

MINUTES FOR MEETING 1627
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 15, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/february-15-2023-meeting>

The Chair opened the meeting at 6:02pm.

I. ROLL CALL

Commissioners Present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joshua Van Hoesen, Commissioner Carl Goldfield. Ex-officio Commissioner City Engineer Giovanni Zinn joined later in the meeting.

City Staff Present: Planner Esther Rose-Wilen, Planner Fatima Cecunjanin, Deputy Director of Zoning Nate Hougrand, Attorney Roderick Williams, Assistant City Engineer Dawn Henning. Director Laura Brown arrived later in the meeting.

II. PUBLIC HEARINGS (Begin at 6pm)

1627-01 PETITION TO AMEND THE NEW HAVEN ZONING MAP (Map # 13) TO CHANGE THE DESIGNATION OF APPROXIMATELY 26.56± ACRES OF LAND LOCATED AT 701 TOWNSEND AVENUE, 709 TOWNSEND AVENUE, 725 TOWNSEND AVENUE, 745 TOWNSEND AVENUE (including M-B-P 024/0920/02700, M-B-P 024/0920/02800, M-B-P 024/0920/02900, M-B-P 024/0920/03000, and M-B-P 024/0920/02701) FROM RS-2 (GENERAL SINGLE-FAMILY) to RS-3 (SPECIAL HERITAGE MIXED USE) ZONING DISTRICT CLASSIFICATION.

Submitted by: Attorney Marjorie Shansky for East Shore Partners, LLC.

Attorney Marjorie Shansky introduced the item.

The Chair opened the floor for public testimony at 6:19pm.

Thirty-four items of written testimony were submitted into the record prior to the meeting. Eight items expressed opposition with the proposal and twenty-six in support.

Ten members of the public gave testimony during the meeting.

Topics raised in public testimony include:

- Concerns about historic preservation

- Concerns to wetlands and species therein as a result of future development
- Concerns with infrastructure and stormwater management as a result of future development
- Support for the proposal as it balances preservation and development
- Concerns about public outreach about the project
- Allowing multi-family housing preserves green spaces
- Questioning as to if the proposal is considered spot zoning

Attorney Marjorie Shansky responded to comments from public testimony.

The Chair closed the floor for public testimony at 7:32pm.

The Commissioners discussed:

- Support for increased density and protection of historic structures and open space
- Appreciation for public participation in the hearing
- Importance of increasing housing supply in the city

Commissioner Van Hoesen moved to recommend approval of item 1627-01 to the Board of Alders. 4-0 in favor.

1627-02 400 COLUMBUS AVENUE.
MBLU: 302 0072 02600
Owner: Shawn Galligan; **Applicant/Agent:** Kristine Braccidiferro

Special Permit
Permit a monument sign in the BA Zone.

Applicant Kristine Braccidiferro introduced the item.

No members of the public gave testimony.

Assistant City Engineer Dawn Henning asked whether a stop bar and stop sign would be required and whether there would be any sight line issues.

The Chair closed the floor for public testimony at 7:53pm.

The Commissioners discussed:

- Need for better lighting and signage in the area
- Need for Transportation, Traffic, and Parking to review at Building Permit stage

Vice Chair Pagan moved to approve item 1627-02 with the additional condition of approval that the Transportation, Traffic, and Parking Department review the proposal and consider requiring a stop bar and stop sign, prior to issuance of a building permit. 4-0 in favor.

1627-03 67 BEECH STREET.
MBLUs: 198 0604 01200; 198 0604 01201, 198 0604 01202
Owner/Applicant: Andrew Consiglio Jr. Trustee **Agent:** Benjamin Trachten.

Special Permit and Coastal Site Plan Review

Construction of a two-family house with residential use on the first floor, in the BA Zone and Coastal Management Area.

Attorney Benjamin Trachten introduced the item.

The Commissioners asked several clarifying questions.

The Chair opened the floor for public testimony at 8:08pm.

One member of the public gave testimony.

Topics raised in public testimony included:

- Support for the special permit
- Precedent of the Commission in granting special permits for first floor residential
- Lack of any impact on coastal resources

The Chair closed the floor for public testimony at 8:14pm.

The Commissioners discussed:

- Support for the proposal
- Compatibility of the proposed development with the surrounding area

Commissioner Van Hoesen moved to approve the Special Permit for item 1627-03. 4-0 in favor.

Commissioner Van Hoesen moved to approve the Coastal Site Plan for item 1627-03. 4-0 in favor.

1627-04 130 AMITY ROAD.
MBLU: 431 1194 00200
Owner: Wellmakara, LLC; **Applicant:** Affinity Health & Wellness, Inc; **Agent:** Bernard Pellegrino

Special Permit

Permit a Hybrid Cannabis Retail Facility in an existing building, in the BA Zone.

Passed over.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

Remained on the table.

The Chair closed the public hearing portion of the meeting at 8:20pm.

III. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1627-05 **262 DIXWELL AVENUE.**
MBLU: 294 0343 00700
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned two-family property to Beulah Land Development Corp.

Evan Trachten introduced the item.

Commissioner Van Hoesen moved to recommend approval of item 1627-05. 4-0 in favor.

1627-06 **263 DIXWELL AVENUE.**
MBLU: 282 0347 03700
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned two-family property to Beulah Land Development Corp.

Evan Trachten introduced the item.

Commissioner Van Hoesen moved to recommend approval of item 1627-06. 4-0 in favor.

IV. SITE PLAN REVIEW

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.

Commissioner Van Hoesen moved to take the item off the table. 4-0 in favor.

Attorney Amy Souchuns introduced the item.
Engineer Matthew Bruton walked through the civil plans.

The Commissioners discussed:

- Proposed bioswales
- Bicycle parking
- Potential for electric vehicle charging
- Unit breakdown and affordability
- Soil erosion and sediment control
- Stormwater management
- Activity in the Inland Wetlands regulated area
- Landscaping plan

Commissioner Van Hoesen moved to approve the Inland Wetlands Review for item 1624-05. 4-0 in favor.

Commissioner Van Hoesen moved to approve the Coastal Site Plan for item 1624-05. 4-0 in favor.

Commissioner Van Hoesen moved to approve the Detailed Plans for item 1624-05. 4-0 in favor.

V. DISCUSSION ITEMS

1627-07D PRESENTATION BY DESEGREGATE CT.

Passed over.

VI. MINUTES OF MEETINGS

Meeting:

- Meeting #1626, February 1, 2023

Commissioner Van Hoesen moved to approve the meeting minutes for meeting 1626. 3-0 in favor.

Commissioner Van Hoesen moved to adjourn at 9:17pm. 4-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, March 15, 2023 at 6:00 PM (Submission deadline: February 16, 2023 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Wednesday, February 22, 2023 at 6:00 PM