



Town of Hamden
Planning and Zoning Department

**Hamden Government
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March 24, 2009

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting on Tuesday, March 10, 2009 at 7:00 p.m. in the Legislative Council Chambers, 2372 Whitney Ave, Hamden, and the following was reviewed:

Commissioners in attendance:

Joe McDonagh, Chairman
Ann Altman
Ed Grant
Ralph Riccio
Don Moses
Lesley DeNardis
Bob Roscow
Gerald Dimenstein
Peter Reynolds

Staff in attendance:

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

Mr. McDonagh called the meeting to order at 7:10 p.m. He introduced the panel and reviewed the procedure.

A. Regular Meeting:

1. Update on the status of the Proposed Zoning Regulations

Ms. Leslie Creane, Town Planner reviewed with the Commission the proposed allowed uses by zone. She advised the members that Mr. Kops, Assistant Town Planner, Mr. McDonagh, Chairman of the Planning and Zoning Commission and herself have met with the representatives from the Spring Glen, Whitneyville, and West Woods Civic Association, and individual residents on a regular basis. She advised the Commission that many of their suggestions have been incorporated into the proposed regulations.

The process going forward would be to meet with civic associations, individuals and the Chamber of Commerce to gather remaining comments. Staff would then finalize a draft and agree to make no further changes for a 2 week period. The Planning Office will notify the residents and abutting property owners of where there are proposed zone changes. A public information meeting will be held to allow additional input from the residents before submitting a formal application. Ms. Creane stated to the members that the application should be submitted by the end of April, 2009.

Ms. Creane, Mr. Kops, and Mr. McDonagh reviewed with the members the packet handed out for allowed uses. The Commission reviewed the different zones and the type of permits that would be required. The members discussed the possibility of a T-3.5 & 3.7 zone. The Commission expressed their concern about specific areas wanting to be designated as a village district. The members would like to add to the April 14, 2009 agenda, a discussion on the use of village districts and the proposed regulations. The Commission would like to extend an invitation to the Civic Associations for Spring Glen, West Woods and Whitneyville as well as anyone else who would like to speak on the Village District to the meeting.

Mr. McDonagh discussed with the Commissioners the need to amend the Planning and Zoning Commission by-laws. He would like to have two full Planning and Zoning meetings a month, and no longer have a Planning Section and a Zoning Section. Mr. Lee advised that it must be added to the April 14, 2008 agenda for discussion and then a request submitted to the Town Council to amend the ordinance.

2. Major Amendment Special Permit & Site Plan 00-918
2080-2100 Whitney Avenue
Eli Drazen, Applicant
Bond Reduction from \$104,230.00 to \$24,395.00

Ms. Altman made the motion to add to the agenda a request to reduce the existing bond for the Major Amendment to Special Permit & Site Plan 00-918 from \$104,230.00 to \$24,395.00. Mr. Moses seconded the motion. The motion passed unanimously.

Mr. Riccio moved to approve the Bond Reduction for Major Amendment Special Permit & Site Plan 00-918 from \$104,230.00 to \$24,395.00 as recommended by Holly Masi, Zoning Enforcement Officer. Mr. Moses seconded the motion. The motion passed unanimously.

B. Old Business/ New Business

1. Review of February 10, 2009 Minutes

Mr. Grant made the motion to accept the minutes as written. Ms. Altman seconded the motion. Mr. McDonagh, Ms. Altman, Mr. Grant, Mr. Riccio, Mr. Mosses, Mr. Roscow and Mr. Dimenstein voted in favor of the motion. The motion passed.

2. Review of February 10, 2009 Special Meeting Minutes

Mr. Grant made the motion to accept the minutes as written. Ms. Altman seconded the motion. Mr. McDonagh, Ms. Altman, Mr. Grant, Mr. Riccio, Mr. Moses, Mr. Roscow and Mr. Dimenstein voted in favor of the motion. The motion passed.

3. Review Planning Section Minutes of October 21, 2008

Mr. Grant made the motion to accept the minutes as written. Mr. Reynolds seconded the motion. Mr. McDonagh, Mr. Grant, Mr. Riccio and Mr. Reynolds voted in favor of the motion. The motion passed.

4. Review Zoning Section Minutes of January 27, 2009

Ms. Altman made the motion to accept the minutes as written. Mr. Roscow seconded the motion. Mr. McDonagh, Ms. Altman, Mr. Roscow and Mr. Dimenstein voted in favor of the motion. The motion passed.

Mr. Kops reviewed with the Commission a letter received from Spring Glen residents regarding an addition being built at 62 Broadfield Street. He stated to the members that Ms. Masi, Zoning Enforcement Officer determined that the addition meets the Zoning Regulations and there are no violations.

Mr. Roscow advised the commission that he would like to resign his position as the Planning and Zoning representative for the Regional Planning Agency. After a discussion among the members it was decided to add to the April 14, 2008 agenda for an election of a new representative.

C. Adjournment

Mr. Moses made the motion to adjourn. Mr. Grant seconded the motion. There was no further discussion. The motion passed unanimously.

The meeting adjourned at 9:27 p.m.

Submitted by: _____

Stacy Shellard, Clerk of Commissions