

**MINUTES FOR MEETING 1640  
A REGULAR MEETING AND PUBLIC HEARING OF THE  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, November 15, 2023 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/november-15-2023-meeting>

The Chair opened the meeting at 6:04pm.

**I. ROLL CALL**

**Commissioners present:**

Vice Chair Ernest Pagan, Commissioner Alder Adam Marchand, Commissioner Joshua Hoesen, Commissioner Carl Goldfield, Commissioner Joy Gary, ex officio Commissioner City Engineer Giovanni Zinn

**City Staff present:**

Planner Esther Rose-Wilen, Planner Donnell Hilton, Planner Fatima Cecunjanin, Attorney Roderick Williams

**II. SITE PLAN REVIEW**

**^1640-01 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET, and 109 MANSFIELD STREET.  
YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.  
MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362 00900  
Owner/Applicant: Yale University; Agent: Stephen Brown, Yale University**

**Site Plan Review**

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

Planner Rose-Wilen read the item into the record.

Passed over at 6:05pm.

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

**^1640-02 200 PROSPECT STREET, 97 MANSFIELD STREET, 107 MANSFIELD STREET, and 109 MANSFIELD STREET.  
YALE UNIVERSITY PROSPECT SACHEM PARKING LOT.  
MBLUs: 246 0362 00100; 246 0362 00102; 246 0362 00600; 246 0362 00800; 246 0362 00900  
Owner/Applicant: Yale University; Agent: Stephen Brown, Yale University**

**Class C Inland Wetlands Review**

Construction of 70 surface parking spaces and associated improvements, with activity in the Inland Wetlands Regulated Area, in the RM-2 zone (includes PDU 109).

Passed over at 6:05pm.

**IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS**

**1640-03 145 PORTSEA STREET.  
MBLU: 264 0082 00800**

Disposition of sliver lot at 143 Portsea Street to adjacent owner occupant. The property will be

used as a driveway and a side-yard area.

**Submitted by:** Evan Trachten, LCI

Planner Rose-Wilen read the item into the record.

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition

**Commissioner Alder Adam Marchand moved to recommend approval of item 1640-03 at 6:08pm. 5-0 in favor.**

**1640-04      192 CEDAR STREET.**  
MBLU: 265 0084 00300

Disposition of sliver lot at 192 Cedar Street to adjacent owner occupant. The property will be used as side-yard area.

**Submitted by:** Evan Trachten, LCI

Planner Rose-Wilen read the item into the record.

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Adam Marchand poses question about sequence of approvals of PAD referrals.

**Commissioner Alder Adam Marchand moved to recommend approval of item 1640-04 at 6:13pm. 5-0 in favor.**

**1640-05      321 AND 325 DIXWELL AVENUE.**  
MBLU: 283 0346 04900, 283 0346 05000

Disposition of two vacant lots for East Rock Lodge. The land will serve as parking and site control.

**Submitted by:** Evan Trachten, LCI

Planner Rose-Wilen read the item into the record.

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Support for the location of the parking and new Elks Lodge

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-05 at 6:16pm. 5-0 in favor.**

**1640-06      333 JAMES STREET.**  
MBLU: 172 0773 01400

Disposition of sliver lot at 333 James Street to adjacent owner occupant. The property will be used as side-yard area.

**Submitted by:** Evan Trachten, LCI

Planner Rose-Wilen read the item into the record.

Evan Trachten presented the item.

The Commissioners discussed:

- Support for the disposition
- Makes property better and more enjoyable for people living in the area

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-06 at 6:19pm. 5-0 in favor.**

**V. BOARD OF ALDERS REFERRALS**

**1640-07**      **ORDER OF THE NEW HAVEN BOARD OF ALDERS** granting a temporary workspace easement of approximately 0.33 acres and a permanent easement of approximately 0.093 acres with temporary workspace of approximately 0.34 acres in favor of the United Illuminating Company (owned by Avangrid) for the siting and construction and erection of certain electrical transmission poles and towers over properties owned by the City of New Haven known as 230 Ella T. Grasso Boulevard (MBLU 272-0017-00100, PID 15805) and Ella T. Grasso Boulevard (MBLU 272-0017-00400, PID 15807); and accepting \$46,724.00 as compensation.

**Submitted by:** Attorney Bridget M. D'Angelo, for The United Illuminating Company

Planner Rose-Wilen read the item into the record.

Attorney Michael Pinto presented the item.

The Commissioners discussed:

- This easement aligns with the comprehensive plan

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-07 at 6:30pm. 5-0 in favor.**

**VI. BOARD OF ZONING APPEALS**

**1640-08**      **329 DIXWELL AVENUE.**  
MBLU: 283 0346 05100  
**Owner:** East Rock Lodge #141, LLC. **Applicant:** Gary Hogan

**Special Exceptions**

Allow use of social club in a BA zone and allow 32 parking spaces where 37 are required within a residential and BA zone. Zone: BA/RM-2. BZA file 23-83-S.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. There was one letter of testimony in favor of this special exception at the BZA.

