

**MINUTES FOR MEETING 1650
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, May 15, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

To view meeting materials, and recording, visit:
<https://cityplancommission.newhavenct.gov/pages/may-15-2024-cpc-meeting>

I. ROLL CALL

Commissioners present: Chair Leslie Radcliffe, Vice Chair Ernest Pagan, Commissioner Joshua Van Hoesen, Commissioner Joy Gary, ex-officio Commissioner Giovanni Zinn, Commissioner Carl Goldfield

City Staff present: Director Laura Brown, Assistant Director of Comprehensive Planning Esther Rose-Wilen, Planner Alex Castro, Attorney Roderick Williams

II. SITE PLAN REVIEW

1649-01 15 COLBY COURT.
MBLU: 437 1275 01300
Owner/Applicant: Art Builders LLC; **Agent:** Benjamin Trachten, Trachten Law Firm LLC

Site Plan Review
Demolition of existing building and construction of a four-unit residential building with parking in the RM-1 zone.

Attorney Ben Trachten and Engineer David Nafis presented the application.

The Commissioners discussed:

- Architectural design
- Building height

Commissioner Van Hoesen moved to approve item 1649-01 at 6:24pm. 5-0 in favor.

^1649-05 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET. YALE SCIENCE HILL PARKING LOT.
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 construction of a new parking structure, installation of additional portions of a geothermal system, demolition of certain existing structures including the Pierson-Sage Parking Garage and the Wright Lab West and Wright Lab Connector portions of Wright

Laboratory, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street).

Passed over.

1650-01 88, 94, 98 HAZEL STREET.

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

Owner/Applicant: James Paley, Neighborhood Housing Services; **Agent:** Anika Singh Lemar, Jerome N. Frank Legal Services Organization at Yale Law School

Site Plan Review

Construction of 4 two-family homes with parking in the RM-2 zone.

Applicant James Paley introduced the project.
Architect Keith Krolak presented elevations.

The Commissioners discussed:

- Support for the creation of owner-occupied affordable housing

Commissioner Van Hoesen moved to approve item 1650-01 at 6:37pm. 4-0 in favor.

1650-02 71 WELTON STREET.

MBLU: 152 0842 00700

Owner: Arjun Murthy, AJM Realty LLC; **Applicant:** Thomas Knapp; **Agent:** James M. Pretty., PE, LS)

Site Plan Review:

Construction of an accessory building for the maintenance department of an existing facility, in the IH zone.

Engineer James Pretty presented the application.

The Commissioners discussed:

- Construction hours
- Construction timeline
- Potential impact on surrounding residential

Vice Chair Pagan moved to approve item 1650-02 at 6:45pm. 5-0 in favor.

III. PUBLIC HEARING (Begins at 7pm)

^1649-06 165, 223, 243, 285, 301 PROSPECT STREET; 320, 340, 360 EDWARDS STREET; 180, 256, 260 WHITNEY AVENUE; 21 SACHEM STREET. YALE SCIENCE HILL PARKING LOT.

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

Class C Soil Erosion and Sediment Control Review

For the construction of a new parking structure, installation of additional portions of a geothermal system, demolition of certain existing structures including the Pierson-Sage Parking Garage and the Wright Lab West and Wright Lab Connector portions of Wright Laboratory, and associated site improvements on a portion of Yale University's Science Hill block, in the RH-2 Zone (includes PDU 105). (Block bounded by Prospect Street, Edwards Street, Whitney Avenue and Sachem Street).

Passed over.

IV. PROPERTY ACQUISITION AND DISPOSITION REFERRALS

1650-03 35-39 ARCH STREET.
MBLUs: 301 0097 04200; 301 0097 04300

Disposition of building lot at 35-39 Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop two single family homes at this site. Each home will also contain an affordable Accessory dwelling unit (ADU).

Submitted by: Evan Trachten, LCI

Evan Trachten, LCI, presented the item.

The Commissioners discussed:

- Affordability
- Unit number and type

Commissioner Van Hoesen moved to recommend approval of item 1650-03 at 6:52pm. 5-0 in favor.

1650-04 177 EDGEWOOD AVENUE.
MBLU: 316 0267 03900

Disposition of a sliver lot to Neighborhood Housing Services of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue.

Submitted by: Evan Trachten, LCI

Evan Trachten, LCI, presented the item.

Commissioner Van Hoesen moved to recommend approval of item 1650-04 at 6:55pm. 4-0 in favor.

1650-05 227 ENGLISH STREET.
MBLU: 169 0818 01700

Disposition of a vacant flag lot to Neighborhood Housing Services of New Haven, Inc (NHS) for the development of a two-unit residential structure with a minimum owner-occupancy period of ten years.

Submitted by: Evan Trachten, LCI

Evan Trachten, LCI, presented the item.

Commissioner Van Hoesen moved to recommend approval of item 1650-05 at 6:58pm. 4-0 in favor.

