

**MINUTES FOR MEETING 1599  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, January 19, 2022 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

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

**Passcode:** Planning2

^ Item expected to be tabled  
\*Item to be removed from table

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/january-19-2022-meeting>

**I. ROLL CALL**

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

Commissioners Present:

Chair Leslie Radcliffe, Vice Chair Ed Mattison, Commissioner Ernest Pagan, Commissioner Edwin Martinez, Commissioner Alder Adam Marchand, Commissioner Carl Goldfield, and Ex-officio Commissioner City Engineer Giovanni Zinn present.

Staff Present:

Director Aicha Woods, Deputy Director of Zoning William Long, Planner Esther Rose-Wilen, Attorney Michael Pinto, and Attorney Roderick Williams.

**II. SITE PLAN REVIEW**

**1599-01      232 and 238 COLUMBUS AVENUE**  
MBLUs: 265 0084 01400; 265 0084 01300

**Owner:** City of New Haven; **Applicant:** Ralph Mauro, 238 Columbus Avenue Associates LLC;  
**Agent:** James Pretti, Criscuolo Engineering LLC

**Site Plan Review**

Construction of a 10-unit residential building in the RM-2 Zone.

Engineer James Pretti introduced the project.

Chair Radcliffe acknowledged receipt of a request for a public hearing on the item.

Commissioner Pagan asked about the LDA process for the site which Attorney Michael Pinto described.

The Commission and City Staff further discussed the request for a public hearing on the item.

**Commissioner Alder Marchand moved to deny the public hearing. 5-0 in favor.**

Commissioner Alder Marchand requested a description of traffic circulation and trash collection which Engineer Pretti provided.

Commissioner Alder Marchand requested a description of what the cover is for the bike parking which Engineer Pretti described. Commissioner Alder Marchand recommended careful design of the bike rack adjacent to the building wall.

Chair Radcliffe requested a description of the architecture and ground floor units which Engineer Pretti responded to.

Chair Radcliffe asked about the exterior lighting which Engineer Pretti described, confirming that the light does not spill onto neighboring properties.

Chair Radcliffe asked questions about traffic circulation, Engineer Pretti confirmed that traffic circulation and markings were approved by City Staff from Transportation, Traffic, and Parking and visibility exiting the lot should be sufficient.

Commissioner Martinez requested confirmation that there were 10 parking spaces, which was confirmed.

Commissioner Pagan asked about ADA accessibility and Engineer Pretti confirmed that any of the ground floor units could be made into accessible units but currently there is one accessible unit planned and one accessible parking space. Commissioner Pagan then asked about rear exit from the building for the upper floor units, particularly for trash disposal. Engineer Pretti explained that there is only one exit for those units and the building design went through the Fire Marshal's office and that it would be unlikely that additional egress could be added for design and zoning reasons.

Commissioner Mattison asked about fire safety and building code and whether two egress routes were required. Engineer Pretti responded that the Fire Marshal's office had approved the plans and the building was required to be made into a sprinklered building.

Commissioner Martinez asked how the apartment unit furthest from the dumpster would access the dumpster. Engineer Pretti explained that they would come down their front stairs and walk down the block and back to the dumpster. Commissioner Martinez expressed concern about this design and Engineer Pretti explained some of the challenges with the design of the site.

Commissioner Martinez asked about off-site street parking. Engineer Pretti responded that there is off-site parking on Salem Street and Columbus Avenue.

Commissioner Alder Marchand echoed the concerns of Commissioners Pagan and Martinez but expressed that if the Fire Marshall and the Office of Building Enforcement and Inspection had reviewed and approved the plans the concerns may not fall under the Commission's purview to consider.

Chair Radcliffe asked for advice from Attorney Pinto on the matter.

Attorney Pinto responded that the concerns expressed were not grounds for the Commission's decision on the application based on prior review and approval of the plans by City Departments.

**Commissioner Alder Marchand moved approval of the site plan at 7:04pm. 3-2 in favor.**

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

Chair Radcliffe opened the Public Hearing at 7:06pm

**1598-05      780 STATE STREET**  
MBLU: 210 0377 02400  
**Owner:** Frew&Frew LLC; **Agent:** Kenneth Baldwin; **Applicant:** Cellco Partnership dba Verizon Wireless

#### **Special Permit**

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.

