



Town of Hamden
Planning and Zoning Department

**Hamden Government
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March 18, 2010

MINUTES: THE PLANNING SECTION, PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting on Tuesday, March 16, 2010 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden, CT and the following items were reviewed:

Commissioners in attendance:

Joe McDonagh, Planning and Zoning Chair
Ann Altman, Planning Chair
Jon Cesare
Jerry Dimenstein
Ralph Marottoli sitting for Bob Roscow

Staff in attendance:

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

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

A. Regular Meeting:

1) Zoning Regulation Amendment 10-920

Change section: 724

To allow seasonal operations of commercial Farmer's Markets for up to 12 days per year.

File available for review in the Planning Office and the Office of the Town Clerk
CLC Realty, LLC, Applicant

Mr. McDonagh recused himself.

Ms. Leslie Creane, Town Planner, read the comments by Mr. Dan Kops, Assistant Town Planner, which recommends to the Zoning Section a positive referral to change Section 724.

Ms. Altman asked for comments from the Commission:

Ms. Altman asked Ms. Creane what determines the locations of a Farmers Market. Ms. Creane said that the locations must have enough space and parking, and this is determined when the applicant submits a Zoning Permit.

Mr. Steve Rolnick, Attorney, addressed the Commission and said that the Assistant Town Planners recommendations are appreciated.

Mr. Marottoli asked Ms. Creane if the request is for a farmers market and not a flea market. He also asked if the amendment would allow 4 days a month over a period of three months. Ms. Creane said that the

amendment would be to allow farmers markets only and that it would allow it to operate 4 days a month in a 3 month period.

Mr. Marottoli made the motion to recommend to the Zoning Section with a positive referral to change section 724 to allow seasonal operations of commercial Farmer's Markets for up to 12 days per year. Mr. Cesare seconded the motion. The motion passed unanimously.

- 2) C.G.S. 8-24 10-290
560 Sherman Avenue
Easement
Town of Hamden, Applicant

Ms. Creane read the comments by Mr. Dan Kops, Assistant Town Planner, which recommends that the Conservation Easement to protect 560 Sherman Avenue be referred with a favorable review to the Legislative Council.

Ms. Altman referred to Mr. Kops' recommendation and asked Mr. Tim Lee, Assistant Town Attorney if the request is for an easement or a license. Mr. Lee replied that the request if for a proposed easement.

Mr. Cesare made the motion to refer the C.G.S. 10-290 for the Conservation Easement to protect 560 Sherman Avenue with a favorable review to the Legislative Council. Mr. Marottoli seconded the motion. The motion passed unanimously.

B. Old Business/New Business

1. Review Minutes of December 15, 2009

Mr. McDonagh made the motion to approve the minutes as written. Mr. Marottoli seconded the motion. Mr. McDonagh and Mr. Marottoli voted in favor of the motion. The motion passed.

Ms. Altman advised the Commission that the request to combine the Planning Section and the Zoning Section will go before the Legislative Council in a couple of months. If the request is approved it would allow the Planning & Zoning Commission to have two regular meetings to meet as a full commission only.

Ms. Creane stated that in the new regulations there is a requirement that signs must be posted prior to any public hearing. She said that the signs that have been posted for the applications to amend the zoning map are getting the response that the regulation was intended for, and the Planning Office is receiving many calls. Ms. Creane reminded the Commission that there is a Zoning Section meeting on March 23, 2010 and immediately following there will be a Special Meeting for the Planning & Zoning Commission.

C. Adjournment

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

The meeting adjourned at 7:12 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission

