

**MINUTES FOR MEETING 1580  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, January 20, 2021 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

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

**Password: CityPlan21**

**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)

Alternates Present: Elias Estabrook (Voting Alternate Commissioner) & Kevin DiAdamo (Alternate Commissioner)

Staff Present: Aïcha Woods (Executive Director, City Plan), Stacey Davis (Planner II)

Notes: K. DiAdamo joined the meeting at 6:20 PM. G. Zinn joined the meeting at 7:04 PM.

**I. CALL TO ORDER**

E. Mattison 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**ACTION:** **No Action.** Application withdrawn by applicant.

**RE:** **1083 WHALLEY AVENUE.** Coastal Site Plan Review for residential conversion of an existing building and the construction of a new residential building in a BA zone. (Applicant/Owner: The Property Link LLC; Agent: John Gable of Connecticut Consulting Engineers, LLC)

**REPORT:** **1580-01**

**ACTION:** **Tabled.** A. Marchand moved to table the item (5-0).

**III. PUBLIC HEARINGS (start at 7 PM)**

**RE:** **89 SHELTON AVENUE.** Special Permit for replacement of nine (9) antennas and six (6) remote radio heads (“RRHs”) on an existing wireless telecommunications facility on the roof of an industrial building in an IH zone. (Owner: New Haven Business Center LLC; Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Kenneth C. Baldwin, Esq., Robinson & Cole LLP; Owner: Kenneth C. Baldwin, Esq. of Robinson & Cole LLP)

**REPORT:** **1580-02**

**ACTION:** **Tabled.** A. Marchand moved to table the item (5-0).

**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.** Application withdrawn by applicant.

**IV. BOARD OF ALDER REFERRALS**

**RE:** **ORDER OF THE BOARD OF ALDERS** Approving the execution of a Tax Abatement Agreement between the City of New Haven and Antillean Estates, LLC for property located at 206 Day Street to be used as affordable housing in accordance with Connecticut General Statutes Section 8-125. (Submitted by: Antillean Estates, LLC)

**REPORT:** **1580-03**

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

**RE:** **ORDER OF THE BOARD OF ALDERS** Designating the corner of Bristol Street and Dixwell Avenue as “Bishop L. McClam Corner” in perpetuity, to honor the life and legacy of Bishop Lethenial McClam who founded and served Union Disciple Unified Freewill Baptist Church.

**REPORT:** **1580-04**

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

**RE:** **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the Superintendent to apply for the Non-Priority Grant CT DAS/OSCGR and approval of local funds; approving the establishment of a Building Committee for Sound School Roof Replacement under Non-Priority Grant CT DAS/OSCGR; and approving the preparation of schematic drawings and outline specifications for Sound School Roof Replacement under the Non-Priority School Construction Grant, CT DAS/OSCGR. (Submitted by: Mr. Philip Pen, New Haven Public Schools Chief Financial Officer)

**REPORT:** 1580-05

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

**V. PAD REFERRALS**

**RE:** 72 GOODYEAR STREET. Disposition of a sliver lot for use as off-street parking and yard area. (Applicant: 66 Goodyear LLC and Lionheart Holdings Group LLC)

**REPORT:** 1580-06

**ADVICE:** Approve. The Commission encourages LCI staff to consult with neighbors and non-profit partners in the urban agriculture and open space preservation sectors regarding the potential for similar vacant sites to be utilized as public open space and/or community gardens. L. Radcliffe moved the item (5-0).

**RE:** 558 WINCHESTER AVENUE. Acquisition of vacant three family property for redevelopment into homeowner occupied housing with an affordability restriction. (Applicant: City of New Haven)

**REPORT:** 1580-07

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

**VI. MINUTES OF MEETINGS**

**RE:** Meeting 1579 Minutes

**ACTION:** Approval. L. Radcliffe moved to approve the minutes from meeting 1579 (3-0, E. Pagan & E. Estabrook abstained)

**VII. ADJOURNMENT**

**ACTION:** A. Marchand made a motion to adjourn at 7:32 PM. Vote: 5-0.

*Next Regular Meeting of the City Plan Commission:*

Wednesday, February 17, 2021 at 6:00 PM (Submission deadline: January 21, 2021 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).**

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 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/95949297971?pwd=YzB4NW5reU9iOW8vczNzTFRmaFkwQT09>

*Password: CityPlan21*

**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 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