

MINUTES FOR MEETING 1657
A REULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 23, 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, visit:

<https://cityplancommission.newhavenct.gov/pages/october-23-2024-cpc-meeting-1>

I. ROLL CALL

Commissioners Present:

Vice Chair Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Carl Goldfield, Ex Officio Giovanni Zinn

Staff Present:

City Plan Director Laura Brown, Planner Alexander Castro, Attorney Roderick Williams, Planner Fatima Cecunjanin, City Engineer Giovanni Zinn, Deputy Director of Zoning Nathaniel Hougrand

Vice Chair Pagan opened the meeting at 6:04pm.

II. SITE PLAN REVIEW

1655-01 210 BARNES AVENUE.
MBLU: 126 1051 01600
Owner/Applicant: Michael Puccino

Site Plan Review

Construction of a single-story residential structure to create four elderly dwelling units in the RM-1 zone.

Planner Castro read the item into the record and provided planning considerations.

David Nafis, the engineer representing the project, presented the site plans including location of trash, stormwater management and drainage plan.

Michael Puccino, the owner and applicant, provided additional background for the project, including background on the need for accessible units for elderly people.

Commissioners discussed:

- Question as to who will be rolling trash out to the street

- Applicant responded that most people have aides, and owner helps with the site
- Question about snow removal
 - Applicant responded that he will take care of snow removal
- Question as to egress
 - Applicant responded that there will be 2 points of egress: the front door, and egress window in the back. Tenants prefer and feel safer not having a back door.
- Question as to whether there are renderings
 - Applicant did not have renderings prepared for the proposed structures but noted that the building will look similar to other projects approved for this applicant, and shared those renderings.

Commissioner Alder Marchand moved to approve the site plan review for item 1655-01 at 6:18pm. All in favor.

1655-06 1460 WHALLEY AVENUE.
MBLU: 435 1197 01200
Owner/Applicant: Whalley Amity, LLC; **Agent:** Nick Jhilal

Site Plan Review

Construction of a second story addition to create six dwelling units in the BA zone.

Planner Castro read the item into the record.

Director Brown stated that the applicant has withdrawn their application.

1655-07 188 BASSETT STREET.
MBLU: 290 0487 01000
Owner/Applicant: City of New Haven

Site Plan Review

Renovation of an existing two-story structure, including the construction of an addition on the south side of the structure, reconstruction of parking, and the improvements to stormwater and utility infrastructure to be used as an adult education center.

Planner Castro read the item into the record and provided planning considerations for this application.

Ex Officio and City Engineer Zinn presented the item. Project consists of full rehab of the building as well as a building addition. There was an extensive planning process to get this project planned. The proposed site plan for the building was presented. The main entrance will front the Farmington Canal Trail. There are 28 parking spots on site, as well as a dumpster enclosure and loading dock in back. Entrance and exit for vehicles to the site will be on Brewster St. Across the street on Brewster St. are an additional 66 spots near the entrance to the

community hub space on Bassett St. There's ample street parking on Bassett and Brewster Streets. Ex Officio Zinn presented the drainage plan.

Commissioners discussed:

- Question as to whether there's additional space or height being added to the building
 - o Applicant responded that the new addition will be added but height will not be added.
- Question as to whether there will be any climate mitigation benefits?
 - o Applicant responded that HVAC system will not use fossil fuels, building's heating and cooling will be efficient, and building will be further insulated to increase efficiency
- Drawings 95% done. Question as to how many square feet is the community hub?
 - o Applicant responded that the space will be ~2500-3000 SF, with capacity for 200-300 people.

Commissioner Alder Marchand moved to approve the site plan review for item 1655-07 at 6:34pm. All in favor.

1655-08 300 WOODWARD AVENUE. EAST SHORE PARK LIVING SHORELINE PROJECT.

MBLU: 050 0950 00100

Owner: Giovanni Zinn on behalf of City of New Haven; **Applicant:** Dawn Henning, City of New Haven Engineering

Site Plan Review and Coastal Site Plan Review

Improvements to the shoreline at East Shore Park, including revetment installation, site regrading, construction of pedestrian pathways, landscaping, and the installation of stone sills along the shoreline. The site is located in the Park zone.

Planner Castro read the item into the record. The item is passed over until the public hearing portion of the meeting.

^1655-09 340 CHAPEL STREET.

MBLU: 178 0547 00200

Owner/Applicant: York Hill Trap Rock Quarry Co.; **Agent:** Stephen Benben

Coastal Site Plan Review

Construction of a rail spur in the IH zone.

