

MINUTES FOR MEETING 1578
NEW HAVEN CITY PLAN COMMISSION
Wednesday, December 2 at 5:30 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: Ernest Pagan joined the meeting at 5:58 PM. Spanish interpretation services were offered throughout the meeting. Ernest Pagan left the meeting at 10:01 PM.

I. CALL TO ORDER

E. Mattison called the meeting to order at approximately 5:37 PM.

II. SITE PLAN REVIEWS

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: L. Radcliffe made a motion to remove the item from the table (3-0). E. Pagan joined the meeting. A. Marchand moved the item (4-0).

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.

III. MINUTES OF MEETINGS

RE: Meeting 1577 Minutes

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1577 (4-0).

IV. OTHER

RE: Review of draft 2020 City Plan Commission Meeting Schedule

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1575 (4-0).

RE: Discussion of Commission and Board land use training topics and dates

ACTION: **No Action.**

V. PUBLIC HEARINGS (start at 6:30 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 grant applicant request for continuance of 49 days until regular meeting of the City Plan Commission on January 20, 2021 for rebuttal (3-0). A. Marchand made a motion to continue the public hearing at 6:30 PM on Wednesday, December 16, 2020 (3-0). E. Pagan left the meeting at 10:01 PM after public testimony had concluded.

NOTES: One (1) city consultant for the project testified: GZA GeoEnvironmental, Inc. (Dan Stapleton). There were five (5) intervenors present under the Connecticut Environmental Protection Act (CEPA) that testified: Christopher Ozyck, Save the Sound (Roger Reynolds with engineer Steve Trinkaus), Quinnipiac River Fund (Nancy Alderman), New Haven Urban Design League (Anstress Farwell), and Marjorie Shansky. Six (6) members of the public spoke in favor of the item. Eight (8) members of the public spoke in opposition of the item. The Commission received several letters of written testimony regarding the item. Applicant read two (2) letters of written testimony into the record.

VI. MINUTES OF MEETINGS

RE: Meeting 1577 Minutes

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1577 (4-0).

VII. OTHER

RE: Review of draft 2020 City Plan Commission Meeting Schedule

ACTION: **Approval.** A. Marchand moved to approve the minutes from meeting 1575 (4-0).

RE: Discussion of Commission and Board land use training topics and dates

ACTION: **No Action.**

VIII. ADJOURNMENT

ACTION: L. Radcliffe made a motion to adjourn at 10:14. 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.

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