

**MINUTES FOR MEETING 1631
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, May 17, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/may-17-2023-meeting>

The Chair opened the meeting at 6:06pm.

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, Planner Fatima Cecunjanin, Attorney Roderick Williams

II. SITE PLAN REVIEW

1631-01

25 FLINT STREET.

MBLU: 133 1054 01000

Owner/Applicant: Friends Center for Children; **Agent:** Kathryn Gagnon, Langan Engineering

Site Plan Review and Coastal Site Plan Review

Conversion of a theater and surface parking lot into a daycare center campus, in the BA zone and Coastal Management Area.

Engineer Katy Gagnon presented the project.

Architect David Symonds presented the architectural plans.

The Commissioners discussed:

- Solar panels
- Potential Phase 3 program
- Construction timeline
- Hours of operation
- Support for the adaptive reuse of the site

Commissioner Alder Marchand moved to approve the site plan for item 1631-01 at 6:32pm. 4-0 in favor.

Commissioner Alder Marchand moved to approve the coastal site plan for item 1631-01 at 6:33pm. 4-0 in favor.

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. Item remained on the table.

The Chair moved several Board of Alders referral items up in the agenda.

III. BOARD OF ALDERS REFERRALS

1631-09 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the amendment to Sec. 18-71- 18-90 of the City Code of Ordinances (Noise Control Ordinance).

Submitted by: New Haven Corporation Counsel

Corporation Counsel Patricia King introduced the item.

The Commissioners discussed:

- Other sources of noise beyond motor vehicles with external speakers
- Impact/benefit of the proposed amendment for neighborhoods beyond Long Wharf
- Enforcement of the ordinance across the city
- Clarification on the amendments to the existing ordinance
- 50-foot distance for noise audibility
- Potential amendment to allow for seizure of private property (speakers)

Commissioner Alder Marchand moved to recommend approval of item 1631-09 with additional advice that the Board of Alders give careful consideration to any proposed amendment related to seizure of private property and carefully consider the “50-foot” distance rule, at 7:36pm. 4-0 in favor.

1631-08 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the Mayor to apply for and accept grant funding from the Connecticut Department of Transportation to operate on-demand micro-transit services as a pilot program in partnership with the New Haven Parking Authority, Greater New Haven Transit District and Via Transportation Inc.

Submitted by: New Haven Department of Transportation, Traffic and Parking

Director Sandeep Aysola introduced the item.

The Commissioners discussed:

- Funding for the proposal
- Logistics of the micro-transit program
- Area covered by the program

Commissioner Alder Marchand moved to recommend approval of item 1631-08 to the Board of Alders at 8:20pm. 4-0 in favor.

IV. PUBLIC HEARINGS (Begin at 7pm)

1631-02 254 KIMBERLY AVENUE.

MBLU:

Owner: Robert Pursell, 254 Kimberly Avenue, LLC; **Applicant:** Robert Joyce, Trulieve;

Agent: Dennis Colwell, Dennis Colwell Architects

Special Permit

Permit a Cannabis Dispensary in the IL Zone and Coastal Management Area.

Note: This application has been withdrawn.

Noted as withdrawn.

1621-05 REVIEW OF THE REVISED INCLUSIONARY ZONING MANUAL.

Submitted by: City Plan Department

Passed over. Item remains on the table.

V. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1631-03 47 FOXON STREET.

MBLU: 118 1034 02000

Submitted by: Evan Trachten, LCI

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure.

Evan Trachten introduced the item.

The Commissioners discussed:

- Support for the proposal

Vice Chair Pagan moved to recommend approval of item 1631-03 at 8:26pm. 4-0 in favor.

1631-04 552 AND 558 WINCHESTER AVENUE.

MBLU: 286 0449 01000; 286 0449 00900

Submitted by: Evan Trachten, LCI

Disposition of a vacant three-family property and sliver lot to CONNCORP who will rehabilitate this property as an affordable rental property

Evan Trachten introduced the item.

The Commissioners discussed:

- Support for the proposal
- Affordability and occupancy requirements
- Opportunity for local apprentices to be involved in the rehab
- Use of the adjacent silver lot

Vice Chair Pagan moved to recommend approval of item 1631-03 at 8:38pm. 4-0 in favor.

VI. BOARD OF ALDERS REFERRALS

1631-06 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the Mayor to apply for and accept funding under the American Rescue Plan Act Capital Project Fund (CPF) made available to the State of Connecticut by the U.S. Department of Treasury for the Construction of a Multi-Purpose Community Facility in New Haven.

Submitted by: New Haven Engineering Department

City Engineer Giovanni Zinn introduced the item.

The Commissioners discussed:

- Cost of the renovation
- Opportunity for local apprentices to be involved in the project

Vice Chair Pagan moved to recommend approval of item 1631-06 to the Board of Alders at 8:43pm. 4-0 in favor.

1631-07 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the Mayor to accept CT state ARPA funding from the Connecticut Department of Economic and Community Development (CTDECD) and sign any associated state agreements, agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, regarding the Robin I. Kroogman New Haven Animal Shelter.

Submitted by: New Haven Engineering Department

City Engineer Giovanni Zinn introduced the item.

The Commissioners discussed:

- Support for the proposal

Vice Chair Pagan moved to recommend approval of item 1631-07 to the Board of Alders at 8:47pm. 4-0 in favor.

1631-05 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the City of New Haven to apply for and accept a grant from the Federal Communications Commission not to exceed \$277,617.00 to support equitable access to broadband internet in New Haven through the Affordable Connectivity Program.

Submitted by: New Haven Economic Development Administration

City Plan Director Laura Brown introduced the item.

Vice Chair Pagan moved to recommend approval of item 1631-05 to the Board of Alders at 8:50pm. 4-0 in favor.

1631-10 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the Mayor to enter into an agreement to commit to and participate in a regional household

hazardous waste collection center with the South Central Connecticut Regional Water Authority for the period of July 1, 2023 through June 30, 2026.

Submitted by: Department of Parks and Public Works

Planner Cecunjanin introduced the item.

The Commissioners discussed:

- The presence of some typos in the resolution
- Support for the proposal

Commissioner Van Hoesen moved to recommend approval of item 1631-10 to the Board of Alders, with a note to review the resolution for potential scriveners' errors, at 8:56pm. 4-0 in favor.

VII. BOARD OF ZONING APPEALS

1631-11 208 WOOSTER STREET.

MBLU: 207 0534 00400

Owner/Applicant: Andrea Zola and Justin Dodge.

Special Exception

Allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2.

City Plan Director Laura Brown introduced the item.

The Commissioners discussed:

- Past uses of the property
- Support for the application

Commissioner Van Hoesen moved to recommend approval of item 1631-11 to the Board of Zoning Appeals at 9:00pm. 4-0 in favor.

VIII. ADMINISTRATIVE ITEMS

1589-04A1 285 NICOLL STREET.

MBLU: 197 0442 00200

Owner: Narang New Haven CO., LLC.; **Agent:** Marjorie Shansky of Marjorie Shansky Attorney at Law

Administrative Site Plan Review

Minor modification to the approved site plan for conversion of 44,500 SF of warehouse space to office space in the IL Zone.

Noted as approved.

1596-02A1 590 ORANGE STREET.

MBLUs: 222 0368 01900, 222 0368 01901, 222 0368 01902

Owner: Thomas Scoopo, the Evangelical Convent Church of New Haven; **Agent:** Howard K. Burgoyne, the East Coast Conference of the Evangelical Convent Church; **Applicant:** Andrew Rizzo of AR Consulting LLC

Administrative Site Plan Review

Minor modifications to the approved site plan for conversion of an existing house of worship to seven residential units in a RM-2 Zone.

Noted as approved.

IX. MINUTES OF MEETINGS

Meeting:

- Meeting #1630, April 19, 2023

Commissioner Alder Marchand moved to approve the 1630 minutes. 3-0 in favor.

Commissioner Alder Marchand moved to adjourn at 9:06pm. 4-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, June 21, 2023 at 6:00 PM (Submission deadline: May 18, 2023 by 12:00 PM)

Next Special Meeting of the City Plan Commission:

Wednesday, June 28, 2023 at 6:00 PM