The applicant requested to pass over the item.

1657-01 269 HUMPHREY STREET.

MBLU: 212 0369 04400

Owner: Richard Bruno Trustee. **Applicant:** Humphreysville LLC. **Agent:** Ben Trachten

Site Plan Review

Site Plan Review for renovation to an existing apartment building to increase from six to 15 dwelling units in the RM-2 zone.

Planner Castro read the item into the record and provided planning considerations for this application.

Ben Trachten, attorney for the applicant, provided background for the application. The site has a substantial rear lot where construction will be staged. The application triggers IZ by proposing 10 or more units, therefore one unit 50% below AMI for 99 years is required. The project proposes converting the existing building from 6 to 15 units. Applicant is only using the parking bonus, but providing 7 parking spaces as shown on the plan. Bike parking will also be provided. Trash will be handled by private carting. Lighting and landscaping are also shown on plans.

John Gabel, the engineer for the project, presented the site plan and drainage plan. Noted the two bike racks in the back which will be roofed and have capacity for 4 bikes, as well as 6 spaces in the front, so 10 total. There will be improvements to the frontage of the property including new sidewalk and detectable warning pads.

Commissioners discussed:

- The application meets the requirements
- Support for the project and the additional units.

Commissioner Alder Marchand moved to approve the site plan review for item 1657-01 at 6:46pm. All in favor.

At this point, there was not enough time for the next item, so the commission moved on to Property Acquisition and Disposition Referral items.

1657-02 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET. YALE OSBORN MEMORIAL LAB.
MBLUs: 245-0363-00100, 00200,00201, 00300, 00400, 00500, 00501, 00600, 00800, 00900, 01100, 01200, 01201, 01300
Owner/Applicant: Yale University; **Agent:** Peter Majewski

Site Plan Review

Site plan review for the renovation of and construction of an addition to Osborn Memorial Laboratories (OML). The zoning lot consists of the block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem St.

Planner Castro read the item into the record at 8:10pm and provided planning considerations for the item.

Alexandra Daum of the applicant team introduced the item. This project includes an addition to the structure as well as interior renovations.

Joseph Hammer, attorney for the applicant, noted that staff recommends approval. Attorney Hammer also noted that the Board of Alders determined that the project does not require update to Yale overall parking plan.

Peter Majewski of the applicant team presented overall site changes. Noted that the plan makes the site more accessible off of the court yard. They are restoring the exterior façade. Assuming all approvals are obtained, demolition will start in January of 2025 and the project will be done in fall of 2027.

Robert Golde of the applicant team went over site improvements including street scape improvements. They will replace sidewalks and will maintain all existing street trees and replace two trees which have died. There will be minor regrading in the lawn area, which will be heavily planted for stormwater improvements. Pedestrian approaches will be improved for circulation, and will be fully accessible. Grading plan is fairly minimal: on the street scape, minor grading will occur to have the lawn area act as rain garden. This is also shown on the planting plan which shows that instead of lawn at Prospect and Sachem Street, there will be plantings for a rain garden. At the back of the building, adjacent to additions, they are building a roof deck with plantings. Mr. Golde added that existing lighting fixtures will be maintained. The carriageway will have additional safety lighting. Additional lighting will be added to the upper courtyard.

Jarrett Zube, civil engineer for project, presented a site utility plan including the stormwater plan. Entire site meets section 60.

Commissioners discussed:

- Request as to what the addition and new carriageway will look like.
 - o The applicant showed picture of proposed rain garden cross cut
- The applicant characterized the stormwater management as BMPs (best management practices). Can the city engineer speak to these?
 - o Ex Officio Zinn appreciates the use of green stormwater management.
- Usually projects of this magnitude stresses local hiring, what methods of community outreach has there been for this project?
 - o The applicant responded that they are working with Suffolk on construction, who is excited about local hiring of construction teams.
- Question as to timeframe. It's hard to park in this area already, let alone during construction.
 - o Applicant responded that construction will starts January 2025 and will be done by fall 2027. They will work with Transportation, Traffic and Parking Department to ensure construction employees don't take up street parking.

Commissioner Alder Marchand moved to approve the site plan review for item 1657-02 at 8:37pm. All in favor.

1657-03 **1450, 1380 CHAPEL STREET; 330, 323, 301, 289, 285 ORCHARD STREET; 583, 579, 629 GEORGE STREET; 1346, 1360, 1366 CHAPEL STREET. SAINT RAPHAEL TEMPORARY AMBULANCE AREA.**
MBLUS: 317/0213/00100, 00103; 315/1293/00900; 317/0213/00101, 00102;
315/1293/00401, 00402; 315/1293/00400; 315/1293/00200; 315/1293/00100;
315/1293/03300; 315/1293/03200; 317 /0213/00200, 00201; 315/ 1293/01500;
315/1293/01300; 315/1293/01200

Owner/Applicant: Yale New Haven Hospital/City of New Haven. **Agent:** John W. Knuff, Esq, Hurwitz, Sagarin, Slossberg & Knuff, LLC

Site Plan Review

Site Plan for a temporary ambulance area within a portion of Orchard Street during construction of the renovation and expansion of the Emergency Department and Heart Vascular and Cardiac Center ("ED/HVC") at Saint Raphael Campus ("SRC").

Planner Castro read the item into the record at 8:38pm and provided planning considerations for the item.

Sara Sharp presented on behalf of Yale New Haven Hospital. In 2020 the commission approved PDD and site plan. The reason for Orchard St. closure is to have continuous service to the hospital while construction associated with the site plan is going on. Attorney Sharp presented rendering of conditions during road closure.

Chuck Croce, civil engineer for the project with Tighe and Bond, presented the civil plans. Orchard St. will be open to northbound thru traffic. Will allow ambulances to access 4 spaces to hospital. A pre-cast concrete barrier will be added to safeguard parking spots from Orchard St. traffic. Mr. Croce presented the Stormwater Management plan which will be in place during the temporary condition.

Chris Granatini of the applicant team presented the traffic plan. He presented the traffic and signage plan showing detour signage plan. The detour sends people to the emergency area. This plan was submitted to Transportation, Traffic and Parking Department (TTP) and the awaiting comments from TTP through permitting process.

Attorney Sharp added that the applicant is working with TTP to make sure this meets city standards. Applicant team is also doing outreach to the community so they are aware of the changes.

Commissioners discussed:

- Question as to what the duration of condition will be and when it will be completed.
 - o Applicant responded that the duration will be 18 months. The anticipated start date is early next year. Late spring, April, start date for construction. They are looking at October 2026 as an approximate date of completion.
- This area gets a lot of traffic. Concern about the traffic.
- Question about public outreach and what avenues they are using for public outreach.

- Applicants responded that they are doing outreach through neighborhood team meetings. They have been sharing info about the project with the community and have been in touch with the BOA. Work has been ongoing awhile so the neighbors are generally aware that construction is happening, so the applicant wants to bring additional details to what is proposed at neighborhood meetings.

Commissioner Alder Marchand moved to approve the site plan review for item 1657-03 at 8:53pm. All in favor.

1657-04 19 RIVER STREET.

MBLU: 164 0707 00100

Owner: Robert J Leahy, Treasurer of General Partner **Applicant:** Seth Gellis, CPP **Agent:** Melissa Cox, Ebersoldt + Associates

Flood Damage Prevention Ordinance Variance

For renovations to existing historic building converted to rental housing in 1984. No change to building footprint. Finished space added to basement includes storage and a clubroom for the residents - no dwellings below grade. New mechanical equipment installed for the clubroom will be located in the basement below BFE.

Planner Castro read the item into the record at 8:55pm and provided planning considerations for the item.

Melissa Cox, the architect for the application, presented the application.

Commissioners discussed:

- Question as to conditions of staff report and whether the applicant is amenable.
 - The applicant responded that they are amenable to a flood action plan.
- Question as to the club house and condition about vacating the basement.
 - Clarification that residents are meant to vacate the basement well in advance of a storm event and they will not have access to the basement for the duration of these events.

Commissioner Alder Marchand moved to approve the Flood Damage Prevention Ordinance Variance for item 1657-04 at 9:06pm. All in favor.

III. PUBLIC HEARINGS (Begin at 7pm)

1655-08 300 WOODWARD AVENUE. EAST SHORE PARK LIVING SHORELINE PROJECT.

MBLU: 050 0950 00100

Owner: Giovanni Zinn on behalf of City of New Haven; **Applicant:** Dawn Henning, City of New Haven Engineering

Class C Inland Wetland Review and Class C Soil Erosion and Sediment Control Review

Improvements to the shoreline at East Shore Park, including revetment installation, site regrading, construction of pedestrian pathways, landscaping, and the installation of stone sills along the shoreline. The site is located in the Park zone.

