

**MINUTES FOR SPECIAL MEETING 1576**  
**NEW HAVEN CITY PLAN COMMISSION**  
**Wednesday, November 4 at 6:00 PM**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**VISIT:**<https://newhavenct.zoom.us/j/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>  
**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),  
Alternates Present: Ernest Pagan (Commissioner), Kevin DiAdamo (Alternate Commissioner)  
Absent: Elias Estabrook (Alternate Commissioner)

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

Notes: Ernest Pagan joined the meeting at 6:19pm. Edward Mattison left the meeting at 10:18pm.

**I. CALL TO ORDER**

E. Mattison called the meeting to order at approximately 6:08 PM.

**II. SITE PLAN REVIEWS**

**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:** **Approval.** L. Radcliffe made a motion to remove the item from the table (4-0). K. DiAdamo moved the item (4-0-1(E. Pagan abstained)).

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

**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:** **Approval.** A. Marchand made a motion to remove the item from the table (5-0). L. Radcliffe

moved the item (5-0).

### **III. CONTINUED PUBLIC HEARINGS (start at 7 PM)**

- 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:** **Approval with Conditions.** E. Mattison re-opens public hearing. The Commission decided to review applicant presentation. A. Marchand moved to close the public hearing (5-0). A. Marchand moved the item (5-0).
- NOTES:** Applicant has provided written memo. Applicant and development team gave presentation. Three (3) members of the public spoke in favor of the item. Three (3) members of the public spoke in opposition of the item. Three (3) members of the public expressed a neutral position and/or asked questions. Commission grants request for more of applicant presentation. The Commission received several letters regarding the item.

### **IV. BOARD OF ALDER REFERRALS**

- 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:** **No Advice.** A. Marchand moved to raise concerns about unclear need (5-0).
- 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:** **Approval.** L. Radcliffe moved the item (5-0).
- 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:** **No Action.** Item withdrawn.
- 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: Approval.** K. DiAdamo moved the item (5-0).

**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: Approval.** A. Marchand made a motion to remove the item from the table (5-0). K. DiAdamo moved the item (5-0).

**RE: ORDER OF THE BOARD ALDERS** approving the Development and Land Disposition Agreement between the City of New Haven and ConnCorp, LLC for the conveyance of Real Property known as portions of Dixwell Plaza, New Haven, CT. (Submitted by: Arlevia Samuel, Livable City Initiative)

**REPORT: 1576-01**

**ADVICE: Approval.** L. Radcliffe moved the item (5-0).

**RE: RESOLUTION OF THE BOARD OF ALDERS** Authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development Not To Exceed \$500,000 to support cleanup of a portion of 198 River Street in the River Street Development Project Plan (MDP) Area. (Submitted by: Helen Rosenberg, Economic Development)

**REPORT: 1576-02**

**ADVICE: Approved.** A. Marchand moved the item (5-0).

**V. PAD REFERRALS**

**RE: 388 BLATCHLEY AVENUE.** Disposition of vacant sliver lot for parking and side yard. (Applicant: Agilsberto Montalvo & Nilda Reyes)

**REPORT: 1576-03**

**ADVICE: No Advice.** A. Marchand made a motion to provide no advice to and to note that “the Commission didn’t have enough information to determine if the sale of the property for the use of parking is the best use feasible for this location” (4-0).

**RE: 83 BUTLER STREET.** Disposition of vacant lot to be developed as a two-unit owner occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)

**REPORT: 1576-04**

**ADVICE: Tabled.** A. Marchand made a motion to table the item as there was a sufficient amount of Commissioners available to vote (3-0).

**RE: 627 WASHINGTON AVENUE.** Disposition of vacant sliver lot for parking and side yard. (Applicant: 623-625 Washington Avenue, LCC)

**REPORT:** 1576-05

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

**VI. MINUTES OF MEETINGS**

Meeting 1575 Minutes. No action taken.

**VII. ADJOURNMENT**

**ACTION:** A. Marchand made a motion to adjourn at 10:27. Vote: 3-0.

**COMMUNICATIONS**

*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](mailto:sdavis@newhavenct.gov) or [jmontesano@newhavenct.gov](mailto: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/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>

*Password: CityPlan20*

**2. Or dial in by phone:**

+1 929 205 6099

*Webinar ID: 959 4929 7971*

*Password: 4705636972*

**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