

City of New Haven

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Meeting Minutes

Thursday, September 11, 2025

6:00 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 Thursday, September 11, 2025, at 6:00 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) [OR-2025-0018](#) ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE AMENDMENT TO NEW HAVEN CODE OF GENERAL ORDINANCES, TITLE III, CHAPTER 27 - STREETS, SIDEWALKS AND PUBLIC WAYS - SECTION 27-154a PROCEDURE FOR REQUESTING THE BOARD OF ALDERS TO ORDER IMPROVEMENTS TO AN UNACCEPTED STREET.

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 (cc mmaza@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

Thursday, September 11, 2025 6:00 p.m. Aldermanic Chamber

Alder Richard Furlow, Vice-Chair, called the public hearing to order at 6:12 p.m.

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

Non-committee members in attendance were Alders Amy Marx.

1. ORDINANCE AMENDMENT BY THE NEW HAVEN BOARD OF ALDERS TO NEW HAVEN'S CODE OF GENERAL ORDINANCES, TITLE III, CHAPTER 27 – STREETS, SIDEWALKS AND PUBLIC WAYS – SECTION 27-154a PROCEDURE FOR REQUESTING THE BOARD OF ALDERS TO ORDER IMPROVEMENTS TO AN UNACCEPTED STREET.

PUBLIC TESTIMONY

Presenters: Rebecca Bombero, Deputy Chief Administrative Officer; and Earle Giovanniello, Assistant Corporation Counsel

Deputy Bombero presented this item and reviewed how this process is needed for the numerous unaccepted streets, where the streets either due to the streets being too small or not submitted to the city for acceptance by the developer.

In response to Alder Furlow, Mr. Giovanniello reviewed how there is established case law that once work is completed on unaccepted streets, the city may be liable, although some of that type of work, which can include signage and lights, may already have been completed. Ms. Bombero confirmed some of the unaccepted streets do not have names.

In response to Alder Morrison, Ms. Bombero reviewed streets in Alder Morrison's ward that may qualify as an unaccepted street.

In response to Alder C. Rodriguez, Ms. Bombero reviewed how some of the unaccepted streets do not have names but receive limited services such as fire, like Food Terminal Lane One.

In response to Alder Marchand, Ms. Bombero reviewed the importance of the definition of owner having the flexibility to allow the administrative process to determine the owners of the unaccepted street. Mr. Giovanniello discussed how the owners of a property would be determined by established real estate law. Ms. Bombero confirmed that the owners of the property would be determined by the administrative process and gave the example of properties owned by LLCs.

Mr. Giovanniello recommended amending Sec. 27-154a(b)(3) should specify who constitutes a

simple majority. Ms. Bombero reviewed some of the various variables that apply to unaccepted streets.

In response to Alder E. Rodriguez, Ms. Bombero reviewed the process that would be followed with the administrative process, establishing the scope of the work and cost once initiated before reaching out to abutting owners to determine if the work is reasonable and supported by the owners benefiting.

In response to Alder Sabin, Ms. Bombero discussed how if properties are being transferred, new owners may not be notified.

In response to Alder Furlow, Hon. Marx spoke about the situation in Ward 26 affecting Kenter Place. Discussed how it was developed sixty years, and structures, namely people's garages, would need to be destroyed to make the street wide enough and graded adequately for the city to accept the street.

Reviewed how the definition of owner in (a)(2) should be changed to abutter. Discussed reasons user should not be the word used, as it would be too broad and could include all users of the unaccepted street and not just abutters of the unaccepted street.

In response to Alder Marchand, Hon. Marx reviewed why the process has been established with Chief Administrative Office taking a more active role in obtaining the petition.

In response to Alder E. Rodriguez, Ms. Bombero discussed the importance of having adequately worded petition.

In response to Alder Furlow, Ms. Bombero discussed how this is future proofing.

Mr. Giovanniello spoke about how some people may be able to afford the costs of maintenance and others that can.

Hon. Marx reviewed how the residents of Kenter Place discussed the costs involved with the city paving the unaccepted street and how they understood that this is one of the cost-effective ways to address the issues and make repairs.

In response to Alder E. Rodriguez, Ms. Bombero reviewed reasons the administrative process is important.

Hon. Marx discussed the historic nature of Kenter Place. The engineering requirements for streets were not in place when Kenter Place was developed. New unaccepted streets would not exist because current city ordinances do not allow them.

Ms. Bombero confirmed the city's ordinance requires the city to pick up the trash. Although the city could require them to move the toters to the end of Kenter Place, it does not.

David Heilbron, 66 Vista Terrace, spoke in support of this ordinance amendment.

COMMITTEE ACTION

Alder Marchand moved item # 1, seconded by Alder C. Rodriguez. Alder Marchand moved to amend by substitution, seconded by Alder Sabin. All Alders spoke in favor of the amendment, and the amendment passed unanimously. Alder Marchand moved to amend Sec. (a) definitions, seconded by Alder Sabin. All Alders spoke in favor of the amendment, and the amendment passed unanimously. Alder Marchand moved to amend to change "owner" through the ordinance to "interested property owner," seconded by Alder Sabin. All Alders spoke in favor of the amendment, and the amendment passed unanimously. Alder Marchand moved to amend the second (b)(3) to (b)(4), seconded by Alder Sabin. All Alders spoke in favor of the amendment, and the amendment passed unanimously. Alder Marchand moved to amend Sec. (b)(3) to read "The Chief Administrative Officer or designee shall determine if the simple majority of interested property owners agree to pursue the proposal of improvements to the unaccepted street," seconded by Alder Sabin. All Alders spoke in favor of the amendment, and the amendment passed unanimously. Alder Sabin moved to amend Sec. (b)(1) to read "Upon referral by the Board of Alders, the Chief Administrative Officer or designee shall determine the interested property owners of the unaccepted street for whom a simple majority shall be asked for agreement for improvements to the unaccepted street," seconded by Alder Marchand. All Alders spoke in favor of the amendment, and the amendment passed unanimously. Alder Sabin moved to amend Sec. (b)(3), seconded by Alder Marchand. Alder Sabin retracted his amended. All Alders spoke in favor of the item, as amended. The motion was unanimously approved, and the item passed, as amended.

Alder Marchand moved to close the public hearing, seconded by Alder C. Rodriguez. The motion was unanimously approved at 7:16 p.m.

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

Adjourn: 7:52 p.m.

A recording of this meeting can be obtained from the Office of Legislative Services.

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