Planner Castro read the item into the record and provided planning considerations for this application.

City Engineer Zinn provided an introduction to the project. The project has been in planning and getting federal permits for the last 3 years.

Assistant City Engineer Dawn Henning presented the project. Noted that there are dangerous paths through phragmites to the shore that are not an inviting way to get to the shore. Traditional engineering calls for revetment walls and “hard engineering”, which works but is not great for ecosystems. Assistant City Engineer Henning presented the proposed living shoreline project. Given the size of the parcel, there is a lot of material being moved, removed and added. This is summarized in the presentation and the sediment erosion and sediment control (SESC) plan. Engineer Henning noted that state and federal permits limit the time during which construction and SESC controls can be placed due to potential ecosystem impacts.

Commissioners discussed:

- Phragmites are difficult to eradicate. How will they be removed and stay gone?
 - o Applicant responded that they are removing phragmites at the root and disposing of them. They have to do monitoring of phragmites to see if it grows back. They are hoping they will be able to keep the phragmites out.
- Will the work affect access to soccer fields?
 - o Confirmed that access to soccer fields will not be impacted.
- This project proposes inviting people down to the water where they didn't go before. Will there be signage for no swimming/boating? Is there a plan for trash receptacles in this plan now that people are being invited down to the shore? This could be a liability-signage should be added telling people not to swim.
 - o City Engineer and Ex Officio Zinn responded to the comment about trash: the city wouldn't install trash bins on the beach itself due to high water events that could wash them away. Access to water is important. As for signage, kayaking would not be restricted. There will be no lifeguard but necessary signage will be put up to indicate this.
 - o A lot of people are getting down to the shore anyway, so it is important to give them safer access. This area is mostly rocky habitat, not really a beach area where you want to lay a towel or go swimming.

Vice Chair Pagan opened the public hearing at 7:25pm.

Public testimony:

- Overall support for the project, but concern over keeping people and traffic out of the park after sunset. People fishing in the park after dark is a known issue. There is a need for gates to be installed which should be locked after dark.

Ex Officio Zinn replied to testimony: there are a number of gates in the park, and the specific area of this application is behind a couple of gates. He will let the Parks Department know about this testimony and will alert them to lock the gates and keep people out.

Commissioners discussed:

- Support for the project.
- There is a lot of erosion happening and the path to the beach is steep and uncomfortable.
- This is an improvement that will improve public access to the coast.
- Adding some topography to the park sounds like a good idea for drainage reasons.
- Anything the city can do to beautify the park and improve access is a great idea and will add to New Haven's beauty.

Commissioner Alder Marchand moved to approve the Class C Inland Wetland review for item 1655-08 at 7:32pm. All in favor.

Commissioner Alder Marchand moved to approve the Class C SESC review for item 1655-08 at 7:33pm. All in favor.

Commissioner Alder Marchand moved to approve the Site Plan Review for item 1655-08 at 7:33pm. All in favor.

Commissioner Alder Marchand moved to approve the Coastal Site Plan Review for item 1655-08 at 7:34pm. All in favor.

1657-05 **ORDINANCE OF THE BOARD OF ALDERS** amending the Zoning Ordinance of the City of New Haven Section 19: Table 1. Summary schedule of permitted uses in residence districts to include the RS-3 zone and to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in all residential zones and Section 19 Table 2: Summary of density, bulk, parking and loading regulations to include the RS-3 zone, remove the Business & Industrial Districts, incorporate the previously approved revisions to minimum lot width and minimum lot area in the RS-1, RS-2, RM-1, and RM-2 zones and to establish Article III. Section 20: summary of uses & bulk regulations for residential districts which tables 1 and 2 will be relocated.

Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan

Planner Castro read the item into the record.

Point of order by Commissioner Alder Marchand: This item seems to be associated with the next item, so should they be heard together? Vice Chair Pagan agreed that the items can be presented and voted on together.

Deputy Director of Zoning Nathaniel Hougrand presented the ordinance amendments for items 1657-05 and 1657-06. For item 1657-05, in short, the RS-3 zone is missing from the zoning

tables. Director Hougrand presented item 1657-06. The proposal is for a lot of cleanup of the ordinance.

