

**MINUTES FOR MEETING 1647
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 21, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be passed over

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/february-21-2024-cpc-regular-meeting>

The Chair opened the meeting at 6:02pm.

I. ROLL CALL

Commissioners present:

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

City staff present:

Director Laura Brown, Planner Fatima Cecunjanin, Planner Donnell Hilton, Deputy Director of Zoning Nathaniel Hougrand, Attorney Roderick Williams, Economic Development Officer Helen Rosenberg

II. ANNUAL MEETING

- Election of Officers

Chair Radcliffe introduced the item at 6:09pm.

Commissioner Alder Marchand moved to nominate Chair Leslie Radcliffe to Chair at 6:09pm. 5-0 in favor.

Commissioner Alder Marchand moved to nominate Vice Chair Ernest Pagan to Vice Chair at 6:12pm. 5-0 in favor.

III. DELIBERATIONS

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.

Chair Radcliffe introduced both items 1645-01 and 1645-03 at 6:13pm.

Commissioners discussed:

- Whether the concerns from the testimony during the public hearing were addressed, specifically about locating a bathroom on the 5th floor where the studios will be located
- Whether the community space and building for self-storage are attached to the primary structure. It was confirmed that the buildings are attached.
- Whether there will be vehicular access via the Farmington Canal Trail entrance. It was confirmed that vehicular access is not allowed at the Trail entrance the former Argyle Street.
- The location of the community center in the building addition.
- There was concern that this structure is not conducive to residential use due to it being heavily contaminated, as there is an ELUR that prohibits people living at the site.
- Concern about there not being an operation plan for the community room and potential health impacts of people using that space for an extended period of time due to it being contaminated.
- Confusion over whether or not self-storage facilities are allowed by right in the IH zone. City Staff confirmed that there has been a zoning change not reflected in municode that allows self-storage in the IH zone by special permit.
- Concern about whether there is a need for self-storage in this location as this is a small sliver of industrial zone in a residential area. History of this site shows the residential area was adjacent to the industrial zone, which was very active and people living in the area worked there.
- Concern about whether this area can be abated and comparison to other industrial areas around the city that were remediated for residential use.
- Attempts made to abate industrial areas have been made all over the city- this application is proposing self-storage and that is what needs to be considered.
- Concern over whether this application meets the special permit criteria.
- Testimony about traffic shows this project would not cause significant traffic impacts.
- Concern over the applicant's presentation on property values and whether this project would improve property values.
- Concern over the testimony about the windows- the wall of the storage units would block views in and out of the building, potentially making the building architecturally incompatible and impacting the historic integrity of the building, with the caveat that the exterior of the building will be improved from its current dilapidated state.
- Concern over the application's adherence to the Comprehensive Plan and its goal of revitalization along major corridors and concern that self-storage does not revitalize the neighborhood adequately.

- Concern over this being a single use monolithic structure in an area that should be activated to be in line with the Comprehensive Plan.
- Appreciation that applicants are willing to work with the artists in the building, but concern that the area will not be activated to its full potential.
- Concern over property being on the market for a long time and it falling into disrepair, and that denying the application could be a gamble as it is not a given that someone else will come along and offer another use.
- Concern about most members of the public recommending denial in their testimony.
- Concern over this use not aligning with the neighborhood, or with the goals of the Comprehensive Plan.
- Some of the building can be allocated to self-storage while activating the rest of the building and rejuvenating the local community. Consideration of a condition that would shrink the square footage of self-storage instead of denying it.
- Concern over making such a condition due to not having adequate information to decide what portion of the building and how much of it to allocate to self-storage
- Attorney Roderick Williams recommends to deny without prejudice so the applicant can rethink the plans.

Commissioner Alder Adam Marchand moved to deny the special permit without prejudice for item 1645-01 at 7:11pm. 4-0 in favor. 1 abstained.

Commissioner Alder Adam Marchand moved to deny the site plan review without prejudice for item 1645-03 at 7:12pm. 4-0 in favor. 1 abstained.

IV. 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 62 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

Note: This application has been withdrawn.

Chair Radcliffe passed over this item and noted that the application has been withdrawn.

**1647-01 261 BRADLEY STREET.
MBLU: 222 0375 01700
Owner/Applicant: 261 Bradley LLC; Agent: Benjamin Trachten, Trachten Law Firm**

Site Plan Review

Site plan review to convert six existing office spaces into eight residential units, and associated site improvements, in the RM-2 Zone.

Planner Fatima Cecunjanin read the item into the record and provided planning considerations.

Attorney Ben Trachten provided a summary of the site plan showing the parking spaces, stormwater system, traffic flow, trash removal, and reflective heat plan. He noted that no substantial changes will be made to the building and that Bradley Street is a one-way street.

Site Engineer John Gabel shared additional site details. There will be major drainage improvements. The applicant will continue to work with city staff on the exit curb cut with regard to site lines. WPCA also approved the plan due to there being no discharge of stormwater runoff.

Commissioners discussed:

- What the street view of the area looks like.
- Support for the improvements to the stormwater system and the addition of housing.
- The decline in demand for office space and increase in demand for housing.
- Support for the site plan and the use of the building for housing.

Commissioner Joshua Van Hoesen moved to approve the site plan review for item 1647-01 at 7:28pm. 5-0 in favor.

1647-02 592 ELLA T GRASSO BOULEVARD.

MBLU: 308 0068 01200

Owner/Applicant: Carl Rodenhizer, Columbus House, Inc. **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review and Coastal Site Plan Review

Construction of a building to be used for non-congregate shelter housing with up to 80 rooms, in the IL zone.

Planner Fatima Cecunjanin read the item into the record and provided planning considerations.

Attorney Ben Trachten introduced the item and provided background including site description, walkability and street conditions. The site is compliant with all applicable ordinances.

Karen Scott of Gray Organschi Architecture provided an overview of the floor plans. The existing site has a one-story building which will be removed. The proposed building will be three stories with 80 units with the main floor facing Printers Lane. In addition to units, there will be a support space and one office per floor. There will be no commercial laundry on site. Second and third floor are identical, there is one elevator and a trash chute that leads to trash totes that can be rolled to the street. This will be a type 5 construction with a wood frame. The building will be ADA compliant from the sidewalk into the building, with ADA accessible rooms and an elevator. Gutters and downspouts are internal to the building. Additional site improvements include street trees and bike parking.

Philip Katz of Stantec Consulting provided additional site details. Noted that there is a condition that the applicant will consider future addition of sidewalk by the City. The existing parking spaces at the front will be removed and one ADA space will be added such that the car will not have to back out onto Ella T Grasso Blvd. There will be a courtyard with landscaping and pervious pavers that will make it feel like one campus. Additionally, there are planters, benches and landscaping throughout the courtyard. Street trees will be added along Printers Lane. There's no increase in impervious surface, and there will be an overall decrease in impervious surface on the site. The site is compliant with solar reflective heat requirements. Drainage will be being brought to the rear of the parcel and will be connected to the system on the adjacent lot. Traffic concerns and traffic signage have been addressed.

Commissioners discussed:

- Commissioners had a clarifying question about who can access the courtyard and whether it is open to occupants in the building via doorways that lead to the courtyard. Courtyard is also accessible to the public.
- Concern over the area being accessible to both residents and the public and it not being secured. If it is meant to be support space for residents and staff, there may be issues with it being used as public space.
- Concern over the courtyard space being used for other purposes- Attorney Trachten chimed in that this is an enforcement issue that Columbus House will need to deal with, and they have these mechanisms.
- Ex-Officio Zinn said that this is an active roadway, and they are working with CTDOT on pedestrian improvements, and the engineering department will coordinate with the applicant on the signoff of the permit given future improvements and this is a condition of approval in the staff report.
- Procedural question about the coastal component- applicant chimed in that this is a highly developed site and distant from any coastal resource and does not negatively impact coastal resources.

Commissioner Alder Adam Marchand moved to approve the Coastal Site Plan Review for item 1647-02 at 802pm. 5-0 in favor.

Commissioner Joshua Van Hoesen moved to approve the Site Plan Review for item 1647-02 at 803pm. 5-0 in favor.

1647-03 16 EAST GRAND AVENUE.

MBLU: 098 1012 00300

Owner: Carl Youngman, Putnam Cove, LLC **Applicant/Agent:** Thomas Ryder, LandTech

Site Plan Review and Coastal Site Plan Review

Replace the remnants of a retaining wall and building foundation along the shoreline with a sloped revetment and retaining wall.

Planner Fatima Cecunjanin read the item into the record and provided planning considerations.

The applicant Tom Ryder of LandTech provided an overview of the site. The property is currently vacant and previous buildings were anchoring the sea wall, and it collapsed when the buildings were demolished. The application is proposing to stabilize the site with the retaining wall and sloped revetment. The design has been approved by CTDEEP. The applicant presented the erosion control system, which will be contained on the site. The site can be accessed via Quinipiac Avenue.

Ex-officio Commissioner City Engineer Giovanni Zinn said that CTDEEP reached out to the City to see if they were comfortable with the proposed improvements at this site and affirmed that the city is comfortable with the project. Added that the Grand Avenue Bridge relies on the stabilization of the river, so this project would improve the long term use of Bridge.

Commissioners discussed:

- The need to stabilize the Grand Avenue Bridge with hard infrastructure since it abuts the bridge, as opposed to a soft approach

Commissioner Van Hoesen moved to approve the Coastal Site Plan Review for item 1647-03 at 8:13pm. 5-0 in favor.

Commissioner Van Hoesen moved to approve the Site Plan Review for item 1647-03 at 8:13pm. 5-0 in favor.

V. PUBLIC HEARINGS (Start at 7pm)

^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

Class C Inland Wetlands Review

Construction of 62 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

Note: This application has been withdrawn.

Chair Leslie Radcliffe noted that this item has been withdrawn and is being passed over.

VI. NEW BUSINESS

- Executive Session to discuss active litigation in which the Commission is a party: Murphy Road Recycling, et al. v. New Haven City Plan Commission, et al., Docket No. HHD-CV22-6165124-S

Commissioner Joshua Van Hoesen moved to enter executive session to discuss active litigation in which the Commission is a party: Murphy Road Recycling, et al. v. New Haven City Plan Commission, et al., Docket No. HHD-CV22-6165124-S at 8:17pm. 5-0 in favor.

VII. BOARD OF ALDERS REFERRALS

1647-04 **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 \$999,000 and to partner with Ancora 265 S. Orange Holdings, LLC, to support the environmental remediation of the property located at 265 S. Orange Street.

Submitted by: Economic Development Administration

Chair Leslie Radcliffe noted that this item was heard at the Board of Alders and is being passed over.

1647-05 **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 for \$995,600 and to partner with 10 Liberty Street Owners, LLC to support the demolition and abatement of the buildings located at 10 Liberty Street.

Submitted by: Economic Development Administration

Planner Fatima Cecunjanin read the item into the record.

Helen Rosenberg of the Economic Development Administration (EDA) presented the item and provided background for this site and the proposed use of the grant. Helen noted that there is a developer for 10 Liberty Street to build 150 affordable units. This grant would allow the abatement of the site. The apartments were approved at a previous City Plan Commission meeting (CPC #1602).

Tanya Segal – spoke to the range of the units.

Commissioners discussed:

- Support for the grant
- Appreciation for EDA and the work they do to get these properties abated

Commissioner Alder Adam Marchand moved to recommend approval of item 1647-05 at 8:55pm. 5-0 in favor.

VIII. BOARD OF ZONING APPEALS

1647-06 410 ORCHARD STREET
MBLU: 316 0265 02800
Owner: 410 Orchard Street LLC., **Applicant:** Attorney Carolyn W. Kone

Special Exception

Special Exception to permit 0 off-street parking spaces where 35 are required. Zone: RM-2. BZA file 24-12-S

Planner Fatima Cecunjanin read the item into the record.

Planner Donnell Hilton presented the item and provided planning considerations. No members of the public testified in opposition to the item and one member of the public supported the item. TTP reported that there will be no immediate impacts on parking. The associated project supports the comprehensive plan goal to increase affordable housing and housing stock and diversity. Recommendation by the BZA is to approve.

Commissioners discussed-

- Concern that there is no parking being provided for the site, and that maybe 35 is too much but there should be some provided.
- Concern that parking at Stop and Shop is too far and additional concern that there is no formal parking agreement with them or with the Montessori school across the street.
- Concern about parking for the residents and people using the cultural space.

Commissioner Carl Goldfield moved to recommend approval of item 1647-06 at 9:13pm. 5-0 in favor.

1647-07 609 HOWARD AVENUE
MBLU: 265 0085 01300
Owner: Howard Plaza LLC: Rajendra P. Appalaneni, **Applicant:** Rajendra P. Appalaneni.

Special Exception

Special Exception to allow 0 off-street parking spaces where 2 are required. Zone: RM-2. BZA file 24-13-S

Planner Fatima Cecunjanin read the item into the record.

Planner Donnell Hilton presented the item and provided planning considerations. No members of the public spoke in favor or opposition to the item at the BZA meeting. TTP reported no major traffic impacts resulting from this special exception. Recommendation by the BZA is to approve.

Commissioners discussed:

- Concern over the driveway parking spaces
- Question as to why one parking space was not requested as opposed to none
- Concern over the parking being noncompliant, and question as to whether there is enforcement pathway for nonconformities that are exposed via the BZA process.
- Support for the special exception
- Support for the addition of units

Commissioner Joshua Van Hoesen moved to recommend approval of item 1647-07 at 9:26pm. 5-0 in favor.

1647-08 809 STATE STREET
MBLU: 211 0595 00800
Owner: 809 State Street, LLC. **Applicant:** Timothy J Lee

Special Exception

Special Exception to permit 0 off-street parking spaces where 1 is required. Zone: BA. BZA file 24-15-S

Planner Fatima Cecunjanin read the item into the record.

Planner Donnell Hilton presented the item and provided planning considerations. No members from the public spoke in favor or opposition to the item. There are currently no parking spaces provided on site. The Transportation, Traffic and Parking Department report no major traffic or parking impacts anticipated due to requested special exception.

Commissioners discussed:

- ADU conversions and what qualifies to be converted into an ADU.

Commissioner Joshua Van Hoesen moved to recommend approval of item 1647-08 at 9:37pm. 5-0 in favor.

1647-09 **77 4TH STREET**
MBLU: 267 0009 01300
Owner: SZE Realty LLC, **Applicant:** Attorney Benjamin Trachten, Trachten Law Firm

Special Exception

Special Exception to permit 0 off-street parking where 1 is required. Zone: RM-2.
BZA file 24-16-S

Planner Fatima Cecunjanin read the item into the record.

Planner Donnell Hilton presented the item and provided planning considerations. No members from the public spoke in favor or opposition to the item. The applicant stated that the parcel lacks access to the rear for parking and is an unusual condition in the area. The Transportation, Traffic and Parking Department report no major traffic or parking impacts anticipated due to requested special exception.

Commissioners discussed:

- Support for the use and that there is sufficient on-street parking in the area.

Commissioner Alder Adam Marchand moved to recommend approval of item 1647-09 at 9:41pm. 5-0 in favor.

IX. ADMINISTRATIVE APPROVALS

1647-10A **45 YALE AVENUE.**
MBLU: 349 1078 00800.
Owner/Applicant: NHCPA Outdoors LLC; **Agent:** Timothy Onderko, Langan Engineering

Traffic Operations Plan (TOP)

TOP Review for the Westville Music Bowl in PDD 86 during the 2024 summer concert series.

Director of City Plan Laura Brown presented this item and reviewed the conditions of approval of the administrative approval.

Commissioners discussed:

- Whether the CPC should review this as a Site Plan Review.
- Concern that the parking area is very dark. There is temporary lighting that emits diesel.
- Concern that Yale Ave is supposed to be reconfigured in this area and the proposed plan for this season does not consider these changes

1647-11A **306 GREENWICH AVENUE.**
MBLU: 267 0015 01500
Owner: Greenwich Plymouth3 & Kimberly LLC; **Applicant/Agent:** Andrew Rizzo

Administrative Site Plan Review

Convert a two-family house to a four-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

1647-12A **169 GILBERT AVENUE.**
MBLU: 317 0196 02200
Owner: Gilbert Estates, **Applicant:** Benjamin Trachten

Administrative Site Plan Review

Convert a two-family house to a three-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

1647-13A **189 FARREN AVENUE**
MBLU: 084 0993 01000
Owner: Erya Group A LLC; **Applicant/Agent:** Andrew Rizzo

Administrative Site Plan Review

Convert a two-family house to a three-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

Director of City Plan Laura Brown presented the Inclusionary Zoning administrative items and spoke to the IZ opt in requirements.

X. MINUTES OF MEETINGS

Meeting:

- Meeting #1646, February 7, 2024

Commissioners discussed:

- No discussion

Commissioner Joshua Van Hoesen moved to approve the #1646 minutes at 9:47pm. 4-0 in favor. 1 abstained.

Commissioner Alder Adam Marchand moved to recommend approval of the meeting minutes at 9:51pm. 5-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:
Wednesday, March 20, 2024 at 6:00 PM (Submission deadline: February 22, 2024 by 12:00 PM)

NOTE:

The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on

the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 48 hours before the meeting time.

NOTE:

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

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WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

What the public needs to know:

- Regular and Special meetings of the City Plan Commission will take place via Zoom
- Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting:

How to testify? Two ways

1. Write a letter: Address it to the 'City Plan Commission'. Include your name and address for the record. Email it to city staff 24 hours prior to the meeting: CPC@newhavenct.gov.
2. Speak live on Zoom: When the Chair opens the public hearing, click the 'raise your hand' button or write staff a message using the Zoom chat feature. When it is your turn, we will promote you to a 'panelist' status. We look forward to hearing from you!
 - Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting
 - Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

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