1650-06 596-598 GEORGE STREET.
MBLU: 275 0039 02300

Disposition of two vacant multi-family structures to the National Veterans Counsel for Legal Redress, Inc. who will rehabilitate them into affordable rental properties.

Submitted by: Evan Trachten, LCI

Evan Trachten, LCI, presented the item.

The Commissioners discussed:

- Support for the rehabilitation of these properties
- Support for providing affordable housing for veterans

Vice Chair Pagan moved to recommend approval of item 1650-06 at 7:06pm. 5-0 in favor.

1650-07 211 ROSETTE STREET.
MBLU: 315 1291 00600; 315 1291 00500

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. for the development of single-family or a two-family owner-occupied structure.

Submitted by: Evan Trachten, LCI

Evan Trachten, LCI, presented the item.

The Commissioners discussed:

- Support for building a two-unit structure

Vice Chair Pagan moved to recommend approval of item 1650-07 at 7:09pm. 5-0 in favor.

V. BOARD OF ALDERS REFERRALS

1650-08 ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
approving a three hundred thousand dollar (\$300,000.00) matching grant for Clifford Beers Community Care Center to support required physical upgrades to 794 Dixwell

Avenue that will enable the creation of a trauma-informed community wellness and education center focused on youth and families

Submitted by: Carlos Eyzaguirre, Deputy EDA- Economic Development Administration

Carlos Eyzaguirre, Deputy EDA, presented the item.

The Commissioners discussed:

- Support for the proposal
- Amount of the grant

Commissioner Van Hoesen moved to provide a favorable recommendation on item 1650-08 at 7:18pm. 5-0 in favor.

1650-09 **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the City of New Haven’s 2024-2025 Annual Action Plan Statement of Activities and Use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) funds to be submitted to the Department of Housing and Urban Development for federal financial assistance for planning and community development activities under the provisions of Title I of the Housing and Community Development Act of 1974 as amended, (PL 93-383); The Cranston Gonzalez National Affordable Housing Act of 1990 as amended (PL 101-625); The McKinney - Vento Homeless Assistance Act of 2000 as amended (PL 106-400); The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and The Aids Housing Opportunity Act (PL 102-550); hereafter referred to as “Housing And Community Development Program Acts” and for activities to be funded by program income and/or reprogramming funds from prior grant years.

Submitted by: Mayor Justin Elicker

Director Laura Brown presented the item.

Vice Chair Pagan moved to provide a favorable recommendation on item 1650-09 at 7:22pm. 5-0 in favor.

1650-10 **ORDER OF THE BOARD OF ALDERS** designating the corner of Grand Avenue and Murphy Drive “Malik Jones Corner” in perpetuity, for his love and commitment to residents in the Fair Haven neighborhood.

Submitted by: Ellen Cupo, Ward 8

Planner Esther Rose-Wilen presented the item.

Vice Chair Pagan moved to provide a favorable recommendation on item 1650-10 at 7:28pm. 5-0 in favor.

1650-11 **ORDER OF THE BOARD OF ALDERS** designating the corner of Park Street and South Frontage Road as “Fred Harris Way” to honor the life of Fred Harris, a prominent community activist.

Submitted by: Alder Ron Hurt, Ward 3

Planner Esther Rose-Wilen presented the item.

Vice Chair Pagan moved to provide a favorable recommendation on item 1650-11 at 7:32pm. 5-0 in favor.

1650-12 **RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
Order authorizing the mayor of the City of New Haven to apply for and accept the climate pollution reduction grant award from US Environmental Protection Agency to reduce energy bills and climate pollution through the establishment of a networked geothermal system serving Union Station and the Union Square development, and to enter into associated Agreements in order to accept grant funding and carry out the associated grant program activities.

Submitted by: Steven Winter, Director, Office of Climate & Sustainability

Director Steven Winter presented the item.

Commissioner Goldfield moved to provide a favorable recommendation on item 1650-12 at 7:40pm. 5-0 in favor.

1650-13 **ORDER OF THE BOARD OF ALDERS** Accepting the List of Program Proposals Applying for Eligibility to receive Donations under the State of Connecticut 2024 Neighborhood Assistance Act.

Submitted by: Arlevia T. Samuel

Director Laura Brown presented the item.

Commissioner Van Hoesen moved to provide a favorable recommendation on item 1650-13. 3-0 in favor.

1650-14 **ORDER OF THE BOARD OF ALDERS** granting a temporary easement of approximately 11,290 square feet for construction activities in connection with the ED/HVC project and temporary ambulance area over property owned by the City of New Haven and commonly known as a portion of the southbound lane of Orchard Street between Chapel Street and George Street; and accepting \$150,000 as compensation.

Submitted by: Yale New Haven Hospital, Inc.

Attorney John Knuff presented the item.

The Commissioners discussed:

- Traffic impacts
- Duration of construction

Commissioner Van Hosen moved to provide a favorable recommendation on item 1650-14 at 7:57pm. 5-0 in favor.

