

**MINUTES FOR MEETING 1619
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 26, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/october-26-2022-meeting>

The Chair opened the meeting at 6:04pm.

I. ROLL CALL

Commissioners Present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Joshua Van Hoesen, Ex-officio Commissioner City Engineer Giovanni Zinn

City Staff Present: Director Laura Brown, Planner Esther Rose-Wilen, Attorney Roderick Williams

II. PUBLIC HEARINGS (begin at 6:00pm)

1615-01 TWEED-NEW HAVEN AIRPORT WEST TERMINAL PARKING EXPANSION.
155 BURR STREET, 251 BURR STREET, 10 URIAH STREET, 221 BURR STREET, 391 BURR STREET.
MBLUs: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100
Owner: The City of New Haven; **Applicant:** Jeremy Nielson of Avports LLC; **Agent:** Joseph P Williams of Shipman & Goodwin LLP

Site Plan Review and Coastal Site Plan Review

A 203-space expansion of parking at Tweed Airport in the Coastal Management Area and Airport Zone.

Planner Rose-Wilen called the item. Director Brown gave a summary of the staff recommendation and planning considerations.

Attorney Joseph Williams presented the application.

Airport Management Representative Andrew King added to the presentation.

Traffic Engineer Don Tone walked through the traffic impact analysis.

Engineer Raymond Paier walked through the civil plan set.

Engineer Raymond Paier and Andrew King responded to some clarifying questions from the Commissioners.

The Chair opened the floor for public testimony at 7:08pm.

18 members of the public gave testimony.

Topics raised in Public Testimony included:

- Opposition to the proposal
- Public health concerns
- Origin and extent of parking demand at the airport
- Impact on adjacent residential areas, including an Environmental Justice District

- The airport's long-term plans
- Need for community outreach to the neighbors and community organizations
- Request to table the item
- Request to extend timeline to submit written testimony
- Status of shuttle usage, support for shuttle usage and promotion
- Status of public bus usage, support for public bus usage and promotion
- Status of Environmental Impact Assessment requested by residents in progress by NEPA
- Feasibility of a train to Bradley
- Environmental impact
- Air quality impact
- Concerns about tidal wetlands
- Concerns about zoning nonconformity
- Pollution from leaked fluids from parked cars
- Impact on migratory birds/applicability of Migratory Bird Act
- No mention of fauna in the CSPR application including migratory birds
- Enforcement concerns, concerns about violations
- Concerns about current soil erosion on site
- Ponding near existing parking lots
- Status of referenced "wetlands report" in the Project Technical Report
- Concerns about the permeable asphalt including its degradation
- Stormwater runoff and ponding
- Winter maintenance of the new pavement
- Concerns about existing traffic circulation conditions in the airport
- Noise concerns
- Traffic and speeding concerns
- Concerns about the "temporal" nature of the proposed work
- Impact of flooding on the neighborhood and airport
- Impact of climate change on flooding in the neighborhood and airport
- Use of pesticides/herbicides on site
- Inadequacy of abutters noticing
- Need for additional time for the public to provide testimony
- Lack of groundwater monitoring
- Impact on reflective heat impact from new pavement, potential off-site mitigation measures
- Proximity to the nearby elementary school
- Truck traffic and air pollution during construction including during the night
- Current and historic impact on wetlands on site
- Impact of contaminated runoff
- Support for the proposal based on the current situation of idling vehicles and parking on residential streets
- Need for additional lighting on site to make it safer, without spillover into the neighborhood
- Consideration for a bond to ensure proper cleaning and maintenance of the permeable pavement
- Whether percolation tests have been done in the proposed areas
- Environmental and health impact of firefighting foam used at airports
- Support for the reduction in parking spaces proposed
- Impact on water quality on nearby water bodies
- Existing neighborhood parking zones that prevent non-residential parking
- Possibility to reduce flights to decrease parking demand
- Questions about light spillover
- Concerns about safety for residents who live very close to the airport

- Status of any required FAA approvals

The Commissioners added to the questions posed by the public to the Applicant.

Airport Management Representative Andrew King, Engineer Raymond Paier, and Attorney Joseph Williams addressed questions raised by the Commissioners and the Public.

The Chair closed the public hearing at 9:46pm.

The Commissioners discussed:

- The requested Section 60.2 waiver
- The importance of the maintenance of the permeable pavement and whether providing a maintenance plan could be a condition of approval
- Potential additional pedestrian amenities on the site
- Importance of supporting/encouraging other modes of transportation to the airport

Commissioner Alder Adam Marchand moved approval with conditions of the site plan and coastal site plan with an additional condition ‘that the applicant provide documentation on a quarterly basis to the City of its adherence to a regular schedule of maintenance of the pervious pavement paved areas of the parking lots’ at 10:30pm. 4-0 in favor.

III. BOARD OF ALDERS REFERRALS

1619-01 RESOLUTION authorizing the Mayor to accept funding from the State of Connecticut and the United States Department of Housing for improvements to the East Rock Sports Complex.
Submitted by: Giovanni Zinn, City Engineer

City Engineer Giovanni Zinn introduced the item.

The Commissioners discussed:

- Support for the item

Commissioner Alder Marchand moved to recommend approval to the Board of Alders at 10:35pm. 4-0 in favor.

IV. MINUTES OF MEETINGS

Meetings:

- Meeting #1617, October 6, 2022

Commissioner Van Hoesen moved to approve the minutes for meeting 1617. 3-0 in favor.

- Meeting #1618, October 19, 2022

Commissioner Alder Marchand moved to approve the minutes for meeting 1618. 3-0 in favor.

NOTE:

Next Regular Meetings of the City Plan Commission:

Wednesday, November 2, 2022 at 6:00 PM

Wednesday, November 16, 2022 at 6:00 PM (Submission deadline: October 20, 2022 by 12:00 PM)

Commissioner Alder Marchand moved to adjourn at 10:40pm. 4-0 in favor.