

**MINUTES FOR MEETING 1642
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 20, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/december-20-2023-meeting>

The Chair opened the meeting at 6:02pm.

I. ROLL CALL

Commissioners present: Chair Leslie Radcliffe, Commissioner Alder Adam Marchand, Commissioner Joy Gary, Commissioner Joshua Van Hoesen, ex officio Commissioner City Engineer Giovanni Zinn

City staff present: Director Laura Brown, Assistant Director of Comprehensive Planning Esther Rose-Wilen, Deputy Director of Zoning Nathaniel Hougrand, Attorney Roderick Williams

The Chair announced that items 1638-06, 1640-1, 1640-01, and 1642-01 would be passed over and taken up on the January 17, 2024 agenda.

II. SITE PLAN REVIEW

^1640-01 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET, and 109 MANSFIELD STREET.

YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.

MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362 00900

Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

Passed over.

1642-01 524-526 CHAPEL STREET

MBLU: 207 543 1200; 207 543 1300

Owner: Jeshar Zeneli, Besa LLC; **Applicant/Agent:** Gerry Panico/ ARCHITECT CT 14495

Site Plan Review

for conversion of an existing building from one residential unit and an office to four residential units and an office, and associated site improvements, in the RM-2 zone.

Applicant Gerry Panico presented the project.

The Commissioners discussed:

- Trash disposal
- Existing conditions of the site
- Quantity of parking

Commissioner Alder Marchand moved to approve item 1642-01 at 6:26pm. 4-0 in favor.

^1642-02 1 VALLEY STREET.

MBLUs: 388 1167 01000

Owner: 1 Valley Street LLC; **Applicant:** Pickleville CT LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

Site Plan Review and Coastal Site Plan Review

Site plan review and coastal site plan review for the construction of an indoor recreational facility in the BA and BA-2 zone.

1642-03 47 TRUMBULL STREET

MBLU: 223 0379 02000

Owner: Zixiao Yin, Trumbull 47 LLC; **Agent:** Benjamin Trachten, Trachten Law Firm

Site Plan Review

Site plan review for the conversion of eight (8) existing office spaces into six (6) residential units, in the RO zone.

Attorney Ben Trachten presented the project.

The Commissioners discussed:

- Appropriateness of residential use for the area
- Support for the opt-in to the Inclusionary Zoning ordinance
- Support for the adaptive reuse of a historic structure

Commissioner Van Hoesen moved to approve item 1652-03 at 6:38pm. 4-0 in favor.

III. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1642-06 756, 762 CONGRESS AVENUE

MBLU: 303 0094 03700, 303 0094 03600

Disposition of a vacant lot at 756-762 Congress Avenue to Congress Development, LLC to develop a new mixed-use building with affordable rental units at 80% AMI

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Affordability
- Development plans
- Prospective tenants

Commissioner Alder Marchand moved to recommend approval with the additional recommendations that the Board of Alders continue the conversation with the developer about their commitment to senior housing and potentially opting into the Inclusionary Zoning ordinance to provide a development with more affordable units at deeper levels of affordability at 6:59pm. 4-0 in favor.

IV. PUBLIC HEARINGS (Begin at 7pm)

^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.

**^1640-02 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET,
and 109 MANSFIELD STREET.
YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.**
MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362
00900
Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

Passed over.

1642-04 201 MUNSON STREET.
MBLU: 284 0392 00100
Owner/Applicant/Agent: Bill Cote, 201 Munson Borrower

Special Permit

Permit a monument sign in the RH-2 Zone.

Project managers Jordan Hernandez and Daniel Hooker presented the proposed sign.

The Commission discussed:

- Revisions to the plan
- Sight lines

The Chair opened the floor for public testimony at 7:13pm. No members of the public spoke and no written testimony was received. The Chair closed the floor for public testimony at 7:16pm.

The Commissioners discussed:

- Support for the proposed sign

Commissioner Van Hoesen moved to approve item 1642-04 at 7:17pm. 4-0 in favor.

