

**MINUTES FOR MEETING 1641
A SPECIAL MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 6, 2023 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:

<https://cityplancommission.newhavenct.gov/pages/december-6-2023-meeting>

The Chair opened the meeting at 6:12pm.

I. ROLL CALL

Commissioners Present:

Chair Leslie Radcliffe, Commissioner Alder Adam Marchand,
Commissioner Joshua Van Hoesen, ex officio Commissioner City Engineer
Giovanni Zinn

City Staff Present:

Director Laura Brown, Assistant Director of Comprehensive Planning
Esther Rose-Wilen, Attorney Roderick Williams, Marlee Antill, SLR
Consulting, consultant to the City

II. PUBLIC HEARINGS (Begin at 6pm)

1641-01 200 CONRAD DRIVE, STEVENSON ROAD (no #) and 746 FOUNTAIN STREET.
MBLUs: 451-1252-00300, 447-1252-00301, 413-1249-00800, 450-1223-00200
(**Owner/Applicant:** Yale University; **Agent:** Jeromy Powers, Yale University)

Class C Inland Wetlands Review

Restoration of the Yale Golf Course and construction of associated improvements, with activity in the Inland Wetlands Regulated Area, in the RS-2 zone.

1641-02 200 CONRAD DRIVE, STEVENSON ROAD (no #) and 746 FOUNTAIN STREET.
MBLUs: 451-1252-00300, 447-1252-00301, 413-1249-00800, 450-1223-00200
(**Owner/Applicant:** Yale University; **Agent:** Jeromy Powers, Yale University)

Class C Soil Erosion and Sediment Control Review

Restoration of the Yale Golf Course and construction of associated improvements in the RS-2 Zone, involving movement of ~95,500 cubic yards of material.

Planner Rose-Wilen informed the Commission that they received a Petition for Intervention pursuant to the Connecticut Environmental Protection Act (CEPA) Connecticut General Statutes Section 22a-19 from Laura Cahn on items 1641-01 and 1641-02 on the agenda.

Attorney Williams provided information on process for petitions for intervention.

Attorney for the applicant Joseph Hammer responded to the petition for intervention.

The Commissioners discussed the petition for intervention.

Commissioner Alder Adam Marchand moved to accept the petition for intervention at 6:39pm. 3-0 in favor.

Attorney Joe Hammer, Athletics Director Victoria Chun, Project Manager Jeromy Powers, Engineer Kevin McCutchan, and Wetlands Scientist Rick Canavan presented the application.

The Commissioners asked questions about management of stormwater that flows onto Stevenson Road to which the applicant and the City Engineer responded.

Petitioning Intervenor Laura Cahn presented in opposition to the application and asked some questions of the applicant and city staff.

The Commissioners asked questions about the rerouting of the course entrance road off of Conrad Drive and vernal pools and pesticides, which the applicant responded to.

The Chair opened the floor for public testimony at 8:14pm.

Planner Rose-Wilen stated that the Commission had received three letters of support and one petition in support with resident signatures, six letters in opposition or expressing serious concerns, and eight pieces of supporting material submitted by the intervenor with her testimony as well as the actual petition for intervention.

Five members of the public gave testimony in the meeting.

Topics raised in public testimony included:

- Appreciation for walking pass access
- Concerns about tree removals—can any be saved?
- Concerns about the temporary access route—impacts to wetlands, tree removals, impact to neighbors—request for additional detail on type, duration, hours, noise, of hauling route
- Alternate hauling routes—important to have a conversation with the city and neighbors and Yale
- Disturbance to neighbor backyards on Stevenson
- Stormwater issues on other streets including Long Hill and Curtis, will tree removals exacerbate these issues?
- Support for the proposal from the GNHCC
- Economic benefits of the golf course
- Appreciation for the special attention paid to stormwater management on Stevenson Road
- Severe flooding on Curtis Drive—how will the project ensure this does not get worse, what is the plan to mitigate the current issues?
- Public comment from the neighborhood is needed prior to reconsidering haul routes
- Removing trees to protect grass seems unintuitive

The applicant responded to topics raised in public testimony.

