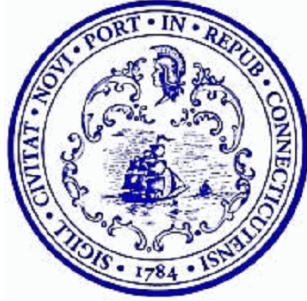


City of New Haven

*165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)*



Meeting Minutes

Wednesday, November 12, 2025

7:00 PM

Meeting can be viewed on Board of Alders YouTube.

Aldermanic Chambers

Legislation Committee

(Board of Alders Notice New Haven) The Legislation Committee of the Board of Alders will meet “in-person” on Wednesday, November 12, 2025, at 7:00 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:

- 1) [LM-2025-0531](#) ZONING TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE VIII, SECTION 62, TO THE NEW HAVEN CODE OF ORDINANCES TO AUTHORIZE THE ZONING ENFORCEMENT OFFICER OR DEPUTIES TO ISSUE ZONING VIOLATION FINES.
- 2) [OR-2025-0028](#) ZONING TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING THE NEW HAVEN CODE OF ORDINANCES TO ESTABLISH THE DOWNTOWN FOR ALL OVERLAY DISTRICT.

Per Order: Hon. Ellen Cupo, 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 before 2:00 pm on the day of the meeting.

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

Minutes

Alder Ellen Cupo, Chair, called the public hearing to order at 7:10 p.m.

Present were Alders Ellen Cupo, Chair; Richard Furlow, Vice-Chair; Jeanette L. Morrison; Adam J. Marchand; E. Rodriguez, Eli Sabin, and Carmen Rodriguez.

Non-committee members in attendance were Alder Angel Hubbard.

1. ZONING TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING ARTICLE VIII, SECTION 62, TO THE NEW HAVEN CODE OF ORDINANCES TO AUTHORIZE THE ZONING ENFORCEMENT OFFICER OR DEPUTIES TO ISSUE ZONING VIOLATION FINES.

PUBLIC TESTIMONY

No public testimony.

COMMITTEE ACTION

No committee action.

2. ZONING TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING THE NEW HAVEN CODE OF ORDINANCES TO ESTABLISH THE DOWNTOWN FOR ALL OVERLAY DISTRICT.

PUBLIC TESTIMONY

Presenters: Hon. Eli Sabin, Ward 7; Laura Brown, Director of City Plan; Hon. Carmen Rodriguez, Ward 6; Hon. Angel Hubbard, Ward 3; Abdul-Razak Zachariah, Deputy Director of Zoning; and Michael Piscetti, Economic Development Administer, presented this item.

This presentation and City Plan Report # 1672-04 are on file in the Office of Legislative Services.

In response to Alder Morrison, Hon. Sabin reviewed how the request is to decrease from 600 square feet to 400 square feet. Discussed how the request is to lower the average to 400 square feet, which would allow more space for larger units for families. Confirmed their goal is for more people to have access to living downtown by allowing more flexibility.

In response to Alder Furlow, Deputy Director Zachariah and Hon. Sabin reviewed the current zoning districts in downtown.

In response to Alder Marchand, Hon. Sabin discussed how it will not be cost-effective for owners

to create additional units in existing buildings due to costs.

Karen Dubois-Walton, President of the Community Foundation of Greater New Haven, 58 East Pearl Street, spoke in support of this item. Urgent need for thousands of more affordable units. This written testimony is on file in the Office of Legislative Services.

Olivia C. Martson, Chair of the Friends of the Dwight Historic District, 228 Dwight Street, spoke in opposition of this amendment as current written. Spoke about how their district, which is included in the outer zone, has not been contacted regarding this zoning overlay. Requesting this item be delayed until they have time to work with Yale Urban Design on a test fit and maintain a special zoning district for rooming houses. Spoke against decreasing the square footage to 400 from 600 to allow more apartments for families.

In response to Alder Furlow, Ms. Martson confirmed they are meeting with the Yale Urban Design Workshop on Tuesday. Requesting the Greater Dwight Historic District being removed from the Outer Core.

Kellyann Day, CEO of New Reach, spoke in support of this zoning ordinance amendment.

Jim Pettinelli, Executive Director of Liberty Community Services, spoke in support of this zoning ordinance amendment.

Yoon Lee, 250 Edwards Street, spoke in support of this zoning ordinance amendment. Discussed the supply and demand and how they have seen the demand for rental apartments lessen this year. Spoke of the need to have housing supply.

