

**MINUTES FOR MEETING 1569
NEW HAVEN CITY PLAN COMMISSION
Wednesday, May 20, 2020 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
VISIT <https://newhavenct.zoom.us/j/344949011>
Meeting ID: 344 949 011
* tabled**

To view application materials, visit: <https://cityplancommission.newhavenct.gov>

Official recording of the meeting available at the link below:
<https://city-plan-commission-newhavenct.hub.arcgis.com/>

Attendance

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Ernest Pagan (Commissioner), Elias Estabrook (Voting Alternate), Dawn Henning (Engineering Department Representative)

Alternates Present: Kevin DiAdamo (Voting Alternate)

Staff Present: Aïcha Woods (Executive Director, City Plan), Jenna Montesano (Deputy Director, Zoning), Stacey Davis (Planner II)

Notes: Ernest Pagan (Commissioner) left the meeting at 9:30 PM. E. Mattison left the meeting prior to the vote on item 1569-06.

I. Call to Order

Ed Mattison called the meeting to order at approximately 6:04 pm.

II. Site Plan Reviews

RE: **530, 536, 560, & 576 QUINNIPIAC AVENUE.** Site Plan Review and Coastal Site Plan Review for the rehabilitation of existing historical structures and the construction of two new buildings to support the oyster farm and packaging operations in a BC zone. (Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC) (**Item to remain on the table.**)

REPORT: **1566-02**

ACTION: **No Action.** Item remained on the table.

RE: **476-500 BLAKE STREET, 881-883 WHALLEY AVENUE, & 20-24 TOUR AVENUE.** Site Plan Review, Coastal Site Plan Review, and Inlands Wetlands Review for the construction of a mixed-use development comprised of 129 residential dwelling units and 2 commercial spaces in a BA-2 zone. (Agent: James H. Segaloff, Esq. of Susman, Duffy & Segaloff, PC; Applicant/Owner: 500 Blake Street LLC and 881 Whalley LLC c/o Ocean Management)

REPORT: **1567-03**

ACTION: **Approval with Conditions.** A. Marchand moved remove from table (5-0). A. Marchand moved the item with an amendment to Condition of Approval #16 to read, "After further consultation

with local residents and stakeholders, the applicant will submit detailed traffic signal and sidewalk improvements for review and approval by TTP and the Engineering Department before sign off on building permits. The applicant will give special attention to the intersections of Blake Street and Valley Street and the site with Tour Avenue” (4-0).

RE: **192 FITCH STREET.** Site Plan, Coastal Site Plan, and Inland Wetlands Review for the conversion of existing ground floor office space into 6 residential dwelling units in an RM-1 zone. (Owner: Kelly Ann Day for New Reach Inc.; Applicant: David Natan for New Haven Fitch LLC; Agent: Peter Jackson, Architect)

REPORT: **1568-01**

ACTION: **No Action.** Item remained on the table.

RE: **517 & 539 GRAND AVENUE, 59 NEW STREET, RAILROAD AVENUE.** Site Plan Review and Coastal Site Plan Review for the processing and repurposing of waste bituminous concrete an IH zone. (Owner/Applicant: East Street Development, LLC; Agent: Caleb Hamel Esq. of Susman, Duffy & Segaloff PC)

REPORT: **1568-04**

ACTION: **Approval with Conditions.** E. Estabrook moved to remove from table (4-0). L. Radcliffe moved the item (4-0).

RE: **904 QUINNIPIAC AVENUE.** Site Plan, Coastal Site Plan, and Inland Wetlands Review for the construction of 12 residential dwelling units in an RM-2 zone. (Owner: Tom Kolitsopoulos) **(Request to table received.)**

REPORT: **1569-01**

ACTION: **Tabled.** A. Marchand moved to table the item (5-0).

RE: **232 CEDAR STREET, 149 MINOR STREET AND 649-651 HOWARD AVENUE.** Site Plan Review for the construction of a three-story Recovery & Wellness Center in a BA zone. (Owner(s)/Applicant(s): City of New Haven; Michael Taylor, Cornell Scott-Hill Health Corporation; Kathryn Gagnon, Langan)

REPORT: **1569-02**

ACTION: **Approved with Conditions.** A. Marchand moved the item (4-1 (L. Radcliffe opposed)).

