

**MINUTES FOR MEETING 1635
A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, August 23, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/august-23-2023-meeting>

The Chair opened the meeting at 6:04pm.

I. ROLL CALL

Commissioners present:

Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joshua Van Hoesen, Commissioner Joy Gary, Commissioner Alder Adam Marchand

City Staff present:

Director Laura Brown, Deputy Director of Zoning Nathaniel Hougrand, Planner Esther Rose-Wilen, Attorney Roderick Williams

II. BOARD OF ZONING APPEALS

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.**

Deputy Director of Zoning Nate Hougrand introduced the item.

The Commissioners discussed:

- Lack of impact on coastal resources
- History of the property

Commissioner Van Hoesen moved to recommend approval of item 1632-24 to the Board of Zoning Appeals at 6:10pm. 4-0 in favor.

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.**

Deputy Director of Zoning Nate Hougrand introduced the item.

The Commissioners discussed:

- Proximity to bus stops and walking distance to neighborhood amenities
- Availability of on-street parking in the area
- Support for increased residential density in the area

Vice Chair Pagan moved to recommend approval of item 1632-25 to the Board of Zoning Appeals at 6:14pm. 4-0 in favor.

1633-13 69 GRAND AVENUE, 19 CLINTON AVENUE & PERKINS STREET.

MBLUs: 160 0761 02100; 160 0761 02200; 160 0761 02101

Owner: City of New Haven. **Applicant:** Pennrose, LLC.

Special Exceptions to permit parking for 19 off-street parking spaces where 59 are required and one loading space where three are required and Coastal Site Plan Review. Zone: BA-1. **23-57-V, 23-58-S, 23-71-CAM.**

Deputy Director of Zoning Nate Hougrand introduced the item.

The Commissioners discussed:

- Public testimony at BZA
- Loading space usage

Commissioner Van Hoesen moved to recommend approval of item 1633-13 to the Board of Zoning Appeals at 6:26pm. 5-0 in favor.

1633-14 203 ALDEN AVENUE AND 197 ALDEN AVENUE (REAR).

MBLUs: 385 1102 01900; 385 1102 01800

Owner: 203 Alden, LLC. **Applicant:** Benjamin Trachten

Special Exception to allow for a neighborhood convenience use (bakery and prepared foods) within a residential zone. Zone: RM-1. **23-61-V, 23-62-S**

Deputy Director of Zoning Nate Hougrand introduced the item.

The Commissioners discussed:

- The nature of the proposed use
- The possibility of reopening the BZA public hearing
- Concern about clarity around the proposed use and the importance of proper noticing
- Support for the proposed uses on the site

Commissioner Alder Marchand moved to advise the Board of Zoning Appeals to reopen the public hearing on item 1633-14 (BZA items 23-61-V and 23-62-S) particularly to get further clarification on the proposed use at 6:55pm. 5-0 in favor.

1633-15 521 COLUMBUS AVENUE.

MBLU: 310 0092 01900

Owner: James Stephens. **Applicant:** Benjamin Trachten.

Special Exception to allow for 0 off-street parking spaces where 1 is required for an

additional dwelling unit in an existing structure. Zone: RM-2. **23-64-V, 23-65-S**

Deputy Director of Zoning Nate Hougrand introduced the item.

The Commissioners discussed:

- On-street parking availability in the area
- Support for an increase in residential density

Commissioner Alder Marchand moved to recommend approval of item 1633-15 to the Board of Zoning Appeals at 6:59pm. 5-0 in favor.

III. MINUTES OF MEETINGS

Meeting:

- Meeting #1632, June 21, 2023

Commissioner Van Hoesen moved to approve the 1632 minutes at 7:02pm. 3-0 in favor.

- Meeting #1634, July 26, 2023

Commissioner Alder Marchand moved to approve the 1634 minutes at 7:32pm. 3-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, September 20, 2023 at 6:00 PM (Submission deadline: August 17, 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 17th at 12pm will be reviewed in preparation for the September 20th CPC meeting.

Commissioner Alder Marchand moved to adjourn at 7:03pm. 5-0 in favor.