

MINUTES FOR MEETING 1624
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, January 18, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/january-18-2023-meeting>

I. ROLL CALL

Commissioners Present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joshua Van Hoesen, Commissioner Joy Gary, Commissioner Alder Adam Marchand, Commissioner Edwin Martinez, ex-officio Commissioner City Engineer Giovanni Zinn

City Staff Present: Director Laura Brown, Planner Esther Rose-Wilen, Attorney Roderick Williams, Economic Development Administrator Michael Piscitelli

II. BOARD OF ZONING APPEALS REFERRALS

1623-09 61, 63 KIMBERLY AVENUE, 482-483 GREENWICH AVENUE.
MBLUs: 273 0020 03000; 273 0020 03100; 273 0020 02900
Owner: Kelvin Lopez, 482 Greenwich Realty LLC. **Applicant:** Kelvin Lopez

Special Exceptions

Allow for transition parking and off-street parking spaces located within the front yard setback. Zone: RM-2/BA.

Commissioner Alder Marchand moved to recommend approval of item 1623-09 to the Board of Zoning Appeals at 6:38pm. 5-0 in favor.

1623-10 351 MCKINLEY AVENUE.
MBLU: 386 1135 00400
Owner: Klugkatz, LLC. **Applicant:** Fernando Pastor.

Special Exception

Permit 8 off-street parking spaces where 9 are required. Zone: RM-1.

Commissioner Alder Marchand moved to recommend approval of item 1623-09 to the Board of Zoning Appeals at 6:44pm. 5-0 in favor.

III. SITE PLAN REVIEW

1623-02 57 TRUMBULL STREET.
MBLU: 223 0379 02300

Owner/Applicant: 57 Trumbull Holdings LLC; **Agent:** Ben Trachten

Site Plan Review

Conversion of an existing building into six residential units, in the RO zone.

Vice Chair Pagan moved to approve item 1623-02 at 6:59pm. 5-0 in favor.

1624-01 275 SOUTH ORANGE STREET. COLISEUM PHASE 1A.
MBLU: 239 0207 00100
Owner/Applicant: 275 Orange Phase 1-A LLC; **Agent:** Carolyn Kone

Site Plan Preview

Modifications to the site plan for the construction of a multi-story, multi-use structure in a BD-3 zone.

Moved to the Public Hearing.

1624-02 275 SOUTH ORANGE STREET. COLISEUM PHASE 1B.
MBLU: 239 0207 00100
Owner/Applicant: 275 Orange Phase 1-B LLC; **Agent:** Carolyn Kone

Site Plan Preview

Construction of an eleven-story, mixed-use structure in a BD-3 zone.

Moved to the Public Hearing.

1624-03 275 SOUTH ORANGE STREET. COLISEUM PHASE 1C.
MBLU: 239 0207 00100
Owner: 275 Orange Phase 1-C LLC; **Applicant:** Ancora Investments, LLC; **Agent:** Carolyn Kone

Site Plan Review

Construction of a multi-story, mixed-use commercial building in a BD-3 zone.

Moved to the Public Hearing.

^1623-07 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

Site Plan Review, Coastal Site Plan Review, and Inland Wetlands Review

Modifications to a site plan to increase expansion of parking at Tweed Airport from 203 to 237 new spaces, in the Coastal Management Area and Airport Zone, with activity in the Inland Wetlands Regulated Area.

Note: This item will be heard at a Special Meeting and Public Hearing of the Commission scheduled and noticed for January 25, 2023 at 6pm.

Tabled.

1624-04 446A BLAKE STREET.
MBLU: 372 1159 00101
Owner/Applicant: 446A Blake LLC; **Agent:** James Segaloff

Detailed Plan Review and Coastal Site Plan Review

Construction of 144 residential units through conversion of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units, in PDD 103 and the Coastal Management Area.

Moved to after the Public Hearing.

^1624-05 7, 9, 13, 15, and 17 STONE STREET.
MBLUs: 371 1163 01500, 371 1163 01600, 371 1163 01700, 371 1163 01800, 371 1163 01900
Owner/Applicant/Agent: Michael F. Giordano, Queach Corporation

Detailed Plan Review, Coastal Site Plan Review, and Inland Wetlands Review

Construction of a 7-story residential building, surface parking lot, and associated site improvements in PDD 32 and the Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

Tabled.

