

MINUTES FOR MEETING 1639
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 8, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/november-8-2023-meeting>

The Chair opened the meeting at 6:04pm.

I. ROLL CALL

Commissioners present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joy Gary, Commissioner Alder Adam Marchand, ex-officio Commissioner City Engineer Giovanni Zinn

City staff present: Director Laura Brown, Planner Esther Rose-Wilen, Attorney Roderick Williams

II. SITE PLAN REVIEW

1636-06 MIDDLETOWN AVENUE.
MBLU: 150 1300 00100
Owner: Celavon 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.

Moved to be heard with the associated public hearing.

III. PUBLIC HEARINGS (Begin at 6pm)

1636-06 MIDDLETOWN AVENUE.
MBLU: 150 1300 00100
Owner: Celavon 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.

Engineer and Agent David Gagnon presented the project.

City Plan Director Laura Brown shared planning considerations.

The Chair opened the floor for public testimony at 6:33pm

Planner Rose-Wilen noted that three items of written testimony from one individual had been submitted prior to the meeting. These items raise concerns with the application.

Topics raised in public testimony include:

- Scales used for the proposed project are on a property with an ongoing zoning violation
- Use as a land fill
- Destruction of habitat and impact on native species
- Amtrack rail between the site and the tidal wetlands is being removed
- Non-water-dependent use, public access easement should be granted
- Screening process for hazardous materials in fill
- Project should undergo environmental justice process
- Uncertainty about future plans for site
- Impact of North Haven permitting process
- Concerns with placement of fill adjacent to the river and within the Special Flood Hazard Area
- Desire to hear from the applicant's coastal expert
- Opposition to the plan
- Tree removals
- Concerns with trucking contaminated fill through New Haven
- Destruction of existing soil
- Army Corp of Engineers jurisdiction
- Support for leaving the public hearing open
- Request that reports from Dean Gustafson and Tim Myjak be submitted into the record and made available to the public

The applicant responded to topics raised in public testimony.

The Commissioners deliberated on whether to leave the public hearing open.

The Chair stated that the public hearing on item 1636-06 would be kept open and continued on December 6, 2023.

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 and retail space on the ground floor, in the BA and RM-2 zones.

Planner Rose-Wilen called the item and presented planning considerations.

Agent Benjamin Trachten presented the project.

Engineer John Gabel presented the civil plans.

Architect Sam Gardner presented the architectural plans.

The Chair opened the floor for public testimony at 8:18pm.

Planner Rose-Wilen stated that five individuals submitted testimony in support of the application and nine individuals submitted testimony in opposition of the application. Also included in the record are the requests for public hearing.

Topics raised in public testimony include:

- Concern with building height
- Concerns with the submitted traffic study
- Concerns with a proposed tree removal
- Concerns with fencing
- Opposition to the development
- Concerns about community outreach
- Concerns with scale and aesthetics
- Incompatibility with the goals for the RM-2 and BA zones and IZ overlay
- Concerns about the zoning for the area
- Lack of neighborhood context provided in the renderings
- Concerns with shading and cooling effects of the building, particularly in the winter
- Concerns with the ground floor parking not creating active commercial storefronts along Grand Avenue
- Requirement under state statute to provide electric vehicle charging
- Concerns with procedures for sharing of public testimony
- Impact on resident ability to utilize solar panels
- Importance of careful review of written testimony
- Lack of transparency around the project
- Support for new housing in the city
- Opportunity for dense development in the area given proximity to downtown
- Negative environmental impacts of the project
- Blight and unsafe conditions on the property as it currently exists

The applicant responded to topics raised in public testimony and some questions from Commissioners.

The Chair closed the public hearing at 9:46pm.

The Commissioners discussed:

- Compliance with the requirements of the zoning code
- Acknowledgement of the difference in scale from existing development in the neighborhood
- Concerns about traffic impact
- Compliance with inclusionary zoning and resulting creation of affordable housing

Commissioner Alder Marchand moved to approve item 1633-06 at 10:05pm. 3-0 in favor.

IV. ADMINISTRATIVE APPROVALS

1608-02A1 WINCHESTER GREEN (PDD 49)
MBLUs: 256 0393 00102; 256 0393 00107; 256 0393 00106; 256 0393 00100; 256 0393 00103; 256 0393 00105; 256 0393 00104
Owners: SPDC TRACT A, LLC; SPDC TRACT E, LLC; Science Park Development Corporation, SPDC TRACT D, LLC
Applicants: Winchester Office LLC; WINCHESTER TRACT E SOUTH, LLC; SPDC TRACT A, LLC; SPDC TRACT D, LLC; SPDC TRACT E, LLC, Science Park Development Corporation

Agent: Carolyn Kone

Administrative Site Plan Review

Minor modifications to approved detailed plans for several parcels within PDD 49.

Noted as approved.

V. MINUTES OF MEETINGS

Meeting:

- Meeting #1638, October 18, 2023

Passed over.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, November 15, 2023 at 6:00 PM (Submission deadline: October 19, 2023 by 12:00 PM)

The Chair closed the meeting at 10:06pm.