

Minutes

**MEETING 1565  
NEW HAVEN CITY PLAN COMMISSION  
JANUARY 22, 2020 AT 6 PM  
KENNEDY MITCHELL HALL OF RECORDS  
Public Hearing Room (G-2)  
200 Orange Street  
New Haven, Connecticut  
\* tabled**

*Official recording of the meeting available at the City Plan Department*

**Attendance**

**Present:** Edward Mattison, Adam Marchand, Giovanni Zinn, Leslie Radcliffe, Jonathan Wharton, Kevin DiAdamo, and Ernest Pagan  
**Absent:** Elias Estabrook  
**Staff Present:** Michael Piscitelli, Jenna Montesano, Stacey Davis

**I. Call To Order**

E. Mattison called the meeting to order at approximately 6:12 pm.

**II. Site Plan Reviews & Coastal Site Plan Reviews**

**RE:** **510 GRAND AVENUE.** Site Plan Review for changes to a previously approved site plan for remediation and grading activities in an IH zone. (Agent: Carl Stopper of TRC Companies)  
**REPORT:** **1554-01A1\***  
**ACTION:** **Approved.** A. Marchand moved to remove from table (5-0). J. Wharton moved to approve the item (5-0).

**K. DiAdamo arrived at 6:20pm (voting alternate)**

**RE:** **19 WHEELER STREET.** Site Plan and Coastal Site Plan for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C& D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables in the coastal management district. (Applicant: Gerald Antonacci for Airline Avenue Realty, LLC; Applicant: Jonathan Murray for Murphy Road Recycling, LLC; Agent: Mark Zessin of Anchor Engineering Serv., Inc.)  
**REPORT:** **1563-07**  
**ACTION:** **No action.** Item remained on the table.

**RE:** **58 FOUNTAIN STREET.** Site Plan and Coastal Site Plan Review for the addition of 9 new residential dwelling units in the basement of an existing building. (Agent: Tim Lee of Fasano, Ippolito, Lee & Florentine LLC)

**REPORT:** **1564-02**

**ACTION:** **No action.** Item remained on the table.

**NOTES:** The applicant granted an extension of time to be heard next month.

### **III. Public Hearings**

**RE:** **19 WHEELER STREET.** Special Permit to allow for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C& D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables. (Applicant: Gerald Antonacci for Airline Avenue Realty, LLC; Applicant: Jonathan Murray for Murphy Road Recycling, LLC; Agent: Mark Zessin of Anchor Engineering Serv., Inc.)

**REPORT:** **1563-10**

**ACTION:** **No action.** Item remained on the table.

### **IV. Board of Alder Referrals**

**RE:** **ORDER OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to apply to be part of the State of Connecticut's Fully Autonomous Vehicle Testing Pilot Program. (Submitted by: Douglas Hausladen, Department of Traffic, Transportation, and Parking)

**REPORT:** **1564-03**

**ADVICE:** **Recommended approval.** A. Marchand moved the item. (3-2) (E. Pagan & L. Radcliffe opposed)

**NOTES:** A PowerPoint presentation was made with consultant, Stantec.

### **VI. Other**

**RE:** **PROGRAM FOR PUBLIC INFORMATION (PPI).** Annual Update relating to the city's Community Rating System (CRS) program. (City Plan Department)

**REPORT:** **1565-01**

**ACTION:** **No action required.** The Commission accepted the update. Staff informed the Commission that the update will be forwarded to the Board of Alders.

**NOTES:** Stacey Davis provided the Commission with a table indicating progress made toward the City's Program for Public Information in 2019 for the CRS program. Ms. Davis reminded the Commission that the City participates in the FEMA National Flood Insurance Program's (NFIP) Community Rating System which assists homeowners with discounts on flood insurance and that, serving as the PPI Committee, the Commissioners must review and evaluate the PPI every year. Ms. Davis informed the Commission there is an

entire protocol around the program to ensure that flood preparedness notices reach the public to reduce risk and damage from flood events and that this item is an update memo on the City's activities. Ms. Davis informed the Commission that the City Plan Department has been actively conducting public information presentations at Community Management Team meetings in New Haven. Alder Marchand asked for clarification regarding the PPI's categorical indicators. Chair Ed Mattison voted

**RE:** **45 YALE AVENUE.** Review of Lease and Parking Agreement Amendments, as required by PDD 86, Condition 24 of the Consolidated Conditions of Approval, to assure their continued adequacy as a basis for Planned Development designation. (Applicant: Carolyn Kone, Esq. of Brenner, Saltzman & Wallman LLP on behalf of the Connecticut Tennis Center Foundation.)

**REPORT:** **1562-15R**

**ACTION:** **Approved with Conditions.** A. Marchand moved the item (5-0).

**NOTES:** Jenna Montesano introduced a letter of support from the Alder into the record. Applicant was joined by applicant to the original item (1562-15) and reaffirmed acceptance of the condition of approval.

**RE:** **45 YALE AVENUE.** Plan Review for street closure at the Westville Music Bowl (formerly the Connecticut Tennis Center) in PDD 86 during the 2020 summer concert series. (Applicant: Timothy Onderko, P.E., Langan Engineering on behalf of NHCPA Outdoors LLC)

**REPORT:** **1565-02**

**ACTION:** **Approved.** L. Radcliffe moved the item (5-0).

**NOTES:** Alder Marchand commented on the permit process and encouraged the applicant to keep in mind that Residential Parking Zone 4 should be activated during the road closure.

## **VII. Minutes of Meetings**

**RE:** Transcript of Meeting 1561 and Meeting 1564 minutes

**ACTION:** A. Marchand moved to approve the minutes (4-0).

**NOTES:** Vote members were: E. Mattison, A. Marchand, L. Radcliffe, and J. Wharton.

## **VIII. Adjournment**

A. Marchand made a motion to adjourn at approximately 7:49pm. (5-0)

### ***Next Regular Meeting of the City Plan Commission:***

**Wednesday, February 19, 2019 at 6:00 PM (Submission deadline: January 23, 2019 by 12:00 PM)**

The City Plan Commission agenda is available on the City website one week before the meeting date. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 24 hours before the meeting time.

