

MINUTES FOR MEETING 1573
NEW HAVEN CITY PLAN COMMISSION
Wednesday, September 16, 2020 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
VISIT <https://newhavenct.zoom.us/j/94363988438?pwd=UG41UjZLODFEa0NqME1ETXMybWRPUT09>
Password: CityPlan20

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

Attendance

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

Alternates Present: Elias Estabrook (Alternate Commissioner)

Absent: Kevin DiAdamo (Alternate Commissioner)

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

I. CALL TO ORDER

E. Mattison called the meeting to order at approximately 6:06 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: **19 WHEELER STREET a/k/a MBL 082/0974/02001 a/k/a “Fairmont Av.”** Site Plan and Coastal Site Plan for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C & D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables in an IH zone. (Owner: Airline Avenue Realty, LLC c/o Gerald Antonacci; Applicant: Murphy Road Recycling, LLC c/o Gerald Antonacci; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)

REPORT: **1573-01**

ACTION: **Tabled.** L. Radcliffe moved to provide the applicant with an extension of time for items 1573-01 and 1573-04 (5-0). A. Marchand moved to table the items 1573-01 & 1573-04 (5-0).

RE: **275 SOUTH ORANGE STREET.** Site Plan Preview for the construction of a multi-story, multi-use structure in a BD-3 zone. (Owner: City of New Haven; Applicant: Gregory Fieber

for LWLP New Haven LLC c/o Spinnaker Real Estate Partners, LLC; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP)

REPORT: 1573-02

ACTION: **Tabled.** A. Marchand made a motion to hold a public hearing on item 1573-02 (4-1 (L. Radcliffe opposed)). A. Marchand moved to the table the item until the Special Meeting of the Commission on October 7, 2020 (5-0).

NOTES: The Commission considered two letters requested a public hearing for item 1573-02 and a memo from the applicant in opposition to the request. The motion for a public hearing was discussed at length. The applicant's attorney commented on the discussion.

RE: **106 HAVEN STREET.** Site Plan and Coastal Site Plan Review for the conversion of an existing warehouse into a Head Start childcare center in an IH zone. (Owner: Andrew Consiglio Jr. for Andrew Consiglio Jr., Irrev. Trust; Applicant: Mikyle Byrd-Vaughn for LULAC Head Start Inc.; Agent: Alexandra C. Sloan, AIA of Sloan Architect, P.C.)

REPORT: 1573-03

ACTION: **Tabled.** A. Marchand moved to table 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)

REPORT: 1566-04

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

RE: **19 WHEELER STREET a/k/a MBL 082/0974/02001 a/k/a "Fairmont Av."** Special Permit to allow for the acceptance and transfer of putrescible municipal solid waste (MSW) and the continued acceptance of construction and demolition waste (C & D), oversized MSW and non-putrescible MSW; mechanical and hand processing of C& D, oversized MSW and non-putrescible MSW; and the continued acceptance and processing of recyclables. (Owner: Airline Avenue Realty, LLC c/o Gerald Antonacci; Applicant: Murphy Road Recycling, LLC c/o Gerald Antonacci; Agent: Meaghan Miles, Esq. of Carmody Torrance Sandak & Hennessey LLP)

REPORT: 1573-04

ACTION: **Tabled.** L. Radcliffe moved to provide the applicant with an extension of time for items 1573-01 and 1573-04 (5-0). A. Marchand moved to table the items 1573-01 & 1573-04 (5-0).

RE: **703 WHITNEY AVENUE.** Special Permit for the construction of a two-sided monument sign adjacent to a high-density residential apartment building in a RH-1 zone. (Owner: 703 Whitney LLC; Applicant: Lynda Laureano for ARTfx Signs; Agent: Shauny Pierce of Trio Properties)

REPORT: 1573-05

ACTION: **Approval with Conditions.** E. Estabrook moved the item (5-0). E. Mattison closed the public hearing.

NOTES: No members of the public spoke during the public hearing.

IV. BOARD OF ALDERS REFERRALS

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing acceptance of Continuing Homeland Security Grant funds for FY 2020 and approve a Memorandum of Agreement designating the Lower Connecticut River Valley Council of Governments (LCRVCG) as the administrator of these regional funds for the State of Connecticut Department of Emergency Services & Public Protection (DESPP). (Submitted by Scott Jackson, Chief Administrative Officer)

REPORT: **1573-06**

ADVICE: **Approved.** A. Marchand moved the item (5-0).

RE: **ORDER OF THE BOARD OF ALDERS** amending Article VI of the New Haven Code of Ordinances regarding pocket bikes, mini bikes, dirt bikes, and all-terrain vehicles. (Submitted by: Assistant Chief of Police)

REPORT: **1573-07**

ADVICE: A. Marchand made a motion recommending that the Board of Alders consider the Ordinance amendment. The Commission commends the Board of Alders for considering an Ordinance amendment with the goal of increasing the safe and peaceable enjoyment of public spaces.

