

**MINUTES FOR MEETING 1567
NEW HAVEN CITY PLAN COMMISSION
Wednesday, March 25, 2020 at 6:00 PM**

Location: Web-Based Meeting

Zoom Meeting Link:

<https://newhavenct.zoom.us/j/195850839?pwd=cmxzL2RnSWdYZDI3UTU4a3ZXZUN1QT09>

* tabled

Official recording of the meeting available at the link below:

<https://city-plan-commission-newhavenct.hub.arcgis.com/>

Attendance

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Ernest Pagan (Commissioner), Giovanni Zinn (City Engineer)

Alternates Present: Elias Estabrook (Voting Alternate), Kevin DiAdamo

Staff Present: Aïcha Woods (Executive Director, City Plan), Jenna Montesano (Deputy Director, Zoning), Stacey Davis (Planner II), Michael Piscitelli (Economic Development Administrator), Rod Williams (Deputy Corporation Counsel)

Notes: E. Mattison left the meeting at 7:42 PM

I. Call To Order

Ed Mattison called the meeting to order at approximately 6:00 pm.

II. Site plan reviews

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 in a BC zone. (Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm; Applicant/Owner: JB Aquaculture, LLC)

REPORT: **1566-02**

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

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 in an IL zone. (Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm; Applicant/Owner: The 180 Center Corp.)

REPORT: **1566-03**

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

RE: **232 STATE STREET.** Site Plan Review for the construction of a 9-story building and 105 residential dwelling units in a BD-1 zone. (Agent: Christopher McKeon of Bershtein Volpe & McKeon PC; Owner/Applicant: 232 State Street Associates, LLC)

REPORT: 1567-01

ACTION: Approval with Conditions. E. Pagan moved the item (5-0).

RE: 46 CHURCH STREET. Site Plan Review for the construction of a two-level addition to the third floor of the Chapel Square Mall and 30 residential dwelling units in a BD zone. (Agent: Christopher McKeon of Bershtein Volpe & McKeon PC; Owner/Applicant: CSD Mall LLC c/o PMC Property Management)

REPORT: 1567-02

ACTION: Approval with Conditions. E. Pagan moved the item (5-0).

RE: 476-500 BLAKE STREET, 881-883 WHALLEY AVENUE, & 20-24 TOUR AVENUE. Site Plan Review, Coastal Site Plan Review, and Inlands Wetlands Review for the construction of a mixed-use development comprised of 129 residential dwelling units and 2 commercial spaces in a BA-2 zone. (Agent: James H. Segaloff, Esq. of Susman, Duffy & Segaloff, PC; Applicant/Owner: 500 Blake Street LLC and 881 Whalley LLC c/o Ocean Management)

REPORT: 1567-03

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

RE: 478-494 WHALLEY AVENUE. Site Plan Review for the conversion of an existing building to a laundromat and the creation of 12 new parking spaces in BA zone. (Agent: Richard Fontaine; Applicant: WR Acquisition Co, LLC; Owner: Vincenzo Toscano)

REPORT: 1567-04

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

RE: 500 WATERFRONT STREET. Site Plan Review and Coastal Site Plan Review for improvements to the Gulf Oil facility's existing secondary containment system and the elevation of the existing earthen and concrete berms in an IH zone. (Agent: Stephen Benben of Triton Environmental, Inc.; Owner/Applicant: Steve Carten for Gulf Oil, LP)

REPORT: 1567-05

ACTION: Approval with Conditions. E. Pagan moved the item (5-0).

RE: 210 VALLEY STREET. Detailed Plan Review for the proposed redevelopment of Valley Street PDD consisting of the construction of 9 new residential buildings, containing 40 residential dwellings units, and a community building. (Agent: Rolan J. Young, Esq. and Stephen W. Studer, Esq. of Berchem Moses PC; Owner/Applicant: Housing Authority of the City of New Haven)

REPORT: 1567-06

ACTION: Approval with Conditions. A. Marchand moved the item (4-0).

III. Public Hearings (start at 7 PM)

RE: **530, 536, 560, & 576 QUINNIPIAC AVENUE.** Special Permit to permit 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 (4-0).

