

**MINUTES FOR MEETING 1595  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, November 3, 2021 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM  
LINK:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

**Passcode:** Planning2

**To view meeting materials, visit:**

<https://cityplancommission.newhavenct.gov/pages/november-3-2021-meeting>

**Attendance**

**Regular Members Present:** Leslie Radcliffe (Chair), Edward Mattison (Vice Chair), Carl Goldfield (Commissioner), Adam Marchand (Commissioner, Alder for Ward 23)

**Staff Present:** Aïcha Woods (Executive Director, City Plan), William Long (Deputy Director, City Plan), Giovanni Zinn (City Engineer), Esther Rose-Wilen (Planner, City Plan), Roderick Williams (Attorney, Corporation Counsel), Maya Vardi (Planner, City Plan).

**I. CALL TO ORDER**

Radcliffe called the meeting to order at 6:07 pm

**II. SITE PLAN REVIEWS**

- 1594-02**      **1041 STATE STREET (MBLU 182 0804 01300) STATE STREET (MBLU 182 0804 01400) MILL RIVER STREET (MBLU 182 0804 01500) AND 626± SF OF ADJACENT PROPERTY.** Site Plan Review and Coastal Site Plan Review for the conversion of an existing 2.5 story commercial building (1041 State St) to townhouses and a new 6 story mixed use development on remainder of lot within the Light Industry (IL) Zone. (Owners: Post Road Residential INC., Bryan Smallman and State of Connecticut; Agent: Gregory P. Muccilli of Shipman & Goodwin LLP.; Applicants: Post Road Residential INC. and Post Road Realty LLC.) **Continued from October 20, 2021.**
- REPORT: 1594-02**
- ACTION: Approved. A. Marchand moved the item (4-0).**
- 1594-04**      **29 AUDUBON STREET (MBLU 210 0383 03001).** Site Plan Review for a modification to Phase 3 of Audubon Square Project which includes a reduction in approved dwelling units and the construction of a separate building with 4 townhouse units. (Owner: Clayton Fowler; Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.) **Continued from October 20, 2021.**
- REPORT: 1594-02**
- ACTION: Approved. A. Marchand moved the item (4-0).**

## II. BOARD OF ALDERS REFERRALS

**1593-03**      **ORDER OF THE BOARD OF ALDERS-** Petition to designate Atwater Street as a Residential Parking Zone. (Submitted By: David Hunter, Mary Wade Homes)

**REPORT: 1593-03**

**ACTION: Approved. A. Marchand moved (4-0) to approve with recommendation to the Board of Alders that the majority of area residents should sign the petition before moving forward.**

**1593-04**      **ORDER OF THE BOARD OF ALDERS-** Petition to expand the Residential Parking Zone along Morris Street between Lambertson Street and the Railroad Tracks along the even side of the street. (Submitted By: Residents of Morris Street)

**REPORT: 1593-04**

**ACTION: Approved. A. Marchand moved (4-0) to approve with recommendation to the Board of Alders that the majority of area residents should sign the petition before moving forward.**

**1593-06**      **ORDER OF THE BOARD OF ALDERS** Petition to close a portion of Cove Place from Memorial Day to Labor Day. (Submitted By: Alder DeCola)

**REPORT: 1593-06**

**ACTION: Approved. A. Marchand moved (3-1) to provide a favorable recommendation to the Board of Alders.**

## III. ADMINISTRATIVE SITE PLAN REVIEW

**1557-07A1**      **9 TOWER LANE.** Administrative Site Plan Review modifying an approved site plan (CPC Report 1557-07) to include conversion of retail space to residential amenity space within the Business District (BD-3) zone. (Owner/Applicant: RMS Tower Lane LLC., Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

**REPORT: 1557-07A1**

**1445-08A1**      **70 SACHEM STREET, PDD #121.** Administrative Site Plan Review to modify an approved site plan (CPC Report 1445-08) and landscape plan for Yale University's New Residential Colleges (Murray and Franklin Colleges). (Owner: Yale University represented by John Bollier, Vice President of Facilities and Campus Development; Agent: Daniel Disco, Yale University Office of Facilities.)

**REPORT: 1445-08A1**

## IV. MINUTES OF MEETINGS

## Meeting:

- 1593 (October 6, 2021)
- 1594 (October 20, 2021)

**Approved. A. Marchand moved to approve the minutes (4-0) for meeting 1593 and (3-0) for meeting 1594.**

## **VIII. ADJOURNMENT**

Radcliffe moved to adjourn at 08:15PM (4-0)

### **NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, November 17, 2021 at 6:00 PM (Submission deadline: October 21, 2021 by 12:00 PM)

### **NOTE:**

The City Plan Commission agenda is available on the City website one week before the meeting date. 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. 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.

### **NOTE:**

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

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