

AGENDA FOR MEETING 1648
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, March 20, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ **Item expected to be passed over**

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/march-20-2024-cpc-meeting>

The chair opened the meeting at 6:04pm

I. ROLL CALL

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

City staff present: Director Laura Brown, Planner Fatima Cecunjanin, Attorney Roderick Williams

II. SITE PLAN REVIEW

1648-01 8 WHALLEY AVENUE.
MBLU: 296 0285 00300
Owner/Applicant: 8 Whalley Avenue LLC; **Agent:** Ben Trachten, Trachten Law Firm LLC

Site Plan Review

For construction of a five-story building with three residential units and commercial use on the ground floor, in the Commercial Gateway District.

Planner Fatima Cecunjanin introduced the item and provided planning considerations at 6:07pm.

Attorney Benjamin Trachten provided additional context including background of the site, which has come through the City Plan Commission Previously. He also talked about construction staging and BZA relief that was received for the project.

Architect Esteban Reichberg talked through the site plan. They added bicycle parking on the sidewalk and interior bike parking. Plan shows location of trash and replacement of sidewalk and street signage is pointed out. Revised stormwater plan. Staging plan- some supplies will be placed at Brick Oven Pizza which is owned by the same property owner. Access and egress disruptions on the sidewalk and street will be limited. Mr. Reichberg shared renderings of the building and walked talked through the floor plans.

Commissioners discussed:

- Square footage of the apartments.

- Concern about there being only two indoor bike parking spaces, particularly since there is no elevator, which would make it difficult for people to bring bikes up to their apartments.
- Concern over the site being tight and how construction staging will occur.
- Question about tenants being allowed to use the roof.
- Questions about whether solar panels have been considered. Suggestion that if there is no skylight or rooftop access for tenants, then solar panels should be considered.

Commissioner Alder Adam Marchand moved to approve the site plan review for item 1648-01 at 6:44pm. 4-0 in favor.

1648-02 280 BLAKE STREET.
MBLU: 356 2249 00800
Owner/Applicant: Peachy & Lala Productions, LLC; **Agent:** Attorney Marjorie Shansky

Site Plan Review

For conversion of the subject property into a community-based theater with associated site changes, in the BA Zone.

Planner Fatima Cecunjanin introduced the item and provided planning considerations at 6:45pm

Attorney Marjorie Shansky provided additional planning considerations. This is an adaptive reuse of the existing structure which has remained vacant for several years. The applicant met with the city's technical review team and is adding several pedestrian improvements to make this an accessible space.

Engineer Mark Davis provided an overview of the site plan and survey.

Colin Caplan provided an overview of the overall site, including the adjacent property for which there is an access and drainage easement. Mr. Caplan talked through the on-site parking, refuse area, and walkways, which are on the adjacent property. He also showed the floor plans and ingress and egress points.

Attorney Shansky added that there is an elevator to the second floor, making the building fully accessible.

Commissioners discussed:

- Questions about the building's maximum occupancy.

Vice chair Ernest Pagan moved to approve the site plan review for item 1648-02 at 7:04 pm. 4-0 in favor.

1648-03 90 RIVER STREET.
MBLU: 165 0609 00400
Owner: 90 River Street LLC; **Applicant:** Klever Pinos; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Coastal Site Plan Review

For conversion of a section of an existing building into an indoor soccer recreation facility in the IM zone and Coastal Management Area.

Planner Fatima Cecunjanin introduced the item and provided planning considerations at 8:04pm.

Attorney Ben Trachten provided an overview of the site plan and coastal resources. There will be limited to no impacts to coastal resources.

Commissioners discussed:

- Encouragement of adding a bike rack, particularly since there is limited parking in the area

Commissioner moved to approve the coastal site plan review for item 1648-03 at 8:16 pm. 4-0 in favor.

1648-04 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET.

YALE UNIVERSITY GEOTHERMAL SYSTEM – SCIENCE HILL.

MBLUs: 245 0363 00100; 245 0363 00200; 245 0363 00201; 245 0363 00300; 245 0363 00400; 245 0363 00500; 245 0363 00501; 245 0363 00600; 245 0363 00800; 245 0363 00900; 245 0363 01100; 245 0363 01200; 245 0363 01201; 245 0363 01300

Owner/Applicant: Yale University; **Agent:** Stephen Brown, Yale University

Site Plan Review

For the installation of the initial phase of a below-ground geothermal system and associated site improvements in the RH-2 zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Schem Street)

Planner Fatima Cecunjanin introduced the item and provided planning considerations at 8:19pm.

Attorney Joseph Hammer introduced the item.

Jonathan Friedman of Ballinger Engineers provided context. Yale is committed to reducing fossil fuel use and deploy renewable energy systems. Science Hill buildings are energy intensive, and this energy will be used to heat and cool the buildings. 180, 6-inch diameter bores, 800 ft deep will be constructed. Will reduce Yale's emissions by 25,000 metric tons of carbon per year.

Tim Onderko of Langan provided an overview of the site plan and the location of the bores, which will be located on the parking lot; however, the bores will be underground and when they are constructed, the parking lot will just look like a parking lot.

Commissioners discussed:

- Ex-officio Giovanni Zinn asked what about this triggered site plan review. Over 800 CY of soil disturbance.
- Question as to what will happen with the 3,000CY of soil that will be removed. Applicant team answered that around 2/3 of the fill will stay on the site, but 900 CY will be moved elsewhere. Each bore generates around 3-4 CY of soil, which can't go back in the hole. Trenching soil that is removed can go back. This is why only about 1/3 of the soil will be displaced.
- Questions about how the geothermal system works.
- Question about whether the Earth Sciences department has been engaged and how long construction will take. It takes about 3 days to dig each bore hole.
- Support for the site plan review.

Commissioner Alder Adam Marchand moved to approve the site plan review for item 1648-04 at 8:50pm. 4-0 in favor. Motor vehicle section add addition to sentence that boa certified that no amendment that no amendment to central parking not required.

1648-05 **149 LEGION AVENUE.**
MBLU: 315 1287 00102
Owner: Larry J. Stubbs, LPRI MLK New Haven, LLC; **Applicant:** Yves-Georges A. Joseph II, Principal, RJ Development + Advisors LLC; **Agent:** Kathryn Gagnon, PE, Langan

Site Plan Review

For the final phase of the previously approved (2014) masterplan for the block bound by MLK Boulevard, Legion Avenue, Orchard Street and Dwight Street. The project is a proposed +/- 47,000 SF medical office building with associated site upgrades, drainage and utility infrastructure, in the BA and BD-2 Zones.

Planner Fatima Cecunjanin introduced the item and provided planning considerations at 8:50pm.

Emilia Perez of Langan introduced the applicant team. Ms. Perez then walked through the site plan review. Chris Bockstael walked through the elevations.

Commissioners discussed:

- Question about whether a tenant has been identified for the building yet. Concern that different types of uses will require different parking and circulation needs. Not anticipating a user that will require
- Question about timeline of construction. Anticipated break ground date of early 2025

Commissioner Alder Adam Marchand moved to approve the site plan review for item 1648-05 at 9:08pm. 4-0 in favor.

III. PUBLIC HEARINGS (Start at 7pm)

1648-06 **25 FLINT STREET.**
MBLU: 133 1054 01000
Owner/Applicant: Friends Center for Children Inc.; **Applicant:** Benjamin Trachten, Trachten Law Firm LLC

Special Permit

Permit a dynamic display sign in the BA Zone.

Chair Leslie Radcliffe introduced the public hearing item at 7:04pm and Planner Fatima Cecunjanin provided planning considerations.

Allyx Schiavone of the Friends Center spoke to the mission of the Friends Center and the proposed use of the dynamic display sign. It will be used as an informational sign for Friends Center programming, the mission and values of the Friends Center, as well as and openings.

Attorney Ben Trachten reviewed the sign ordinance requirements and detailed how the proposed project fulfills the requirements of the various sections of the ordinance. He also spoke to the application's alignment with the Special Permit criteria.

Commissioners Discussed:

- Question about what the sign will be used for.

- Concern about the light levels of the sign.

Public Testimony:

- Support for the Friends Center and its overall mission but concern over the sign being too bright at night and impacting residential areas.
- Support for the project from several people associated with the Friends Center.
- Support for the project and the use of the old Cine 4 movie theater and the associated sign for a positive message.
- Support for the Friends Center and the associated sign and its proposed messaging.
- Concern from someone who already testified that none of the other testifiers live in the community and will not have to live with the impacts of the sign.

Attorney Trachten addressed the concerns that were brought up during public testimony and clarified that due to the orientation of the sign towards Middletown Avenue, it will not impact residential areas. Additionally, all lighting and brightness requirements stipulated in the sign ordinance are being met.

Vice Chair Pagan closed the public hearing at 7:52pm.

Commissioner deliberations:

- Support for sign.
- Question about purview over content of the sign and concern over a future owner and their access to the sign and their ability to put any content on it.
- Question about ability of future owner to use the sign. Attorney Roderick Williams clarified that the zoning ordinance does not prevent a future owner from using the sign.

Commissioner Alder Adam Marchand moved to approve the special permit for item 1648-06 at 8:02pm. 4-0 in favor.

IV. BOARD OF ALDERS REFERRALS

1648-07 **ORDER OF THE BOARD OF ALDERS** designating the corner of Goffe Street and Webster Street as “Ricardo Torres Jr Way” in perpetuity to commemorate and honor the vibrant life of Ricardo Torres Jr to the people in the Dwight community and city-wide.

Submitted by: Alder Frank E Douglas Jr, Ward 2

Planner Fatima Cecunjanin presented the item.

Commissioner Joshua Van Hoesen moved to recommend approval at 9:11pm. 4-0 in favor.

1648-08 **ORDER OF THE BOARD OF ALDERS** designating the corner of Dickerman Street and Sperry Street as “Ruth Henderson Corner” in perpetuity, for her love, commitment, great contributions and service to people in the Dixwell neighborhood.

Submitted by: Alder Troy Streater, Ward 21

Planner Fatima Cecunjanin presented the item.

Commissioner Joshua Van Hoesen moved to recommend approval at 9:18pm. 4-0 in favor.

1648-09 **ORDER OF THE NEW HAVEN BOARD OF ALDERS** to extend the existing Residential Parking Zone 6 (RPZ 6) and include a 2-hour parking limit in the vicinity of 61 Whalley Avenue starting at the corner of Dwight Street, on the right side of Whalley Avenue, ending at the corner of Sperry Street.

Submitted by: Frank E. Douglas Jr., Alder for Ward 2

Planner Fatima Cecunjanin presented the item at 9:19pm

Commissioners discussed:

Commissioner Van Hoesen moved to recommend approval with advice for item 1648-09 at 9:40pm. 4-0 in favor.

1648-10 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the mayor to accept funding from the Federal Highway Administration, the Connecticut Department of Transportation, and the Connecticut Department of Energy and Environmental Protection for the Shoreline Greenway Trail, and acquire property interests required for the construction of the Shoreline Greenway Trail

Submitted by: Giovanni Zinn, City Engineer

Planner Fatima Cecunjanin introduced the item.

Ex-Officio Giovanni Zinn provided background for the project and grant.

Commissioners discussed:

- Support for the project.
- Question as to whether there is a need for eminent domain.

Commissioner Alder Adam Marchand moved to recommended approval at 9:53pm. 4-0 in favor.

1648-11 **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the mayor to accept funding from the Connecticut Department of Transportation as part of the Community Connectivity Grant Program and acquire property interests required for the execution of the Wintergreen Area Pedestrian Improvements Project

Submitted by: Giovanni Zinn, City Engineer

Ex-Officio Giovanni Zinn provided background for the project and grant.

Commissioner Alder Adam Marchand moved to recommend approval at 10:00pm. 4-0 in favor.

V. ADMINISTRATIVE APPROVALS

1603-02A2 **55 CHURCH STREET**
MBLU: 240 2351 00200
Owner/Applicant: 45-55 Church Street LLC; **Agent:** James Segaloff

Administrative Site Plan Review

Minor modifications to an approved site plan in the BD-1 zone.

1648-12A 231 DAVENPORT AVENUE
MBLU: 299 0144 02400
Owner: S & Y Homes LLC

Administrative Site Plan Review
Convert a two-family house to a four-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

1648-13A 362 POPLAR STREET
MBLU: 167-0769-00600
Owner: S & Y Homes LLC; Applicant/Agent: N/A

Administrative Site Plan Review
Convert a two-family house to a three-family house and opt into the Inclusionary Zoning Ordinance in the RM-2 Zone.

VI. NEW BUSINESS

No new business.

VII. MINUTES OF MEETINGS

- Meeting:
- Meeting #1647, February 21, 2024

Meeting minutes for Meeting #1647 were not provided to the commissioners, therefore, they were not approved.

Vice Chair Ernest Pagan moved to adjourn at 10:07pm. 4-0 in favor.

NOTE:
Next Regular Meeting of the City Plan Commission:
Wednesday, April 17, 2024 at 6:00 PM (Submission deadline: March 21, 2024 by 12:00 PM)

NOTE:
The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 48 hours before the meeting time.

NOTE:
Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption,

failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

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WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

What the public needs to know:

- Regular and Special meetings of the City Plan Commission will take place via Zoom
- Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting:

How to testify? Two ways

1. Write a letter: Address it to the 'City Plan Commission'. Include your name and address for the record.

Email it to city staff 24 hours prior to the meeting: CPC@newhavenct.gov.

2. Speak live on Zoom: When the Chair opens the public hearing, click the 'raise your hand' button or write staff a message using the Zoom chat feature. When it is your turn, we will promote you to a 'panelist' status. We look forward to hearing from you!

- Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting
- Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

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Passcode: Planning2

2. Or dial in by phone:

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