RE: **16 EAST GRAND AVENUE.** Special Permit to permit a 14,200 SF off-site construction staging area for the Grand Avenue Bridge construction project in a BA zone. (Applicant/Agent: J. David Schill of Mohawk Northeast, Inc.; Owner: Putnam Cove LLC)

REPORT: **1567-07**

ACTION: **Approved with Conditions.** A. Marchand moved the item (4-0).

RE: **476-500 BLAKE STREET, 881-883 WHALLEY AVENUE, & 20-24 TOUR AVENUE.** Special Permit to permit residential use over 5,000 square feet in the BA-2 Zone. (Agent: James H. Segaloff, Esq., Susman, Duffy & Segaloff, PC; Applicant/Owner: 500 Blake Street LLC and 881 Whalley LLC c/o Ocean Management.) **(Request to table received.)**

REPORT: **1567-08**

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

IV. Board of Alder Referrals

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to execute encroachment permits, maintenance agreements, and other paperwork for two existing public murals on State Department of Transportation underpasses along State Street, in accordance with the 2019 DOT Public Art Policy. (Submitted by: Alder Roth, Alder Festa, Alder Cupo, and Alder Decker)

REPORT: **1567-09**

ADVICE: **Approve.** A. Marchand moved the item (4-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to execute encroachment permits, maintenance agreements, and other paperwork for a public mural in the 1-91 underpass at the intersection of State Street and Bradley Street, in accordance with the 2019 DOT Public Art Policy. (Submitted by: Alder Roth, Alder Festa, Alder Cupo, and Alder Decker)

REPORT: **1567-10**

ADVICE: **Approve.** A. Marchand moved the item (4-0).

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven, acting through the Livable City Initiative, to negotiate and enter into contracts of sale with respect to the new construction properties located at 30 Riverview Street and 40 Riverview Street (Judith Terrace Phase 2) authorizing the Mayor of the City of New Haven to execute and deliver any and all

necessary documents to complete the sales of said properties. (Submitted by: Serena Neal-Sanjurjo, Livable City Initiative)

REPORT: 1567-11

ADVICE: Approve. A. Marchand moved the item (4-0).

RE: ORDER OF THE BOARD OF ALDERS Authorizing the New Haven Free Public Library and the Mayor of the City of New Haven, to apply for and accept a bid from Total Communications for a 5-year contract to install and maintain equipment, wiring and related services needed for local area networks and wireless local area networks inside the Main (Ives) Library 133 Elm Street, and four (4) satellite library branches. (Submitted by: COA/New Haven Free Public Library)

REPORT: 1567-12

ADVICE: Approve. A. Marchand moved the item (4-0).

RE: ORDER OF THE BOARD OF ALDERS To amend the Land Disposition Agreement between Lulac Head Start, Inc. and the City of New Haven, in connection with the sale of 375 James Street to Andrew Consiglio Jr., Trustee, the Andrew Consiglio Jr. Revocable Trust of 2007 and the relocation of Lulac Head Start, Inc. to new premises at 106 Haven Street. (Submitted by: Michael Piscitelli, Economic Development)

REPORT: 1567-13

ADVICE: Approve. A. Marchand moved the item (4-0).

RE: ORDER OF THE BOARD OF ALDERS Approving the disposal of 92 Olive Street, New Haven, and approving a Development and Land Disposition Agreement with respect to 92 Olive Street and 98 Olive Street, New Haven. (Submitted by: Stephen Fontana, Economic Development)

REPORT: 1567-14

ADVICE: Approve. A. Marchand moved the item (4-0).

RE: FY 2020-2021 GENERAL, CAPITAL, and SPECIAL BUDGETS. (Submitted by: Mayor's Office)

- a. Appropriating Ordinance #1, an ordinance making appropriations for operating departments of the City of New Haven for the fiscal year (FY) July 1, 2020 through June 30, 2021
- b. Appropriating Ordinance #2, an ordinance making tax levy and revenue assumptions for the fiscal year (FY) July 1, 2020 through June 30, 2021
- c. Appropriating Ordinance #3, an ordinance authorizing the issuance of general obligation bonds for Fiscal Year 2021
- d. Appropriating Ordinance #4, an ordinance authorizing issuance of general obligation tax anticipation notes and/or general obligation grant anticipation notes Fiscal Year 2021
- e. Appropriating Ordinance #5, East Rock Park Communications, Alling Memorial Golf Course, Lighthouse Park Carousel, and Ralph Walker Skating Rink Enterprise Fund Budgets for Fiscal Year 2021