The Petitioning Intervenor asked some follow-up questions and made some follow-up comments.

Planner Rose-Wilen and Wetland Scientist Antill responded to a question raised by the intervenor.

The Commissioners asked follow-up questions on the temporary access route which the applicant responded to.

Director Brown suggested an additional condition of approval that would allow the neighborhood to weigh in on whether the temporary access route or access through Conrad Drive would be preferable based on the neighborhood and environmental impacts.

The Chair expressed concerns about the tree removals and timber mats, which the applicant responded to.

The Petitioning Intervenor reiterated concerns about pesticide usage.

The applicant made concluding remarks and responded to the petition for intervention.

The Chair closed the public hearing at 9:34pm.

The Commission deliberated on the required findings on the petition for intervention, the inland wetlands application, the soil erosion and sediment control application, and the site plan.

Topics raised in deliberations included:

- Whether the petition met the burden of proof that the proceeding or action for judicial review involves conduct which has or which is reasonably likely to have, the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water or other natural resources of the state
- The importance of the environmental considerations raised by the petitioner and appreciation for her passionate advocacy
- Lack of expert testimony provided by the petitioner

Commissioner Alder Marchand moved that the Commission find that the intervenor did not meet the burden of proof that the proceeding or action for judicial review involves conduct which has or which is reasonably likely to have, the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water or other natural resources of the state, at 9:42pm. 3-0 in favor.

The Commission deliberated on the inland wetlands application, the soil erosion and sediment control application, and the site plan.

Topics raised in deliberations included:

- Whether the temporary access route for hauling and associated wetlands impacts were an acceptable trade-off for keeping high volumes of truck traffic off of smaller residential streets
- Whether an additional condition of approval related to construction routes would be appropriate
- The scope of the Commission's purview and past, current, and future use of the site as a golf course
- Lack of prudent and feasible alternatives to proposed regulated area impacts
- Impact of construction-related truck traffic on the neighborhood
- Required class c inland wetlands findings

Commissioner Alder Marchand moved that the Commission make the required findings for a Class C Inland Wetlands application and approve item 1641-01 at 10:21pm. 3-0 in favor.

Commissioner Alder Marchand moved that the Commission approve the soil erosion and sediment control plan for item 1641-02 at 10:21pm. 3-0 in favor.

III. SITE PLAN REVIEW

1641-02 200 CONRAD DRIVE, STEVENSON ROAD (no #) and 746 FOUNTAIN STREET.
MBLUs: 451-1252-00300, 447-1252-00301, 413-1249-00800, 450-1223-00200
(**Owner/Applicant**: Yale University; **Agent**: Jeromy Powers, Yale University)

Site Plan Review

Restoration of the Yale Golf Course and construction of associated improvements in the RS-2 Zone

Commissioner Alder Marchand moved that the Commission approve the site plan for item 1641-02 at 10:22pm. 3-0 in favor.

IV. ADMINISTRATIVE APPROVALS

Noted as approved:

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.

1552-08R

69-75 DAGGETT STREET.

Applicant: Benjamin Trachten, Trachten Law Firm

Extension of time for a period of five years (to January 23, 2029) for a previously approved Site Plan Review application for conversion of a factory to 80 residential units in the IL zone.

1555-02A1

634 WOODWARD AVENUE.

Applicant: Mike Puccino

Administrative Site Plan Review

Addition of two units of elderly housing to a previously approved site plan for seven residential dwelling units in a RM-1 zone.

V. ADMINISTRATIVE ACTIONS

- 2024 Meeting Dates

Passed over.

Commissioner Alder Marchand noted that the annual meeting should be noted on the schedule.

VI. MINUTES OF MEETINGS

Meeting:

- Meeting #1640, November 15, 2023

Passed over.

Commissioner Alder Marchand moved to adjourn at 10:25pm. 3-0 in favor.

NOTE:

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)