The Commissioners discussed:

- Support for the Special Exception

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-08 at 6:34pm. 5-0 in favor.**

**1640-09**      **34 BISHOP STREET.**  
MBLU: 212 0369 02500

**Owner:** Jonathan Wall. **Applicant:** Salvatore Raffone

**Special Exception**

Allow 1,961 sq ft of lot area per dwelling unit where 2,000 sq ft is required for a fourth dwelling unit within a residential zone. Zone: RM-2. BZA file 23-84-S.

Planner Rose-Wilen read the item into the record.  
Passed over at 6:35pm.

**1640-10**      **90 RIVER STREET.**  
MBLU: 165 0609 00400  
**Owner:** Kiever Pinos. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception & Variance**

Variance to permit an indoor soccer recreation facility in the IM zone. Special Exception to allow 0 parking where 163 spaces are required and 0 loading spaces where 1 is required. Zone: IM. BZA files 23-91-V, 23-84-S.

Passed over at 6:36pm.

**1640-11**      **528 ORANGE STREET.**  
MBLU: 222 0370 03000  
**Owner:** Alex Kleiner. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception & Variance**

Variance to permit retail use in a RM2 Zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required within a residential zone. Zone: RM-2. BZA files 23-92-V, 23-85-S.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. 10 letters of support, 0 in opposition at BZA meeting. There was 1 testimony in favor during public hearing. No major traffic impacts per TTP.

The Commissioners discussed:

- Formerly a dry-cleaning facility, next to coffee shop. Neighborhood with lots of residential density and foot traffic.
- Use would not bring a huge amount of traffic, so parking is not an issue
- Support for the Special Exception

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-11 at 6:41pm. 5-0 in favor.**

**1640-12**      **669 DIXWELL AVENUE.**  
MBLU: 290 0478 00600  
**Owner:** Abdessamad Bendki. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception & Variance**

Variance to permit a take-out and delivery restaurant in the RM2 zone. Special exception to allow 0 parking spaces where 3 are required and 0 loading spaces where 1 is required within a residential zone. Zone: RM-2. BZA files 23-93-V, 23-86-S.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. Applicant was denied for halal grocery at previous BZA meeting. 30

letters in support, 4 in opposition. Concerns over loitering, double parking, suggestion for better use of space, noise, littering, disruptive to neighborhood. Support – proprietor is successful business owner, lives above proposed business, does not allow loitering, there is parking nearby. TTP report shows little traffic impact.

The Commissioners discussed:

- Purview of CPC on this approval
- How much of the testimony against this was related to parking
- Whether they are selling other items except pizza; confirmed that it is only pizza and beverages
- This will be a takeout spot

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-12 at 6:53pm. 5-0 in favor.**

**1640-13**      **592 ELLA T GRASSO BOULEVARD.**  
MBLU: 308 0068 01200  
**Owner:** Columbus House Inc. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception, Variance & Coastal Plan Review**

Variance to permit rooming/boarding house in IL zone, usable open space of 1,600 sf where 4,650 sf is required, and common amenity space of 3,586 sf where, 4,650 sf is required. Special Exception to allow 0 parking where 28 are required and 0 loading where 1 is required. Coastal Site Plan Review. Zone: IL. BZA files 23-94-V, 23-87-S, 23-76-CAM.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. 32 letters of support, none in opposition. IZ does not apply here.

The Commissioners discussed:

- Question about CAM and whether CPC should consider this

**Commissioner Alder Adam Marchand moved to recommend approval of item 1640-13 at 7:04pm. 4-0 in favor. 1 abstained.**

Planner Rose-Wilen reread the item into the record at 7:35pm after attorney Williams recommends the commission to consider coastal site plan review.

The Commissioners discussed:

- No discussion.

**Commissioner Alder Adam Marchand moved to recommend approval of item 1640-13 at 7:38pm. 5-0 in favor.**

**1640-14**      **693 DIXWELL AVENUE.**  
MBLU: 290 0487 00400  
**Owner:** S and Y Investments, LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception**

Allow 0 parking where 1 is required. Zone: BA. BZA file 23-88-S.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. No letters of testimony. No members of public testified during the BZA meeting. Considerations about sidewalks in area, bus service in area, and lots of on street parking in vicinity. TTP report shows no major traffic impacts.

The Commissioners discussed:

- Support for special exception.

**Commissioner Carl Goldfield moved to recommend approval of item 1640-14 at 7:10pm. 5-0 in favor.**

**1640-15 101 ESSEX STREET.**

MBLU: 118 1033 00801

**Owner:** Navel Development, LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Variance & Coastal Site Plan Review**

Permit 1,428 sq ft of lot area per dwelling unit where 2,100 sq ft is required. (utilizing the density bonus of the Inclusionary Zoning Overlay District). Zone: RM-1. BZA files 23-97-V, 23-77-CAM.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. No opposition or support. TTP found no major traffic or parking impacts.

