

**MINUTES FOR MEETING 1572  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, August 19, 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/aug-5th-meeting>

**Attendance**

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Ernest Pagan (Commissioner), Giovanni Zinn (City Engineer)  
Alternates Present: Kevin DiAdamo (Alternate Commissioner)  
Absent: Elias Estabrook (Alternate Commissioner)  
Staff Present: Jenna Montesano (Deputy Director, Zoning) and Stacey Davis (Planner II)  
Notes: E. Mattison joined the meeting at 6:15 pm.

**I. CALL TO ORDER**

Leslie Radcliffe called the meeting to order at approximately 6:07 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:** 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:** Approve with Conditions. A. Marchand made a motion to remove the item from the table (4-0). A. Marchand moved the item (5-0) with an amendment to Condition of Approval #16 to read, "Prior to sign off on plans for building permit, applicant shall coordinate with the City's Corporation Counsel to negotiate and record a 19'7" public access easement along the Beaver Brook watercourse reserving the City's right to construct a public walkway or boardwalk for access to the water way, including a point of access for residents of the property."

**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:** **Approved with Conditions.** A. Marchand made a motion to remove the item from the table (5-0). A. Marchand moved the item (5-0).
- 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)
- REPORT:** **1571-03**
- ACTION:** **Approved with Conditions.** A. Marchand made a motion to remove the item from the table (5-0). K. DiAdamo moved the item (4-0-1 (A. Marchand experienced technical difficulties and did not vote)).
- 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)
- REPORT:** **1571-04**
- ACTION:** **Approval with Conditions.** A. Marchand made a motion to remove the item from the table (5-0). A. Marchand moved the item (5-0).

### 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:** **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)
- REPORT:** **1571-06**
- ACTION:** **Approval with Conditions.** A. Marchand made a motion to remove the item from the table (5-0). L. Radcliffe closed the public hearing. A. Marchand moved the item (5-0).
- NOTES:** No members of the public spoke during the public hearing.
- RE:** **109 COURT STREET.** Special Permit for residential use on the first floor of an existing building in a BD-1 zone. (Owner/Applicant: 109-113 Court Street Associates LLC; Bernard Pellegrino of The Pellegrino Law Firm)
- REPORT:** **1571-07**
- ACTION:** **Approval with Conditions.** A. Marchand made a motion to remove the item from the table (5-0). A. Marchand moved the item (5-0) with an amendment to Condition of Approval #1 to read, "Special Permit must be filed on the land records of the City of New Haven before issuance of building permits."
- NOTES:** One member of the public spoke in favor of the application.

**IV. BOARD OF ALDER REFERRALS**

**RE:** **ORDER OF THE BOARD OF ALDERS** Establishing a Residential Parking Zone on all of Morris Avenue. (Submitted by: Residents of Morris Avenue)

**REPORT:** **1571-10**

**ADVICE:** **Approve.** K. DiAdamo made a motion to remove the item from the table (5-0). A. Marchand moved the item (5-0).

**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**

**ADVICE:** **Approve.** A. Marchand made a motion remove the item from the table (5-0). A. Marchand moved the item, favorably, with additional advice to the Board of Alders to consider the need of incorporating language regarding residential drop off hours in the Resolution and whether the language is binding (5-0).

**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**

**ADVICE:** **Approve.** A. Marchand made a motion to remove the item from the table (5-0). A. Marchand moved the item, favorably, with additional advice to the Board of Alders to discuss the future of maintenance plans with staff and the builder (5-0).

**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**

**ADVICE:** **Approve.** A. Marchand made a motion to remove the item from the table (5-0). A. Marchand moved the item (5-0).

**V. 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)

**REPORT:** **1571-16**

**ADVICE:** **Approve.** A. Marchand made a motion to remove the item from the table (5-0). A. Marchand moved the item (4-0-1 (E. Mattison experienced technical difficulties and did not vote)).

**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)

**REPORT:** **Approve.** K. DiAdamo made a motion to remove the item from the table (5-0). K. DiAdamo moved the item (4-0-1 (E. Mattison experienced technical difficulties and did not vote)).

**VI. MINUTES OF MEETINGS**

**RE:** Meeting 1571 Minutes

**ACTION:** **Approved.** A. Marchand moved the item ((3-0-2) (E. Pagan & E. Mattison did not vote)).

**VII. OTHER**

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

**VIII. ADJOURNMENT**

**ACTION:** K. DiAdamo made a motion to adjourn at 9:16 PM. Vote: (4-0-1 (E. Mattison experienced technical difficulties and did not vote))

***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@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 and posted on the City website 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