

MINUTES FOR MEETING 1579
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 16 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: Leslie Radcliffe (Acting Chair), Edward Mattison (Commissioner), Adam Marchand (Alder), Giovanni Zinn (City Engineer)

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

Staff Present: Aïcha Woods (Executive Director, City Plan), Anne Hartjen (Senior Project Manager), Rod Williams (Deputy Corporation Counsel), Stacey Davis (Planner II)

Notes: Edward Mattison declared Leslie Radcliffe Chair for the evening. Spanish interpretation services were offered throughout the meeting.

I. CALL TO ORDER

L. Radcliffe called the meeting to order at approximately 6:06 PM.

II. BOARD OF ALDER REFERRALS

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City Of New Haven to accept funding of approximately \$100,000 from the State of Connecticut and to execute Encroachment Permits, Maintenance Agreements, and other paperwork for future public artwork in State Department underpasses in New Haven, in accordance with the DOT Public Art Policy. (Submitted by: City Plan Department)

REPORT: **1579-01**

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

NOTES: Several letters of support regarding items 1579-01, 1579-02, and 1579-03 were submitted into the record.

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to execute Encroachment Permits, Maintenance Agreements, and other paperwork for a public art mural in the I-91 underpass at the intersection of State Street and Bradley Street, in accordance with the 2019 DOT Public Art Policy. (Submitted by: City Plan Department)

REPORT: **1579-02**

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

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to execute Encroachment Permits, Maintenance Agreements, and other paperwork for two existing public murals on State Department of Transportation underpasses along State Street, in accordance with the 2019 DOT Public Art Policy. (Submitted by: City Plan Department)

REPORT: **1579-03**

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

III. BOARD OF ZONING REFERRALS

RE: **31 FULTON STREET.** Use Variance to permit a Baseball Practice Facility with a batting cage and Coastal Site Plan Review. Zone: IH. (20-75-CAM) (Owner: Lakota Properties LLC.; Applicant: Benjamin Trachten)

REPORT: **1579-04**

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

IV. CONTINUED PUBLIC HEARING (start at 7 PM)

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; Public Hearing Continued.**

NOTES: One (1) member of the public spoke in favor of the item. Thirteen (13) members of the public spoke in opposition of the item. The Commission received several letters of written testimony regarding the item. There were four (4) intervenors present under the Connecticut Environmental Protection Act (CEPA), three (3) provided testimony: Christopher Ozyck (testified), Save the Sound (Roger Reynolds (testified)), Quinnipiac River Fund (Nancy Alderman (testified)), and New Haven Urban Design League (Anstress Farwell).

V. SITE PLAN REVIEWS

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 taken. Item remained on the table.

VI. ADMINISTRATIVE SITE PLAN REVIEW

RE: **87 TRUMBULL STREET.** Administrative site plan review for minor changes to the previously approved site plan for Yale University's new Economics Building (PDU 89). (Owner/Applicant: John Bollier for Yale University; Agent: James Elmasry of Yale University)

REPORT: **1563-01A1**

VII. MINUTES OF MEETINGS

RE: Meeting 1578 Minutes

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1578 (3-0).

VIII. OTHER

RE: Discussion of Commission and Board land use training topics and dates

NOTES: City Plan staff informed the Commission that a series of Commission/Board land use trainings will be offered in 2021. Members of the Commission discussed potential topics for the trainings, including but not limited to, affordable housing, racial equity, climate initiatives and environmental regulations, and legal requirements and procedures.

COMMUNICATIONS

Next Regular Meeting of the City Plan Commission:

Wednesday, January 20, 2020 at 6:00 PM (Submission deadline: December 17, 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.

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.

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats/languages 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. Individuals who require language interpretation services, please contact Stacey Davis at sdavis@newhavenct.gov.

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 for public hearing items should be submitted to City Plan staff 24 hours in advance of each public meeting; verbal, written, and recorded testimony will be accepted during the 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 and site plan/public hearing application materials will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting

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