- f. Appropriating Ordinance #6, an ordinance amendment to Section 29-119, Section 17-201, Section 17-143, and 29-30 or the General Code of Ordinances authorizing additions and changes in permits, licenses and user fees for Fiscal Year 2020-2021

REPORT: 1567-15

ADVICE: **Approve with additional considerations.** A. Marchand moved the item (4-0)

NOTES: **These Additional Considerations will be added to the Advisory Report that is forwarded to Legislative Services:** Given the importance of the issue of affordable housing to the Board of Alders, this Commission urges the Board of Alders to keep in mind: (1) The potential need to continue to release funds to start the Commission on Affordable Housing in the new fiscal year; (2) the need to create a budget item for proceeds that may come from the Citywide Assessment Deferral Program; and (3) the potential need for funding for staff to administer and fully implement the Inclusionary Housing programs going forward.

RE: **ORDER OF THE BOARD OF ALDERS** Designating the corner Of Greenwood Street and Legion Avenue as “Bishop James and Pastor Tanzella Perkins Corner” in perpetuity, to honor the life and legacy of Bishop James Perkins and his wife, Pastor Tanzella Perkins, who faithfully founded and served the Mt. Calvary Holy Church Revival Center.

REPORT: 1567-16

ADVICE: **Approve.** A. Marchand moved the item (4-0).

IV. Board of Zoning Appeals Referrals

RE: **31 BLAKE STREET.** Special Exception to permit 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing 2 dwelling structure. Zone: RM-2. (20-15-S) (Owner: Arthur Bosley; Applicant: John McMillian Jr.)

REPORT: 1567-17

ADVICE: **Approve.** A. Marchand moved the item (4-0).

RE: **232 CEDAR STREET, 149 MINOR STREET, 649 HOWARD AVENUE.** Special Exceptions to permit 36 off-street parking spaces where 40 is 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)

REPORT: 1567-18

ADVICE: **Approve.** E. Pagan moved the item (3-1 (L. Radcliffe opposed)).

IV. Minutes of Meetings

RE: Transcript of Meeting 1561 and Meeting 1566 minutes

ACTION: **Approval of 1566 Minutes.** A. Marchand moved the item (4-0).

NOTES: The transcript of Meeting 1561 has not yet been received.

IV. 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.

IV. Other

FEMA Community Rating System – Program for Public Information
New Haven Zoning Ordinance Updates

IV. Adjournment

A. Marchand made a motion to adjourn at approximately 9:24pm. Vote: (4-0)

Next Regular Meeting of the City Plan Commission:

Wednesday, April 15, 2020 at 6:00 PM (Submission deadline: March 19, 2020 by 12:00 PM)

Applications will be accepted via email as attachments or linked to a shared drive (.pdf format) to jmontesano@newhavenct.gov or sdavis@newhavenct.gov.

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.

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203)946-7833 or TTY (203)946-8582.

Web-Based Public Hearings & New Department Protocol (3/18/20)

SUMMARY OF UPDATES

What applicants need to know:

- Development permit applications will continue to be accepted by the City Plan Department (please refer to 2020 CPC Meeting and Application Deadline schedule)
- Applications will be accepted via email as attachments or linked to a shared drive (.pdf format)
- Internal Site Plan Review Team meetings will take place via Zoom
- Final application materials and meeting presentations will need to be sent to staff and posted on this website 24 hours in advance of each public meeting

What the public needs to know:

- Regular 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
- 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 this webpage and on the City Plan Department website 24 hours in advance of each public meeting

March 25, 2020 City Plan Commission Zoom Meeting Information

Phone one-tap: US: [+19292056099](tel:+19292056099) or [+13126266799](tel:+13126266799)

Join by Computer

Meeting URL: <https://newhavenct.zoom.us/j/195850839?pwd=cmxzL2RnSWdYZDI3UTU4a3ZXZUN1QT09>

Meeting ID: 195 850 839

Password: 928680

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US: +1 929 205 6099 or +1 312 626 6799 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Meeting ID: 195 850 839

International numbers

Skype for Business (Lync)

<https://newhavenct.zoom.us/skype/195850839>