

MINUTES FOR MEETING 1577
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 18 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
VISIT: <https://newhavenct.zoom.us/j/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>
Password: CityPlan20

*items expected to be tabled or remain on the table
^tabled items expected to be removed from the table

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

Attendance

Regular Members Present: Edward Mattison (Chair), Leslie Radcliffe (Vice Chair), Adam Marchand (Alder), Giovanni Zinn (City Engineer),
Alternates Present: Ernest Pagan (Commissioner)
Absent: Kevin DiAdamo (Alternate Commissioner), Elias Estabrook (Alternate Commissioner)
Staff Present: Stacey Davis (Planner II), Aïcha Woods (Executive Director, City Plan), Anne Hartjen (Senior Project Manager), Rod Williams (Deputy Corporation Counsel)
Notes: Edward Mattison joined the meeting at 6:21 PM. Ernest Pagan left the meeting at 10:50 PM. Spanish interpretation services were offered throughout the meeting.

I. CALL TO ORDER

L. Radcliffe called the meeting to order at approximately 6:05 PM.

II. SITE PLAN REVIEWS

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: Presented on simultaneously to item 1573-04.

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/Applicant: Mikyle Byrd-Vaughn for LULAC Head Start Inc.; Agent: Alexandra C. Sloan, AIA of Sloan Architect, P.C.)

REPORT: 1573-03
ACTION: **Approval with Conditions.** A. Marchand made a motion to remove the item from the table (3-0). A. Marchand moved the item (4-0)

RE: **588 HOWARD AVENUE.** Site Plan Review for the conversion of an existing residential building into 9 efficiency residential dwelling units in a RM-2 zone. (Owner/Applicant: Hugo Miura for St. Bari Capital New Haven 1, LLC)

REPORT: 1575-03
ACTION: **No Action.** Item remained on table.

III. PUBLIC HEARINGS (start at 7 PM)

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: **No Action; Public Hearing Continued.** A. Marchand made a motion to remove items 1573-01 and 1573-04 from the table (4-0). A. Marchand made a motion to continue the public hearing at 6:30PM on Wednesday, December 2 (4-0).

NOTES: Applicant team gave presentation on property and application, the site plans and operations, odor study, and traffic conclusions. Two (2) city consultants for the project testified: CDM Smith (David Sousa, Scott Harley) and market analyst, Stan Gniazdowski.

There were five (5) intervenors present under the Connecticut Environmental Protection Act (CEPA) that presented questions to the applicant and the applicant responded: New Haven Urban Design League (Anstress Farwell), Save the Sound (Roger Reynolds), Christopher Ozyck, Marjorie Shansky, and the Quinnipiac River Fund (Nancy Alderman).

IV. BOARD OF ALDER REFERRALS

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Accept Funding From The State Department Of Transportation (Ctdot) Under The Federal Fixing America’s Surface Transportation Act (Fast Act) Program, Et Al In Collaboration With Hamden And Sign Any Associated Agreements With The State Of Connecticut, Town Of Hamden, Contractors And Other Documents That May Be Desirable Or Necessary, Including Any Subsequent Amendments To Agreements, To Install Raised Crossings At Locations Throughout The Farmington Canal Heritage Trail

REPORT: 1577-01
ADVICE: **Approval.** A. Marchand moved the item (4-0).

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing The City Of New Haven, Acting Through The Livable City Initiative, To Negotiate And Enter Into Contracts Of Sale With Respect To The New Construction Properties Located At 15 Thompson Street, 23 Thompson Street, 27 Thompson Street, 523 Winchester Avenue, 531 Winchester Avenue, 532 Winchester Avenue, 535 Winchester Avenue, 539 Winchester Avenue And 575 Winchester Avenue Authorizing The Mayor Of The City Of New Haven To Execute And Deliver Any And All Necessary Documents To Complete The Sales Of Said Properties

REPORT: 1577-02

ACTION: A. Marchand moved to advise the Board of Alders to thoroughly examine sale prices to ensure that they are realistic for actual income levels of New Haven residents (4-0).

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Sign A Project Authorization Letter (Pal) And Any Subsequent Amendments For The I-95 Over The West River Project Which Includes Operational Improvements To Interchange Nos. 44 (Kimberly Avenue) And 45 (Route 10/Ella Grasso Boulevard) With The State Department Of Transportation

REPORT: 1577-03

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

V. PAD REFERRALS

RE: **83 BUTLER STREET.** Disposition of vacant lot to be developed as a two-unit owner occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)

REPORT: 1576-04

ACTION: **No advice.** A. Marchand made a motion to remove the item from the table (3-0). L. Radcliffe recused herself. A. Marchand moved the item (2-1(E. Pagan opposed)). A. Marchand made a motion to provide no advice (3-0).

VI. BOARD OF ZONING REFERRALS

1577-04 **1083 Whalley Avenue.** Special Exception to allow for 10 off-street parking spaces where 14 are required and 0 loading spaces where 1 is required, and Coastal Site Plan Review. Zone: BA. (20-64-S, 20-65-CAM) (Owner: The Property Link LLC.; Applicant: Benjamin Trachten)

ACTION: **Approval.** L. Radcliffe moved the item (3-0).

1577-05 **121 Shelton Avenue.** Special Exception to allow for beautician services in a residential zoning district. Zone: RM-2. (20-67-S) (Owner: DDM Enterprises LLC.; Applicant: Rahkiya Davis)

ACTION: **Approval.** A. Marchand moved the item (3-0).

VII. MINUTES OF MEETINGS

RE: Meeting 1575 Minutes

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1575 (3-0).

RE: Meeting 1576 Minutes

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1575 (3-0).

VIII. ADJOURNMENT

ACTION: L. Radcliffe made a motion to adjourn at 11:08. Vote: 3-0.

COMMUNICATIONS

Next Regular Meeting of the City Plan Commission:

Wednesday, December 16, 2020 at 6:00 PM (Submission deadline: November 19, 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.

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats/languages 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. Individuals who require language interpretation services, please contact Stacey Davis at sdavis@newhavenct.gov.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>

Password: CityPlan20

2. Or dial in by phone:

+1 929 205 6099

Webinar ID: 959 4929 7971

Password: 4705636972

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 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