Attorney Williams said commissioners should consider coastal site plan review.

The Commissioners discussed:

- Support for the variance and coastal site plan review.
- Set of criteria for impacts to local coastal resources on CSPR form. Form says there are no impacts or impacts are not applicable.
- Good distance away from Q river and wetlands in that area.

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-15 at 7:17pm. 5-0 in favor.**

**1640-16 89 NASH STREET.**

MBLU: 198 0416 01300

**Owner:** John McFadyen. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Variance & Coastal Site Plan Review**

Variance to permit conversion at 613.37 sq ft floor area per dwelling unit were 1,100 sq ft is required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-98-V, 23-78-CAM.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. 3 letters of support, 0 in opposition.

The Commissioners discussed:

- Mill river is nearest body of water, 1,000 feet away from this site
- Coastal site plan criteria shows no impacts
- Applicant did not submit stormwater report- is it required and if so, did they submit one? Attorney Williams says it can be waived or rendered unnecessary. It is confusing that there is a sentence that says there is no stormwater report, but it's not made clear that the work does not include exterior work. Ex Officio Giovanni Zinn clarified that full stormwater report is not required. Suggestion to amend language in staff report to reflect this.

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-16 at 7:25pm. 5-0 in favor.**

**1640-17 111 NASH STREET.**

MBLU: 198 0416 01900

**Owner:** John McFadyen. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception, Variance & Coastal Plan Review**

Variance to permit residential use in an accessory structure within a side/rear yard, a side yard of 1 ft where 5 ft is required, a building height of 22.33 ft where 12 ft is required, and a lot area of 958.4 where 2,000 ft is required. Special exception to allow 3 parking spaces where 5 are required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-99-V, 23-89-S, 23-79-CAM.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item. 3 letters of support, 0 in opposition. Site does not abut any body of water. 1 commissioner voted in opposition. TTP showed no impacts to traffic or parking.

The Commissioners discussed:

- No discussion.

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-17 at 7:29pm. 5-0 in favor.**

**1640-18      20 MALTBY PLACE.**

MBLU: 172 0751 01000

**Owner:** THP Delaware LLC. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Special Exception & Coastal Site Plan Review**

Special exception to allow 0 parking where 2 are required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-90-S, 23-80-CAM.

Planner Rose-Wilen read the item into the record.

Planner Donnell Hilton presented the item.

The Commissioners discussed:

- Staff report shows that there are no impacts on coastal resources.

**Commissioner Joshua Van Hoesen moved to recommend approval of item 1640-18 at 7:33pm. 5-0 in favor.**

**1640-19      128-130 ADELIN STREET.**

MBLU: 304 0046 02600; 304 0046 02601

**Owner:** Peter Porter. **Applicant:** Benjamin Trachten, Trachten Law Firm

**Variance & Coastal Site Plan Review**

Variance to permit minimum lot area of 3840 sq ft where 2000 sq ft is required, a minimum lot area of 45 ft where 50 ft is required, a lot area per dwelling unit of 1920 sq ft where 2000 sq ft is required, a side building wall height of 23 ft where is 14 is permitted (southerly), and to permit a side yard wall of 7ft where 8ft is required. Coastal Site Plan Review. Zone: RM-2. BZA files 23-100-V, 23-81-CAM.

Passed over at 7:33pm.

**VII.      ADMINISTRATIVE APPROVALS**

**1640-20      363 SAINT RONAN STREET.**

MBLUs: 219 0459 00100

**Owner:** The Berkeley Divinity School; **Applicant:** David Thompson, David Thompson

Architects; **Agent:** Marcus Puttock, Godfrey Hoffman Hodge

**Administrative Site Plan Review**

Administrative site plan review for the renovation of the existing Berkeley Center building as well as construction of a new outdoor terrace and accessible pathway from the driveway to the lower level of the building, in the RS-1 zone.

**VIII. MINUTES OF MEETINGS**

Meeting:

- Meeting #1638, October 18, 2023

**Commissioner Joshua Van Hoesen moved to approve the 1638 minutes at 7:40pm. 5-0 in favor.**

- Meeting #1639, November 8, 2023

**Commissioner Alder Adam Marchand moved to approve the 1639 minutes at 7:40pm. 5-0 in favor.**

**Commissioner Vice-Chair Ernest Pagan moved to adjourn at 7:41pm. 5-0 in favor.**

**NOTE:**

Next Special Meeting of the City Plan Commission:

Wednesday, December 6, 2023 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, December 20, 2023 at 6:00 PM (Submission deadline: November 16, 2023 by 12:00 PM)