Attorney Kenneth Baldwin introduced the project, describing the site and the proposed modifications. Attorney Baldwin explained that the State Historic Preservation Officer had reviewed the plans and showed the Commission renderings of the proposed modifications.

The floor was opened for public testimony. No one from the public provided testimony.

Chair Radcliffe closed the floor for public testimony and turned it over to the Commission for questions and comments.

Commissioner Alder Marchand shared that the Commission was generally supportive of these applications when an attempt was made to conceal the infrastructure. Commissioner Alder Marchand further commented that while the proposal for 780 Sate street was not the most aesthetically pleasing, it did not seem to significantly impact the historic value of the structure. Chair Radcliffe agreed with Commissioner Marchand's comment that the modifications appeared unobtrusive.

**Commissioner Alder Marchand moved approval of the item at 7:18. 5-0 in favor.**

**1599-03      78 OLIVE STREET**

MBLU: 225 0548 01100

**Owner/Applicant:** 78 Olive Street Partners LLC; **Agent:** Christopher McKeon

**Zoning Map Amendment**

Petition to Amend the New Haven Zoning Map (Grid #12) To Change the Designation of 2.487+/- Acres of land located at 78 Olive Street from General Business (BA) to Central Business/Residence (BD-1) Zoning District Classification.

Attorney Christopher McKeon introduced the project. Attorney McKeon referenced previous BA to BD-1 rezoning in CPC Staff report #1493-01 for 630 Chapel Street (MBLU 225 0532 00600) and 673 Chapel Street (MBLU 225 0532 01300) and report #1596-01 for the parcel located at 87 Union Street (MBLU 225 0532 00400), which provide a recommendation for future conversion of the 78 Olive Street parcel to BD-1 zoning. Attorney McKeon also referenced Dr. David Woods' Planning Report in support of the project.

Steve Fontana, 24 Angel Place, North Haven, City of New Haven, Deputy Director of Economic Development, spoke in support of the application.

Anstress Farwell, 37 Wooster Place, spoke in support of the application and spoke about the community engagement that was conducted.

Alder Eli Sabin, Ward 7, 415 Orange Street, spoke generally to the need for housing and economic development in the city and about future plans for community engagement around plans for the site.

Chair Radcliffe closed the public hearing at 7:49pm.

Commissioner Alder Marchand asked Planning Staff what were considered "abutting lots" to the areas to be potentially rezoned and asked whether additional parcels could be recommended to be rezoned or whether noticing requirements prohibited this.

Attorney Williams responded that additional noticing would be required before proposing to rezone additional parcels. Attorney Pinto clarified that abutting parcels include abutting parcels directly across the street, which Attorney Williams further confirmed.

Commissioner Alder Marchand expressed support of the proposal given his understanding that there would be building height and FAR restrictions given the abutting residential zone but reserved the right to vote differently when the matter comes before the Board of Alders.

**Commissioner Alder Marchand moved to approve the item at 7:58pm. 5-0 in favor.**

**Site Plan Review Continued**

**1599-02      30 WATERFRONT STREET**  
MBLU: 066 0951 00100  
**Owner:** New Haven Terminal Inc; **Applicant:** American Greenfuels LLC; **Agent:** Stephen Benben, Triton Environmental Inc

**Site Plan Review and Coastal Site Plan Review**

Construction of a 1,400SF addition to an existing commercial building in the Coastal Management Area in the IH Zone.

Stephen Benben of Triton Environmental Inc introduced the project as a small building addition not anticipated to impact any coastal resources. In his summary of the site plan, Mr. Benben described the site conditions which make stormwater infiltration not possible, as well as the request for a waiver for Section 60.2 Reflective Heat Impact requirements, stating that the site has achieved 40% reflective surfaces through building materials and achieving the 50% requirement would not be possible using reasonable methods on the industrial site.

Commissioner Alder Marchand asked whether the applicant had considered replacing asphalt with concrete which has a higher SRI value. Stephen Benben responded that the project involved limited land disturbance so there were minimal opportunities to replace surface materials. Commissioner Alder Marchand asked if there were any options to avoid the waiver. City Engineer Zinn commented that it would be difficult to meet the Section 60.2 Ordinance requirements on the site because plantings were not practical, a coating would degrade quickly due to the heavy traffic and replacing surface materials would be costly and may not accommodate the heavy traffic. Stephen Benben mentioned that the applicant may be able to commit to replacing any surfaces that need to be repaved in the future with lighter colored materials. Commissioner Mattison spoke in support of adding this recommendation to the approval.

