

MINUTES FOR MEETING 1598
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 15, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/december-15-2021-meeting>

Attendance

Regular Members Present:

Leslie Radcliffe (Chair), Edward Mattison (Vice Chair), Adam Marchand (Commissioner, Alder for Ward 23), Carl Goldfield (Commissioner), Ernest Pagan (Commissioner), Giovanni Zinn (ex officio Commissioner, City Engineer)

Staff Present:

Aïcha Woods (Executive Director, City Plan), William Long (Deputy Director of Zoning, City Plan), Esther Rose-Wilen (Planner, City Plan), Maya Vardi (Planner, City Plan), Roderick Williams (Attorney, Corporation Counsel)

I. CALL TO ORDER

Chair Radcliffe called the meeting to order at 6:05 PM.

SITE PLAN REVIEWS

- 1598-01 188, 196, and 206 LAFAYETTE STREET, AND 39 PRINCE STREET.** (MBLUs: 264 0120 00800, 264 0120 00700, 264 0120 00500, 264 0120 00900). (Owner: Yale University; Agent: Carolyn Kone, Brenner, Saltzman & Wallman LLP; Applicant: Randall M. Salvatore).
Site Plan Review for construction of a seven-story residential building with 112 units in the BD-3 Zone.

Commissioner Goldfield moved to approve. 4-0 in favor.

Chair Radcliffe moved the Dixwell Plaza Redevelopment Project Site Plan Review to be heard during the public hearing along with the two Special Permit applications for the same project.

Chair Radcliffe moved the Property Acquisition and Disposition Committee Referral items up in the agenda to better manage time before the public hearing.

PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS

- 1598-07 31 FRANK STREET.** (MBLU: 302 0072 00800) Disposition of a vacant single-family property to an individual who will rehabilitate the property and occupy it as an owner-occupant for a minimum ten-year occupancy period.

Commissioner Pagan moved to approve. 4-0 in favor.

1598-08 **26 STEVENS STREET.** (MBLU: 312 0143 02400) Disposition of a city-owned sliver lot at 26 Stevens Street. The property will be split between the two adjacent properties to create additional off-street parking and yard area.

Commissioner Pagan moved to approve. 4-0 in favor.

Chair Radcliffe opened the Public Hearing at 7:10pm.

PUBLIC HEARINGS

DIXWELL PLAZA REDEVELOPMENT PROJECT. 87 Webster Street (MBLU: 294 0345 00400); 156-158 Dixwell Avenue (MBLU: 294 0345 100500) 172 Dixwell Avenue (MBLU: 294 0345 00600) 176 Dixwell Avenue (MBLU: 294 0345 00700); 180-184 Dixwell Avenue (MBLU: 294 0345 00800); 190 Dixwell Avenue (MBLU: 294 0345 00900); 192 Dixwell Avenue (MBLU: 294 0345 01000); 206-208 Dixwell Avenue (MBLU: 294 0345 01200); 210-212 Dixwell Avenue (MBLU: 294 0345 01300); 220 Dixwell Avenue (MBLU: 294 0345 01400); 224-226 a k a 230 Dixwell Avenue (MBLU: 294 0345 01500 & 294 0345 01501); 200 Dixwell Avenue (MBLU: 294 0345 01100); 26 Charles Street (MBLU: 294 0345 01600); and Dixwell Avenue (MBLU: 294 0345 01800).

(Owners: 87 Webster Street LLC, 156-158 Dixwell Avenue, LLC, 172 Dixwell Avenue LLC, 176 Dixwell Avenue LLC, 180-184 Dixwell Avenue LLC, 190 Dixwell Avenue LLC, 192 Dixwell Avenue LLC, 206-208 Dixwell Avenue LLC, 210 Dixwell Avenue LLC, 220 Dixwell Avenue LLC, 230 Dixwell Avenue LLC and the City of New Haven. Applicants: Paul McCraven of ConnCorp, LLC and the City of New Haven; Agent: Carolyn Kone of Brenner, Saltzman & Wallman, LLP)

1598-02 **Site Plan Review for a phased redevelopment project including demolition of existing structures and construction of a 2-story mixed-use building, a 7-story mixed-use building including 184 dwelling units, a 259-space underground parking garage, a public plaza, 13 townhouses, a 2-story parking garage, a 2-story Performing Art Center and a 5-story mixed-use building. (Not a Public Hearing item).**

1598-03 **Special Permit application for parking facilities with 200 spaces or more in the BA zone. (Public Hearing item).**

1598-04 **Special Permit application for multifamily housing with residential use on the first stories (13 townhouses) in the BA zone. (Public Hearing item).**

Deputy Director Long informed the Commissioners of a Petition for an Intervention pursuant to statute 22a-19a of the CT Environmental Protection Act submitted to the City Plan Commission regarding items 1598-02, 1598-03, and 1598-04. Deputy Director Long then shared insight from the City's Corporation Counsel that the petition does not make the necessary allegations to meet the statutory standard for intervention and therefore denial of the petition is recommended.

Commissioner Alder Marchand moved to deny the petition. 5-0 in favor.

Representatives of the Dixwell Plaza Redevelopment team introduced the project.

