

**MINUTES FOR MEETING 1636
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, September 20, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/september-20-2023-meeting>

The Chair opened the meeting at 6:03pm.

I. ROLL CALL

Commissioners present:

Chair Leslie Radcliffe, Commissioner Alder Adam Marchand, Commissioner Joy Gary, Commissioner Joshua Van Hoesen, Commissioner Carl Goldfield, ex-officio Commissioner City Engineer Giovanni Zinn

City Staff present:

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

II. SITE PLAN REVIEW

1636-01 1041 STATE STREET, STATE STREET, AND MILL RIVER STREET.

MBLUs: 182 0804 01400; 182 0804 01400; 182 0804 01500.

Owner: New Haven Apartment Partners LLC; **Applicant:** David Salinas, Let's Grow Hartford LLC; **Agent:** Benjamin Trachten

Site Plan Review and Coastal Site Plan Review

Conversion of an existing building to a cannabis retail facility and associated site improvements, in the IL Zone and Coastal Management Area.

Attorney Ben Trachten presented the item.

Engineer Marcus Puttock presented the civil plans.

The Commissioners discussed:

- Bicycle parking
- Loading and trash removal
- Signage and transparency

Commissioner Alder Marchand moved to approve item 1636-01 at 6:22pm. 5-0 in favor.

1636-02 345 EAST SHORE PARKWAY.

MBLU: 052 0950 00400

Owner/Applicant: Greater New Haven Water Pollution Control Authority; **Agent:** Marjorie Shansky

Master Plan

Updates to the Greater New Haven Water Pollution Control Authority Master Plan in the Park zone and Coastal Management Area.

1636-03 345 EAST SHORE PARKWAY.

MBLU: 052 0950 00400

Owner/Applicant: Greater New Haven Water Pollution Control Authority; **Agent:** Marjorie Shansky

Site Plan Review and Coastal Site Plan Review

Process Air Compressor System for Low Level Nitrogen Removal, in the Park zone and Coastal Management Area.

1636-04 345 EAST SHORE PARKWAY.

MBLU: 052 0950 00400

Owner/Applicant: Greater New Haven Water Pollution Control Authority; **Agent:** Marjorie Shansky

Site Plan Review and Coastal Site Plan Review

Fats, Oils, and Greases Receiving Station, in the Park zone and Coastal Management Area.

Planner Rose-Wilen shared with the Commission that a request for a public hearing was submitted by a member of the public.

Attorney Marjorie Shansky responded to the request.

GNHWPCA engineers Tom Sgroi, Mario Ricozzi, and Nick Stevens presented the three applications.

The Commissioners discussed the request for a public hearing.

Commissioner Alder Marchand moved to deny the request for a public hearing on items 1636-02, 1636-03, and 1636-04. 4-1 in favor.

Commissioner Alder Marchand moved to approve item 1636-02 at 7:13pm. 5-0 in favor.

Commissioner Alder Marchand moved to approve items 1636-03 and 1636-04 at 7:14pm. 5-0 in favor.

1636-05 69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.

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

Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC; **Agent:** Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Conversion of the former Strong School and construction of a 50,225± addition to create 58 residential apartments and a community amenity space, and associated site improvements, in the BA-1 Zone and Coastal Management Area.

Moved to the Public Hearing to be heard with the associated Special permits.

^1636-06 MIDDLETOWN AVENUE.

MBLU: 150 1300 00100

Owner: Cevalon Corporation; **Applicant:** AB Eco Park LLC; **Agent:** David Gagnon, Langan Engineering

Site Plan Review, Coastal Site Plan Review, Soil Erosion and Sediment Control Review

Site re-grading, in the IH Zone and Coastal Management Area.

Passed over.

^1633-06 873, 887 & 897 GRAND AVENUE.
MBLUs: 209 0579 03701; 209 0579 03700; 209 0579 03900
Owner/Applicant: Moshe Feferkorn, JS Dorothy LLC; **Agent:** Ben Trachten

Site Plan Review

Demolition of existing buildings and construction of a 112-unit residential building with parking on the ground floor, in the BA and RM-2 zones.

Passed over.

III. PUBLIC HEARINGS (Begin at 7pm)

1636-07 169 EAST STREET.
MBLU: 203 0547 00201
Owner: Foundry Square, LLC; **Applicant:** Acreage Connecticut Retail JV, LLC; **Agent:** Benjamin Trachten

Special Permit

Permit a Cannabis Retailer in the IL Zone.

Attorney Ben Trachten presented the item.

Applicant Kebra Smith-Bolden presented on her life experiences and goals for the business.

The Chair opened the floor for public testimony at 7:34pm.

Planner Rose-Wilen noted that the Commission had received 15 letters of support for the application.

