

**MINUTES FOR MEETING 1632  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, June 21, 2023 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**To view meeting materials, and recording, visit:**

<https://cityplancommission.newhavenct.gov/pages/june-21-2023-meeting>

**I. ROLL CALL**

**Commissioners present:** Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joshua Van Hoesen, ex-officio Commissioner City Engineer Giovanni Zinn

**City Staff present:** Director Laura Brown, Planner Esther Rose-Wilen, Attorney Roderick Williams, Attorney Michael Pinto

**II. SITE PLAN REVIEW**

**1632-01 482 GREENWICH AVENUE AND 61-63 KIMBERLY AVENUE.**  
MBLUs: 273 0020 02900; 273 0020 03000; 273 0020 03100  
**Owner/Applicant:** 482 Greenwich Realty LLC; **Agent:** Danielle Bercury

**Site Plan Review**

Construction of a 3,300 SF addition to an existing supermarket and related site improvements, in the BA and RM-2 Zones.

Attorney Danielle Bercury introduced the team and the project.

Engineer Katy Gagnon walked through the civil plans.

The Commissioners discussed:

- Traffic circulation
- Bicycle parking
- Loading logistics

**Commissioner Van Hoesen moved to approve item 1632-01 at 6:27pm. 3-0 in favor.**

**1632-02 2, 10, 12, & 24 HILLHOUSE AVENUE, HILLHOUSE AVENUE, 21 PROSPECT STREET, AND 173 GROVE STREET.**  
MBLUs: 244 0332 00100; 244 0332 00200; 244 0332 00300; 244 0332 00301; 244 0332 00400; 244 0332 00500; 244 0332 00601; 244 0332 00602  
**Owner/Applicant:** Yale University; **Agent:** James Elmasry, Yale University

**Site Plan Review**

Renovation of an existing building on the Yale University Campus, including movement of over 800 CY of soil, in Block A of PDU 14 within the RH-2 Zone.

Attorney Joseph Hammer introduced the project.

Project Planner James Elmasry described the proposed work.

Engineer Tim Onderko walked through the civil plans.

Landscape Architect Bob Golde walked through the landscaping plans.

The Commissioners discussed:

- Construction timeline
- Construction logistics
- Subject parcels of the application

**Vice Chair Pagan moved to approve item 1632-02 at 6:45pm. 3-0 in favor.**

**1632-03      37 HILLHOUSE AVENUE.**

MBLU: 244 0365 00400

**Owner/Applicant:** Yale University; **Agent:** Tara Leibenhaut, Yale University

**Site Plan Review**

Renovation of an existing building on the Yale University Campus, including a 6,500 SF addition and related site improvements, in the RH-2 Zone.

Attorney Joseph Hammer introduced the project.

Architect Christopher Williams walked through the architectural and landscaping plans.

Engineer Erik Lindquist presented the civil plans.

**Commissioner Van Hosen moved to approve item 1631-02 at 7:02pm. 3-0 in favor.**

**1632-04      205, 209, & 215 WHALLEY AVENUE, 544 & 550 ORCHARD STREET, AND 17 COUNTY STREET.**

MBLU: 320 0300 03900

**Owner/Applicant:** Mid-Western Connecticut Council of Alcoholism, Inc.; **Agent:** Carolyn Kone

**Site Plan Review**

Conversion of an existing building to an outpatient alcohol and drug addiction and mental health clinic, in the Commercial Gateway District and RM-2 zones.

Moved to after the public hearing portion of the meeting.

**^1632-05      222 SARGENT DRIVE.**

MBLU: 228 1304 00800

**Owner:** New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

**Site Plan Review**

Change of use of >5,000 SF to convert a theater into a cannabis retailer, in the BE Zone.

Moved to after the public hearing portion of the meeting.

**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.

Application noted as withdrawn.

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

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

**Submitted by:** City Plan Department

City Plan Director Laura Brown introduced the item.  
Attorney Michael Pinto summarized the review and revision process.

The Chair opened the floor for public testimony at 7:28pm.