Commissioners discussed:

- New Haven's zoning code is tricky, and you might need to flip to different sections to find what you are looking for. It's commendable that staff are rectifying some of this.
- Does state law say that structures proposed for day care can't require different bulk and parking requirements? Or are all requirements the same for both residential and daycare uses?
 - o Director Hougrand noted that state statute only refers to use itself. Day cares still have to meet regulations for existing zones.
- What was the intent for the state statute? What problem was it trying to get at? Applicant should prepare to have this info at the BOA hearing.
- Support for cleanup of the zoning ordinance.
- Question as to why we're doing as of right in zones beyond what the state statute requires.

Vice Chair Pagan opened the public hearing at 8:04pm.

Public testimony:

- Sara Sharp testified and noted that she lobbied for this to the state. The intent is to remove barriers to adding daycares by removing the Special Permit requirement. Attorney Sharp is in support of item 1657-06.

Vice Chair Pagan closed the public hearing at 8:06pm.

Commissioners discussed:

- Support for the cleanup of the ordinance, and for allowing daycares as of right.

Commissioner Alder Marchand moved item 1657-05 with a favorable recommendation at 8:09pm. All in favor.

Commissioner Alder Marchand moved item 1657-06 with favorable recommendation at 8:09pm. All in favor.

1657-06 **ORDINANCE OF THE BOARD OF ALDERS** to amend the Zoning Ordinance of the City of New Haven Sections 11(b), 12(b), 12.5(b), 13(b), and 42: Table 3. use table (q) to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in the RS-1, RS-2, RS-3, RM-1, BC and MU zoning districts.

Submitted by: Nathaniel Hougrand, Deputy Director of Zoning, City Plan

See item 1657-05 above.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1657-07 **258 FERRY STREET.**
MBLU: 166 0733 00500

Disposition of a portion of a sliver lot at 258 Ferry Street to the adjacent property owner at 260-264 Ferry Street. The property will be utilized as a side-yard area and for parking.

Submitted by: Evan Trachten, LCI

Planner Castro read the item into the record and provided background for this application.

Commissioners discussed:

- No discussion

Commissioner Alder Marchand moved to recommend approval of item 1657-07 at 6:50pm. All in favor.

Commissioner jumped to item 1657-12 at this point.

V. BOARD OF ALDERS REFERRALS

1657-08 **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 Art CT 770 land, LLC, providing for the conveyance of reuse parcel ‘A’ in the River Street Municipal Development Project Area, being known as 112 Chapel Street, in accordance therewith and resolution authorizing the acceptance of additional grant funds from the Connecticut Department of Economic and Community Development for remediation of said reuse parcel “A”

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

The BOA approved this item before this CPC meeting, therefore the commission passed over this item.

1657-09 **A COMMUNICATION ADDRESSING** the “Public Safety Communication System Requirement,” concerning the installation of a radio-based communication system to enhance and guarantee coverage minimums for the Police and Fire radio communications systems throughout the City of New Haven

Submitted by: Gerald Antunes, Former Alder of the 12 Ward

Planner Castro read the item into the record and provided background for this application.

Assistant Chief of Police Manmeet Bhagtana introduced the item. Lieutenant Sean Maher spoke to the system's potential to increase public safety.

Commissioners discussed:

- Question as to why this is coming before the CPC?
 - o City Plan Staff responded that they tried to understand how this impacts land use and if it has building code implications.
- It is challenging that there is no ordinance proposed. There are no details as to what standards are being proposed.

Commissioner Alder Marchand moved to recommend approval, as written in staff report but instead of “Ordinance” say “effort”, of item 1657-09 at 9:19pm. All in favor.

1657-10 ORDER OF THE BOARD OF ALDERS approving amendment 1 to the lease, operating and funding agreement with the State of Connecticut Department of Transportation for the management and operation of the New Haven Union Station and State Street Station Campus

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

Planner Castro read the item into the record at 9:21pm and provided background for this application.

Commissioners discussed:

- This is related to other actions such as transit-oriented communities.
- This is an amendment to lease and operating agreement for something the commission has already seen.
- Recommendation to change the wording of advice in the staff report as such: “approval of this amendment complies with the comprehensive plan”

Commissioner Alder Marchand moved to recommend approval of item 1657-10, with noted edit, at 9:25pm. All in favor.

1657-11 ORDER OF THE BOARD OF ALDERS approving the discontinuance of a portion of Peck Alley between Maltby Street and Downing Street to the extent that there has been either formal or implied acceptance of the alley and said discontinuance is to allow any abutting landowner to assert any claims that they may lawfully have to the ownership of the alley.

