

PAD Meeting Minutes October 21, 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 3:03 P.M.

A motion to approve the PAD Minutes from August 19, 2020 was made by Steve Fontana, seconded by Alder Antunes, Approved **Unanimously**

Action items

388 Blatchley Avenue

Evan Trachten explained that the City is proposing to evenly split this sliver lot between the adjacent property owners (15' of frontage each). One applicant is an owner occupant and pays \$0.25 per sq.ft (Reyes / Movtalo) and the other applicant is paying \$1.50 per sq./ft. because they are not owner-occupants (Hong). Evan will verify the pricing because there may be a typo on the cover sheet.

Evan told the committee there was a house on this lot that the City demolished because the house had deteriorated after a fire. Photos were shown of the old house and the current vacant lot. It was noted that Alder Decker contacted Alders Antunes and Alder Festa about this sliver lot sale.

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

83 Butler Street

Evan Trachten explained that the City is proposing to sell this vacant lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will develop a two-family owner-occupied property with a 5-year minimum occupancy period on this parcel. Several parcels were recently sold NHS and this parcel should have been included with those addresses, but this parcel was delayed inadvertently. There is a letter of support from Alder Clyburn in the file supporting this disposition.

Nate talked about the lot being able to site two units because it has 4000+ sq./ft with 50' of frontage. The lot is non-conforming because it has less than 5400 sq., /ft. Nate confirmed the item will need zoning approval. Alder Festa asked about parking. Does Butler Street have ample on street parking? Evan told the committee a driveway would be developed for this property and there is plenty of on street parking. Nate said 2 parking spaces are needed and if they are unable to have two spaces, they can apply for a special exception from the BZA

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

627 Washington Avenue

Evan told the committee this lot has attracted a lot of illegal dumping over the years. The City had approached the owner who is an LLC to purchase the property. The owner finally has submitted the paperwork for this sale. This parcel is a sliver lot and a corner lot. It is difficult to develop housing on a corner parcel like this one sized at 35' X 100'. The applicant pays \$1.50 per sq./ft. as a non-owner occupant. There was no interest in building on this site from our non-profit partners. The applicant will use this area as a side yard.

Evan noted that the property owner owns both 623 and 615 Washington Avenue and all his tenants currently park at 623 Washington Avenue. This lot will create a larger yard and green space area for the occupants. Parking is not permitted in front yards and this parcel has 2 front yards as a corner lot which makes this area a side yard. Alder Antunes noted some of the parcels in this area have odd measurements. Evan noted the need for yard area as well as the limited parking on-street.

Nate asked about a curb cut. Evan said there will not be any curb cut because the lot will remain a grassy area / open space. There was discussion about a condition that prohibits parking on the lot. If we make a condition it can be removed by the Board of Alders in the future via an amendment, Evan is comfortable about adding the condition.

Alder Festa wants to make sure the owner knows he can't add a new residential structure to the lot and that he must maintain the lot as well as shoveling the snow. Evan told the committee there are deed restrictions in the LDA. Alder Festa noted that there is no letter of support from Alder Rodriguez in this file. Evan told the committee he has discussed this with the Alder, and we don't always have communications in the file or a letter of support on a sliver lot file. Evan will add an email or letter of support to the file to document the accuracy of his statements to the committee. Alder Antunes told the committee adding this information will help document why the item is before the committee if the Alder changes their position on a given matter in the future.

A motion was made by Alder Antunes to approve the item with the condition that the lot can't be used for parking, seconded by Clay Williams, roll call was taken and the item was approved unanimously

A motion to adjourn was made by Alder Antunes, seconded by Alder Festa, all were in favor, Adjourned at 3:25 P.M.