

MINUTES FOR MEETING 1628
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 22, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/february-22-2023-meeting>

I. ROLL CALL

Commissioners present:

Chair Leslie Radcliffe, Vice Chair Ernest Pagan,
Commissioner Joy Gary, Commissioner Carl Goldfield,
Commissioner Alder Adam Marchand, 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)

1623-04

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.

The Commissioners discussed the Petition for Intervention.

Commissioner Alder Marchand moved to deny the Petition for Intervention at 6:48pm. 5-0 in favor.

Director Brown shared planning considerations on the item and reviewed the technical memo provided by
an outside consultant at the Commission's request.

Planner Rose-Wilen stated that the Commission had received 20 items of testimony in opposition to the
item including 3 items new since the last hearing.

Attorney Joseph Williams introduced the applicant team and stated that no changes were made to the
application since the last meeting.

The Chair opened the floor for public testimony.

Ten members of the public gave testimony, one person in support and nine people in opposition.

Topics raised in public testimony include:

- Support for the application
- Environmental concerns
- Concerns with the airport's zoning violation in doing the work without permits
- Concerns with impacts on the inland wetlands
- Alternatives for parking locations
- Lack of soil erosion and sediment control during construction
- Improper maintenance harming inland wetlands areas
- History of violations/conducting work without permits
- Possibility of using shuttles
- Concerns with traffic
- Whether there is demand for the proposed additional parking
- Whether debris in the inland wetlands had been cleaned up
- Whether an environmental assessment had been completed
- Whether the fence could be located further toward the edge of the Regulated Area
- Concerns about stormwater runoff
- The federal Environmental Assessment in progress for the airport

The applicant team responded to questions raised in public testimony and by the Commissioners.

The Chair closed the floor for testimony at 8:29pm.

The Commissioners discussed:

- Zoning violations
- That the application meets the relevant regulations
- The larger issue of air travel impacts on the environment (noted as unrelated to the decision before the Commission)

Commissioner Alder Marchand moved to approve the Inland Wetlands Review for item 1623-04 at 8:46pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve the Coastal Site Plan for item 1623-04 at 8:47pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve the Site Plan for item 1623-04 at 8:47pm. 5-0 in favor.

III. MINUTES OF MEETINGS

Meetings:

- Meeting #1627, February 15, 2023

Commissioner Goldfield moved to approve the 1627 minutes. 3-0 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)

Commissioner Goldfield moved to adjourn at 8:53pm. 5-0 in favor.