1642-05 50 IVES PLACE.

MBLUs: 202 0555 00100

Owner: Ives IP Associates, LLC; **Applicant/Agent:** James Perito, Halloran Sage, LLP

Special Permit:

Permit outdoor storage of materials related to warehousing use over 500 sq. ft. in the IL zone.

Attorney James Perito presented the item.

The Chair opened the floor for public testimony at 7:27pm. No written testimony was received prior to the meeting.

Topics raised in public testimony include:

- Whether the Special Permit was transferable
- What materials would be permitted to be stored
- Whether an additional condition of approval would be appropriate

The Chair closed the floor for public testimony at 7:58pm.

The Commissioners discussed:

- Fencing and screening
- Type of materials being stored
- The need to have over 500 SF of material being stored
- An additional condition of approval

Commissioner Alder Marchand moved to approve item 1642-05 with an additional condition of approval allowing outdoor storage, as proposed by the applicant, for materials related to construction as described in the application at 8:02pm. 4-0 in favor.

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

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

New Haven Parking Authority Director Douglas Hausladen presented the items.

The Chair opened the floor for public testimony at 8:30pm. No written testimony was received prior to the meeting however one piece of testimony was received during the meeting. One person testified in favor and two in opposition.

Topics raised in public testimony include:

- Need for additional review of the use table
- Lack of detail on impact to the historic train station
- Impacts on west lot
- Plan should be more cohesive with development across street and to address broader transit issues
- Structural requirements for building adjacent to train tracks
- Need for additional substantial community engagement

Commissioner Alder Marchand moved to provide an unfavorable recommendation to the Board of Alders at 9:40pm. 4-0 in favor.

V. PROPERTY ACQUISITION AND DISPOSITION REFERRALS CONT.

1642-07 815 EAST SHORE PARKWAY
MBLU: 067 0953 00600

Disposition of sliver lot at 815 East Shore Parkway to the New Haven Port Authority.
The property will be used for site control, laydown use, and port activities.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- The nature of the Port Authority

Commissioner Van Hoesen moved to recommend approval at 9:50. 4-0 in favor.

VI. BOARD OF ALDERS REFERRALS

1642-08 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO SIGN A MASTER MUNICIPAL AGREEMENT FOR CONSTRUCTION WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR A TEN-YEAR PERIOD

Submitted by: Giovanni Zinn, PE, City Engineer

Engineer Zinn presented the item.

The Commissioners discussed:

- There are no substantive changes to the agreement that impacts planning
- If a redlined version could be provided.

Commissioner Alder Marchand moved to recommend approval. 4-0 in favor.

1642-09 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT FUNDING FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL

PROTECTION (CT DEEP) AND SIGN ANY ASSOCIATED STATE AGREEMENTS, AGREEMENTS WITH CONTRACTORS AND OTHER DOCUMENTS THAT MAY BE DESIRABLE OR NECESSARY, INCLUDING ANY SUBSEQUENT AMENDMENTS TO AGREEMENTS, CONCERNING THE 2023 STATE DIESEL EMISSIONS REDUCTION ACT (DERA) FOR THE PURCHASE OF AN ELECTRIC REFUSE VEHICLE

Submitted by: Steven Winter, Executive Director, Office of Climate and Sustainability

Engineer Zinn presented the item.

The Commissioners discussed

- This is purchase for only one vehicle.
- Will likely have positive impacts on air quality.

Commissioner Alder Marchand moved to recommend approval. 4-0 in favor.

VII. BOARD OF ZONING APPEALS

1640-10 **90 RIVER STREET.**
MBLU: 165 0609 00400
Owner: Kiever Pinos. **Applicant:** Benjamin Trachten, Trachten Law Firm

Special Exception & Variance

Variance to permit an indoor soccer recreation facility in the IM zone. Special Exception to allow 0 parking where 163 spaces are required and 0 loading spaces where 1 is required. Zone: IM. BZA files 23-91-V, 23-84-S.

