

**MINUTES FOR MEETING 1629  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, March 15, 2023 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

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

**I. ROLL CALL**

The Chair opened the meeting at 6:03pm.

**Commissioners present:**

Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Joshua Van Hoesen, Commissioner Carl Goldfield

**City Staff present:**

Director Laura Brown, Planner Esther Rose-Wilen, Attorney Roderick Williams, Assistant City Engineer Dawn Henning

**II. SITE PLAN REVIEW**

**1629-01      351 MCKINLEY AVENUE.**  
MBLU: 386 1135 00400  
**Owner:** KLUGKATZ, LLC; **Applicant/Agent:** Fernando Pastor

**Site Plan Review**

Convert an existing building into 10 residential units in the RM-1 Zone.

Engineer Jim Sakonchick walked through the civil plans.

The Commissioners discussed:

- Parking layout
- Bicycle parking
- Dumpster location and trash removal logistics
- Floor plans
- Accessibility

**Commissioner Alder Marchand moved to approve item 1629-01. 5-0 in favor.**

**1629-02      0 CABOT STREET.**  
MBLU: 086 0985 01200  
**Owner/Applicant/Agent:** Scott Santoroski and Lisa Santoroski

**Site Plan Review**

Construction of a three-family house in the RM-1 Zone.

Engineer David Nafis walked through the civil plans.

The Commissioners discussed:

- Building construction
- Grading
- Drainage
- Open space
- Vehicle circulation
- Accessibility
- Importance of providing more housing units, even on technically challenging

Vice Chair Pagan moved to approve item 1629-02. 5-0 in favor.

**1629-03**      **117 & 129 WHALLEY AVENUE, 12 DICKERMAN STREET, DICKERMAN STREET, AND 34 & 36 SPERRY STREET.**  
 MBLUs: 295 0301 03300; 295 0301 03400; 295 0301 02500; 295 0301 02701; 295 0301 02800; 295 0301 02700  
**Owner/Applicant:** St. Luke’s Development Corporation; **Agent:** Anika Singh Lemar

**Site Plan Review**  
 Construction of a new building with ground floor commercial space and common amenity space and 55 residential units in the Commercial Gateway District and RM-2 Zone.

**1629-04**      **740 WHALLEY AVENUE.**  
 MBLU: 373 1106 00100  
**Owner/Applicant:** City of New Haven, Engineering Department

**Coastal Site Plan Review and Inland Wetlands Review**  
 Replacement of the existing Midbridge at Edgewood Park with a new truss bridge structure, in the Park Zone and Coastal Management Area, with activity in the Inland Wetlands Regulated Area.

Passed over.

**III. PUBLIC HEARINGS (Begin at 7pm)**

**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.

**1629-05**      **ORDINANCE OF THE BOARD OF ALDERS** amending the Zoning Ordinance of the City of New Haven section 42.6 concerning the responsible and equitable regulation of adult-use cannabis to add the ‘BE’ zone to sections 42.6(c)1 and 42.6(c)2

**Submitted by:** Nathaniel Hougrand, Deputy Director of Zoning

Deputy Director of Zoning Nathaniel Hougrand introduced the item.

The Chair opened the floor for public testimony.  
No members of the public gave testimony.  
The Chair closed the floor for public testimony.

The Commissioners discussed:

- Whether Cannabis uses are currently permitted in areas surrounding the BE zone

**Commissioner Alder Marchand moved to recommend approval of item 1619-05 to the Board of Alders. 4-0 in favor.**

**1629-06      165, 223, 243, 285, & 301 PROSPECT STREET, 320, 340, & 360 EDWARDS STREET, 180, 256, & 260 WHITNEY AVENUE, AND 21 SACHEM STREET.**  
MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300  
**Owner/Applicant:** Yale University; **Agent:** Stephen Brown, Yale University

**Site Plan Review and Class C Soil Erosion and Sediment Control Review**

Construction of a new chemical safety building and associated site improvements on the northwest portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Schem Street)

Attorney Joe Hammer introduced the team and soil erosion sediment control element of the application.  
Architect Rob Voss introduced the project.  
Architect Brendan Vaughan walked through architectural and civil plans.  
Engineer Timothy Onderko described the drainage plan.

The Chair opened the floor for public testimony.

No members of the public gave testimony.

The Commissioners discussed with the applicant:

- Construction hauling routes
- Whether parking spaces, including accessible spaces, would be closed at any point during construction
- Phasing and timing of the larger development plans for Science Hill
- Destination of soil removed from site

The Chair closed the floor for public testimony at 7:47pm.