Topics raised in public testimony include:

- Support for adoption of the manual
- Concerns with aspects of the ordinance
- Timeline for potential revisions to the ordinance

The Chair closed the floor for public testimony at 7:38pm.

The Commissioners discussed:

- Support for adoption of the manual
- Concern with the aspects of the ordinance that may go against state law
- Appreciation for the many hours members of the public and city staff spent on the manual

**Vice Chair Pagan moved to approve item 1621-05 at 7:42pm. 3-0 in favor.**

**1632-06 277 CROWN STREET.**  
MBLU: 261 0232 02600.  
**Owner:** Shabtai, Inc; **Applicant/Agent:** Benjamin Trachten

**Special Permit**

Permit residential use on the ground floor in a BD Zone.

**1632-07 279 CROWN STREET.**  
MBLU: 261 0232 02700.  
**Owner:** Shabtai, Inc; **Applicant/Agent:** Benjamin Trachten

**Special Permit**

Permit residential use on the ground floor in a BD Zone.

**1632-08 281 CROWN STREET.**  
MBLU: 261 0232 02800.  
**Owner:** Shabtai, Inc; **Applicant/Agent:** Benjamin Trachten

**Special Permit**

Permit residential use on the ground floor in a BD Zone.

Attorney Ben Trachten presented items 1632-06, 1632-07, and 1632-08.

The Chair opened the floor for public testimony on items 1632-06, 1632-07, and 1632-08 at 7:59pm.

Topics raised in public testimony included:

- Support for the applications for 277, 279, and 281 Crown Street.
- The need to update the zoning ordinance to remove the special permit provision for first-floor residential in business zones

The Chair closed the floor for public testimony at 8:02pm.

The Commission discussed:

- Support for the applications
- The need for more residential units as well as the need for larger, multi-bedroom units for families
- Concerns with privacy given existing storefront windows

**Vice Chair Pagan moved to approve item 1632-06 at 8:07pm. 3-0 in favor.**

**Vice Chair Pagan moved to approve item 1632-07 at 8:07pm. 3-0 in favor.**

**Vice Chair Pagan moved to approve item 1632-08 at 8:08pm. 3-0 in favor.**

**1632-09      109 COURT STREET.**  
MBLU: 224 0258 02000  
**Owner/Applicant:** 109-113 Court Street Associates, LLC; **Agent:** Bernard Pellegrino

**Special Permit**  
Permit residential use on the ground floor in the BD-1 Zone.

Passed over.

**1632-10      420 MIDDLETOWN AVENUE.**  
MBLU: 133 1048 07300  
**Owner:** Stavros Karadimos; **Applicant:** Affinity Health and Wellness, LLC; **Agent:** Bernard Pellegrino

**Special Permit**  
Permit a Cannabis Dispensary in the BA Zone and Coastal Management Area.

Passed over.

**^1632-11      222 SARGENT DRIVE.**  
MBLU: 228 1304 00800  
**Owner:** New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

**Special Permit**  
Permit a Cannabis Retailer in the BE Zone.

Passed over.

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

**1632-04      205, 209, & 215 WHALLEY AVENUE, 544 & 550 ORCHARD STREET, AND 17 COUNTY STREET.**

MBLU: 320 0300 03900

**Owner/Applicant:** Mid-Western Connecticut Council of Alcoholism, Inc.; **Agent:** Carolyn Kone

**Site Plan Review**

Conversion of an existing building to an outpatient alcohol and drug addiction and mental health clinic, in the Commercial Gateway District and RM-2 zones.

Attorney Carolyn Kone introduced the project.

Architect Joan Bartick-Gould walked through the architectural plans.

Engineer Katy Gagnon presented the civil plans.

