

MINUTES FOR MEETING 1646
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 7, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/february-7-2024-cpc-special-meeting>

The Chair opened the meeting at 6:01pm.

I. ROLL CALL

Commissioners present: Chair Leslie Radcliffe, Commissioner Alder Adam Marchand, Commissioner Carl Goldfield, 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, Attorney Roderick Williams

II. PUBLIC HEARINGS (Begin at 6pm)

The Chair moved item 1646-01 to the top of the agenda.

1646-01 **PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE TEXT** of Section 22: Accessory Dwelling Units including removing the owner occupancy requirement, allowing detached and attached ADUs outside of the existing building envelope, eliminating the minimum lot size requirement and amending setback requirements for ADUs

Submitted by: Laura E. Brown, Director, City Plan Dept.

Director Laura Brown presented the item.

The Commissioners asked some clarifying questions which city staff responded to.

The Chair opened the floor for public testimony at 6:58pm.

Assistant Director Rose-Wilen reported that the Commission had received five pieces of written testimony prior to the meeting. Two letters in support, two letters in support with recommendations, and one letter in support of proposed accessibility requirements.

Topics raised in public testimony included:

- Support for Section 22(d)(2) establishing accessibility requirements for certain ADUs
- Importance of and great need for affordable, accessible housing
- Support for the item
- Concern about the removal of the own-occupancy requirement and negligent landlords
- Concern about whether ADUs would provide affordable units
- Whether an affordability requirement could be considered
- Inspection of non-owner-occupied units

- Concern about landlords profiteering from short term rentals
- Whether ADUs should comply with IZ
- Significance of owner-occupancy as a barrier to ADU creation
- Impact of proximity to ADUs on neighboring property values
- Could you require that the landlord live in the city/region/state
- Concern that no additional parking is required, based on existing shortages in neighborhoods
- Climate benefits from increasing residential density and variety of housing options
- Concern about lack of green space, green space replaced by ADU footprints
- Concern about high rent prices for ADUs
- Whether the proposal has been reviewed by the Fire Marshall
- Opposition to the proposal and the need for further refinement
- Need for design guidelines

The Commissioners asked questions about:

- The prohibition of subdivision
- Whether ADUs could become short-term rentals that do not contribute to the housing stock
- Whether an ADU on a lot with a single-family house would be subject to residential licensing and inspections
- How increasing housing stock reduces rents

Director Laura Brown and Deputy Director of Zoning Nate Hougrand responded to the questions.

The Chair closed the public hearing at 7:55pm.

The Commissioners discussed:

- Concerns about removal of the owner occupancy requirement
- Limitations of the current ADU ordinance
- Need for creation of housing units
- Impact of ADUs on property values in surrounding areas
- Inspection requirements
- Pathways to alleviate cost of building ADUs for owner-occupants
- Concerns about 5-foot setbacks
- Concerns about “quantity over quality”
- Concerns about ADUs becoming short-term rental units
- Support for accessibility requirements
- Parking

Commissioner Alder Marchand moved to make a favorable recommendation to the Board of Alders with the further recommendations that the owner occupancy requirement be maintained and with the recommendation that the Board of Alders give significant consideration to the issue of short-term rentals, possibility of accessibility requirements for first floor ADUs, rental inspection requirements, effect on property values in the surrounding neighborhood, and consideration of the impact on affordability at 8:14pm. 4-0 in favor.

1645-01 89 SHELTON AVENUE. a/k/a 91 SHELTON AVENUE.

MBLU: 284 0392 00101

Owner: New Haven Business Center, LLC; **Applicant:** Diamond Point Development, LLC; **Agent:** Carolyn Kone, Brenner, Saltzman & Wallman LLP

Special Permit

Permit a self-storage facility in the IH zone.

1645-03

89 SHELTON AVENUE. a/k/a 91 SHELTON AVENUE.

MBLU: 284 0392 00101

Owner: New Haven Business Center, LLC; **Applicant:** Diamond Point Development, LLC; **Agent:** Carolyn Kone, Brenner, Saltzman & Wallman LLP

Site Plan Review

Site plan review for conversion of an existing building to self-storage units, and associated site improvements, with community amenity space on the ground floor, in the IH zone.

The applicant presented revisions to the project since the January 24th meeting.

Applicant Jason Sommer, current owner Schneur Katz, agent for the owner John Keogh, architect Todd Johnson, traffic engineer Chris McLean, and attorney Carolyn Kone all presented.

The Chair opened the floor for public testimony at 9:21pm.

Topics raised in public testimony included:

- Opposition to the project
- Access to existing self-storage facilities on Dixwell and Putnam
- Proximity to residential areas
- Not going to help revitalize the neighborhood
- Not a relevant service for existing or new residents
- Positive economic impact of local musicians
- Issue with concentrating studio space in a corner of the building due to noise conflicts
- Importance of having bathrooms on the fifth floor
- Support for the project
- Support for the project's inclusion of a cultural activity center/community space
- Tenants are not being "kicked-out"
- Importance of expert testimony
- Concerns about tax revenue as site is in an enterprise zone
- Not contributing to the vibrancy of the neighborhood
- Concerns about environmental impact of the building
- The need for additional space designated to artist/small business/studio space
- Concerns about lack of outreach to immediate neighbors
- Reduction in vitality and economic growth
- Alternative permitted uses
- Impact on property values, lack of evidence that there will be no impact
- Inconsistencies in the development plans communicated to neighbors
- Potential for further remediation of the site to lift the ELUR
- Concern about location of the most intense contamination adjacent to the community center
- Concerns about safety for Farmington Canal users
- Concerns about cultural cost and lack of affordable spaces for artists in the city
- Concerns about impact on safety for children walking to school along Shelton Ave
- Opposition from the Alder of the ward
- Need for community space in the Newhallville neighborhood
- Traffic concerns

The applicant team responded to comments raised in public testimony.

The Commissioners asked some additional questions which the applicant team responded to.

The Chair closed the public hearing at 10:54pm.

The Chair moved to table the item, expected to be reopened at the February 21, 2024 meeting. 4-0 in favor.

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.

Noted as withdrawn.

III. SITE PLAN REVIEW

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.

Noted as withdrawn.

IV. ADMINISTRATIVE APPROVALS

Noted as approved:

1553-01R 80 ELM STREET.
MBLU: 242 0257 00500
Applicant: Frank Caico, Spinnaker Real Estate Partners, LLC

Request for an extension of time per Connecticut General Statutes Chapter 124 Zoning Sec. 3-8K to January 23, 2034, for a previously approved Site Plan Review application for the construction of a 132-room hotel in a BD zone. Approved with conditions.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1644, January 17, 2024
- Meeting #1645, January 24, 2024

Commissioner Goldfield moved to approve the 1644 minutes at 11:06pm. 3-0-1 in favor (one abstention).

Commissioner Goldfield moved to approve the 1645 minutes at 11:07pm. 3-0 in favor.

Commissioner Alder Marchand moved to adjourn at 11:08pm. 4-0.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, February 21, 2024 at 6:00 PM

DRAFT