The Commissioners discussed:

- Steepness of Edwards Street and importance of careful truck driving

**Commissioner Alder Marchand moved approval of the Soil Erosion and Sediment Control plan for item 1629-06 at 7:49pm. 5-0 in favor.**

**Commissioner Alder Marchand moved approval of the Site Plan for item 1629-06 at 7:50pm. 5-0 in favor.**

**1621-05      REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.**

**Submitted by:** City Plan Department

City Plan Director Laura Brown introduced the item.

The Chair opened the floor for public testimony at 7:57pm.

One member of the public gave testimony.

Topics raised in public testimony included:

- Areas where the manual lacks clarity
- Contradictions with the ordinance
- Concerns about legal authority and inconsistency with state or federal law
- The need for a memo outlining how comments from public testimony have been addressed through additional revisions to the manual

**Commissioner Alder Marchand moved to continue the public hearing on item 1621-05 at a future meeting at 8:16pm. 5-0 in favor.**

#### **IV. SITE PLAN REVIEW (continued)**

**1629-03      117 & 129 WHALLEY AVENUE, 12 DICKERMAN STREET, DICKERMAN STREET, AND 34 & 36 SPERRY STREET.**  
MBLUs: 295 0301 03300; 295 0301 03400; 295 0301 02500; 295 0301 02701; 295 0301 02800; 295 0301 02700  
**Owner/Applicant:** St. Luke's Development Corporation; **Agent:** Anika Singh Lemar

##### **Site Plan Review**

Construction of a new building with ground floor commercial space and common amenity space and 55 residential units in the Commercial Gateway District and RM-2 Zone.

Shenae Draughn, Executive Vice President of The Glendower Group introduced the project. Architect Paul Bailey walked through the plans.

The Commissioners discussed:

- Proposed demolitions
- Trash removal
- Design of the children's play area
- Easements
- Existing businesses on the site
- Compatibility with developments in the surrounding area
- Support for affordable housing and denser development along the Whalley Avenue corridor

Engineer Brian Baker presented the civil plans.

**Vice Chair Pagan moved to approve item 1629-03 at 8:56pm. 5-0 in favor.**

#### **V. PROPERTY ACQUISITION AND DISPOSITION REFERRALS**

**1629-07**      **0 ALBIA STREET.**  
MBLU: 067 0953 00200  
**Submitted by:** Evan Trachten, Livable Cities Initiative

Disposition of sliver lot to New Haven Port Authority at 0 Albia Street. The land will be utilized for site control, laydown use, and port activities.

Evan Trachten presented the item.

The Commissioners discussed:

- Options for uses for the parcel

**Commissioner Van Hoesen moved to recommend approval of item 1629-07 at 9:01pm. 4-0 in favor.**

**1629-08**      **71 COUNTY STREET.**  
MBLU: 320 0300 01400  
**Submitted by:** Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to Beulah Land Development Corp.

Evan Trachten presented the item.

The Commissioners discussed:

- Support for development of affordable housing
- The owner-occupancy term
- The affordability term

**Commissioner Goldfield moved to recommend approval of item 1629-08 at 9:09pm. 5-0 in favor.**

**1629-09**      **144 COLUMBUS AVENUE.**  
MBLU: 264 0082 00100  
**Submitted by:** Evan Trachten, Livable Cities Initiative

Disposition of a city-owned sliver lot to an owner occupant for a side-yard.

Evan Trachten presented the item.

The Commissioners discussed:

- The constraints of the lot
- Support for the proposal

**Commissioner Alder Marchand moved to recommend approval of item 1629-09 at 9:12pm. 5-0 in favor.**

**1629-10**      **572 WINTHROP AVENUE.**  
MBLU: 332 0295 03600  
**Submitted by:** Evan Trachten, Livable Cities Initiative

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

Evan Trachten presented the item.

The Commissioners discussed:

- Pricing for dispositions to nonprofits
- The importance of supporting rehabilitation of blighted properties
- Support for the creation of affordable housing

**Commissioner Van Hoesen moved to recommend approval of item 1629-10 at 9:23pm. 5-0 in favor.**

## **VI. BOARD OF ALDERS REFERRALS**

**1629-11**      **RESOLUTION** authorizing the Mayor to apply for, execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate for the Connecticut recreational trails grant from the Connecticut Department of Energy and Environmental Protection for the Mill River Trail.

**Submitted by:** Laura Brown, Executive Director of City Plan

Senior Project Manager Jacob Robison presented the item.

The Commissioners discussed:

- Support for the proposal

**Commissioner Van Hosen moved to recommend approval of item 1629-11 to the Board of Alders at 9:33pm. 5-0 in favor.**

**1629-12**      **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving a cooperation agreement between the City of New Haven, the Housing Authority of The City of New Haven and Glendower Group, Inc. and Glendower McConaughy Terrace 9% LLC and Glendower McConaughy Terrace 4% LLC, with respect to the redevelopment of the McConaughy Terrace 2 South Genesee Street and 436 Valley Street, New Haven, Connecticut (McConaughy terrace); and designating 2 south Genesee street and 436 Valley Street to be development property within the meaning of the Connecticut city and Town Development Act, c.g.s § 7-480 et seq., and eligible for tax exemption pursuant to c.g.s §7-498; and providing a tax abatement pursuant to section §28-4 of the New Haven Code Of Ordinances.

