review**

Construction of a building with six residential units for senior housing, in the RM-2 zone.

Applicant Michael Puccino presented the item.

The Commissioners discussed:

- Pedestrian circulation
- Elevations/aesthetics
- Population to be served by the development
- Lighting
- Landscaping

**Commissioner Alder Marchand moved to approve item 1638-04 at 9:XXpm. 4-0 in favor.**

**1638-05      45 CHURCH STREET**  
MBLU: 240 2351 00100  
**Owner:** David Kuperberg, 45 Cooper Associates, LLC; **Applicant:** Ruth Alexandra Arpi, The Vault NH, LLC; **Agent:** John E Pollard, Real Estate Advisors LTD, LLC

**Site Plan Review**

Conversion of the ground floor of 45 Church Street into a Bar/Café/Nightclub in the BD-1 Zone.

Agent John Pollard presented the item.

The Commissioners discussed:

- Accessibility
- Condition of approval related to the dumpster
- Bicycle parking

**Commissioner Van Hoesen moved to approve item 1638-05 at 9:40pm. 4-0 in favor.**

**VI. BOARD OF ZONING APPEALS**

**1638-16      362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE AND 81, 83, 85, 87 WOOLSEY STREET.**

**Owner/Applicant:** Fair Haven Community Health Clinic, Inc.

Variance to permit a primary entrance that does not face the sidewalk and Coastal Site Plan Review. Zone: BA-1. 23-79-V, 23-75-CAM

Director Brown presented the item.

The Commissioners discussed:

- Proposed location of the door
- Lack of impact on coastal resources

**Commissioner Alder Marchand moved to recommend approval of item 1638-16 to the BZA at 9:50pm. 4-0 in favor.**

**1638-17      361 WILLOW STREET.**

**Owner:** 361 Willow Street, LLC. **Applicant:** c/o Benjamin Trachten, Trachten Law Firm

Special Exception to permit 0 parking spaces where 1 is required. Zone: RH-1. 23-81-S

Director Brown presented the item.

The Commissioners discussed:

- Access to multi-modal transportation
- Street parking availability

**Commissioner Alder Marchand moved to recommend approval of item 1638-17 to the BZA at 9:54pm. 4-0 in favor.**

**1638-18 189 FARREN AVENUE.**

**Owner:** Erya Group A LLC. **Applicant:** c/o Benjamin Trachten, Trachten Law Firm

Variance to allow 1,161 sq ft of lot area where 1,200 sq ft is required (to utilize the density bonus of the Inclusionary Zoning Ordinance) and Coastal Site Plan Review. Zone: RM-2. 23-84-V, 23-73-CAM

Director Brown presented the item.

The Commissioners discussed:

- Lack of proximity to any coastal resources

**Commissioner Alder Marchand moved to recommend approval of item 1638-18 to the BZA at 9:57pm. 4-0 in favor.**

**1638-19 306 GREENWICH AVENUE.**

**Owner:** Greenwich Plymouth 3 & Kimberly LLC. **Applicant:** c/o Benjamin Trachten, Trachten Law Firm

Variance to permit a lot area of 1,198 sq ft per dwelling unit where 1,200 is required (in accordance with the Inclusionary Zoning Ordinance density bonus) and Coastal Site Plan Review. Zone: RM-2. 23-86-V, 23-74-CAM

Director Brown presented the item.

The Commissioners discussed:

- Application meets CSPR criteria

**Vice Chair Pagan moved to recommend approval of item 1638-19 to the BZA at 10:01pm. 4-0 in favor.**

**1638-20 1 VALLEY STREET.**

**Owner:** 1 Valley Street LLC. **Applicant:** Pickleville CT, LLC c/o Benjamin Trachten, Trachten Law Firm



Special Exception to allow a recreation facility (pickleball) in the BA zone and permit 0 loading spaces where one loading space is required and Coastal Site Plan Review 23-72-CAM. Zone: BA/BA-2, 23-88-V, 23-82-S, 23-72-CAM

Director Brown presented the item.

The Commissioners discussed:

- Traffic impact and pedestrian safety
- Lack of negative impact on the West River or any coastal resources

**Commissioner Alder Marchand moved to recommend approval of item 1638-20 to the BZA at 10:08pm. 4-0 in favor.**

## **VII. ADMINISTRATIVE APPROVALS**

**1551-01R 67 WHITNEY AVENUE.**

**Applicant:** Andrew Rizzo for AR Consulting LLC

Extension of time for a period of five years (to November 14, 2028) for a previously approved Site Plan Review application for 15 new residential units in a BD zone.

Noted as approved.

## **VIII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1637, October 4, 2023

**Commissioner Alder Marchand moved to approve the 1637 minutes at 10:12. 3-0 in favor.**

**Commissioner Alder Marchand moved to adjourn at 10:13pm. 4-0 in favor.**

### **NOTE:**

Next Special Meeting of the City Plan Commission:

Wednesday, November 8, 2023 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

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