

**MINUTES FOR MEETING 1571
NEW HAVEN CITY PLAN COMMISSION
Wednesday, July 15, 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://cityplancommission.newhavenct.gov/pages/july-15th-meeting>

Attendance

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Giovanni Zinn (City Engineer)
Alternates Present: Kevin DiAdamo (Alternate Commissioner)
Absent: 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)

I. CALL TO ORDER

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

Announcements: J. Montesano informed the Commission that the regularly scheduled City Plan Commission Meeting on August 19, 2020 is canceled, and the next regularly scheduled meeting of Commission will take place on September 16, 2020 at 6PM. Due to the length of the July 15, 2020 agenda, the Commission voted to table and hear several items (indicated below) during a Special Meeting of the City Plan Commission on August 5, 2020 at 6PM. The agenda for the Special Meeting will be posted on Commission's [webpage](#) 10 days before the meeting and application materials will be posted 24 hours before the meeting.

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:** **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:** **No Action.** Item remained on the table.
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- 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.
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- 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:** **Approval with Conditions.** L. Radcliffe moved to remove the item from the table (4-0). L. Radcliffe moved the item (4-0).
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- RE:** **101 COLLEGE STREET.** Site Plan Review for the construction of a twelve-story mixed-use building in a BD-3 zone. (Owner: State of Connecticut c/o Department of Transportation; Applicant: Carter Winstanley for WE 101 College Street, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)
- REPORT:** **1571-01**
- ACTION:** **Approval with Conditions.** A. Marchand moved the item (4-0).
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- RE:** **100 COLLEGE STREET.** Minor Modification to PDU #3 and Detailed Plan Review for the Pedestrian Connection between 100 College Street and 333 Cedar Street. (Owner(s): WE 100 College Street LLC (100 College Street), ~~WE George Street LLC (300 George Street)~~ and John Bollier for Yale University; Applicant: WE 100 College Street LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)
- REPORT:** **1571-02**
- ACTION:** **Approval with Conditions.** A. Marchand moved the item (4-0).
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- RE:** **1471 CHAPEL STREET.** Site Plan Review for the construction of a surface parking lot in a RO zone. (Owner/Applicant: 1471-1475 Chapel Street LLC; Agent: John Gabel of Connecticut Consulting Engineers LLC) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**
- REPORT:** **1571-03**
- ACTION:** **Tabled.** L. Radcliffe moved to table the item (4-0).

RE: **98 OLIVE STREET.** Site Plan Review for the construction of a residential addition and the conversion of existing office space into 31 residential dwelling units in a BA zone (Owner/Applicant: 98 Olive Street LLC c/o Trachten Law Firm LLC; Agent: David Sacco of TPA Design Group) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**

REPORT: **1571-04**

ACTION: **Tabled.** L. Radcliffe moved to table 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) **(Item to remain on the table.)**

REPORT: **1566-04**

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

RE: **ZONING MAP AMENDMENT.** Petition to amend the New Haven Zoning Map to re-zone 455 Greenwich Avenue from the RM-2 zone to the BA zone. (Submitted by: Jenna Montesano, Deputy Director of City Plan Department)

REPORT: **1571-05**

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

NOTES: One member of the public spoke in opposition of the petition. E. Mattison closed the public hearing.

RE: **98 OLIVE STREET.** Special Permit for residential use on the first floor of an existing building in a BA zone. (Owner/Applicant: 98 Olive Street LLC c/o Trachten Law Firm LLC; Agent: David Sacco of TPA Design Group) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**

REPORT: **1571-06**

ACTION: **Tabled.** L. Radcliffe moved to table the item (4-0).

RE: **109 COURT STREET.** Special Permit for the (Hearing to be continued during the City Plan Commission meeting on August 5, 2020) (Item to be heard on August 5, 2020) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**

REPORT: **1571-07**

ACTION: **Tabled.** L. Radcliffe moved to table the item (4-0).

IV. BOARD OF ALDER REFERRALS

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the Mayor to accept funding from the University of Connecticut (UCONN) as a subrecipient to a grant from the National Fish and Wildlife Fund and sign any associated state agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, for shoreline protection, habitat restoration, and associated activities. (Submitted by: Giovanni Zinn, City Engineer)

REPORT: **1571-08**

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

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the Mayor to accept funding from Yale University and construct a sidewalk on the north side of Pearl Street west of Orange Street. (Submitted by: Giovanni Zinn, City Engineer)

REPORT: **1571-09**

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

RE: **ORDER OF THE BOARD OF ALDERS** Establishing a Residential Parking Zone on all of Morris Avenue. (Submitted by: Residents of Morris Avenue) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**

REPORT: **1571-10**

ACTION: **Tabled.** A. Marchand moved to table the item (4-0). The Commission requested additional information from the applicant.

RE: **ORDER OF THE BOARD OF ALDERS** Approving the execution of a Tax Abatement Agreement between the City of New Haven and RMS 49 Prince Street LLC for property located at 49 Prince Street to be used as affordable housing in accordance with Conn. Gen. Stat Sec. 8-215, City of New Haven Charter, Title 1, Article Iv, Section 6, and the City of New Haven Code of General Ordinances, Section 28-4. (Submitted by: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

REPORT: **1571-11**

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

RE: **RESOLUTION OF THE BOARD OF ALDERS** Confirming the City of New Haven's commitment and participation in a Regional Household Hazardous Waste Collection Center. (Submitted by: Mark DeCola, CFO of Public Works)

REPORT: **1571-12**

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

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven, to convey those properties known As 29 Kensington Street, 17 Kensington Street, 21 Kensington Street, 33 Kensington Street and 25 Kensington Street to The Community Builders for the purpose of the construction of affordable housing and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this Order and approving the substitution of park properties. (Submitted by: Serena Neal-Sanjurjo, Executive Director of Livable City Initiative)

REPORT: 1571-13

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

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the Mayor to accept funding from the State Department of Energy and Environmental Protection (CTDEEP) under the Federal Clean Vessel Act (CVA) grant program and sign any associated state agreements with contractors and other documents that may be desirable or necessary, including any subsequent amendments to agreements, to replace the pump out station at Long Wharf Pier. (Submitted by: Giovanni Zinn, City Engineer)

REPORT: 1571-14

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

V. DEVELOPMENT COMMISSION REFERRALS

RE: **RESOLUTION OF THE NEW HAVEN DEVELOPMENT COMMISSION** Approving proposal for the development 101 College Street in the Downtown Municipal Development Area. (Submitted by: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

REPORT: 1571-15

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

VI. BOARD OF ZONING APPEALS REFERRALS

RE: **455 GEORGE STREET.** Special Exception to allow for 0 off-street parking spaces where 1 is required for the creation of 2 dwelling units. Zone: BD-1. (20-36-S) (Owner: Saturn Properties LLC; Applicant: Benjamin Trachten) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**

REPORT: 1571-16

ACTION: **Tabled.** L. Radcliffe moved to table the item (4-0).

RE: **292 NEWHALL AVENUE.** Special Exception to allow for 0 off-street parking spaces where 2 is required. Zone: RM-1. (20-38-S) (Owner: Arnold Troquel; Applicant: Benjamin Trachten) **(Item to be heard during Special Meeting of the Commission on August 5, 2020)**

REPORT: 1571-17

ACTION: **Tabled.** L. Radcliffe moved to table the item (4-0).

VII. ADMINISTRATIVE SITE PLAN REVIEWS

RE: **20 DWIGHT STREET (former 480 MLK BOULEVARD).** Administrative Site Plan Review for minor changes to previously approved site plan for the construction of a hotel. (Owner/Applicant: Jeff Gross for Choice Hotels International, Inc.; Agent: Christopher McKeon of Bershtein Volpe & McKeon, PC)

REPORT: **1492-05A2**

RE: **100 COLLEGE STREET.** Administrative Site Plan Review for Minor Modifications to PDU #3 for construction of a Pedestrian Connection between 100 College Street and 333 Cedar Street. (Owner(s): WE 100 College Street LLC (100 College Street), WE George Street LLC (300 George Street) and John Bollier for Yale University; Applicant: WE 100 College Street LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

REPORT: **1571-18**

VIII. MINUTES OF MEETINGS

RE: Meeting 1570 Minutes

ACTION: **Approved.** A. Marchand moved the item ((3-0-1) (E. Pagan did not vote)).

IX. OTHER

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

X. ADJOURNMENT

ACTION: A. Marchand made a motion to adjourn at 10:17 PM. Vote: (4-0)

Next Regular Meeting of the City Plan Commission:

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

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

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