

**MINUTES FOR MEETING 1643
A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, January 3, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/january-3-2024-cpc-special-meeting>

I. ROLL CALL

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

City staff present: Director Laura Brown, Planner Fatima Cecunjanin, Deputy Director of Zoning Nathaniel Hougrand, Attorney Roderick Williams

II. 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.

Deputy Director of Zoning Nathaniel Hougrand presented the item.

The Commissioners discussed:

- Traffic and parking concerns
- Different parking needs with soccer practices versus soccer games, where games may require more parking than practices
- Availability of off-street parking nearby
- Otherwise underutilized nature of the current building and adjunct areas
- Impacts of occupancy on parking
- Pick up and drop off concerns

Commissioner Alder Marchand moved to recommend approval with the condition that the applicant will limit the size and scope of activities so as to produce an occupancy of no more than 215 people at 7:00pm. 5-0 in favor.

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 4000 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.

Deputy Director of Zoning Nathaniel Hougrand presented the item.

The Commissioners discussed:

- Coastal management considerations
- Amend the staff report to include only CAM considerations as this is the only portion of the BZA application that is in the CPC's purview

Commissioner Alder Marchand moved to recommend approval at 7:20pm. 5-0 in favor.

1642-09

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.

1642-10

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.

Deputy Director of Zoning Nathaniel Hougrand presented the item.

The Commissioners discussed:

- Parking issues on this stretch of Dixwell Avenue
- Increased density due to the added dwelling units and its potential impacts on parking
- This site's close proximity to transit
- The need for housing in the city
- Need for housing should override traffic concerns

Commissioner Goldfield moved to recommend approval at 7:50pm. 3 in favor, 2 against.

III. ADMINISTRATIVE ACTIONS

**1643-A FEMA Community Rating System (CRS)
Plan for Public Information Annual Review 2023**

Submitted by: Kaelie Moran, City Plan

Executive Director of Planning Laura Brown presented the item.

IV. NEW BUSINESS

- Executive Session to discuss active litigation in which the Commission is a party: Linda Reeder, et al., v New Haven City Plan Commission, et al., Docket No. NNH-CV24-6138873-S

Chair Radcliffe introduced the Executive Session item.

Commissioners entered executive session at 7:55pm.

Commissioners exited executive session at 8:11pm.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1642, December 20, 2023

Commissioner Van Hoesen moved to approve the 1642 minutes at 8:15pm. 4-0 in favor. 1 abstained.

Commissioner Van Hoesen moved to adjourn at 8:17pm. 5-0 in favor.

NOTE:

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)