**Submitted by:** Arlevia Samuel, Executive Director of Livable City Initiative

Director Brown presented the item.

Glendower Group representatives Shane Draughn and Ed LaChance added to the presentation.

The Commissioners discussed:

- The complexity of the project financing
- Support for investment in affordable housing developments and the need for updates to McConaughy Terrace
- Importance of preserving green space on site for residents

**Vice Chair Pagan moved to recommend approval of item 1629-12 to the Board of Alders at 9:56pm. 5-0 in favor.**

**1629-13**      **ORDER** authorizing the Mayor of the City of New Haven to apply for and accept the Community Partnership Initiative Grant award from United Illuminating to increase participation in energy efficiency improvement programs.

**Submitted by:** Steven Winter, Executive Director of Climate and Sustainability

Executive Director Steven Winter presented the item.

The Commissioners discussed:

- The connection with the existing Energize CT program
- Responsible party for conducting the outreach being funded

**Commissioner Alder Marchand moved to recommend approval of item 1629-13 to the Board of Alders at 10:08pm. 3-0 in favor.**

**1629-15**      **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the Parks & Public Works Department to apply for and accept \$37,000 from the Connecticut Urban Forest Council.

**Submitted by:** Annie Mixsell, Tree Warden

Tree Warden Annie Mixsell presented the item.

**Vice Chair Pagan moved to recommend approval of item 1629-15 to the Board of Alders at 10:10pm. 4-0 in favor.**

**1629-14**      **RESOLUTION** of the New Haven Board of Alders authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$32,100,000 to support the improvement and economic development of the Long Wharf District (\$25,000,000) and the Downtown District (\$7,100,000).

**Submitted by:** Michael Piscitelli, Economic Development Administrator

Director Laura Brown presented the item.

City Engineer Giovanni Zinn shared some additional context.

The Commissioners discussed:

- Existing conditions in the Long Wharf neighborhood
- Flood hazard in the Long Wharf neighborhood

**Commissioner Alder Marchand moved to recommend approval of item 1629-14 to the Board of Alders at 10:21pm. 4-0 in favor.**

**1629-16**      **ORDER OF THE BOARD OF ALDERS** of the City of New Haven to accept the AARP Community Challenge Flagship Grant for Public Places for FY 23 in the amount of \$20,000.00 to aid in creating vibrant public places for our seniors to enjoy with an emphasis on installing accessible seating.

**Submitted by:** Tomi Veale, Director of Elderly Services and Lorena Mitchell, Coordinator for Community Mental Health Initiatives

Director Laura Brown presented the item.

**Commissioner Alder Marchand moved to recommend approval of item 1629-16 to the Board of Alders at 10:25pm. 4-0 in favor.**

**1629-17**      **ORDER OF THE BOARD OF ALDERS** of the City of New Haven authorizing the Mayor of the City of New Haven to submit an application to the Robert Wood Johnson Foundation 2023 Culture of Health Prize, in an amount not to exceed \$250,000 of unrestricted funds to support the ongoing work of the Department of Community Resilience, and to accept all associated free services if offered and to execute all documents and contracts if necessary.

**Submitted by:** Carlos Sosa Lombardo, Director of Community Resilience

Director Laura Brown presented the item.

The Commissioners discussed:

- Harmony with many of the goals in the Comprehensive Plan

**Commissioner Alder Marchand moved to recommend approval of item 1629-17 to the Board of Alders at 10:33pm. 4-0 in favor.**

## **VII. ANNUAL MEETING**

- Election of Officers

Chair Radcliffe opened the Annual Meeting.

Chair Radcliffe opened the floor for nominations for Chair and Vice Chair.

**Commissioner Alder Marchand nominated Commissioner Leslie Radcliffe to serve as Chair of the City Plan Commission. 4-0 in favor.**

**Commissioner Alder Marchand nominated Commissioner Ernest Pagan to serve as Vice Chair of the City Plan Commission. 4-0 in favor.**

Commissioner Leslie Radcliffe shall serve as Chair of the City Plan Commission and Commissioner Ernest Pagan shall serve as Vice Chair of the City Plan Commission.

## **VIII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1628, February 22, 2023



**Commissioner Alder Marchand moved to approve the 1628 minutes at 10:37pm. 3-0 in favor.**

**Commissioner Alder Marchand moved to adjourn at 10:38pm. 3-0 in favor.**

**NOTE:**

Next Regular Meeting of the City Plan Commission:

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

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