

**MINUTES
FOR SPECIAL PUBLIC HEARING
OF THE
NEW HAVEN CITY PLAN COMMISSION**

Monday, June 21, 2021 at 6:00 PM

Present

Commissioner Radcliffe
Commissioner Mattison
Commissioner Alder Marchand
Commissioner Pagan
Commissioner Zinn (*ex-officio*)

Absent

Commissioner Martinez
Commissioner Estabrook

WEB-BASED MEETING HOSTED ON ZOOM:

<https://newhavenct.zoom.us/j/98405893616?pwd=VldXUEVkUk1EYmg2TnBRaXBzSThxZz09>

Passcode: Planning2

To view special meeting materials, visit:

<https://newhavenct.zoom.us/j/98405893616?pwd=VldXUEVkUk1EYmg2TnBRaXBzSThxZz09>

Chair Radcliffe called the meeting to order. She asked that all Commissioners and Planning Staff introduce themselves. Chair Radcliffe then signified there was a quorum present during the meeting.

I. THE PURCHASE OF 424 CHAPEL STREET BY THE CITY OF NEW HAVEN FROM THE STATE OF CONNECTICUT in accord with Connecticut General Statutes Section 3-14b.

Chair Radcliffe asked Planning Staff introduce the first item on the agenda. Planning Staff reads the item into the record and asked the applicant to make a presentation. Mr. Michael Piscitelli (Director of the City's Economic Development Department) explained the need for the special meeting by stating that the City was under a tight timeframe to purchase this property from the State of Connecticut no later than June 23, 2021.

Mr. Piscitelli further explained the State acquired the property with the intent of expanding Chapel Street as part of its Right-of-Way; however, the actual expansion never came to fruition. Subsequently, the State of Connecticut determined it no longer needed the property and sought to sell the property. Accordingly, the City of New Haven was offered the first right of refusal to purchase the property.

Mr. Piscitelli then provided detail as to the exact location of the property and described its surroundings in terms of (i.) land use; (ii.) zoning; (iii.) compatibility with the City's long-range planning strategy; (iv.) alignment with the City's economic development strategy; and (v.) compatibility with the City's Comprehensive Plan. Mr. Piscitelli requested that the City Engineer (Mr. Giovanni Zinn) provide greater insight into the Administration's decision to pursue the purchase of the property.

Mr. Zinn stated that the building 58,000 square feet. The site contains a building which will be used to house City departments which are currently renting office space due to the limited capacity within City Hall and other annexed buildings.

Commissioner Pagan asked whether the building was in good condition to ensure that the City would be purchasing a sound building and making a wise investment.

Mr. Zinn responded the building is in good condition and is “move-in” ready.

Commissioner Alder Marchand inquired about the environmental contamination status of the building and the site considering the previous use of the site and after he reviewed the environmental assessment.

Mr. Zinn provided clarity by indicating there was a Phase 1 environmental assessment study conducted. The Phase 1 report concluding there were no leaks from underground storage tanks.

Commissioner Alder Marchand further inquired as to how safe the building is and whether a more thorough investigation is needed.

Mr. Zinn responded that 10 closure reports have been issued since 1986. A negative declaration was issued by Connecticut State Department of the Energy and Environmental Protection. These were issued prior to the State of Connecticut taking ownership of the property. Any further testing would require the City to conduct test boring samples but that is only done when there is suspicion of greater/further environmental contamination. In this case, there is no evidence that would lead/suggests any further environmental contamination.

Commissioner Alder Marchand asked about any abatement needed to “move-in” or use the building.

Mr. Zinn stated there is limited abatement required at this time.

The Chair asked whether there are any additional questions from the Commissioners. No Commissioners respond at that moment. The Chair then asked what funds will be used to purchase the building.

Mr. Zinn clarified that the funds to purchase the property were being used from the Department of Public Works budget and they have the funding to do so. He then explained the Board of Alder process for determining the funding source and that City Planning Commission’s purview related to rendering recommendations.

Commissioner Alder Marchand provided clarity into the Board of Alders process. Mr. Piscitelli stated this is in alignment with the City’s Comprehensive Plan. Commissioner Alder Marchand offered that the purchase of this property will improve functionality of Department of Public Works. Commissioner Alder Marchand strongly encouraged that the other Commissioners recommend the purchase of the property.

Commissioner Pagan made a motion to recommend the purchase of the property to the Board of Alders by approving the Staff Report. Deputy Director Long called the role. **All Commissioners present voted in favor of the motion. The vote was unanimous.**

The Commission voted to adjourn the meeting.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/98405893616?pwd=VldXUEVkUk1EYmg2TnBRaXBzSThxZz09>

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2. Or dial in by phone:

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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

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