No action taken.

1640-19 **128-130 ADELINE STREET.**
MBLU: 304 0046 02600; 304 0046 02601
Owner: Peter Porter. **Applicant:** Benjamin Trachten, Trachten Law Firm

Variance & Coastal Site Plan Review

Variance to permit minimum lot area of 3840 sq ft where 2000 sq ft is required, a minimum lot area of 45 ft where 50 ft is required, a lot area per dwelling unit of 1920 sq ft where 2000 sq ft is required, a side building wall height of 23 ft where 14 is permitted (southerly), and to permit a side yard wall of 7ft where 8ft is required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-100-V, 23-81-CAM.

No action taken.

1642-10 **67 MILLER STREET.**
MBLU: 340 0166 03300
Owner: Light Investments LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm

Special Exception, Variance & Coastal Site Plan Review

Variance to permit 926 sq ft where 1,000 sq ft is required to convert 2-family

dwelling into a 3-family dwelling. Special Exception to allow 0 parking spaces where 1 is required. Coastal Site Plan Review. Zone: RM-1. BZA files 23-106-V, 23-92-S, 23-82-CAM.No action taken.

1642-11 **297 DIXWELL AVENUE.**
MBLU: 283 0346 04300
Owner: Nita and Mansi LLC., **Applicant:** Benjamin Trachten, Trachten Law Firm.

Special Exception

Special Exception to allow 0 parking spaces where 10 are required and 0 loading spaces where 1 is required for the construction of a 2-story retail/residential structure. Zone: BA. BZA file 23-93-S.

No action taken.

VIII. ADMINISTRATIVE APPROVALS

Noted as approved:

1603-02A1 **55 CHURCH STREET**
MBLU: 240 2351 00200
Owner/Applicant: 45-55 Church Street LLC; **Agent:** James Segaloff

Administrative Site Plan Review

Minor modifications to an approved site plan. Change in use of over 5,000 SF to laboratory and office space in an existing building in the BD-1 Zone.

1589-04A2 **285 NICOLL STREET.**
MBLU: 197 0442 00200
Owner: Narang New Haven CO., LLC.; **Agent:** Javier Ferro, JFDesign & Associates

Administrative Site Plan Review

Minor modification to the approved site plan for conversion of 44,500 SF of warehouse space to office space and laboratory space.

1560-06R **1-19 LEVEL STREET.**
Applicant: Kenneth Boroson for Elm City Communities

Request for an extension of time for a period of five years (to August 21, 2029) for a previously approved Site Plan Review application for the construction of Westville Manor Phase I in PDD 128

1608-03A1 **37 CENTER STREET.**
MBLU: 240 0235 01500.
Owner/Applicant: David Solarz, 37 Center Street, LLC; **Agent:** Jeff Jahnke, Jahnke Architecture, LLC

Administrative Site Plan Review

Minor modifications to an approved site plan for conversion of an existing building into eight residential units with amenity and commercial space in the BD-1 Zone (reduced from nine units).

IX. ADMINISTRATIVES ACTIONS

- 2024 Meeting Dates

The commissioners reviewed the dates as presented. Commissioner Alder Marchand moved to recommend approval. 4-0 in favor.

X. MINUTES OF MEETINGS

Meeting:

- Meeting #1640, November 15, 2023 **Approved 3-0. Chair Radcliffe abstained.**
- Meeting #1641, December 6, 2023 **Approved 3-0. Commissioner Gary abstained.**

Several Commissioners had a hard stop at 10:00 pm. Commissioners agreed another meeting shall be scheduled January 3 for the purpose of voting on BZA referral items.

NOTE:

Next Special Meeting of the City Plan Commission:

Wednesday, January 3, 2024 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, January 17, 2024 at 6:00 PM (Submission deadline: December 21, 2023 by 12:00 PM)