RE: **192 FITCH STREET.** Inland Wetlands Review for the conversion of existing ground floor office space into 6 residential dwelling units in an RM-1 zone. (Owner: Kelly Ann Day for New Reach Inc.; Applicant: David Natan for New Haven Fitch LLC; Agent: Peter Jackson, Architect)

REPORT: **1569-03**

ACTION: **Approved with Conditions.** L. Radcliffe moved the item (5-0).

III. Public Hearings (start at 7 PM)

- RE:** **530, 536, 560, & 576 QUINNIPIAC AVENUE.** Special Permit to permit marine use for fishing/fish sales and associated outdoor storage of materials in a BC Zone. (Agent: Bernard Pellegrino, Esq., Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC)
- REPORT:** **1566-04**
- ACTION:** **No Action.** Item remained on the table.
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- RE:** **476-500 BLAKE STREET, 881-883 WHALLEY AVENUE, & 20-24 TOUR AVENUE.** Special Permit to permit residential use over 5,000 square feet in the BA-2 Zone. (Agent: James H. Segaloff, Esq., Susman, Duffy & Segaloff, PC; Applicant/Owner: 500 Blake Street LLC and 881 Whalley LLC c/o Ocean Management.)
- REPORT:** **1567-08**
- ACTION:** **Approval with Conditions.** L. Radcliffe moved to remove from table (5-0). A. Marchand moved the item (3-1 (E. Estabrook opposed)).
- NOTES:** Six (6) members of the public spoke in favor of the application. Five (5) members of the public requested that the Commission table the item. Thirteen (13) letters from the public were submitted to the Commission. The public hearing was closed.
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- RE:** **517 & 539 GRAND AVENUE, 59 NEW STREET, RAILROAD AVENUE.** Special Permit for outdoor storage of more than 500 SF of material in an IH zone. (Owner/Applicant: East Street Development, LLC; Agent: Caleb Hamel Esq. of Susman, Duffy & Segaloff PC)
- REPORT:** **1568-05**
- ACTION:** **Approval with Conditions.** E. Estabrook moved to remove from table. L. Radcliffe moved the item (4-0).
- NOTES:** No members of the public spoke on this item. The public hearing was closed.
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- RE:** **367 ORANGE STREET.** Special Permit for the construction of a two-sided monument sign on Orange Street by the entrance to the existing parking garage and a four-sided cube sign on the corner of Orange Street and Audubon Street in a BD zone. (Owner/Applicant: Clayton H. Fowler of 367 Orange LLC & Spinaker Parse 367 LLC; Agent: Frank Caico of Spinnaker Real Estate Partners, LLC)
- REPORT:** **1569-04**
- ACTION:** **Approved with Conditions.** A. Marchand moved the item (4-0).
- NOTES:** No members of the public spoke on this item. The public hearing was closed.
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- RE:** **ORDER OF THE BOARD OF ALDERS** Petition to Amend the New Haven Zoning Ordinance Text for the BD-3 District: Central Business/Mixed-Use Districts – Green Ordinances and Standards for Public Plazas in Commercial Developments. (Submitted by: Aicha Woods, Director of the City Plan Department, City of New Haven.)

REPORT: 1569-05

ADVICE: **Approve.** A. Marchand moved the item (3-0).

NOTES: Two (2) members of the public spoke in favor of the application. The public hearing was closed.

IV. Board of Alder Referrals

RE: **ORDER OF THE BOARD OF ALDERS** Accepting the conveyance of land from the State of Connecticut and approving a Development and Land Disposition Agreement among the City of New Haven, the New Haven Parking Authority and WE 101 College Street LLC for the disposition and development of 101 College Street together with all ancillary documentation as required to implement the project. (Submitted by: Michael Piscitelli, Economic Development Administrator)

REPORT: 1569-06

ADVICE: **Approve.** A. Marchand moved the item (3-0).

