

PAD MEETING MINUTES
Special Meeting April 4, 2019

PRESENT: Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Carlos Eyzaguirre, Business Development; Jenna Montesano, City Plan; Maurine Vallani, Tax Office; Evan Trachten, LCI;

Absent: Hon. Frank E. Douglass, Jr., BoA

Meeting called to order at 3:03 PM

A motion to approve the PAD meeting minutes for January 16, 2019 was made by Steve Fontana and seconded by Maurine Vallani, minutes approved (Carols Eyzaguirre abstained)

New Business

139 Button Street

Evan explained that the City proposes do a land swap with the former Hill Central Cooperative site. The Board of Education approves of surplusing this parcel of land that is about 1700 square feet and authorized a land swap. Evan attended the Board of Education March 12, 2019 Special Meeting where this item was approved. The price will be \$1.00. The city has already sold this developer parcels of land on Putnam Street and on Howard to expand his site so he can construct more units.

A motion was made by Steve Fontana to approve the item, Seconded by Carlos Eyzguirre, Approved Unanimously.

55 Dixwell Avenue

Evan explained that the City is proposing to grant a five foot easement (5') over a portion of 55 Dixwell Avenue that is next to his building at 59 Dixwell Avenue. The applicant is in the process of buying this site from the City and was approved back on May 15, 2017, but has been unable to purchase the site because there is a pending lawsuit by a neighbor who owns the former "Reeves Barber Shop", who claims an easement over the City owned land at 55 Dixwell Avenue, there is no recorded easement on the land records. The applicant is rehabilitating a structure at 59 Dixwell, the former Keyes Funeral Home and is unable to install windows on the side of the building that abuts our parcel of land due to building code regulations. We are granting this easement so they can get a building permit to do this work. LCI is sending an amendment to the Board of Alders to extend the expiration of the Order that approves the sale of 55 Dixwell so the applicant can purchase the City owned property when the lawsuit is resolved. The price of the easement is \$1.00. Jenna Montesano asked why the easement must be permanent, Evan explained it was to satisfy the building code requirements because this building has no side yard and needs egress space in case of an emergency. Jenna pointed out that the City owned parcel at 55 Dixwell Avenue is non-conforming and selling it to the abutter brings Zoning conformity to his parcel.

A motion to adjourn was made by Alder Antunes, seconded by Carlos Eyzaguirre all were in favor.

162-168 Plymouth Street

Evan told the committee this is the site for the 2019 Yale Build and Columbus House is the non-profit who is involved. They are proposing to build a three family property and as a non-profit they pay \$1000 per unit for a purchase price of \$3000. Columbus house has worked with Yale and built

houses at 54 Adeline Street and 41 Button Street over the last few years. The City of New Have is requiring the design of this house to incorporate in its concept a “Queen Anne Style Structure” that is contextual to the streetscape with the following elements: steeply pitched gable roof with exposed rafter ends; bracketed bargeboards along gable rakes; porches with turned posts and balusters and spindle work. The final design must be approved by LCI Executive Director or designee prior to closing.

Alder Antunes wanted to make sure the property is deed restricted as a rental. Evan explained that this application is subject to a 20 year deed restriction as a non-profit affordable rental property. LCI felt being contextual was important. LCI is not trying to stifle creativity with the design restriction. Committee members expressed support for the design restriction to protect the streetscape and property values requiring the property to be contextual rather than being an out of context modern design. There is a letter of support from the CMT supporting the project but asking to be involved in the design. Jenna Montesano told the committee that the applicant will need to go to Site Plan review at City Plan Commission before getting a building permit and must meet zoning setbacks and yard regulations as well as parking for the RM-2 zone.

A motion was made by Steve Fontana to approve the item, Seconded by Alder Antunes, Approved Unanimously.

A motion to adjourn was made by Maurine Vallani, seconded bu Alder Antunes, all were in favor. Approved Unanimously.

Meeting Adjourned 4:15 P.M.