Chair Radcliffe opened the floor for public testimony on the two Dixwell Plaza Special Permit applications (1598-03&1598-04) at 8:43pm.

Clifton Graves Jr, 257 Stevenson Rd, spoke in support of the applications.

Melissa Singleton, 416 Edgewood Ave, asked questions and expressed concerns about transparency.

Rita Worthy, 25 Hamden Hills Dr, Hamden CT, expressed concerns around church parking for the churches across the street from the project as well as support for the proposal.

Crystal Gooding, 26 Woodland St, asked questions about the traffic study and expressed concerns over the number of parking spaces and traffic on Webster St.

Lillie Chambers, 339 W Division St, expressed concerns about the townhouses and traffic/the traffic study.

Adira Franklin Rivera, 341 W Division St, asked questions about the surface parking lot, the townhouses, and several other aspects of the project.

Dawn Wright, 380 Mather St, Hamden CT, expressed concerns about the traffic study and the need for more community involvement.

Carla Chapel, 290 Ashmun St, expressed concerns about traffic on Webster Street and Dixwell Ave.

Willis Miller Jr, 1 Fallon Dr. North Haven CT, expressed the need for parking for the churches across the street from the project and spoke in support of the project.

Olivia Martson, 228 Dwight St, expressed concerns about the demolition of the Elks Lodge building.

Anstress Farwell, 37 Wooster Pl, expressed concerns about traffic.

Crystal Gooding, 26 Woodland St, expressed concerns about the number of parking spaces proposed.

Adira Franklin Rivera, 341 W Division St, expressed concerns about transparency.

Anstress Farwell, 37 Wooster Pl, commented on the need for ongoing public engagement.

Carla Chapel, 290 Ashmun St, expressed support for the project as well as some concerns around transparency.

Olivia Martson, 228 Dwight St, expressed concerns about the demolition of the Elks Lodge building.

The Dixwell Plaza Redevelopment team responded to questions from the public regarding parking, traffic, and the townhouses.

Chair Radcliffe closed the public hearing at 10:05pm.

Commissioner Alder Marchand moved to approve item 1598-03. 5-0 in favor.

Commissioner Alder Marchand moved to approve item 1598-04. 5-0 in favor.

Commissioner Alder Marchand moved to approve item 1598-02. 4-1-0 in favor (Vice Chair Mattison abstained).

1598-05 780 STATE STREET. (MBLU: 210 0377 02400). (Owner: Frew&Frew LLC; Agent: Kenneth Baldwin; Applicant: Cellco Partnership dba Verizon Wireless).
Special Permit application for modifications to an existing telecommunications facility on the roof of a building listed as a contributing resource to the Upper State Street Historic District, a National Register Historic District, in the BA zone.

Item passed over.

CERTIFICATES OF COMPLETION

1598-06 70 SACHEM STREET, PDD #121. (MBLU: 258 1294 00100). Yale University, Request for Certificate of Completion, New Residential Colleges. (Owner/Applicant: Yale University; Agent: Joseph L. Hammer, Day Pitney LLP)

Commissioner Alder Marchand moved to approve. 5-0 in favor.

MINUTES OF MEETINGS

Meeting:

- 1597 (December 1, 2021)

Commissioner Alder Marchand moved to approve. 5-0 in favor.

BOARD OF ALDER REFERRALS

1598-09 ORDER OF THE BOARD OF ALDERS requesting a four-way stop sign at the corners of the intersection of Burr Street and Fort Hale Road. (Submitted by: Ward 18 Alder Salvatore E. DeCola).

1598-10 ORDER OF THE BOARD OF ALDERS approving and establishing a residential parking zone to include all of Stuyvesant Street between Stewart and Burr Streets, Girard Avenue also between Stewart & Burr Streets, all of Stewart Street, and Fort Hale Road. (Submitted by: Ward 18 Alder Salvatore E. DeCola).

1598-11 ORDER OF THE BOARD OF ALDERS designating the corner of Newhall and Huntington Street as “Mother Mary E. Atkinson Joyner Corner” in perpetuity, to honor the life and legacy of Mother Mary E. Atkinson Joyner, a longtime community resident, well-respected church mother, and leader who has given back to church and families in our community on many levels. (Submitted by: Ward 20 Alder Oscar Havvarimana).

1598-12 ORDER OF THE BOARD OF ALDERS requesting an extension of the existing Zone 8 residential parking zone on Front Street between Grand Avenue and Chapel Street and for transportation safety improvements. (Submitted by: RiverPlace Homeowner’s Association).

BOARD OF ZONING APPEALS REFERRALS

1598-13 771 ORANGE STREET. (MBLU: 213 0425 00100). Special exception to allow for a package permit to be located 700ft away from another establishment with a package

permit where 1,500ft is required. Zone: RM-2. (Owner: 771 Orange, LLC. Applicant: Charles Negaro)

Commissioner Alder Marchand moved to table items 1598-05, 1598-10, 1598-11, 1598-12, and 1598-13. 5-0 in favor.

Commissioner Alder Marchand moved to adjourn. 5-0 in favor.

The meeting adjourned at 10:46pm.