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the Mayor to accept Cares Act Funding awarded by the US Department Of Housing and Urban Development for Community Development Block Grant Corona Virus (CDBG-CV), Housing Opportunities for Persons with AIDS Corona Virus (HOPWA-CV) and Emergency Solutions Grants Corona Virus (ESG-CV) Funds. (Submitted by: Michael Gormany, City Budget Director and Acting Controller)

REPORT: 1569-07

ADVICE: **Approve.** A. Marchand moved the item (3-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor to apply for, execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate for the Robert Wood Johnson Foundation Grant: Global Ideas for U.S. Solutions: Cities Taking Action to Address Health, Equity, and Climate. (Submitted by: Aicha Woods, Executive Director of City Plan)

REPORT: 1569-08

ADVICE: **Approve.** E. Estabrook moved the item (3-0).

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the Mayor to accept grant funds from the AARP Community Challenge. (Submitted by: Doug Hausladen, Director of Transportation, Traffic & Parking)

REPORT: 1569-09

ADVICE: **Approve.** A. Marchand moved the item (3-0).

V. Board of Zoning Appeals Referrals

RE: **92-98 OLIVE STREET.** Special Exception to permit 0 loading spaces where 1 is required for the development of 31 residential dwelling units in the BA Zone. (Applicant: Ben Trachten Esq.; Owner: 98 OLIVE LLC).

REPORT: 1569-10
ADVICE: Approve. A. Marchand moved the item (3-0).

VI. PAD Referrals

RE: 151 ROSETTE STREET. Amendment to previously issued advisory report for the disposition of vacant two-family house for rehabilitation and sale to an owner occupant. (Applicant: Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator)

REPORT: 1563-21A1
ADVICE: Approve. A. Marchand moved the item (3-0).

RE: 0 DIXWELL AVENUE (MBP 292 0390 03100). Disposition of vacant lot to develop as a two dwelling-unit structure. (Applicant: Columbus House Inc.)

REPORT: 1569-11
ADVICE: Approve. A. Marchand moved the item (3-0).

RE: 56 HAZEL STREET. Disposition of a sliver lot to be divided between the adjacent owner-occupants. (Applicant: Mohammed Nazifi Abubakari/ New Haven Community Development, LLC.)

REPORT: 1569-12
ADVICE: Approve. A. Marchand moved the item (3-0).

RE: 324 WEST DIVISION STREET. Disposition of vacant lot to develop as a two dwelling-unit structure. (Applicant: Columbus House Inc.)

REPORT: 1569-13
ADVICE: Approve. A. Marchand moved the item (3-0).

VII. Minutes of Meetings

RE: Meeting 1568 minutes
ACTION: No action was made as quorum was not present.

VIII. Other

FEMA Community Rating System – Program for Public Information
New Haven Zoning Ordinance Updates: Inclusionary Zoning, Green Ordinances

VIII. Adjournment

L. Radcliffe made a motion to adjourn at 12:28 AM. Vote: (3-0)

Next Regular Meeting of the City Plan Commission:

Wednesday, June 17, 2020 at 6:00 PM (Submission deadline: May 21st by 12:00 PM)

Applications will be accepted via email as attachments or linked to a shared drive (.pdf format) to sdavis@newhavenct.gov or jmontesano@newhavenct.gov.

The City Plan Commission agenda is available on the City website one week before the meeting date. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 24 hours before the meeting time.

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203)946-7833 or TTY (203)946-8582.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

Unique Meeting ID: 344 949 011

1. Click this link: [JOIN ZOOM MEETING](#) or visit <https://newhavenct.zoom.us/j/344949011>
2. Dial in by phone: US: +1 929 205 6099,,344949011#
3. Join by Skype for Business: <https://newhavenct.zoom.us/skype/344949011>

VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>
Please visit the City Plan Commission's webpage for all information provided
in compliance with Executive Orders 7B and 7L.

WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

SUMMARY OF UPDATES

What applicants need to know:

- Development permit applications will continue to be accepted by the City Plan Department (please refer to 2020 CPC Meeting and Application Deadline schedule)
- Applications will be accepted via email as attachments or linked to a shared drive (.pdf format)
- Internal Site Plan Review Team meetings will take via Zoom and email
- Final application materials and meeting presentations will need to be sent to staff and posted on this website 24 hours in advance of each public meeting

What the public needs to know:

- Regular 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
- 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