1650-15 RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the mayor to accept funding from the Connecticut Department of Transportation for the construction of traffic safety improvements for Rt 80 Foxon Blvd

Submitted by: Giovanni Zinn, PE – City Engineer

Giovanni Zinn, City Engineer, presented the item.

Commissioner Van Hosen moved to provide a favorable recommendation on item 1650-15 at 8:01pm. 5-0 in favor.

1650-16 ORDINANCE amending the New Haven Code of Ordinances for the purposes of (i) Classifying the 10 Liberty project as a property used for housing solely for low or moderate income persons or families, (ii) Providing an abatement of real estate taxes for the 10 Liberty project and (iii) Authorizing the mayor to enter into a tax abatement agreement with 10 Liberty Owners LLC in accordance with Conn. Gen. Stat. Sec. 8-215, annotated charter of the City of New Haven, Article IV, Section 6, and City of New Haven Code of General Ordinances, Section 28-4

Submitted by: Economic Development Administrator

Economic Development Administrator Michael Piscitelli presented the item.

The Commissioners discussed:

- The CPC-approved project
- Currently tax revenue from the property

Commissioner Van Hosen moved to provide a favorable recommendation on item 1650-16 at 8:11pm. 5-0 in favor.

1650-17 ORDER OF THE BOARD OF ALDERS of the City of New Haven concerning a working group related to amending the New Haven Zoning Ordinance Section 42 h. Use regulations for business and industrial districts and personal goods to add a use category for smoke shops. Create section 42.2, which restricts the sale of smoking paraphernalia.

Submitted by: Alder Richard Furlow

Director Laura Brown presented the item.

The Commissioners discussed:

- Support for the initiative
- Importance to include residents on the working group, particularly residents of neighborhoods where the most smoke shops are located
- Importance of including neighborhood business owners

Vice Chair Pagan moved to recommend approval of item 1650-17, with additional recommendations, at 8:18pm. 5-0 in favor.

VI. BOARD OF ZONING APPEALS REFERRALS

1650-18 314 LENOX STREET
MBLU: 098 1011 01200
Owner/Applicant: Elien Olmos, ERO Enterprises.

Coastal Site Plan Review

For an additional dwelling unit in an existing structure. Zone: RM-1. BZA file 24-36-CAM.

Planner Donnell Hilton presented the item.

Commissioner Van Hosen moved to provide a favorable recommendation on item 1650-18 at 8:23pm. 5-0 in favor.

1650-19 670 WASHINGTON AVENUE
MBLU: 275 0039 00100
Owner: Mario Lara **Applicant:** Willie Vasquez

Special Exception

To permit a change of use from an existing use (barbershop) to another use (smoke shop/apparel) in a Residential Zone. Zone: RM-2. BZA file 24-39-S.

Planner Donnell Hilton presented the item.

The Commissioners discussed:

- Public opposition to the application
- Potential negative impacts on the surrounding area

Commissioner Goldfield moved to provide a recommendation of denial on item 1650-19 at 8:29pm. 5-0 in favor of denial.

1650-20 30 LENOX STREET
MBLU: 091 0996 02700
Owner: Trelleborg Coated Systems. **Applicant:** Benjamin Trachten

Coastal Site Plan Review

To permit the use of a Flex/Shared Workshop Space within an existing structure located in an Industrial Zoning District. Zone: IH. BZA file 24-42-CAM.

Planner Donnell Hilton presented the item.

Commissioner Van Hosen moved to provide a favorable recommendation on item 1650-20 with the recommendation that the BZA consider adding a minimum parking requirement, at 8:40pm. 5-0 in favor.

1650-21 146 GREENWICH AVENUE
MBLU: 233 0005 01300
Owner: LBSE Holdings LLC. **Applicant:** Benjamin Trachten

Special Exception

To permit 0 off-street parking spaces where 1 is required to allow for an additional dwelling unit within an existing 2-family structure. Zone: RM-1. BZA file 24-43-S.

Planner Donnell Hilton presented the item.

The Commissioners discussed:

- The need for housing outweighing parking concerns

Commissioner Goldfield moved to provide a favorable recommendation on item 1650-22 at 8:45pm. 5-0 in favor.

1650-22 149 LEGION AVENUE
MBLU: 315 1287 00102
Owner: LPRI MLK New Haven, LLC. **Applicant:** Emilia Perez

Special Exception

to allow 0 off-street parking spaces where 63 are required for a medical office building. Zone: BA/BD-2. BZA file 24-22-S.

Noted as withdrawn.

VII. MINUTES OF MEETINGS

Meeting:

- Meeting #1649, April 17, 2024

Commissioner Van Hoesen moved to approve the 1649 minutes at 8:47pm. 5-0 in favor.

Commissioner Van Hoesen moved to adjourn at 8:48pm. 5-0 in favor.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, June 26, 2024 at 6:00 PM (Submission deadline: May 16, 2024 by 12:00 PM)