

**AGENDA FOR MEETING 1590
NEW HAVEN CITY PLAN COMMISSION
Wednesday, August 18, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
LINK:**

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

Passcode: Planning2

^ Item expected to be tabled
*Item to be removed from table

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/august-18-2021-meeting>

Attendance

Regular Members Present: Leslie Radcliffe (Chair), Edwin Martinez (Commissioner), Ernest Pagan (Commissioner), Carl Goldfield (Commissioner)

Staff Present: Aïcha Woods (Executive Director, City Plan), William Long (Deputy Director, City Plan), Giovanni Zinn (City Engineer), Dawn Henning (Assistant City Engineer), Roderick Williams (Attorney, Corporation Counsel), Maya Vardi (Planner, City Plan)

1. CALL TO ORDER

L. Radcliffe called the meeting to order at 6:03 PM.

2. SITE PLAN REVIEWS

RE: **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Site Plan Review, Coastal Site Plan Review and Flood Plain Development Permit for the rehabilitation and relocation of two existing historic buildings as well as the construction of three new buildings in the Marine Commercial (BC) zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pelligrino, Esq. of Pellegrino Law Firm.)

REPORT: **1589-03**
ACTION: **Passed Over.** Item remained on the table.

RE: **129 AMITY ROAD.** Site Plan Review for the construction of a 64,033 SF, four story self-storage facility containing an office and 481 storage units. (Owner: 129 Amity Road, LLC.; Agent/Applicant: James H. Segaloff of Susman, Duffy & Segaloff PC.)

REPORT: **1590-01**
ACTION: **Approval.** Commissioner Pagan moved the Item (4-0). Add that the applicant is proposing 2 parking spaces in staff report.

RE: **TWEED-NEW HAVEN AIRPORT WEST TERMINAL IMPROVEMENTS**
Locations; 51 SOUTH END RD, URIAH ST, SOUTH END RD, SOUTH END RD, MORRIS CSWY, 191 BURR ST, 269 BURR ST, 353 BURR ST, 425 DODGE AV
(Map, Block, Lot and Unit numbers: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100) Site Plan Review and Coastal Site Plan Review for the renovation of two existing buildings and the placement of two new modular trailer buildings. creation of 266 additional parking spaces on a decommissioned runway. (Owner: The City of New Haven; Applicant: Jeremy Nielson of Avports LLC.; Agent: Joseph P Williams of Shipman & Goodwin LLP.)

REPORT: **1590-02**
ACTION: **Passed Over.**

At 6:51 PM, under the advice of Legal Counsel, The Commission decided to discuss Item 1590-09 prior to commencing the public hearing at 7 PM.

3. PUBLIC HEARINGS (start at 7 PM)

RE: **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Special Permit Application for the operation of an oyster farm within the Marine Commercial (BC) Zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pelligrino, Esq. of Pellegrino Law Firm.)

REPORT: **1589-06**
ACTION: **Passed Over.** Item remained on the table.

RE: **TWEED-NEW HAVEN AIRPORT WEST TERMINAL IMPROVEMENTS**
Locations; 51 SOUTH END RD, URIAH ST, SOUTH END RD, SOUTH END RD, MORRIS CSWY, 191 BURR ST, 269 BURR ST, 353 BURR ST, 425 DODGE AV
(Map, Block, Lot and Unit numbers: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100). Flood Plain Permit and Special Permit for the creation of 266 additional parking spaces on a decommissioned runway. (Owner: The City of New Haven; Applicant: Jeremy Nielson of Avports LLC.; Agent: Joseph P Williams of Shipman & Goodwin LLP.)

REPORT: **1590-03**
ACTION: **Passed Over.**

Opening remarks: Aicha Woods- City Plan Executive Director.

Presentation by the applicant.

Public Testimony:

- Letter read into the record **from Toni Ginnetti and Ron Arena** (137 Stuyvesant Ave, New Haven, CT 06512) – Against the application.

- **Gabriela Campos Matteson** (44 Steward St)- Spoke against application.
- Letter read into the record from **Frank Podgwaite** (North Haven) – In support of the application.
- **Adam Matlock** (189 Treadwell St, Hamden, CT 06517)- Spoke against the application.
- Letter read into the record from **Janice and Louis Giordano** (173 Morgan Ave, East Haven, CT 06512)-Against the application.
- **Lorena Venegas** (73 George St., East Haven, CT, 06512)- Spoke against the application.
- Letter read into the record from **Jules Scanley** (No Address)- Against the application.
- **Claudia Bosch** (222 Lighthouse RD., New Haven)- Spoke against the application.
- Letter read into the record from **David Zakur** (95 Kneeland Rd., New Haven, CT 06512)- Against the application.
- **Dawn Hocevar** (470 James St New Haven)- Spoke in support of the application.
- **Virginia Kozlowski** (28 Orange Street, New Haven)- Spoke in support of the application.
- Letter read into the record from **Kevin Rocco** - In support of the application.
- **Donna Lecky** (900 Chapel Street, New Haven)-Spoke in support of the application.
- Letter read into the record from **Joseph Milone** (No address)- In support of the application.
- **Chris Ozyck** (603 Quinnipiac Ave, New Haven)- Spoke against the application.
- Recording played into the record **Matthew Schmidt** (1877 Chapel Street, New Haven)- In support of the application.
- **Win Davis** (No address)- Spoke in support of the application.
- Recording played into the record **Ben Berkowitz** (168 Alden Avenue, New Haven)- Spoke in support of the application.
- **Garret Sheehan** (900 Chapel Street, 10th Floor, New Haven)- Spoke in support of the application.
- **Vern Olsen** (28 Arden Street, New Haven)- Spoke against the application.
- **Lynne Bonnett** (675 Townsend Ave, New Haven)- Spoke against the application.
- **Laura Cahn** (54 Cleveland Rd, New Haven)- Spoke against the application.
- **Elizabeth Donius** (No address)- Spoke in support of the application.

