

City of New Haven

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Meeting Minutes

Tuesday, December 10, 2019

6:00 PM

Aldermanic Chambers

Legislation Committee

(Board of Alders Notice New Haven) The Legislation Committee of the Board of Alders will meet on Tuesday, December 10, 2019 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-2019-0040](#) ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT TO CREATE NEW COMMERCIAL GATEWAY CORRIDORS DISTRICT.

Per Order: Hon. Rosa Ferraro Santana, Chair;

Attest: Hon. Michael Smart, City Clerk

These items are on file and available in the Office of the City Clerk, Room 202 at 200 Orange Street; New Haven, CT 06510.

For accessibility related accommodations, please call (203) 946 7833 (V) or (203) 946 8582 (TTY/TDD).

Minutes

Alder Adam Marchand, Vice Chair, called the public hearing to order at 6:12 p.m.

Present were Alders Adam J. Marchand, Vice-Chair, Dolores Colon, Jeanette L. Morrison, Brian Wingate, Darryl Brackeen, Jr., Richard Furlow, and Charles Decker.

Non-committee members in attendance were Alders Roth, Winter, and DeCola.

1. ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT TO CREATE NEW COMMERCIAL GATEWAY CORRIDORS DISTRICT.

PUBLIC TESTIMONY

Aicha Woods, Director of City Plan Department, spoke in support of this item. Reviewed how most of the zoning code for New Haven was written in the 60s with a suburban mindset. Spoke of the importance of how the zoning amendments will revitalize the city and promote renewal along these corridors.

Director Woods went through the memo from City Plan and the proposed changes. A copy of this memo is on file in the Office of Legislative Services.

Andrew Ruff, Senior Associate at Gray Organschi Architecture, 35 Crown Street, spoke in favor technology changes in regard to allow mass timber. Reviewed how New Haven is a leader in allowing mass timber. Reviewed how mass timber refers to number of engineered structurally components. Allows engineers to put together buildings quickly and quietly with very little waste and noise.

Jeff Spiritos, 276 Riverside Drive, New York, spoke on behalf of Spiritos Properties, a mass timber developer, in support of this item. Spoke of the importance of having approval of other building materials for large buildings other than mass timber. Reviewed how this zoning would make New Haven a national leader in allowing other engineered timber systems.

Clarence E. Phillips, Jr., Commissioner, Homeless Advisory Commission, spoke in support of having more affordable housing along Dixwell Avenue.

Mona Berman, 78 Lyon Street, representing the people petitioning to remove Grand Avenue from this zoning amendment, as it was recommended by City Plan to remove Dixwell Avenue. Reviewed how approximately 400 residences abutting this area of Grand Avenue and additional time is needed. Spoke about how there are a lot of historic buildings that should be maintained.

In response to Alder Decker, reviewed how there has been another ten signatures obtained in opposition in addition to the names previous submitted.

Patricia Solomon, 434 Dixwell Avenue, spoke in support of removing Dixwell Avenue corridor

from this zoning amendment. Reviewed how some of her concerns would affect historical churches located on Dixwell Avenue and African American history should be adequately reflected. Reviewed how there needs to be inclusionary language added and affordable housing protected. Spoke about how displacement, which is currently happening to Dixwell residents, needs to be addressed.

Fred Taylor, 111 Whalley Avenue, St. Luke's Development Corporation, spoke in support the zoning amendment for Whalley Avenue.

Bill Spruill, 111 Whalley Avenue, Executive Director of St. Luke's Development Corporation, spoke in favor of the zoning amendment for Whalley Avenue. Read written testimony on behalf of Nadine Horton in support of this item.

Crystal Gooding, 26 Woodland Avenue, spoke in opposition of Dixwell Avenue being included in this zoning amendment. Reviewed how including Dixwell Avenue would change the character of the neighborhood and needs more time to allow input from the community to address their concerns.

Anstress Farwell, 27 Wooster Place, spoke in opposition of having the Dixwell and Grand Avenues Corridors included in these zoning changes.

Fereshteh Bekhrad, 195 Front Street, Architect & Urban Designer, Planner, and Developer, spoke in opposition of Grand Avenue Corridor being included in these zoning changes. Reviewed how this Corridor was not ready.

Christian Peralta, 1529 Ella T. Grasso Boulevard, Chair of Whalley Avenue/Beaver Hills Management Team, spoke in favor of these zoning changes as they apply to the Whalley Avenue Corridor. Reviewed how they want to make sure that Whalley Avenue is not just a gateway to downtown but a living, breathing space of New Haven. Reviewed how they have had developers look elsewhere due to zoning restrictions in this area.

Und Townsend Maier, 91 Sherman Avenue, on behalf of Greater Dwight Development Corporation, spoke in favor of the Whalley Avenue Corridor zoning changes.

George Anne D., 104 Olive Street, spoke in opposition of Grand Avenue being included in this zoning amendment. Reviewed how she wanted to go on the record in support of Mona Berman's testimony.

Richard Lee, 70 Lyon Street, spoke in opposition of Grand Avenue being included in this zoning amendment. Spoke of support of Mona Berman's testimony.

Pedro, 78 Lyon Street, spoke in opposition of Grand Avenue being included in this zoning amendment and spoke in favor of more time being allowed.

A. Franklin Rivera, 341 West Division Street, spoke in opposition of Dixwell Avenue being

included in this zoning amendment.

Lilly Chambers, 339 West Division Street, spoke in opposition of Dixwell Avenue being included in this zoning amendment.

Melissa Singleton, Edgewood Avenue, spoke in opposition of Dixwell Avenue being included in this zoning amendment. Reviewed how they wanted to allow more time to have input from the community. Reviewed the need for more affordable housing than ten percent.

Carla Chappel, 290 Ashwin Street, spoke in opposition of Dixwell Avenue being included in this zoning amendment. Spoke of the need have community input to protect their culture and historic churches.

Eric Buggy, Musician for churches in the Dixwell area, 210 Treadwell Street, Hamden, spoke in opposition of Dixwell Avenue being included in this zoning amendment. Reviewed how zoning affects the churches in the area and spoke about how the Elk's Club was recently sold and how it has affected churches that use this parking lot.

Allen McCollum, General Director of Whalley Special Services District, 2250 Shephard Avenue, Hamden, spoke in favor of the zoning amendments for Whalley Avenue.

Pastor Jackie Williams, Mount Bethel Missionary Baptist Church, 100 Webster Street, spoke in opposition of Dixwell Avenue being included in this zoning amendment.

COMMITTEE ACTION

Alder Decker moved item # 1, seconded by Alder Morrison. Alder Colon moved to substitute this item with the amended item provided by City Plan, seconded by Alder Decker. All of the Alders spoke in favor of this substitution. The motion was unanimously approved, and the item was substituted. Alder Morrison moved to amend the substituted submission to remove Grand Avenue Corridor, seconded by Alder Colon. All of the Alders spoke in favor of this amendment, and the amendment passed unanimously. Alder Decker moved to amend the substituted submission to include third, fourth, and fifth bullet points recommended on the City Plan Memo, dated December 10th, 2019, which start with *Removing the definition of 'Affordable Housing'...; *Revise and replace the Anti-Displacement provision ...; and *In proposed Section 43(b)(2)5.b., revise and replace that Sustainability Strategy..., seconded by Alder Colon. All of the Alders spoke in favor of this amendment, and the amendment passed unanimously. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

Alder Morrison moved to close the public hearing, seconded by Alder Decker. The motion was unanimously approved at 7:32 p.m.

Alder Morrison moved to adjourn, seconded by Alder Colon. The motion was unanimously approved.

Adjourn: 7:54 p.m.

An audio recording of this meeting is on file in the Office of Legislative Services.

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