

Minutes

**MEETING 1566
NEW HAVEN CITY PLAN COMMISSION
FEBRUARY 19, 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

Regular Members Present: Edward Mattison, Leslie Radcliffe, Adam Marchand, Ernest Pagan, Giovanni Zinn
Alternates Present: Jonathan Wharton (Voting Alternate), Elias Estabrook, Kevin DiAdamo
Staff Present: Aïcha Woods, Jenna Montesano, Stacey Davis

I. Call To Order

Ed Mattison called the meeting to order at approximately 6:03 pm.

II. Site Plan Reviews & Coastal Site Plan Reviews

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. Application withdrawn by the applicant.

RE: **58 FOUNTAIN STREET.** Site Plan Review and Coastal Site Plan Review for the conversion of an existing apartment building from 20 residential dwelling units to 29 in a RM-2 zone. (Owner/Applicant: 58 Fountain NCM, LLC; Timothy J. Lee of Fasano, Ippolito, Lee & Florentine)

REPORT: 1564-02*

ACTION: **Approval with Conditions.** A. Marchand moved to remove from table (5-0). A. Marchand moved the item (5-0).

RE: **575 WHITNEY AVENUE** Site Plan Review for the repurposing, renovation, and preservation of the existing multi-story church building and converting it to twenty-four residential dwelling units. (Agent: Gregory M. Muccilli, Esq., Shipman & Goodwin LLP; Applicant: 575 Whitney LLC c/o MOD Equities LLC)

REPORT: **1566-01**

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

RE: **530, 536, 560, & 576 QUINNIPIAC AVENUE** Site Plan Review and Coastal Site Plan Review for the rehabilitation of existing historical structures and the construction of two new buildings to support the oyster farm and packaging operations. (Agent: Bernard Pellegrino, Esq., Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC)

REPORT: **1566-02**

ACTION: **Tabled.** A. Marchand moved to table the item (5-0).

RE: **438 EAST STREET** Site Plan Review and Coastal Site Plan Review for the rehabilitation of the existing structure to repurpose the building for religious and community services. (Agent: Bernard Pellegrino, Esq., Pellegrino Law Firm; Applicant/Owner: The 180 Center Corp.)

REPORT: **1566-03**

ACTION: **Tabled.** A. Marchand moved to table the item (5-0).

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.** Application withdrawn by the applicant.

RE: **530, 536, 560, & 576 QUINNIPIAC AVENUE** Special Permit to permit a marine use for fishing/fish sales and associated outdoor storage of materials in a BC Zone. (Agent: Bernard Pellegrino, Esq., Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC)

REPORT: **1566-04**

ACTION: **Tabled.** A. Marchand moved to table the item (5-0).

IV. Board of Alder Referrals

RE: **522-528 STATE STREET.** Special Exception to permit 0 off-street parking spaces where 8 are required for the use of a gym. Zone: BD. (20-02-S) (Owner: 522-528 State Street LLC.; Applicant: Anthony Arnold)

REPORT: **1566-06**

ADVICE: **Approve.** A. Marchand moved the item (5-0).

1566-07 **232 CEDAR STREET, 149 MINOR STREET, 649 HOWARD AVENUE.** Special Exceptions to permit 36 off-street parking spaces where 40 are required, and to allow for a distance of 1,285ft for off-site parking spaces where 300ft is permitted. Zone: BA. (20-03-S) (Owner: Cornell Scott-Hill Health Corp.; Applicant: Michael Taylor) (**Still tabled at BZA.**)

RE: **1566-07**

ADVICE: **No Action.**

NOTES: Jenna informed that Commission that the item was erroneously added to the agenda as the item heard at the Board of Zoning Appeals yet.

RE: **1471-1475 CHAPEL STREET.** Special Exception to allow for off-street parking spaces located in the front yard. Zone: RO. (20-04-S) (Owner: 1471-1475 Chapel Street LLC.; Applicant: Menahem Edelkopf)

REPORT: **1566-08**

ADVICE: **Approve.** A. Marchand moved the item (5-0).

RE: **500 WATERFRONT STREET.** Special Exception and Coastal Site Plan Review for improvements to an existing secondary containment structure. Zone: IH. (20-07-S, 20-08-CAM) (Owner: Gulf Oil, LP.; Applicant: Steve Carten)

REPORT: **1566-09**

ADVICE: **No Action.** The application was withdrawn by the applicant.

RE: **59 NEW STREET, 517 & 539 GRAND AVENUE, AND RAILROAD AVENUE.** Special Exception pursuant to Section 42, Table 3, Subsection T, Row 1 of the New Haven Zoning Ordinance to permit processing and storage not analogous to other specifically mentioned industrial uses and Coastal Site Plan Review. Zone: IH. (20-10-S, 20-12-CAM) (Owner/Applicant: East Street Development LLC.; Agent: James Segaloff, Esq.)

REPORT: **1566-10**

ADVICE: **Approve.** J. Wharton moved the item (5-0).

IV. Minutes of Meetings

RE: Transcript of Meeting 1561 and Meeting 1565 minutes
ACTION: **Approval of 1565 Minutes.** A. Marchand moved the item (5-0).
NOTES: The transcript of Meeting 1561 has not yet been received.

V. Annual Meeting

RE: Election of Officers
ACTION: E. Pagan nominated E. Mattison and L. Radcliffe as Chair and Vice Chair, respectively. E. Mattison made a motion (5-0).

VI. Communications

Inclusionary Zoning. At the direction of the Mayor and under the guidance of the Board of Alders and the Affordable Housing Task Force Recommendations, the New Haven City Plan Department Staff, together with colleagues in LCI, are undertaking a Market & Feasibility Analysis, which will result in potential policy recommendations for consideration by this Commission, and ultimately, the Board of Alders. Public meetings will occur.

City of North Haven proposed zoning text amendment to add Section 4.2.1.12 and to amend Section 4.3.4 to permit Mixed Used in Commercial CN Districts. North Haven public hearing scheduled March 2, 2020.

VIII. Adjournment

A. Marchand made a motion to adjourn at approximately 7:44pm. Vote: (5-0)

Next Regular Meeting of the City Plan Commission:

Wednesday, March 18, 2020 at 6:00 PM (Submission deadline: February 20, 2020 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.

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