Action:

- L. Radcliffe order to keep the Public Hearing open and continue in a Special Meeting of the Commission on August 25, 2021, Wednesday at 6 PM, and asks to move on to the next items on the agenda at approximately 9:30 PM.
- Commissioner Pagan moves to table the Item and leave the public hearing open until a Special Meeting on August 25, 2021, Wednesday at 6 PM. (4-0)

4. BOARD OF ALDER REFERRALS

RE: **ORDER OF THE BOARD OF ALDERS** Approving a fee schedule and accounting for the Canal Dock Boathouse. The Board of Alders seeks a report from the City Planning Commission. (Submitted by: Anne Hartjen, City Plan Department)

REPORT: **1589-07**

ACTION: **Passed Over.**

Motion to move the agenda and hear 1590-04 at 10:13 PM. Commissioner Pagan Moves the Item (4-0)

RE: **ORDER OF THE BOARD OF ALDERS** Approving the issuance by Public Finance Authority of its Charter School Revenue Bonds (Highville Charter School, Inc. Project) Series 2021 in an aggregate principal amount not to exceed \$15,000,000. (Submitted by: Bernard Pelligrino, Esq., The Pellegrino Law Firm)

REPORT: 1590-04

ACTION: **Commissioner Goldfield moved to approve. (4-0)**

RE: **ORDER OF THE BOARD OF ALDERS** Designating the corner of Woodward Avenue and Tuttle Street as “Salvatore Punzo, Sr. Corner” to honor Salvatore Punzo, Sr. for his outstanding contributions in educating and working with our City's young people. (Submitted by: Salvatore E. Decola Alder, Ward 18, Jody Ortiz, Alder, Ward 17 and Alphonse Paolillo, Jr., State Representative, 97th District)

REPORT: 1590-05

ACTION: **Passed Over.**

RE: **ORDER OF THE BOARD OF ALDERS** Ordinance Amendment to Chapter 13 of the New Haven Code of Ordinances, establishing a vacant building registration program as part of the Fire Code. (Submitted by: John Alston, Chief, New Haven Fire Department)

REPORT: 1590-06

ACTION: **Passed Over.**

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Accept Cares Act Funding Awarded By The Us Department Of Housing And Urban Development Community Development Block Grant Corona Virus (CDBG-Cv3) Funds. (Submitted by: Michael Gormany, Acting Budget Director, City of New Haven)

REPORT: 1590-07

ACTION: **Passed Over.**

RE: **ORDER OF THE BOARD OF ALDERS** Approving an agreement with Wonderland of Ice Associates for the management, operation and maintenance of The Walker Ice Rink at Blake Field. (Submitted by: Rebecca Bombero, Chief Administrators Office, City of New Haven)

REPORT: 1590-08

ACTION: **Passed Over.**

5. PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS

RE: **364 FERRY STREET** (MBLU: 167 0757 01500) Disposition of 364 Ferry Street to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand Avenue. Located in the BA-1 Zone. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1590-09**

ACTION: Staff will make required adjustments to the background portion of the staff report. Advice to the Board of Alders to approve under the following conditions:

- The gate will be kept locked at all times except for trash removal.
- Installation of essential lighting the back area should be light.
- Property is kept free of trash at all times.

Motion to move the agenda and hear item 1590-09 at 6:51 PM.

- Commissioner Pagan Moves the Item (4-0)

Motion to table the Item until after the public hearing at 7:08 PM.

- Commissioner Goldfield Moves the Item (4-0)

Motion to remove the Item from the table at 9:45 PM.

- Commissioner Goldfield Moves the Item (4-0)

Motion to Approve the item under the noted conditions.

- Commissioner Goldfield moves to approve (4-0)

RE: **136 HEMINGWAY STREET** (MBLU: 116 1033 01200) Disposition of 136 Hemingway Street for the construction of approximately 30 dwelling units of affordable housing subject to Zoning approval. Located in the PDU-80 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1590-10**

ACTION: **Passed Over.**

6. MINUTES OF MEETINGS

Meeting:

- 1588 (July 28, 2021) Minutes
- 1589 (July 21, 2021) Minutes

Passed Over.

7. ADJOURNMENT

Commissioner Goldfield moved to adjourn at 10:19 PM (4-0).