

**MINUTES FOR SPECIAL MEETING 1575
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 21, 2020 at 6:00 PM WEB-
BASED MEETING HOSTED ON ZOOM
VISIT <https://newhavenct.zoom.us/j/94363988438?pwd=UG41UIZLODFEa0NgME1ETXMvbWRPUT09>
Password: CityPlan20**

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

Attendance

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Giovanni Zinn (City Engineer), Dawn Henning (Engineering Representative)

Alternates Present: Elias Estabrook (Alternate Commissioner)

Absent: Ernest Pagan (Commissioner), Kevin DiAdamo (Alternate Commissioner)

Staff Present: Jenna Montesano (Deputy Director, Zoning), Aicha Woods (Executive Director, City Plan), Rod Williams (Deputy Corporation Counsel), Stacey Davis (Planner II)

Notes: Giovanni Zinn joined the meeting at 7:01pm.

I. 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)

REPORT: **1566-02**

ACTION: **No Action.** Application withdrawn.

RE: **1155 WHALLEY AVENUE.** Request for an extension of time for a period of five years (to April 20, 2026) for previously approved Site Plan Review application for the construction of a 124-unit elderly housing development in a BA and RM-2 zone. (Applicant: Joseph Williams of Shipman & Goodwin LLP)

REPORT: **1480-05R ext**

ACTION: **Approval.** L. Radcliffe made a motion to remove the item from the table (4-0). L. Radcliffe moved the item (4-0).

RE: **19 WHEELER STREET a/k/a MBL 082/0974/02001 a/k/a "Fairmont Av."** Site Plan and Coastal Site Plan for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C & D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables in an IH zone. (Owner: Airline Avenue Realty, LLC c/o Gerald Antonacci; Applicant: Murphy Road Recycling, LLC c/o Gerald Antonacci; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)

REPORT: 1573-01

ACTION: **No Action.** Commissioners reviewed a letter from the public requesting a 60-day extension of items 1573-01 and 1573-04. The items remained on the table until the next regularly scheduled meeting of the Commission on November 18, 2020.

RE: 106 HAVEN STREET. Site Plan and Coastal Site Plan Review for the conversion of an existing warehouse into a Head Start childcare center in an IH zone. (Owner: Andrew Consiglio Jr. for Andrew Consiglio Jr., Irrev. Trust; Applicant: Mikyle Byrd-Vaughn for LULAC Head Start Inc.; Agent: Alexandra C. Sloan, AIA of Sloan Architect, P.C.)

REPORT: 1573-03

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

RE: 50 IVES PLACE. Site Plan and Coastal Site Plan Review for the construction of a warehouse facility in an IL zone. (Owner: Richard Cuomo for Ives IP Associates LLC; Applicant: Elm City Industrial Properties, Inc.; Agent: James Rotondo of Godfrey Hoffman Hodge, LLC)

REPORT: 1575-01

ACTION: **Approved with Conditions.** L. Radcliffe moved the item (4-0).

RE: 783 ORCHARD STREET & 316 AND 340 DIXWELL AVENUE. Site Plan Review for the construction of a 69-unit residential building in a BA/RM-2 zone. (Owner/Applicant: David Cleghorn for Dixwell Housing LLC)

REPORT: 1575-02

ACTION: **Tabled.** A. Marchand made a motion to table the item (4-0).

RE: 588 HOWARD AVENUE. Site Plan Review for the conversion of an existing residential building into 9 efficiency residential dwelling units in a RM-2 zone. (Owner/Applicant: Hugo Miura for St. Bari Capital New Haven 1, LLC)

REPORT: 1575-03

ACTION: **Tabled.** A. Marchand made a motion to table the item (4-0).

RE: 29-33 CROWN STREET. Site Plan Review for the construction of a two-story addition and residential dwelling units in a BD-1 zone. (Owner/Applicant: Jeff Spiritos for Acme Timber LLC)

REPORT: 1575-04

ACTION: **Tabled.** A. Marchand made a motion to table the item (4-0).

II. 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.** Application withdrawn.

RE: **275 SOUTH ORANGE STREET.** Site Plan Review for the construction of a multi-story, multi-use structure in a BD-3 zone. (Owner: City of New Haven; Applicant: Gregory Fieber for LWLP New Haven LLC c/o Spinnaker Real Estate Partners, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

REPORT: **1573-02**

ACTION: **No Action; Public Hearing Continued.** L. Radcliffe made a motion to remove the item from the table (4-0). E. Mattison opened the public hearing. The Commission decided to continue the public hearing (4-0). Additional testimony will be accepted during the Special Meeting of the Commission on November 4, 2020.

NOTES: Seven (7) members of the public spoke in favor of the item. Four (4) members of the public spoke in opposition to the item. Three (3) members of the public expressed a neutral position and/or asked questions. The Commission received 21 letters regarding the item.

RE: **19 WHEELER STREET a/k/a MBL 082/0974/02001 a/k/a “Fairmont Av.”** Special Permit to allow for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C& D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables. (Owner: Airline Avenue Realty, LLC c/o Gerald Antonacci; Applicant: Murphy Road Recycling, LLC c/o Gerald Antonacci; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)

REPORT: **1573-04**

ACTION: **No Action.** Commissioners reviewed a letter from the public requesting a 60-day extension of items 1573-01 and 1573-04. The items remained on the table until the next regularly scheduled meeting of the Commission on November 18, 2020.

III. BOARD OF ALDER REFERRALS

RE: **ORDER OF THE BOARD OF ALDERS** approving the painting of several creative crosswalks along Chapel Street in the public right of way along the Chapel Street Railroad Overpass and the intersections on both sides (Chapel and State & Chapel and Union St). Submitted by: Town Green District)

REPORT: **1574-01**

ADVICE: **Approve.** A. Marchand moved the item (4-0).

RE: **ORDER OF THE BOARD OF ALDERS** establishing a Residential Parking Zone (RPZ) on Newhall Street, between Lilac Street and Ivy Street. (Submitted by: Alder Clyburn)

REPORT: **1574-02**

ADVICE: **Tabled.** A. Marchand made a motion to table the item (4-0).

RE: **ORDER OF THE BOARD OF ALDERS** approving the disposal of a portion of the parcel of land known as 20 Thompson Avenue East Haven which is currently a part of Tweed New Haven Airport to Robert Celentano and to acquire from Robert Celentano a portion of the

parcel of land known as 12 Washington Avenue, East Haven to be used for the purposes of Tweed New Haven Airport. (Submitted by; Michael Piscitelli, Economic Development Administrator)

REPORT: 1574-03

ADVICE: Tabled. A. Marchand made a motion to table the item (4-0).

RE: ORDER OF THE BOARD OF ALDERS approving an application for Tax Abatement for New Production Affordable Housing - 300 State Street Development 1 New Haven, CT. (Submitted by: Chief Executive Officer of Beacon Communities LLC)

REPORT: 1574-04

ADVICE: Tabled. A. Marchand made a motion to table the item (4-0).

RE: ORDER OF THE BOARD OF ALDERS approving an application for Tax Abatement for 340 Dixwell Avenue inclusive of the merged lots of 340 Dixwell Avenue, 316 Dixwell Avenue, and 783 Orchard Street. (Submitted by: Dixwell Housing Associates LLC (partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp))

REPORT: 1574-05

ADVICE: Tabled. A. Marchand made a motion to table the item (4-0).

RE: ORDER OF THE BOARD OF ALDERS approving the disposal of those parcels of land known as 291 Ashmun Street, 309 Ashmun Street and 178-186 Canal Street, New Haven to RJDA Ashmun Street LLC subject to a Development and Land Disposition Agreement and a Tax Agreement. (Submitted by: Serena Neal-Sanjurjo, Livable City Initiative)

REPORT: 1575-05

ADVICE: Tabled. A. Marchand made a motion to table the item (4-0).

IV. BOARD OF ZONING REFERRALS

RE: 1089 WHALLEY AVENUE. Coastal site plan review for a variance application to allow for side yards of 1.1ft where 8ft is required and 1.1ft where 8.75ft is required. Zone: BA. (Owner: LG Partners LLC. Applicant: Ben Trachten)

REPORT: 1575-06

ADVICE: Approve. A. Marchand moved the item (4-0).

V. ADMINISTRATIVE SITE PLAN REVIEW

1561-03A1 36 FOUNTAIN STREET. Administrative Site Plan Review for minor changes to previously approved site plan for the conversion of a former bank into a restaurant in a RM-1 and BA-2 zone. (Agent: Benjamin Trachten of Trachten Law Firm, LLC)

1534-04A1 85 ELM STREET AND 205 CHURCH STREET. Administrative Site Plan Review for minor changes to previously approved site plan for the construction of a two-story parking garage, 21-room hotel and 105 dwelling units in a BD zone. (Owner/Applicant: Elm Cooper, LLC/Cooper Church LLC; Caleb F. Hamel of Susman, Duffy & Segaloff, PC)

1571-18A1 100 College Street. Administrative Site Plan Review for construction of a Pedestrian

Connection between 100 College Street and 300 George Street. (Owner(s): WE George Street L.L.C.; Applicant: WE 100 College Street LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

1562-A1 **17-35 KENSINGTON STREET.** Administrative Site Plan Review for minor changes to previously approved site plan for the construction of a three-story residential building. (Owner: City of New Haven; Applicant: Kristin Anderson of The Community Builders; Owner: Emily Weckman of To Design)

VI. MINUTES OF MEETINGS

RE: Meeting 1573 Minutes

ACTION: **Approval.** A. Marchand moved the item (4-0).

VII. COMMUNICATIONS

769 ELLA T. GRASSO BOULEVARD. The Commissioner of the Department of Energy and Environmental Protection (DEEP) provided notice that a tentative determination has been reached to approve the following applications: Permits for New Source Review for two B&L Industries Model Phoenix II-2 or Equivalent Human Cremators (Applicant: Evergreen Cemetery Association). The notice indicates that the proposed activity will affect air resources. The Commissioner also provided notice that a hearing may be held on these applications. Written comments or a request for a public hearing on the applications may be submitted via e-mail to: Valerie.galo@ct.gov

VIII. ADJOURNMENT

A. Marchand moved to table items 1575-02, 1575-03, 1575-04, 1575-05, 1574-02, 1574-03, 1574-04 and 1574-05. A. Marchand made a motion to adjourn at 10:21 PM (4-0).

Next Special Meeting of the City Plan Commission:

Wednesday, November 4, 2020 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, November 18, 2020 at 6:00 PM (Submission deadline: October 22, 2020 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 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.

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 and posted on the City website at least 24 hours before the meeting time.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/94363988438?pwd=UG41UIZLODFEa0NqME1ETXMybWRPUT09>

Password: CityPlan20

2. Or dial in by phone:

+1 312 626 6799

Webinar ID: 943 6398 8438

Password: 224812

3. [Click here](#) to download and import the iCalendar (.ics) files to your personal calendar for the remainder of the 2020 meetings.

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 7I.

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