

**MINUTES FOR MEETING 1581
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 17, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>

Password: CityPlan21

*items expected to be tabled or remain on the table
^tabled items expected to be removed from the table

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

Attendance

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Ernest Pagan (Commissioner), Dawn Henning (Assistant City Engineer), Giovanni Zinn (City Engineer)

Alternates Present: Kevin DiAdamo (Voting Alternate Commissioner), Elias Estabrook (Alternate Commissioner)

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

Notes: A. Marchand joined the meeting at 6:26 PM. E. Estabrook joined the meeting at 6:37 PM. G. Zinn joined the meeting at 7:08 PM.

I. CALL TO ORDER

E. Mattison called the meeting to order at approximately 6:03 PM.

II. SITE PLAN REVIEWS

RE: **1083 WHALLEY AVENUE.** Coastal Site Plan Review for residential conversion of an existing building and the construction of a new residential building in a BA zone. (Applicant/Owner: The Property Link LLC; Agent: John Gable of Connecticut Consulting Engineers, LLC)

REPORT: **1580-01**

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

RE: **260 MIDDLETOWN AVENUE.** Coastal Site Plan Review for the redevelopment of the residential drop-off area at an existing municipal solid waste transfer station in an IH zone. (Owner/Applicant: New Haven Solid Waste & Recycling Authority; Agent: Vincenzo Chiaravalloti of Fuss & O'Neill)

REPORT: **1581-01**

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

RE **313 HUMPHREY STREET.** Site Plan Review for the construction of a three-story building with three residential dwelling units in a RM-2 zone. (Owner/Applicant: Sachin Anand for SA Financial LLC; Agent: Andrew Rizzo of AR Consulting LLC)

REPORT: **1581-02**

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

III. PUBLIC HEARINGS

RE: **89 SHELTON AVENUE.** Special Permit for replacement of nine (9) antennas and six (6) remote radio heads (“RRHs”) on an existing wireless telecommunications facility on the roof of an industrial building in an IH zone. (Owner: New Haven Business Center LLC; Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Kenneth C. Baldwin, Esq., Robinson & Cole LLP; Owner: Kenneth C. Baldwin, Esq. of Robinson & Cole LLP)

REPORT: **1580-02**

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

NOTES: Three members of the public provided testimony.

RE: **1083 WHALLEY AVENUE.** Special Permit for residential use on the first floor in a BA zone. (Applicant/Owner: The Property Link LLC; Agent: John Gable of Connecticut Consulting Engineers, LLC)

REPORT: **1581-03**

ACTION: **Approved with Conditions.** A. Marchand moved the item (5-0).

NOTES: Three members of the public provided testimony. E. Mattison requested that the Board of Alders review the City’s requirements for public noticing.

IV. BOARD OF ZONING REFERRALS

RE: **30 TRUMBULL STREET.** Special Exception to allow 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RO. (21-6-S) Owner: Urbane Properties LLC. Applicant: Jack O’Brien

REPORT: **1581-04**

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

V. PAD REFERRALS

RE: **53 SHELTON AVENUE.** Disposition of vacant lot for construction of affordable housing units. (Applicant: Believe In Me Empowerment Corporation)

REPORT: **1535-10R2**

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

VI. MINUTES OF MEETINGS

RE: Meeting 1580 Minutes

ACTION: **Approval.** L. Radcliffe moved to approve the minutes from meeting 1580 (5-0).

VII. ANNUAL MEETING

RE: Election of Officers

ACTION: Edward Mattison nominated Leslie Radcliffe as Chair of the City Plan Commission. The motion passed unanimously (5-0). Alder Adam Marchand nominated Edward Mattison as Vice Chair. The motion passed unanimously (5-0).

VIII. OTHER

FEMA Community Rating System – Program for Public Information

IX. ADJOURNMENT

ACTION: A. Marchand made a motion to adjourn at 9:24 PM. Vote: 5-0.

Next Regular Meeting of the City Plan Commission:

Wednesday, March 17, 2021 at 6:00 PM (Submission deadline: February 18, 2021 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 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: CityPlan21

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 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