

PAD Meeting Minutes August 19, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent:; Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:06 P.M.

A motion to approve the PAD Minutes from June 3, 2020 Special Meeting was made by Alder Antunes, seconded by Alder Festa, **Approved 5-0 Steve Fontana abstained**

Action items

0 Franklin Street

Evan Trachten explained that the City is proposing to sell this strip of land to the City of New Haven Housing Authority for \$1000 as a negotiated sale. This areas will be used as a buffer area and give the Housing Authority site control. Shanae Draughn (applicant) was on the call to explain this parcel. This is surplus land next to the I91 Highway.

Shanae told the committee the history of the site. The Housing Authority (HANH) worked with the State of CT and the City of New Haven to acquire this parcel. The City took title and now will transfer this parcel to HANH because the State would not transfer the parcel directly to HANH.

Committee members asked a few questions. Alder Festa ask about the use and purpose of the land. Shanae told the committee the parcel will be used for the dumpsters. Evan used google street view to show the current site. The dumpster will be moved off the street (currently on Franklin Street) to this buffer area along the highway. Alder Festa asked a few questions about how many dumpsters will be on site and how often they are emptied. Shanae told the committee they have the ability adjust trash pickup. The location has been approved at a site plan review by City Plan Commission

Alder Festa ask if the alder was contacted about this matter? Evan and Shanae have spoken to alder Cupo about this project. Shanae will double back with the alder to update about where the project currently is.

Steve Fontana asked to clarify the use because the cover sheet said the use would be a roadway and buffer. Shane explained the road would not be widened and the dumpsters would use this buffer land, the existing roadway will continue to be utilized to access this area which will be developed into a trash area with landscaping.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved 5-0 Clay Williams abstained

O Grand Avenue

Evan Trachten explained that the City is proposing to sell this strip of land to the City of New Haven Hosing Authority for \$1000 as a negotiated sale. This will be used as a buffer area and will help re-align the roads and provide space for the dumpsters. It will also give the Housing Authority site control.

Evan told the committee this land is not a Park. A map highlights this area in green, but a title search was done and this land is not a park. There is an email in the file from Corporation Counsel settling the issue.

Alder Antunes asked about the use. Shanae said the road would be widened and repaved. Dumpsters will be on the parcel as well. Steve Fontana wanted to verify that Hamilton Street will not be closed as part of this sale. Clay asked who will maintain the street? Shanae said HANH will own the new interior roads in the development but Hamilton Street and Franklin Street will be City owned Streets. Alder Antunes asked about the current status of Franklin and Hamilton Street ? Shanae said they are not currently City controlled / owned. HANH has met with Traffic and Parking, City Plan, DPW about the City accepting the streets and previous cooperation agreements have created this approved plan. Alder Antunes noted the City would be responsible to street sweep, plow, and maintain the road.

A motion was made by Steve Fontana, seconded by Alder Antunes, Roll call was taken and the item was approved unanimously

156-8 Humphrey Street

Evan explained that the City did an RFP for this site in 2019. LCI has been working with the respondent on a final plan. 12 residential units will be developed at this site, there will be four affordable units at 60% New Haven AMI for 20 years (2 studio units and 2 two-bedroom units) . There will be two bedroom units and studio units. The style of structure is row house. The site is subject to the Transfer Act and may have environment issues. The City has no information about the environmental issues. The City is proposing to sell the site for \$25,000.

Nate told the committee that this proposal will need many Zoning variances to be a reality. Evan told the committee that LCI understands that Zoning relief is needed, but we are looking at higher density to achieve our housing goals. The applicant fully understands the extent of Zoning relief needed to make this project a reality. Evan talked about this project fitting into the area and meeting our housing needs.

Clay asked if there is a Plan B from the applicant? Evan was unsure. Nate told the committee the Zoning Board may allow for less units than the developer is seeking. Clay worried the project may not be financially viable at a lower number of units. Clay asked if a

commercial use was possible? Nate told clay the only as of right commercial activity was a Church or a day care, other uses also require variances.

Alder Antunes asked about the structures. Evan told the committee there will be two units per structure (one studio and one two-bedroom). Alder Antunes has concerns about the availability of parking in the area. There was discussion about potential parking locations near the site (there are several options and possibilities). Evan told the committee that an approval at this committee is not an approval to build. There are many other approvals needed as well as a full site plan approval as well as Zoning. Evan said this project is a forward-looking project and we have many safeguards in place.

This approval is about entering into an LDA with Urbane. This site is not an asset for the City, it is a liability. The LDA provides safeguards so this proposal is ready to move forward. Nate told the committee its okay for this to go forward.

Alder Festa told the committee she was not worried about parking. She wants to make sure the Alder is aware. Evan told the committee he discussed this with Alder Cupo. The applicant has been to CMT meeting in downtown and will be in Fair Haven as well. There are no surprises on PAD agenda, staff always check with alders and we typically have a community consensus. Alder Festa asked, Does this set any precedent at BZA? Nate told the committee everything is a lot-by-lot basis based on the argument for the relief and the area support.

Alder Festa asked if there were other proposals for the site? Evan said there were a few from non-profits who proposed to build at very low density. We were looking to maximize the potential of this site. This was in keeping with our goals of developing affordable housing. This will be a rental project. There are not restrictions about a future sale. It will be on the tax rolls. Alder Festa told the committee this proposal blends in with the area, the area can support the density there is plenty of open space in the area.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken, approved unanimously.

665 Washington Avenue

Evan told the committee that this is a small corner lot and sale price is \$2613. We are proposing to sell this to adjacent property owner who rents the house. Alder Antunes said a nice garage could go here. Nate told the committee that Zoning regulations would allow a garage. Nate asked if they would keep the curb-cut? Evan said it would remain. Alder Antunes said it's a good idea, put the land on the tax rolls. Evan described this sale as housekeeping because the parcel has been used by the occupant. The parcel has been maintained by people living at the property.

A motion to approve was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.

A motion to adjourn was made by Alder Antunes, seconded by Clay Williams, all were in favor, Adjourned at 4:00 P.M.