



# City of New Haven

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## Meeting Minutes Legislation Committee

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Tuesday, February 24, 2026

7:30 PM

Aldermanic Chambers

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**Meeting can be viewed on Board of Alders YouTube.**

(Board of Alders Notice New Haven) The Legislation Committee of the Board of Alders will meet “in-person” on Tuesday, February 24, 2026, at 7:30 p.m. in the Board of Alders Chamber located at 165 Church Street, 2nd Floor; New Haven, CT to hear and act on the following items:

[OR-2026-0003](#) ZONING ORDINANCE TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO RECLASSIFY CERTAIN PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY DISTRICT; TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY DISTRICT; AND TO AMEND SECTION 42, TABLE 3 (USE TABLE), TO IMPLEMENT THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN.

**Attachments:** [PDD-15 Remapping HANH Petition](#)  
[1677-01 Zoning Ordinance Text and Map Amendments Union Square TOC SignedLB](#)  
[Order for Union Square CLEAN Passed out of LEG TA Committee on 02.24.2026](#)

**This Ordinance was Favorable Report to the Board of Alders**

Per Order: Hon. Richard Furlow, Chair  
Attest: Hon. Michael Smart, City/Town Clerk

These items are on file and available in the Office of Legislative Services, City Hall, 165 Church Street, 2nd Floor, New Haven, Connecticut 06510.

For accessibility related accommodations, please call (203) 946 7651 (V) or (203) 946 8582 (TTY/TDD).

Public comment/testimony may also be submitted via email to [publictestimony@newhavenct.gov](mailto:publictestimony@newhavenct.gov) before 2:00 pm on the day of the meeting.

This meeting may be viewed on the New Haven Board of Alders YouTube page.

Meeting Minutes

*Alder Furlow, Chair called the meeting to order at 8:30 p.m., February 24, 2026, in the Aldermanic Chamber, 165 Church Street, New Haven. Present were; Aids. Furlow, Morrison, Marchand, E. Rodriguez, C. Rodriguez, Marx, and Theodore.*

ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT FOR THE REMAPPING OF PROPERTIES FROM THE PDD 15 ZONE TO THE TRANSIT ORIENTED COMMUNITY ZONE AND TO ALLOW RESIDENTIAL USES IN THE TRANSIT ORIENTED COMMUNITY ZONE INCLUDING MODIFICATIONS TO SECTION 42, TABLE 3 (USE TABLE) FOR THE PURPOSES OF IMPLEMENTING THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN.

Alder Morrison, Vice-Chair of the Committee read the agenda.

Michael Pinto, Assistant Corporation Counsel, Laura Brown, Executive Director City Plan, James Miller, Housing Authority of New Haven, Christopher M. Rousseau, with the law firm of Pullman & Comely, LLC, representing HANH. Mr. Rousseau spoke to the committee concerning the request.

Alder Morrison asked when the project will be completed. Mr. Miller answered this question.

Alder Morrison asked if local commercial entities will be included in the rental spaces of this project. Mr. Miller explained this.

Alder E. Rodriguez asked if the former residents of Church Street South able to return. Mr. Miller said they would be able to return.

Alder Marchand asked if they looked at other methods for the zoning changes. Mr. Rousseau spoke about this.

Alder Marchand asked where the first-floor special rentals were to be located. Mr. Pinto went over these locations.

Alder Marchand asked why they were asking to remove the Special Permits for this type of zoning. Mr. Pinto explained.

Alder Marchand asked for additional information concerning other protections if Special Permits were removed. Alder Marchand asked the Chair, Alder Furlow, to request this information be provided, which Alder Furlow agreed to do.

Alder Marx asked for an explanation of the changes to Exhibit B. Ms. Brown did so.

There were no further questions from the committee.

Alder Morrison asked three times if anyone from the public wished to testify on this matter. No one came forward.

At 9:20 PM, on a motion by Furlow, seconded by Marx, to close the public portion of the meeting. The committee voted unanimously in favor of the motion.

Committee Action:

1. Alder Furlow, seconded by Marchand, to move the item for discussion. Alder Furlow, seconded by Marchand made a motion to amend by substitute the order. Alder Marchand spoke in favor of this amendment by substitution. The committee voted, by voice vote, to approve the motion of amendment by substitution. Alder Furlow made a motion to amend the title, seconded by Marchand. Alder Furlow read the amended title to the

*committee. Alder Marchand spoke in favor of the amendment. The committee voted by voice vote, to approve the amended title. The following committee members spoke in favor of the amended item. Alder Marchand, C. Rodriguez, Marx, E. Rodriguez, Theodore, and Morrison. The committee voted, by voice vote, to unanimously approve the amended order.*

*At 9:45 PM, on a motion by Furlow, seconded by C. Rodriguez, the Committee voted to close the meeting.*

*The meeting was recorded, and the recording is filed and may be inspected at Legislative Services. The meeting was also recorded online and can be seen on the Board of Alders You Tube page.*

*Respectfully submitted,*

*Donald A. Hayden, Fiscal Analyst*