Two members of the public gave testimony.

Topics raised in public testimony include:

- State and local community support for the applicant
- The importance of the social equity component of cannabis legalization
- Support for the application

The Chair closed the floor for public testimony at 7:40pm.

The Commissioners discussed:

- Support for the application and appreciation for the applicant's presentation
- Compliance with the Special Permit criteria and applicable regulations
- Appropriateness of the location for cannabis retail
- Lack of proximity to any sensitive receptors

Commissioner Alder moved to approve item 1636-07 at 7:47pm. 5-0 in favor.

1636-05 69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.
MBLUs: 160 0761 02100; 160 0761 02200; 160 0761 02101
Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC;
Agent: Meaghan Miles

Site Plan Review and Coastal Site Plan Review

Conversion of the former Strong School and construction of a 50,225± addition to create 58 residential apartments and a community amenity space, and associated site improvements, in the BA-1 Zone and Coastal Management Area.

1636-08 69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.

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

Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC;

Agent: Meaghan Miles

Special Permit

Permit residential use on the ground floor in the BA-1 Zone.

1636-09 69 GRAND AVENUE, 19 CLINTON AVENUE, & PERKINS STREET.

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

Owner: City of New Haven; **Applicants:** Pennrose, LLC and The Cloud Company, LLC;

Agent: Meaghan Miles

Special Permits:

Permit a use over 5,000 SF in the BA-1 Zone.

Attorney Meaghan Miles, Engineer Chas Evans, Landscape Architect Wayne Violette, and Architect Marissa Hebert presented the item.

The Chair opened the floor for public testimony at 8:23pm.

Planner Rose-Wilen stated that ten letters of support had been received.

Eight members of the public gave testimony.

Topics raised in public testimony included:

- Support for the Special permits
- Historic preservation
- Need for affordable housing
- Beneficial impacts on the community
- Consistency with the character of the surrounding area
- Support for the proposed uses
- Appropriate transition between commercial and residential areas of Grand Avenue
- Appreciation for community engagement throughout the development process
- Harmony with Comprehensive Plan goals for Grand Avenue and the area
- Support for first floor residential given the architecture and grading of the site
- Need to revitalize the site
- Importance to invest in the site and the community
- Appreciation for the design of the structure
- Concerns about parking

The Chair closed the floor for public testimony at 8:51pm.

The Commissioners discussed:

- Support for the applications

- Compliance with the special permit criteria
- Recent trends in conversion of first floor space to residential use

Commissioner Alder Marchand moved to approve items 1636-08 and 1636-09 at 8:55pm. 5-0 in favor.

The Commissioners discussed:

- Positive impact of increased foot traffic
- Potential for traffic and parking impact
- Community benefits of the project
- Site plan conformance will all applicable standards

Commissioner Alder Marchand moved to approve item 1636-05 at 9:00pm. 5-0 in favor.

^1636-06 MIDDLETOWN AVENUE.
MBLU: 150 1300 00100
Owner: Cevalon Corporation; **Applicant:** AB Eco Park LLC; **Agent:** David Gagnon, Langan Engineering

Class C Soil Erosion and Sediment Control Review

Site re-grading involving the addition of 27,820 CY of material, in the IH Zone and Coastal Management Area.

Passed over.

1636-10 2 THORN STREET.
MBLU: 303 0067 00100
Petition of New Haven Dream LLC and New Haven Center for Nursing & Rehabilitation Center for Zoning Ordinance Map Amendment to Change the Zoning Designation of 2 Thorn Street from IL (Light Industrial) to BA (Business A).

Submitted by: New Haven Dream LLC and New Haven Center for Nursing & Rehabilitation Center

Attorney Sara Sharp presented the item.

The Chair opened the floor for public testimony at 9:11pm.

No members of the public gave testimony.

The Chair closed the floor for public testimony at 9:12pm.

The Commissioners discussed:

- Support for a favorable recommendation to the BOA
- Adjacency to an existing BA zone
- BA zone permitted uses as more appropriate for the surrounding area
- Community engagement conducted by the applicant
- Support for the specific proposed use (future project)
- Stabilizing impact of the rezone on the neighborhood

Commissioner Goldfield moved to recommend approval of item 1636-10 to the Board of Alders at 9:17pm. 5-0 in favor.

^1634-03 PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE Article V §§ 42 (Use Table), 43, 43.1, And 45 by adding, Transit-Oriented Development District pursuant to Conn. General Statutes §§ 13b-79o, Et. Seq., known as a Transit Oriented Community Zone, to the text of the New Haven Zoning Ordinance as a new zoning district.

Submitted by: New Haven Parking Authority

Passed over.

^1634-04 PETITION TO AMEND THE NEW HAVEN ZONING MAP (Maps #16 and #12) to change the designation of approximately 7.33± acres of land located at 170 Union Avenue (M-B-P 237/1300/00200) from B-E (Wholesale and Distribution) to a Transit-Oriented Development zoning district classification, known as a Transit-Oriented Community Zone.

Submitted by: New Haven Parking Authority

Passed over.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1636-11 309 DYER STREET.
MBLU: 357 1151 01600

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

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition

Commissioner Van Hoesen moved to recommend approval of item 1636-11 at 9:22pm. 5-0 in favor.

1636-12 1589 CHAPEL STREET.
MBLU: 336 0238 00800

Disposition of a vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop two, two-family owner-occupied structures.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Importance of NHS's consideration of energy efficiency in their developments

Commissioner Van Hoesen moved to recommend approval of item 1636-12 at 9:25pm. 5-0 in favor.

1636-13 252 DAVENPORT AVENUE.
MBLU: 300 0129 01700

Disposition of a vacant lot to the National Veterans Council for Legal Redress who will develop three units of affordable rental housing.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Support for the goal of providing housing for veterans

Commissioner Van Hoesen moved to recommend approval of item 1636-13 at 9:29pm. 5-0 in favor.

1636-14 634 HOWARD AVENUE.
MBLU: 277 0100 00400

Disposition of a vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied structure.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Owner occupancy period

Commissioner Van Hoesen moved to recommend approval of item 1636-14 at 9:35pm. 5-0 in favor.

1636-15 83 LOMBARD STREET.
MBLU: 158 0814 00800

Disposition of a vacant lot to Douglas Allen Investment Group, LLC to develop a structure with 4-8 affordable rental units.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Density of proposed development

Commissioner Goldfield moved to recommend approval of item 1636-15 at 9:40pm. 5-0 in favor.

1636-16 13 WALNUT STREET.
MBLU: 181 0599 01000

Disposition of three portions of this sliver lot to adjacent property owners to be used as yard area.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Lack of alternatives for the parcel

Commissioner Goldfield moved to recommend approval of item 1636-16 at 9:50pm. 5-0 in favor.

1636-17 18 MILL RIVER STREET.
MBLU: 181 0599 00800

Disposition of this sliver lot to the adjacent property owners to be used as side-yard area.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

The Commissioners discussed:

- Whether the item should go through the ethics board based on one of the applicants being a city staff member
- Support for the disposition

Commissioner Van Hoesen moved to recommend approval of item 1636-17 at 9:57pm. 4-1 in favor.

1636-18 0 CARROLL STREET.
MBLU: 096 1024 00502

Disposition of vacant land to Susan Renkun to address water and drainage issues originating from this City-owned parcel.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

Commissioner Van Hoesen moved to recommend approval of item 1636-18 at 10:00pm. 5-0 in favor.

1636-19 0 EAST SHORE PARKWAY.
MBLU: 067 0953 00100

Disposition of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

Submitted by: Evan Trachten, LCI

Evan Trachten presented the item.

Commissioner Van Hoesen moved to recommend approval of item 1636-19 at 10:02pm. 5-0 in favor.

V. BOARD OF ALDERS REFERRALS

1636-22 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN, authorizing the purchase of property known as 270 Foxon Boulevard from Minal, INC. for the sum of \$6,900,000 for the purpose of the development of a non-congregate shelter and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such purchase in accordance with the terms and conditions of the contract attached hereto and authorizing the Mayor to utilize \$1,900,000 from the General Fund Account No. 3079MB01 and authorizing the redesignation of \$5,000,000 in funding from the American Rescue Plan Act of 2021, local recovery fund to finance said purchase and resolutions to apply for and accept funding from The Office of Policy and Management Urban Act Grant in the amount of \$5,000,000 to replenish the New Haven Land Bank, INC. and from the State of Connecticut Department of Housing in the amount of \$4,300,000 in order to address homelessness and covid-19 in the City of New Haven including the necessary funding for renovation of said property and subsequent operation of said shelter for a period of two years and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents in connection therewith and order authorizing the execution and delivery of a multi-year agreement with respect to the operation of said shelter.

Submitted by: Dean Mack, Economic Development

City Engineer Giovanni Zinn presented the item.
The Commissioners discussed:

- The need for the proposed use
- Concerns about traffic and pedestrian safety
- The importance of running the facility well

Commissioner Alder Marchand moved to recommend approval of item 1636-22 at 10:24pm. 3-0 in favor.

1636-23 ORDER OF THE BOARD OF ALDERS Approving the acquisition of 25 Kendall Street, New Haven.

Submitted by: Stephen Fontana, Deputy Director, Economic Development

Steve Fontana presented the item.

The Commissioners discussed:

- The history of the site
- Proposed use for the site and limited viability for alternative uses

Chair Radcliffe moved to recommend approval of item 1636-23 to the Board of Alders at 10:32pm. 3-0 in favor.

1636-24 ORDINANCE AMENDMENT Approving the Amendment to Title V – Housing Code Par. 102. – Penalties of the City of New Haven Code of Ordinances.

Submitted by: Patricia King, Corporation Counsel

Planner Esther Rose-Wilen presented the item.

The Commissioners discussed:

- Whether it is appropriate for the BOA to hear the adjudicating appeals given the potential volume
- Importance of enforcing housing code and hold landlords account to provide safe and healthful conditions for tenants

Commissioner Alder Marchand moved to recommend approval of item 1636-24 with the recommendations that the Board of Alders study very closely the appeals pathway and seek to understand exactly what the state law allows and requires of this matter and ask questions of city staff about the effect of this change on current enforcement at 10:45pm. 3-0 in favor.

1636-21 RESOLUTION authorizing the Mayor to apply for and accept funding from the Connecticut Department of Energy and Environmental Protection (CTDEEP) for General Maintenance and Improvements to Quinnipiac River Park, Fort Wooster Park, Fairmont Park, Lighthouse Point Park, and Annex Little League.

Submitted by: Giovanni Zinn, City Engineer

City Engineer Giovanni Zinn presented the item.

Commissioner Alder Marchand moved to approve item 1636-21 at 10:47pm. 3-0.

1636-20 ORDER OF THE BOARD OF ALDERS designating the corner of Thompson Street and Shelton Avenue as “Geneva Pollock Way” in perpetuity for her love, commitment, significant contributions, and service to people in the Dixwell Community and City-Wide.

Submitted by: Alder Troy Streater, Ward 21

Chair Radcliffe shared her knowledge and experiences of Geneva Pollock and her significant contributions to the New Haven community.

Commissioner Alder Marchand moved to approve item 1636-20 at 10:47pm. 3-0.

VI. BOARD OF ZONING APPEALS

All Board of Zoning Appeals referrals were passed over. The Commission plans to schedule a Special Meeting to hear these items.

1636-25 1409 CHAPEL STREET.
MBLU: 316 0243 00100

Owner: Jonah Schwartz. **Applicant:** Mohammed Emdadullah

Special Exception

Allow for a neighborhood convenience use (convenience store) within a residential zone. Zone: RO. BZA file 23-69-S.

1636-26

88, 94, 98 HAZEL STREET.

MBLU: 286 0451 01200; 286 0451 01300; 286 0451 01400

Owner/Applicant: Neighborhood Housing Services of New Haven

Special Exception

Allow for 4 off-street parking spaces where 8 are required to allow for the creation of 8 dwelling units. Zone: RM2. BZA file 23-73-S.

1636-27

296 BLATCHLEY AVENUE.

MBLU: 172 0754 00101

Owner: 296 Blatchley Avenue, LLC. **Applicant:** Ariel Diaz

Special Exception

Allow for a neighborhood convenience use (deli / grocery store) within a residential zone. Zone: RM2. BZA file 23-75-S.

1636-28

86 EDWARDS STREET.

MBLU: 212 0367 01700

Owner/Applicant: Roy's Treehouse, LLC

Special Exception

Permit 0 parking spaces where 1 is required. Zone: RM2. BZA file 23-79-S.

1636-29

224 KIMBERLY AVENUE.

MBLU: 268 0015 00200

Owner/Applicant: Greenwich Plymouth & Kimberly, LLC

Special Exception

Permit 0 parking spaces where 1 is required. Zone: RM2. BZA file 23-80-S.

VII. ADMINISTRATIVE APPROVALS

Noted as approved.

1623-01A1

8 WHALLEY AVENUE.

MBLU: 296 0285 00300

Owner: 8-12 Whalley LLC; **Applicant:** Andrew Rizzo

Administrative Site Plan Review

Minor modifications to an approved site plan. Construction of four stories on an existing building to create six residential units, in the Commercial Gateway District.

1624-01A1 275 SOUTH ORANGE STREET.
Owner/Applicant: 275 Orange Phase 1-A LLC

Administrative Site Plan Review

Minor modifications to the approved site plan for the construction of a multi-story, multi-use structure in a BD-3 zone.

VIII. MINUTES OF MEETINGS

Meeting:

- Meeting #1635, August 23, 2023

Commissioner Alder Marchand moved to approve the 1635 minutes at 10:53pm. 3-0 in favor.

Chair Radcliffe moved to adjourn at 10:53pm. 3-0 in favor. Meeting adjourned.

NOTE:

Next Regular Meeting of the City Plan Commission:

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