1624-06 362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.
MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.
Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Construction of a health clinic and associated site improvements, in the BA-1 Zone, with a portion of the site in the Coastal Management Area.

Moved to the Public Hearing.

IV. PUBLIC HEARINGS (start at 7:00 PM)

1624-03 275 SOUTH ORANGE STREET. COLISEUM PHASE 1C.
MBLU: 239 0207 00100
Owner: 275 Orange Phase 1-C LLC; **Applicant:** Ancora Investments, LLC; **Agent:** Carolyn Kone

Site Plan Review

Construction of a multi-story, mixed-use commercial building in a BD-3 zone.

1623-08 275 SOUTH ORANGE STREET. COLISEUM PHASE 1B.

MBLU: 239 0207 00100

Owner/Applicant: 275 Orange Phase 1-B LLC; **Agent:** Carolyn Kone

Special Permit

Parking garage with over 200 spaces, in the BD-3 zone.

1624-02 275 SOUTH ORANGE STREET. COLISEUM PHASE 1B.

MBLU: 239 0207 00100

Owner/Applicant: 275 Orange Phase 1-B LLC; **Agent:** Carolyn Kone

Site Plan Review

Construction of an eleven-story, mixed-use structure in a BD-3 zone.

1624-01 275 SOUTH ORANGE STREET. COLISEUM PHASE 1A.

MBLU: 239 0207 00100

Owner/Applicant: 275 Orange Phase 1-A LLC; **Agent:** Carolyn Kone

Site Plan Preview

Modifications to the site plan for the construction of a multi-story, multi-use structure in a BD-3 zone.

Economic Development Administrator Michael Piscitelli provided background and context on the project. City Plan Director Laura Brown reviewed the technical review process and planning considerations for each application.

Attorney Carolyn Kone introduced the project on behalf of the developers.

Developer Frank Caico introduced Phase 1A and Phase 1B of the project.

Developer Peter Calkins introduced Phase 1C of the project.

Architect Fred Clarke introduced the 1C building design and architectural plans.

Engineer Joe Lenahan walked through the civil plans for Phase 1C.

Landscape Architect Tom Cross described the landscaping design for Phase 1C.

Architect Ulises Montes de Oca presented the architecture for Phase 1B.

Engineer Joe Lenahan walked through the civil plans for Phase 1B.

Landscape Architect Tom Cross described the landscaping design of Phase 1B.

Attorney Carolyn Kone reviewed the site plan modifications for Phase 1A.

The Chair opened the floor for Public Testimony at 8:28pm.

Two members of the public gave testimony.

Topics raised in public testimony included:

- Support for the project
- Support for the affordable housing component of the project
- Parking demand for the full build-out
- Electric vehicle parking
- Other sustainability considerations
- The public plaza
- The laneway and coordination between vehicle and pedestrian traffic

The Chair closed the floor for public testimony at 9:04pm.

Item 1623-08

The Commissioners discussed:

- Support for the Special Permit application
- The value of having dense, vertical parking instead of inefficient surface parking

Commissioner Van Hoesen moved to approve item 1623-08 at 9:08pm. 5-0 in favor.

Item 1624-02

The Commissioners discussed:

- Appreciation for the architectural design

Vice Chair Pagan moved to approve item 1624-02 at 9:12pm. 5-0 in favor.

Item 1624-03

The Commissioners discussed:

- Appreciation for the architectural design
- Excitement about the sustainability of the building

Vice Chair Pagan moved to approve item 1624-03 at 9:15pm. 5-0 in favor.

Item 1624-01

The Commissioners discussed:

- The scope of the 1A modifications

Vice Chair Pagan moved to approve item 1624-01 at 9:18pm. 5-0 in favor.

1624-07 362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.

MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.

Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

Special Permit

Permit a Healthcare Center in the BA-1 Zone.

1624-08 362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.

MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.

Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

Special Permit

Permit a use over 5,000 SF in the BA-1 Zone.

1624-06 **362, 372, 374, 382, 388, 390 AND 394 GRAND AVENUE, AND 81, 83, 85, AND 87 WOOLSEY STREET.**
MBLUs: 173 0746 02800, 173 0746 02700, 173 0746 02600, 173 0746 01100, 173 0746 01200, 173 0746 01300, 173 0746 01400, 173 0746 02500, 173 0746 02400, 173 0746 02300, and 173 0746 02200.
Owners/Applicants: Fair Haven Community Health Clinic, Inc, 87 Woolsey St., LLC, 382-394 Grand Avenue LLC; **Agent:** Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Construction of a health clinic and associated site improvements, in the BA-1 Zone, with a portion of the site in the Coastal Management Area.

Attorney Meaghan Miles introduced the project.
Engineer Will Walter walked through the civil plans.
Architect Bill Wolpert presented the architectural plans.
Fair Haven Community Health Clinic CEO Suzanne Legarde discussed the clinic's programming and mission.
Attorney Meaghan Miles reviewed the Special Permit criteria.

The Chair opened the floor for public testimony at 9:56pm.

Five members of the public gave testimony.

Topics raised in public testimony include:

- Support for the project
- Appreciation for community engagement conducted
- Support for the proposed clinic programming
- Vehicle circulation
- Pocket park design
- Location of bicycle parking
- Logistics of vehicles exiting onto Woolsey Street

The Chair closed the floor for public testimony at 10:22pm.

The Commissioners discussed:

- Support for the project
- Support for the Special Permit applications and compatibility of the proposal with the BA-1 Zone
- Appreciation for the community-based approach for design and hiring for the project

Commissioner Alder Marchand moved to approve item 1624-07 at 10:30pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve item 1624-08 at 10:31pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve item 1624-06 at 10:31pm. 5-0 in favor.

1621-05 **REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.**
Submitted by: City Plan Department

Director Brown reviewed the revised manual.

Commissioner Alder Marchand moved to keep the public hearing open, to be resumed at the February 1, 2023 Special Meeting. 5-0 in favor.

V. SITE PLAN REVIEW CONT.

1624-04 446A BLAKE STREET.
MBLU: 372 1159 00101
Owner/Applicant: 446A Blake LLC; **Agent:** James Segaloff

Detailed Plan Review and Coastal Site Plan Review

Construction of 144 residential units through conversion of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units, in PDD 103 and the Coastal Management Area.

Attorney James Segaloff introduced the project.
Architect Sam Gardner walked through the architectural plans.
Engineer Ray Paier reviewed the civil plans.

The Commissioners discussed:

- The Army Corp of Engineers floodwall and whether the proposed improvements adjacent to the wall conflicted with the existing easements.

Commissioner Alder Marchand moved to approve the item with the additional condition that “the exact treatments along the flood works shall be coordinated with the Engineering Department per the requirements of the Army Corp of Engineers, prior to issuance of a building permit” at 11:07pm. 5-0 in favor.

VI. BOARD OF ALDERS REFERRALS

1624-09 ORDINANCE amending the New Haven Code of Ordinances for the purposes of (i) Classifying the affordable units component of the Winchester Green Project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for the affordable units component of the Winchester Green Project and (iii) Authorizing the Mayor to enter into a tax abatement agreement with the owner of the affordable units component of the Winchester Green Project in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4.

Submitted by: Economic Development Administrator

Passed over.

1624-10 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN approving a tax abatement agreement between the City of New Haven and The NHP Foundation for

the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone.

Submitted by: The NHP Foundation

Passed over.

VII. ADMINISTRATIVE ACTIONS

1557-07A2 9 TOWER LANE.
MBLU: 238 0110 00401
Owner/Applicant: RMS Tower Lane LLC

Administrative Site Plan Review
Modifications to an approved site plan in the BD-3 zone.

Planner Rose-Wilen reported the administrative approval to the Commission.

**1624-A FEMA Community Rating System (CRS)
Plan for Public Information Annual Review 2022**

Submitted by: Jacob Robison, City Plan

Director Laura Brown reported the PPI Annual Review to the Commission.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1623, December 15, 2022

Vice Chair Pagan moved to approve the December 15, 2022 minutes. 4-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, February 16, 2023 at 6:00 PM (Submission deadline: January 19, 2023 by 12:00 PM)

Next Special Meetings of the City Plan Commission:

Wednesday, January 25, 2023 at 6:00 PM

Wednesday, February 1, 2023 at 6:00 PM