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the Mayor to apply for, execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate for the State Historic Preservation Offices grant: Historic Preservation Enhancement Grant. (Submitted by: Aicha Woods, Executive Director of City Plan)

REPORT: **1573-08**

ADVICE: **Approve.** Items 1573-08, 1573-09, and 1573-10 were heard together. A. Marchand moved to approve items 1573-08, 1573-09, and 1573-10 (5-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the Mayor to apply for, execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate for the State Historic Preservation Offices Grant: supplemental Certified Local Government Grant. (Submitted by: Aicha Woods, Executive Director of City Plan)

REPORT: **1573-09**

ADVICE: **Approve.** Items 1573-08, 1573-09, and 1573-10 were heard together. A. Marchand moved to approve items 1573-08, 1573-09, and 1573-10 (5-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the Mayor to apply for, execute, acknowledge, implement and deliver any and all documents as may be considered

necessary or appropriate for the State Historic Preservation Offices Grant: Survey and Planning Grant. (Submitted by: Aicha Woods, Executive Director of City Plan)

REPORT: 1573-10

ADVICE: **Approve.** Items 1573-08, 1573-09, and 1573-10 were heard together. A. Marchand moved to approve items 1573-08, 1573-09, and 1573-10 (5-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the mayor to apply for, execute, acknowledge, implement, and deliver any and all documents as may be considered necessary or appropriate for the preservation Connecticut grant: vibrant communities initiative. (Submitted by: Aicha Woods, Executive Director of City Plan)

REPORT: 1573-11

ADVICE: **Approve.** A. Marchand moved the item (5-0).

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the mayor to apply for, execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate for the department of energy and environmental protection grant: urban green and community garden initiative. (Submitted by: Aicha Woods, Executive Director of City Plan)

REPORT: 1573-12

ADVICE: **Approve.** E. Estabrook moved the item (5-0).

RE: **ORDER OF THE BOARD OF ALDERS** amending Article II of the New Haven Code of Ordinances to include Global Positioning System (GPS) regarding enforcement of the New Haven noise control ordinances as applicable to commercial waste collectors. (Submitted by: Alder Roth, Alder Sabin, Alder Douglass, and Alder Hurt)

REPORT: 1573-13

REPORT: **No Advice.** L. Radcliffe made a motion to provide no advice on this item and to amend the staff report under Advice to read, "Amending the code complies with the Comprehensive Plan but the Commission does not have sufficient information to make a recommendation."

V. BOARD OF ZONING APPEALS REFERRALS

RE: **16 WILLIS STREET.** Special Exception to allow for 0 off-street parking spaces where 1 is required. Zone: RM-2. (20-43-S) (Owner: Hatice Kaya; Applicant: Benjamin Trachten)

REPORT: 1573-14

ADVICE: **Approve.** A. Marchand moved the item (5-0).

VI. PAD REFERRALS

RE: **0 FRANKLIN STREET a/k/a MBP 200/0582/00105.** Disposition of surplus land for use as a roadway/driveway for the Phase II redevelopment of Farnam Courts. (Applicant: City of New Haven Housing Authority)

REPORT: 1573-15

ADVICE: **Approve.** Items 1573-15 and 1573-16 were heard together. A. Marchand moved to approve items 1573-15 and 1573-16 (5-0).

RE: **0 GRAND AVENUE a/k/a MBP 200/0583/00400.** Disposition of a vacant strip of land for use as a roadway/driveway for the Phase II redevelopment of Farnam Courts. (Applicant: City of New Haven Housing Authority)

REPORT: **1573-16**

ADVICE: **Approve.** Items 1573-15 and 1573-16 were heard together. A. Marchand moved to approve items 1573-15 and 1573-16 (5-0).

RE: **156 AND 158 HUMPHREY STREET.** Disposition of vacant non-conforming structure (former auto service garage) and sliver lot for the construction of a 12-units rental property with four affordable units. (Applicant: Urbane New Haven, LLC)

REPORT: **1573-17**

ADVICE: **Approve.** L. Radcliffe moved the item (5-0).

RE: **665 WASHINGTON AVENUE.** Disposition of sliver lot for use as a driveway. (Applicant: Glofesta M. Suggs)

REPORT: **1573-18**

ADVICE: **Approve.** L. Radcliffe moved the item (5-0).

VII. MINUTES OF MEETINGS

RE: Meeting 1572 Minutes

ACTION: **Approval.** A. Marchand moved the item (4-0-1 (E. Estabrook did not vote)).

VIII. OTHER

RE: **1155 WHALLEY AVENUE.** Request for an extension of time for a period of five years (to April 20, 2024) for previously approved Site Plan Review application for the construction of a 124-unit elderly housing development in a BA and RM-2 zone. (Applicant: Joseph Williams of Shipman & Goodwin LLP)

REPORT: **1480-05ext**

ACTION: **Table.** L. Radcliffe moved to table the item (5-0).

FEMA Community Rating System – Program for Public Information

VI. ADJOURNMENT

ACTION: A. Marchand made a motion to adjourn at 8:46 PM. Vote: (5-0)

Next Special Meeting of the City Plan Commission:

Wednesday, October 7, 2020 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, October 21, 2020 at 6:00 PM (Submission deadline: September 17, 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 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 and posted on the City website 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=UG4lUjZLODFEa0NqME1ETXMybWRPUT09>

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