The Commissioners discussed:

- Floor plans
- Hours of operation
- Number of people to be served by the facility and other details on operations
- Community outreach

**Vice Chair Pagan moved to approve item 1632-04 at 8:37pm. 3-0 in favor.**

**^1632-05      222 SARGENT DRIVE.**

MBLU: 228 1304 00800

**Owner:** New Haven Food Terminal, Inc; **Applicant:** INSA CT Retail II; **Agent:** Carolyn Kone

**Site Plan Review**

Change of use of >5,000 SF to convert a theater into a cannabis retailer, in the BE Zone.

Passed over.

**V.      BOARD OF ALDERS REFERRALS**

**1632-16      ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City of New Haven (Mayor or Controller) to enter into a three-year agreement with Power in the Shower in the amount of four hundred fifty thousand dollars (\$450,000) to implement the Power in the Shower mobile shower service.

**Submitted by:** Department of Community Resilience

Velma George, Homelessness Coordinator, presented the item.

The Commissioners discussed:

- Location on the New Haven Green and around the city
- Operation of the shower trailer
- Support, appreciation, and admiration for the service

**Commission Van Hoesen moved to provide a favorable recommendation on item 1632-16 to the Board of Alders at 8:55pm. 3-0 in favor.**

**1632-14 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** authorizing the Mayor of The City of New Haven to apply for and accept the Charging and Fueling Infrastructure discretionary grant from US Department of Transportation to install electric vehicle charging stations, primarily in New Haven's environmental justice communities.

**Submitted by:** New Haven Office of Climate and Sustainability

Max Teirstein presented the item.

The Commissioners discussed:

- Impact on street parking availability
- Concern that EV charger users will not be from the neighborhoods where the chargers are located

**Vice Chair Pagan moved to provide a favorable recommendation on item 1632-14 to the Board of Alders at 9:15pm. 3-0 in favor.**

**1632-15 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** authorizing the Mayor of The City of New Haven to apply for and accept the Composting and Food Waste Reduction Pilot Project Grant from the US Department of Agriculture to pilot strategies for increasing food rescue and food scrap diversion in the downtown area.

**Submitted by:** New Haven Office of Climate and Sustainability

Max Teirstein presented the item.

The Commissioners discussed:

- Where finished compost would go and whether that resource would remain in the city to support urban agriculture

**Commissioner Van Hoesen moved to provide a favorable recommendation on item 1632-15 to the Board of Alders at 9:27pm. 3-0 in favor.**

**1632-12 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor of The City of New Haven to submit an application to the U.S. Department of Agriculture, United States Forest Service, in an amount not to exceed \$6,000,000 over a period of five years, for the Food System Policy Division to support its capacity to continue to partner with community members and organizations to implement a series of plans and activities that will create an enabling environment for urban agriculture, reduce barriers to entry and sustainability, and in which all residents will equitably benefit from the positive environmental, health, and socioeconomic outcomes of more green and growing spaces.

**Submitted by:** New Haven Food System Policy Division

Planner Rose-Wilen presented the item.

The Commissioners discussed:

- Support for the application.

**Vice Chair Pagan moved to provide a favorable recommendation on item 1632-12 to the Board of Alders at 9:32pm. 3-0 in favor.**

- 1632-17 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN** approving the Parks & Public Works Department to apply for and accept up to \$550,000 from the U.S. Forest Service Inflation Reduction Act Urban and Community Forestry Notice of Funding Opportunity.

**Submitted by:** New Haven Department of Parks & Public Works

Planner Rose-Wilen presented the item.

**Commissioner Van Hoesen moved to provide a favorable recommendation on item 1632-17 to the Board of Alders at 9:39pm. 3-0 in favor.**

- 1632-13 ORDER OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor, Budget Director, or Controller to enter into a one-year commercial lease agreement and execute any amendments that may arise, with Gateway Partners, LLC for the City of New Haven Health Department Offices and Public Health Clinic., in the amount not to exceed two hundred forty-two thousand and eight hundred forty-four (\$242,844) and for a period of July 01, 2023 to December 31, 2023.

**Submitted by:** New Haven Office of Management & Budget

Planner Rose-Wilen presented the item.

**Vice Chair Pagan moved to provide a favorable recommendation on item 1632-13 to the Board of Alders at 9:40pm. 3-0 in favor.**

- 1632-18 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the Mayor to enter into a three-year lease agreement with New England Golf Cars DBA Yamaha Motor Finance Corporation, Inc, for 75 used golf carts and related service.

**Submitted by:** New Haven Department of Parks & Public Works

City Engineer Giovanni Zinn presented the item.

**Vice Chair Pagan moved to provide a favorable recommendation on item 1632-18 to the Board of Alders at 9:43pm. 3-0 in favor.**

- 1632-19 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** Ordinance amendment to Title IV of the City of New Haven's Code of Ordinances (the Flood Damage Prevention Ordinance) to bring the Flood Damage Prevention Ordinance into compliance with the Uniform Building Code for the State of Connecticut.

**Submitted by:** New Haven City Plan Department

Director Brown presented the item.

**Vice Chair Pagan moved to provide a favorable recommendation on item 1632-19 to the Board of Alders at 9:47pm. 3-0 in favor.**

**1632-20      RESOLUTION OF THE BOARD OF ALDERS** of the City of New Haven adopting the 2023 South Central Regional Council of Governments (“SCRCOG”) Hazard Mitigation Plan Update.

**Submitted by:** New Haven City Plan Department

Director Brown presented the item.

**Vice Chair Pagan moved to provide a favorable recommendation on item 1632-20 to the Board of Alders at 9:49pm. 3-0 in favor.**

## **VI.    BOARD OF ZONING APPEALS**

All Board of Zoning Appeals items were passed over because they were not heard at the Board of Zoning Appeals meeting, which was postponed.

**1632-21      71 WELTON STREET.**  
MBLU: 152 0842 00700  
**Owner:** AJM CT Realty LLC. **Applicant:** Tom Knapp

Variances to permit a rear yard setback of 5ft where 12.67ft is permitted, a side yard setback of 5ft where 9.5ft is required, and Coastal Site Plan review for the construction of a new maintenance building. Zone: IH. **23-44-V, 23-45-CAM.**

**1632-22      410 FERRY STREET.**  
MBLU: 167 0770 01400  
**Owner:** RBM LLC. **Applicant:** Esquipulas Bakery LLC.

Special Exception to allow for a neighborhood convenience use (bakery/café) within a residential zone. Zone: RM-2. **23-47-S.**

**1632-23      669 DIXWELL AVENUE.**  
MBLU: 290 0478 00600  
**Owner:** Abdessamad Bendki. **Applicant:** Benjamin Trachten.

Special Exception to allow for a neighborhood convenience use (convenience store/bakery) within a residential zone. Zone: RM-2. **23-49-S.**

**1632-24      45 HAVEN STREET.**  
MBLU: 174 0737 01100  
**Owner:** CT 45 Haven LLC. **Applicant:** Benjamin Trachten.

Variance to permit 888sf of gross floor area per dwelling unit where 1,000sf is required. Coastal Site Plan review to allow for an additional dwelling unit within an existing two-family structure. Zone: RM-2. **23-53-V, 23-54-CAM.**

**1632-25      29 NICOLL STREET.**  
MBLU: 198 0401 00500



**Owner:** Taraz, Manouchehr Graham & Sean. **Applicant:** Benjamin Trachten.

Special Exception to allow 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit within an existing three-family structure. Zone: RM-2. **23-56-S.**

## **VII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1631, May 17, 2023

**Vice Chair Pagan moved to approve the 1631 minutes at 9:50pm. 3-0 in favor.**

### **NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, July 19, 2023 at 6:00 PM (Submission deadline: June 22, 2023 by 12:00 PM)

### **NOTE:**

The City Plan Commission will take an August recess per the approved annual calendar, therefore there is no July application deadline. Applications received between June 23rd and August 17<sup>th</sup> at 12pm will be reviewed in preparation for the September 20<sup>th</sup> CPC meeting.

**Vice Chair Pagan moved to adjourn at 9:51pm. 3-0 in favor. Meeting adjourned.**