Submitted by: Hon. Frank E. Redente Jr., Ward 15

Planner Castro read the item into the record at 9:26pm and provided background for this application.

Alder Frank Redente provided additional background on the item. The order will eliminate blight. The alley is currently littered and blighted. Discontinuing it will stop the city from having to maintain it and make way for housing.

Commissioner Alder Marchand moved to recommend approval of item 1657-11 at 9:30pm. All in favor.

1657-12 ORDER OF THE BOARD OF ALDERS designating the corner of Davenport Avenue and Asylum Street to "Rev. Bonita D. Grubbs Corner."

Submitted by: Executive Director of the Christian Community Action Agency

Planner Castro read the item into the record and provided background for this application as well as planning considerations.

Commissioners discussed:

- Question as to whether the alder for the ward has signed the petition for the corner renaming.
- Support for the order and the contributions of Rev. Bonita D. Grubbs to the community.

Commissioner Alder Marchand moved to recommend approval of item 1657-12 at 6:59pm. All in favor.

VI. BOARD OF ZONING APPEALS REFERRALS

1657-13 744 CONGRESS AVENUE. Special Exceptions to permit the use of an assembly space within an existing structure and to allow 2 off-street parking spaces where 13 are required with 1 space designated as transitional parking. Zone: BA/RM-2. **Owner/Applicant:** Denise Keyes. BZA File: 24-79-S.

Planner Castro read the item into the record at 9:31pm.

Director Nathaniel Hougrand presented the item. This is an interior conversion of what is currently two commercial spaces. The only item this commission is voting on is the parking adjustment. The applicant is asking for two spaces where 13 are required. The site plan shows 6 spaces, 4 of which are for residential units on upper stories. The remaining two are for assembly space. This project will have to go through Site Plan Review. The configuration of parking initially proposed may not have worked, so BZA staff recommended that the applicant request more parking relief in case the additional parking does not work on the site or does not meet Transportation, Traffic and Parking (TTP) Department needs. At the October 8th BZA meeting, there were four letters of support and no opposition to this application. Three people spoke in favor of the assembly space at the October 8th BZA meeting. The TTP report indicated no adverse impacts as a result of this request. It's possible the applicant will be able to provide more parking than the relief they are asking for.

Commissioners discussed:

- The presence of on street parking nearby.
- Questions as to what the standards for approval are.
 - o Director Hougrand stated that some standards include whether this an appropriate use, what the traffic patterns are, and compliance with the City’s comprehensive plan. There are no hardship standards.
- City Plan Commission Chair Leslie Radcliffe is aware of this item and the neighborhood and has submitted testimony in support of it.

Commissioner Alder Marchand moved to recommend approval of item 1657-13 at 9:42pm. All in favor.

1657-14 **92 LEXINGTON AVENUE.** Variance and Coastal Site Plan Review to permit a rear yard of .5ft where 25ft is required, rear building wall height of 36ft, 3in where 1ft is permitted, and a building lot coverage of 53.5% where 30% is permitted (53% exists) to construct an elevator shaft. Zone: RM-1, PDU 75. **Owner:** Riverview Propco Limited Liability Company. **Applicant:** Attorney Benjamin Trachten. BZA File: 24-87-V, 24-88-CAM

Planner Castro read the item into the record at 9:42pm.

Director Hougrand presented the item. The only item this commission is voting on is the CSPR. No adverse effects are anticipated to coastal resources. No stormwater management plan was submitted as part of the application. No testimony was provided at the October 8th BZA public hearing.

Commissioners discussed:

- The site is far from the river and high up. It’s not evident that how this project will impact coastal resources.

Commissioner Alder Marchand moved to recommend approval of item 1657-14 at 9:46pm. All in favor.

VII. ADMINISTRATIVE APPROVALS

1657-15A **246 HALLOCK AVENUE.**
MBLU: 266 0012 00600.
Owners: National Construction LLC. **Applicant/Agent:** Ben Trachten

Administrative Site Plan Review

Conversion of a three-family house to a four-family house and opt-in to the Inclusionary Zoning Ordinance in the RM-2 Zone.

VIII. MINUTES OF MEETINGS

Meeting:

- Special Meeting #1656, September 25, 2024

There was not a sufficient quorum to vote on minutes, therefore approval of minutes was passed over.

Commissioner Alder Marchand moved to adjourn the meeting at 9:48pm. All in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, November 20, 2024 at 6:00 PM (Submission deadline: October 17, 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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