Adam Christeferson, 183 Lawrence Street, spoke in support of this zoning ordinance amendment.

Jake Thrasher, 183 Lawrence Street, spoke in support of this zoning ordinance amendment.

Samaile Aselauje, 847 Edgewood Avenue, Apt. 3, spoke in support of this zoning ordinance amendment.

Breyone Evans, Property Manager, 90 Crown Street spoke in support of this zoning ordinance amendment.

Peter Clarke, 99 Linden Street, spoke in support of this zoning ordinance amendment.

Chris Lombardozzi, 20 Eld Street, spoke in support of this zoning ordinance amendment.

Miles Lasater, 340 Livingston Street, spoke in support of this zoning ordinance amendment.

Kevin McCarthy, 171 Bradley Street, spoke in support of this zoning ordinance amendment. Discussed the importance of having more housing, the need to review the IZ zoning ordinance, as

it has not greatly increased the amount of housing, and how zoning is an important tool to increase housing but it is not the only one.

Anne Benowitz, Vice President of Economic Development and Workforce Initiatives at Greater New Haven Chamber of Commerce, spoke in support of this zoning ordinance amendment.

Chris Ozyrk, 603 Quinnipiac Avenue, spoke in support of this zoning ordinance amendment.

Pally Russell Gulliver, 367 Orange Street, Apt. 736, spoke in support of this zoning ordinance amendment.

Sydney Spiesel, 77 Evert Street, spoke in support of this zoning ordinance amendment.

Eddie Camp read Jaime Myers-McPhail's written testimony on the record in support of this zoning ordinance amendment.

Jane Comins, 76 Edgewood Avenue, spoke in opposition of this zoning ordinance amendment. Discussed how she lives in the Outer Core, and there has been no out reach regarding the Dwight Community in the Outer Core.

Margaret Parlovich, 340 Audubon Court, spoke in support of this zoning ordinance amendment.

Dan Robinson, 333 Humphrey Street, spoke in support of this zoning ordinance amendment.

Carmen Clarkin, 224 Huntington Street, spoke in support of this zoning ordinance amendment.

Elias Estabrook, 380 Winthrop Avenue, spoke in support of this zoning ordinance amendment.

Jonathan Q. Berryman, 55 Walnut Street, Apt. 7, spoke in support of this zoning ordinance amendment.

Elias Theodore, Alder Elect of Ward 1, 68 High Street, spoke in support of this zoning ordinance amendment.

Casey R. Pickett, Managing Director at Climate Haven, 144 Foster Street, spoke in support of this zoning ordinance amendment.

Derek Faulkner, 141 Bradley Street, spoke in support of this zoning ordinance amendment.

Kishare Chundi, 900 Chapel Street, spoke in support of this zoning ordinance amendment.

Douglas Rae, Lincoln Street, spoke in support of this zoning ordinance amendment.

Edward LaChance, Vice President of The Glendower Group, spoke in support of this zoning ordinance amendment.

Sam Williams, 48 Trumbull Street, spoke in support of this zoning ordinance amendment.

Stephanie Upson spoke in opposition of this zoning ordinance amendment. Discussed how this ordinance will not make the impact intended. This is not the most effective implementation. Requested the vote to be delayed to allow more community input.

Lisa Schoen, 78 Olive Street, spoke in support of this zoning ordinance amendment.

Scott Healy, 8 Trumbull Street, West Haven, spoke in support of this zoning ordinance amendment.

Anika Singh Lemar, 552 Chapel Street, spoke in support of this zoning ordinance amendment.

COMMITTEE ACTION

Alder Furlow moved item # 2, seconded by Alder Marchand. Alder Sabin moved to amend the order by substitution, seconded by Alder Marchand. All Alders spoke in favor of the amendment. The motion to amend by substitution was unanimously approved, and the amendment passed. Alder Sabin moved to amend the ordinance by substitution, seconded by Alder Marchand. All Alders spoke in favor of the amendment. The motion to amend by substitution was unanimously approved, and the amendment passed. All Alders spoke in favor of the item, as amended. The motion was unanimously approved, and the item passed, as amended.

Alder Furlow moved to close the public hearing, seconded by Alder Morrison. The motion was unanimously approved at 9:58 p.m.

Alder Furlow moved to adjourn, seconded by Alder Marchand. The motion was unanimously approved.

Adjourn: 10:42 p.m.

A recording of this meeting can be viewed on the Board of Alders' YouTube channel here: <https://youtube.com/@boardofalders8363>.

Respectfully submitted,
Misty Maza, J.D., Legislative Aide II