Commissioner Alder Marchand spoke in support of adding this recommendation to the findings of the report: “The Commission urges the applicant to consider measures to increase heat reflectivity on the site if opportunities arise in the future.”

**Commissioner Alder Marchand moved the item with the additional information in the findings section at 8:23pm. 5-0 in favor.**

**IV. BOARD OF ALDER REFERRALS**

**1598-09      ORDER OF THE BOARD OF ALDERS**  
Request for 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

No action taken. Passed over.

**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

Alder DeCola explained that the residents of this area were concerned about parking spill-over from increased traffic related to Tweed Airport and explained that the area proposed for the RPZ was being expanded to include Hall Street from Burr Street to 164 Hall Street and 210 Burr Street to 230 Burr Street in addition to the areas stated in the item number. Alder DeCola further clarified that the referenced section of Fort Hale Road includes Fort Hale Road between Burr Street and Stewart Street. Alder DeCola explained that the entrance to the airport is on Burr Street right at Fort Hale Road.

Chair Radcliffe confirmed that all required documents were included with the petition including a signed petition with signatures from the majority of the residents in the area.

**Commissioner Alder Marchand moved to give a favorable recommendation at 8:35pm. 5-0 in favor.**

**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 Havyarimana

Deputy Director Long introduced the item and explained that while the signed petition was included, the location and wording of the proposed sign should be submitted, and Planning Staff recommends including this as a recommended condition of approval.

Chair Radcliffe and Commissioner Alder Marchand spoke in support of the petition and reflected on the significant community support for the item.

**Commissioner Alder Marchand moved to provide a favorable recommendation to the Board of Alders at 8:39pm. 5-0 in favor.**

**1598-12 ORDER OF THE BOARD OF ALDERS**

Request for 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

Deputy Director Long introduced the item. Deputy Director Long recommended that the request for a Residential Parking Zone and the request for Traffic Safety Improvements be treated separately, but the Commission does not have the authority to act on the request for Traffic Safety Improvements and the item should be passed over.

Chair Radcliffe passed over the request for Traffic Safety Improvements.

Deputy Director Long explained that the request to extend the Residential Parking Zone was submitted without a signed petition with signatures from the majority of residents from the area, so Planning Staff recommends that the Commission request more time from the Board of Alders to provide a recommendation.

The Commissioners discussed how to proceed given the incomplete petition.

Chair Radcliffe recommends that the Commission take no action until the petition is complete, at which time the petition will be considered by the CPC.

No action taken.

## V. BOARD OF ZONING APPEALS REFERRALS

**1599-04**      **142 TEMPLE STREET**  
MBLU: 241 0233 01600  
**Owner:** Olympia Building LLC. **Applicant:** Benjamin Trachten

**Special Exceptions** to permit 0 off-street parking spaces where 27 are required, and to permit 0 off-street loading spaces where 2 are required. Zone: BD.

Deputy Director Long introduced the item. Commissioner Alder Marchand asked if a letter from the New Haven Parking Authority confirming capacity at the Crown Street Garage had been submitted, which Deputy Director Long confirmed.

**Commissioner Martinez moved to provide a favorable recommendation at 8:56pm. 5-0 in favor.**

## VI. MINUTES OF MEETINGS

Meeting:

- 1598 (December 15, 2021)

**Commissioner Goldfield moved to approve at 8:58pm. 5-0 in favor.**

Commissioner Alder Marchand asked if there would be a Special Meeting in early February. Director Woods responded in the affirmative, explaining that as a next step on the Inclusionary Zoning Ordinance that was passed by the Board of Alders on January 18, the City Plan Commission would need to hold a Special Meeting to review and approve the Inclusionary Zoning Manual and that this meeting would be held on February 2, 2022 at 6pm.

Commissioner Alder Marchand added that the Regular Meeting on February 16<sup>th</sup> is the Commission's Annual Meeting where Commissioners would be reappointed to new terms.

**Commissioner Alder Marchand moved to adjourn at 9:01pm. 5-0 in favor.**

The meeting adjourned at 9:02pm.