

NEW HAVEN CITY PLAN COMMISSION
Wednesday, October 6, 2021 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM
LINK:

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

Attendance

Commission Members Present: Leslie Radcliffe (Chair), Adam Marchand (Commissioner), Edward Mattison (Vice Chair and Commissioner), Ernest Pagan (Commissioner), Edwin Martinez (Commissioners), Giovanni Zinn (Commissioner and City Engineer)

Staff Present: Aïcha Woods (Executive Director, City Plan), William Long (Deputy Director of Zoning, City Plan), Roderick Williams (Attorney, Corporation Counsel), Maya Vardi (Planner, City Plan), Dawn Henning (Engineering Department).

1. CALL TO ORDER

L. Radcliffe called the meeting to order at 6:09 PM.

2. SITE PLAN REVIEWS

1593-01 **501-585 LONG WHARF DRIVE-** Coastal Site Plan Review to Allow for Residential Use Up to 500 Apartments Located at 501-585 Long Wharf Drive (Including MBLU Nos. 205 0529 00102, 205 0529 00202, 205 0529 00102, 080 0530 00101, and 205 0529 00300) (Owner: Lynn Fusco; Agent: Matthew Ranelli, Shipman & Goodwin, LLP.)

ACTION: Commissioner Marchand move to table the item. Item moved (4-0) 9:22 PM

Chair Radcliffe opens the public hearing at 7:09 PM

3. PUBLIC HEARINGS (start at 7 PM)

1593-02 **ZONING ORDINANCE TEXT AMENDMENT** to modify Planned Development District #53 for Residential Use Up to 500 Apartments Located at 501-585 Long Wharf Drive (Including MBLU Nos. 205 0529 00102, 205 0529 00202, 205 0529 00102, 080 0530 00101, and 205 0529 00300) (Owner: Lynn Fusco; Agent: Matthew Ranelli, Shipman & Goodwin, LLP.)

Public Testimony:

- David Anderson of Save the Sound (900 Chapel Street, New Haven, CT)
- Alder Carmen Rodriguez (71 Sea Street, New Haven, CT)
- A letter from Anstress Farwell of New Haven Urban Design League (P.O. Box 207257, New Haven, CT) was read into the record. Ms. Farwell provided testimony.
- Ms. Shaw (188 Howard Avenue, New Haven, CT)
- Carlos Eyzaguirre of Economic Development, City of New Haven (165 Church Street, New Haven, CT)

Deliberations:

- Commissioner Marchand ask about allowing access to the water from the site
- Commissioner Marchand ask for more details about a sea wall
- Commissioner Mattison comments that the project is a top-down one in nature and expressed concerns about lack of opportunity for people to design and shape the area and propose alternatives.
- Commissioner Pagan ask about the management of the project. Ms. Fusco confirms that they will build the building and contract out the property management.
- Chair Redcliffe notes that the applicant conducted an extensive engagement with the Hill neighborhood residents and mentions that the residents were involved in the discussion and are supportive of the projects. Chair Redcliffe says that the project will provide a pleasant, walkable space for neighbors.

Commissioner Martinez left the meeting. 9:13 PM.

ACTION: Commissioner Marchand move to continue the public hearing at the regularly scheduled next meeting. Item moved (4-0) 9:21 PM

4. BOARD OF ALDER 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)

ACTION: Commissioner Marchand move to table the item. Item tabled. 9:44 PM.

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

ACTION: Commissioner Marchand move to table the item. Item tabled. 9:45 PM.

1593-05 **ORDER OF THE BOARD OF ALDERS** Approving A Five (5) Year Lease Agreements By And Between The City of New Haven And Neighborhood RX, Inc. For A Green Space At 23 Shepard Street For \$1.00 Per Year (Submitted by: Arlevia Samuel, Acting Executive Director, Livable City Initiative)

ACTION: Commissioner Marchand move to approve. Item moved (5-0). 6:33 PM

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)

ACTION: Commissioner Marchand move to table the item. Item tabled. 9:45 PM.

1593-07 **ORDER OF THE BOARD OF ALDERS-** Approving The Negotiation And Execution Of A Multi-Year Lease Agreement By And Between The City Of New Haven And The State Of Connecticut For Use Of Connecticut DOT Land Along Bradley Street At The Intersection Of State Street (See Map) To Be Used As A Community Greenspace. Said Multi-Year Lease Shall Be For A Period Not To Exceed Fifteen (15) Years At A Fixed Rent Of \$1.00 Per Year. The Lease Shall Be In The Standard Form Utilized By The State of Connecticut. (Submitted by: Arlevia Samuel, Acting Executive Director, Livable City Initiative)

ACTION: Commissioner Pagan moved to approve. Item Moved (5-0). 6:42 PM

1593-08 **ORDER OF THE BOARD OF ALDERS-** A Resolution Calling For A Public Meeting On Phasing Out Gas-Powered Leaf Blowers In The City Of New Haven (Submitted by: New Haven Environmental Advisory Council)

ACTION: Commissioner Marchand moved to approve with the following comment to be added to the advisory report: The City Plan Commission finds that this is an important but complicated issue and encourages the Board of Alders to take extra steps to include the voices of all stakeholders, including the workers who employ these devices in the course of their work. Item Moved (5-0). 7:08 PM

5. BOARD OF ZONING APPEAL REFERRALS

1593-09 21 Harrington Avenue (MBLU: 056 0943 01501). Variances to permit 3,339.6sf per dwelling unit where 3,500sf is required. Special exception for parking where 1 parking space is required for an additional dwelling unit. Owner/Applicant Elien Olmos. Zone: RM-1.(21-78-V; 21-78-S.)

ACTION: Commissioner Pagan moved to approve. Item Moved (4-0). 9:27 PM

1593-10 742 Chapel Street; 754 Chapel Street; 756 Chapel Street; 760 Chapel Street; 294 State Street; 300 State Street; 310 State Street (MBLU: 240 0236 01500; 240 0236 01400; 240 0236 01300; 240 0236 01200; 240 0236 01600; 240 0236 01700; 240 0236 01201). Special Exception to allow 3 on-site parking spaces where 36 spaces are required and 1 on-site loading space where 2

spaces are required for 79 dwelling units. Owner/Applicant: BC Chapel Street, LLC. Zone: BD-1. (21 -77-S.)

ACTION: Commissioner Marchand moved to approve. Item Moved (4-0). 9:38 PM

6. MINUTES OF MEETINGS

Meeting:

- 1588 (July 28, 2021) Minutes
ACTION: Commissioner Marchand moved to approve. Item Moved (4-0). 9:41 PM
- 1589 (July 21, 2021) Minutes
ACTION: Commissioner Marchand moved to approve. Item Moved (4-0). 9:42 PM
- 1590 (August 18, 2021) Minutes
ACTION: Commissioner Pagan moved to approve. Item Moved (3-0). 9:42 PM
- 1591 (August 25, 2021) Minutes
ACTION: Commissioner Marchand moved to approve. Item Moved (3-0). 9:42 PM
- 1592 (September 22, 2021) Minutes
ACTION: Commissioner Marchand moved to approve. Item Moved (4-0). 9:43 PM

Commissioner Mattison moved to Adjourn. Item Moved (4-0). 9:45 PM
Meeting adjourned 9:46 PM.