



Town of Hamden
Planning and Zoning Department

**Hamden Government
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April 27, 2009

MINUTES: THE PLANNING SECTION, PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting on Tuesday, April 21, 2009 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden, CT and the following was reviewed:

Commissioners in attendance:

Joe McDonagh, Planning and Zoning Chair
Ann Altman, Planning Section Chair
Ralph Riccio
Lesley DeNardis
Peter Reynolds

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Stacy Shellard, Clerk

Ms. Altman called the meeting to order at 7:00. She introduced the panel and reviewed the procedures.

A. Regular Meeting:

- 1) Re Subdivision 496-A
87 Kathrine Drive
Modification of Building Restriction
Paul Pratt, Applicant

Mr. Kops, Assistant Town Planner read his comments and recommendations. Ms. Altman asked for comments from the Commission. There were none.

Mr. Riccio made the motion to approve application 62-496 to modify the building restriction for 87 Kathrine Drive. Mr. Reynolds seconded the motion. The motion passed unanimously,

- 2) Zoning Regulation Amendment 09-911
Change sections: 552.3, 553, 556, 700. Add Section 739.3
To permit hotel/motel in a M-1 Zone
Planning Section review and referral to Zoning Section
File available for review in the Planning Office and the Office of the Town Clerk
Mankoff Development, LLC, Applicant

Mr. Kops, Assistant Town Planner reviewed his comments and recommendations. He stated that there is no objection from the Planning Office to issuing a favorable recommendation to the Zoning Section.

Mr. Mike Brandi, Attorney addressed the Commission and stated that he agrees with Mr. Kops's recommendations. Ms. Altman advised that there would be a public hearing before the Zoning Section.

Mr. McDonagh asked if in the copy of 739.1 section b stating the minimum lot requirement per bedroom is 8,500 square feet is correct. Mr. Brandi advised that it is correct. Mr. Kops advised that the requirement is restrictive and does not seem appropriate in a manufacturing zone. Mr. McDonagh asked if 739.3 is for hotel/motels and Inns. Mr. Brandi advised it is phrased as hotel and motels. Mr. Brandi stated that a requirement of 8,500 square feet per room is what is needed. This would mean a of a project with over 100 rooms would require over 20 acres. Mr. Kops said that last year an amendment for inns approved last year required 2,750 square feet per room. Mr. Kops reviewed with the Commissioners the current regulations and what is allowed. Mr. McDonagh asked if the height of 65 feet for the building is allowed. Mr. Brandi advised that the current regulation is 40 feet and they are asking to change it to 65 feet.

Mr. Riccio asked this would need to go to the ZBA Commission. Mr. Brandi advised that the proposed amendment has been crafted for hotels/motels, because the current regulations do not allow a hotel/motel in an M-1 zone. Mr. Kops advised the Commission that the first recourse is to seek an amendment to the zoning regulations. Where size requirements are reviewed by the Planning and Zoning Commission. If was not approved the applicant would have a right to ask for a variance from the ZBA..

Mr. Riccio made the motion to recommend to the Zoning Section with a positive referral to change sections 552.3, 553, 556, 700 and add section 739.3 to permit hotel/motel in a M-1 zone. Ms. DeNardis seconded the motion. Mr. Reynolds, Mr. Riccio, Ms. Altman, Ms. DeNardis voted in favor of the motion. Mr. McDonagh abstained. The motion passed with four in favor and one abstention.

- 3) C.G.S. 8-24 09-277
1301 Whitney Avenue
Lake Road-Observation Deck
Town of Hamden, Applicant

Ms. Creane, Town Planner advised that there had previously been an 8-24 application for a similar project. This would be for an observation deck and not a walkway. Mr. Kops, Assistant Town Planner advised the Commission that the license agreement refers to it as a walking trail. The Engineering Department considers it a walkway since Lake Road is to be repaved.

Mr. Kops read his comments and recommendations. He advised the Commission that there involved an error on the last line of the second paragraph. He explained that there is no purchase of the property and that the Legislative Council has not yet acted on the request.

Mr. Riccio asked how much funding was being used from the Town. Ms. Altman advised that the money being used to fund the project is from the State of Connecticut.

Mr. McDonagh made the motion to refer the C.G.S. 8-24 09-277 for Lake Road-Observation Deck with a favorable review to the Legislative Council. Ms. DeNardis seconded the motion. The motion passed unanimously.

- 4) C.G.S. 8-24 09-278
Easement for Traffic Improvement and Replacement Project
Town of Hamden, Applicant

Mr. Kops read his comments and recommendations.

Mr. McDonagh made the motion to refer the C.G.S. 8-24 09-278 for Easement for Traffic Improvement and Replacement Project at 322 Circular Avenue. Ms. DeNardis seconded the motion. The motion passed unanimously.

B. Old Business/New Business

Mr. Riccio asked if the Commission had commented on the letter dated 4/1/09 from Mr. Dale Kroop. Mr. Kops advised that they had and he would send a copy of the response to him via email.

1. Review Minutes of February 17, 2009

Mr. McDonagh stated that page 1 last line should read: Ms. DeNardis seconded the motion.

Ms. DeNardis made the motion to approve the Minutes of February 17, 2009 as amended. Ralph seconded the motion. Ms. Altman, Mr. Riccio, Ms. DeNardis voted in favor of the motion. The motion passed.

C. Adjournment

Mr. Reynolds made a motion to adjourn the meeting. Mr. McDonagh seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:28 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission