

**MINUTES FOR MEETING 1568  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, April 15, 2020 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM  
VISIT <https://newhavenct.zoom.us/j/344949011>  
Meeting ID: 344 949 011  
\* tabled**

To view application materials, visit: <https://cityplancommission.newhavenct.gov>

*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), Kevin DiAdamo (Voting Alternate), Giovanni Zinn (City Engineer)  
Alternates Present: Ernest Pagan (Commissioner), Elias Estabrook (Alternate)  
Staff Present: Aïcha Woods (Executive Director, City Plan), Jenna Montesano (Deputy Director, Zoning), Stacey Davis (Planner II), Rod Williams (Deputy Corporation Counsel)

**I. Call To Order**

Ed Mattison called the meeting to order at approximately 6:04 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:** **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:** **No Action.** Item remained on the table.

- 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:** **Approval with Conditions.** A. Marchand moved to remove from table (4-0). K. DiAdamo moved the item (4-0).
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- RE:** **192 FITCH STREET.** Site Plan, Coastal Site Plan, and Inland Wetlands Review for the conversion of existing ground floor office space into 6 residential dwelling units in an RM-1 zone. (Owner: Kelly Ann Day for New Reach Inc.; Applicant: David Natan for New Haven Fitch LLC; Agent: Peter Jackson, Architect)
- REPORT:** **1568-01**
- ACTION:** **Tabled.** A. Marchand moved to table the item (4-0).
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- RE:** **1342, 1346, 1354, 1360, 1366, 1380 & 1450 CHAPEL STREET, 579, 583 & 629 GEORGE STREET AND 285, 289, 301, 323 & 330 ORCHARD STREET.** Detailed Site Plan Review to construct a Saint Raphael Campus bed replacement and neuroscience center in PDD 45. (Owner/Applicant: Yale New Haven Hospital, Inc.; Agent: John Knuff, Esq. of Hurwitz, Sagarin, Slossberg & Knuff LLC)
- REPORT:** **1568-02**
- ACTION:** **Approved with Conditions.** A. Marchand moved the item with an additional condition of approval for the applicant to continue the community engagement process (4-0).
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- RE:** **19 ELM STREET.** Site plan review for the construction of a six-story mixed-use development consisting of ground level commercial space and amenity space, 96 residential dwelling units, and a rooftop deck in a BD zone. (Owner/Applicant: MOD Equities LLC) Agent: Gregory Muccilli, Esq. of Shipman & Goodwin LLP)
- REPORT:** **1568-03**
- ACTION:** **Approved with Conditions.** L. Radcliffe moved the item (4-0).
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- RE:** **517 & 539 GRAND AVENUE, 59 NEW STREET, RAILROAD AVENUE.** Site Plan Review and Coastal Site Plan Review for the installation of an asphalt processing facility in an IH zone. (Owner/Applicant: East Street Development, LLC; Agent: Caleb Hamel Esq. of Susman, Duffy & Segaloff PC)
- REPORT:** **1568-04**
- ACTION:** **Tabled.** A. Marchand moved to table the item (4-0).

**III. Public Hearings (start at 7 PM)**

**REPORT:** 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) (**Item to remain on table.**)

**RE:** 1566-04\*

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

**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.)

**REPORT:** 1567-08

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

**RE:** 517 & 539 GRAND AVENUE, 59 NEW STREET, RAILROAD AVENUE. Special Permit for outdoor storage of more than 500 SF of material in an IH zone. (Owner/Applicant: East Street Development, LLC; Agent: Caleb Hamel Esq. of Susman, Duffy & Segaloff PC)

**REPORT:** 1568-05

**ACTION:** Tabled. A. Marchand moved to table the item (4-0).

**IV. Board of Alder Referrals**

**RE:** ORDER OF THE BOARD OF ALDERS Accepting and approving the list of proposals and organizations applying for eligibility to receive donations under the 2020 Connecticut Neighborhood Assistance Act. (Submitted by: Cathy Carbonaro-Shroeter)

**REPORT:** 1568-06

**ADVICE:** Approve. K. DiAdamo moved the item (4-0).

**V. Board of Zoning Appeals Referrals**

**RE:** 14-18 HAZEL STREET. Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. (20-19-S) (Owner: Hazel Street Apt. LLC.; Applicant: Christopher O'Connor)

**REPORT:** 1568-07

**ADVICE:** Approve. K. DiAdamo moved the item (4-0).

**RE:** 20 ACADEMY STREET. Special Exception to allow for 0 off-street parking spaces where 1 is required for an additional dwelling unit in an existing structure. Zone: RM-2. (20-20-S) (Owner: Kristopher Kahle; Applicant: Andrew Rizzo)

**REPORT:** 1568-09

**ADVICE:** **Approve.** L. Radcliffe moved the item (4-0).

**RE:** **316 & 340 DIXWELL AVENUE & 783 ORCHARD STREET.** Special Exception to allow for 32 off-street parking spaces where 69 are required for the development of 69 dwelling units. Zone: BA/RM-2. (20-22-S) (Owner: Dixwell Housing Associates; Applicant: David Cleghorn)

**REPORT:** **1568-09**

**ADVICE:** **Approve.** K. DiAdamo moved the item (4-0).

#### **VI. Administrative Site Plan Review**

**1553-03A1** **630 STATE STREET.** Administrative Site Plan Review for minor changes to previously approved site plan. (Applicant: Karin Patriquin for Patriquin Architects)

#### **VII. Minutes of Meetings**

**RE:** Transcript of Meeting 1561 and Meeting 1567 minutes

**ACTION:** **Approval of 1567 Minutes.** K. DiAdamo moved the item (4-0).

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

#### **VIII. Communications**

T-Mobile Northeast, LLC is proposing to modify an existing rooftop wireless communications facility at 414 Chapel Street, New Haven, CT. Public notice of this proposed facility was published in the New Haven Register on Thursday, March 26, 2020. Written comments from the public may be submitted within 30 days from the publication date to: All-Points Technology Corporation at 567 Vauxhall Street, Ext., Suite 311, Waterford, CT 06385, to the attention of Jennifer Young Gaudet, (860) 663-1697 ext. 231, [jyounggaudet@allpointstech.com](mailto:jyounggaudet@allpointstech.com).

#### **IX. Other**

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

#### **IX. Adjournment**

L. Radcliffe made a motion to adjourn at approximately 8:27pm. Vote: (4-0)

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

Wednesday, May 20, 2020 at 6:00 PM (Submission deadline: April 16 by 12:00 PM)

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

## HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

Unique Meeting ID: 344 949 011

1. Click this link: [JOIN ZOOM MEETING](#) or visit <https://newhavenct.zoom.us/j/344949011>
2. Dial in by phone: US: +1 929 205 6099,,344949011#
3. Join by Skype for Business: <https://newhavenct.zoom.us/skype/344949011>

**VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>**  
Please visit the City Plan Commission's webpage for all information provided  
in compliance with Executive Orders 7B and 7L.

## WEB-BASED PUBLIC HEARINGS & NEW DEPARTMENT PROTOCOL

### 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 via email
- 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 the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting