

MINUTES FOR MEETING 1570
NEW HAVEN CITY PLAN COMMISSION
Wednesday, June 17, 2020 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
VISIT <https://newhavenct.zoom.us/j/94363988438?pwd=UG41UIZLODFEa0NqME1ETXMybWRPUT09>
Password: CityPlan20

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 (Alternate Commissioner), Dawn Henning (Engineering Department Representative)

Alternates Present: Ernest Pagan (Commissioner), Elias Estabrook (Alternate Commissioner)

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

Notes: K. DiAdamno entered the meeting at 6:30 PM. L. Radcliffe recused herself at 6:49 pm from items 1570-8, 1570-10, and 1570-11.

I. CALL TO ORDER

Ed Mattison called the meeting to order at approximately 6:05 pm.

II. SITE PLAN REVIEW

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

REPORT: **1568-01**

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

RE: **904 QUINNIPIAC AVENUE.** Site Plan, Coastal Site Plan, and Inland Wetlands Review for the construction of 12 residential dwelling units in an RM-2 zone. (Owner: Tom Kolitsopoulos)
REPORT: **1569-01**
ACTION: **No Action.** Item remained on the table.

RE: **15 WHITNEY AVENUE.** Site Plan Review for the conversion of existing second floor office space into four (4) residential dwelling units in a BD zone. (Owner: Liffy LLC; Applicant/Agent: Robert Mangino)
REPORT: **1570-01**
ACTION: **Tabled.** A. Marchand moved to table the item (3-0).

RE: **232 FRONT STREET.** Coastal Site Plan Review and Soil Erosion and Sediment Control Review for the replacement of a fallen retaining wall. (Owner/Applicant: Valynne C. McFarlane and Bernard A. McFarlane; Agent: James DiMeo of Juliano Associates, LLC)
REPORT: **1570-02**
ACTION: **Approved with Conditions.** L. Radcliffe moved the item (3-0).

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

IV. BOARD OF ALDER REFERRALS

RE: **ORDER OF THE BOARD OF ALDERS** Regarding the communication titled: "From all Points Technology Corporation, P.C. Submitting on Behalf of T-Mobile Northeast, LLC And Affiliates (T-Mobile) Notification of the plan to modify an existing wireless communications facility at 414 Chapel Street and inviting written comments regarding any potential effected that the proposed facility may have upon historic properties. (Submitted by: T-Mobile Northeast, LLC)
REPORT: **1570-03**
ACTION: **No Action Required.**

RE: **ORDER OF THE BOARD OF ALDERS** Granting the request of the New Haven Lions Club to accept the donation of two (2) new park benches for the City of New Haven and the relocation of the existing granite bench to the Vietnam Veterans Memorial on Long Wharf. (Submitted by: Jamene Farrell, President of the New Haven Lions Club)
REPORT: **1570-04**
ACTION: **Approve.** L. Radcliffe moved the item (4-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to submit an application to the United States Department of Agriculture, in an amount not to exceed \$90,000.00 for a period of one year for the Community Services Administration Food System Division to develop with partners a pilot community composting system. (Submitted by: Latha Swamy, Director of Food System Policy)

REPORT: **1570-05**

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

RE: **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Mayor of the City of New Haven to submit an application to the U.S. Department of Agriculture, Natural Resources Conservation Services, in an amount not to exceed \$500,000 over a period of three years, for the Food System Policy Division to partner with community members and organizations to identify, research, and develop a series of plans and activities that will create an enabling environment for urban agriculture, reducing barriers to entry and sustainability, and in which all residents will equitably benefit from the positive environmental, health, and socioeconomic outcomes. (Submitted by: Latha Swamy, Director of Food System Policy)

REPORT: **1570-06**

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

IV. BOARD OF ZONING APPEALS REFERRALS

RE: **192 FITCH STREET.** Coastal Site Plan Review for a total of 14 dwelling units. Zone: RM-1. (20-28-CAM) (Owner: New Reach Inc.; Applicant: New Haven Fitch LLC)

REPORT: **1570-07**

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

V. PAD REFERRALS

RE: **98 AND 102 BASSETT STREET.** Disposition of vacant lot for construction of a two-family owner-occupied building. (Applicant: Neighborhood Housing Services of New Haven, Inc.)

REPORT: **1570-08**

ADVICE: **Approve.** K. DiAdamo moved the item (3-0) (L. Radcliffe recused herself and did not attend for the discussion or vote).

RE: **124 CARMEL STREET.** Disposition of vacant single-family property for rehabilitation and sale to an owner occupant. (Applicant: Beulah Land Development Corporation)

REPORT: **1570-09**

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

RE: **44 LILAC STREET.** Disposition of vacant lot for construction of a single-family owner-occupied building. (Applicant: Neighborhood Housing Services of New Haven, Inc.)

REPORT: 1570-10

ADVICE: **Approve.** A. Marchand moved the item (3-0) (L. Radcliffe recused herself and did not attend for the discussion or vote).

RE: 206 WEST HAZEL STREET. Disposition of vacant lot for construction of a two-family owner-occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)

REPORT: 1570-11

ADVICE: **Approve.** A. Marchand moved the item (3-0) (L. Radcliffe recused herself and did not attend for the discussion or vote).

RE: 70 WOOLSEY STREET. Disposition of vacant lot for construction of a single-family owner-occupied building. (Applicant: Habitat for Humanity of Greater New Haven, Inc.)

REPORT: 1570-12

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

VI. ADMINISTRATIVE SITE PLAN REVIEWS

1559-02A1 215 WINCHESTER AVENUE. Administrative Site Plan Review for revisions to previously approved site plan for the construction of a three-family apartment building in a RM-2 zone. (Owner/Applicant: Shawn Mohovich of Elmwood LLC)

1487-07A1 1245 CHAPEL STREET & 169-175 DWIGHT STREET. Administrative Site Plan Review for minor modifications to previously approved site plan for the construction of a mixed-use development. (Owner: 1245 Chapel Street LLC c/o Twining Properties & 169-175 Dwight LLC; Applicant: 1245 Chapel Street LLC c/o Twining Properties; Agent: Danielle M. Bercury of Brenner, Saltzman & Wallman LLP)

VII. MINUTES OF MEETINGS

RE: Meeting 1568 Minutes

ACTION: **Approved.** A. Marchand moved the item (3-0) (L. Radcliffe not present).

RE: Meeting 1569 Minutes

ACTION: **Approved.** A. Marchand moved the item (3-0-1). K. DiAdamo abstained.

VIII. OTHER

RE: FEMA Community Rating System – Program for Public Information

NOTES: No updated provided.

RE: New Haven Zoning Ordinance Updates: Inclusionary Zoning, Green Ordinances

NOTES: Jenna provided an update to the City Plan Commission regarding the progress on the department's market analysis and recommendations for citywide affordable housing zoning provisions. She informed them of the statewide land use reform efforts of an ad hoc group called DesegregateCT and encouraged the Commission to engage with the group [website](#). She

explained that the group's initiative is to address city and statewide racist and exclusionary planning and zoning policies.

RE: Timing of Meetings

NOTES: E. Mattison asked if the Commission would entertain a discussion of the timing of meetings; with consensus, this was added as a discussion item to this Agenda. Commissioners discussed improving accessibility of the monthly Commission meetings. The Commission agreed upon an informal rule to limit meetings to 10 PM to provide more predictability and ensure accessible meeting hours to the public. Commission members requested prioritizing time sensitive items and public hearings during the regular meeting of the Commission on the third Wednesday of the month and utilizing the additional optional meeting date on the first Wednesday of the month to hear remaining agenda items for that month's application cycle.

IX. ADJOURNMENT

E. Mattison moved to adjourn at 7:30 PM (4-0).

Next Regular Meeting of the City Plan Commission:

Wednesday, July 15, 2020 at 6:00 PM (Submission deadline: June 18th by 12:00 PM)

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

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HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/94363988438?pwd=UG41UIZLODFEa0NqME1ETXMybWRPUT09>

Password: CityPlan20

2. Or dial in by phone:

+1 312 626 6799

Webinar ID: 943 6398 8438

Password: 224812

3. [Click here](#) to download and import the iCalendar (.ics) files to your personal calendar for the remainder of the 2020 meetings.

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 7I.**

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 Zoom and 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