



Town of Hamden
Planning and Zoning Department

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January 19, 2010

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, January 12, 2010, at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden and the following items were reviewed:

Commissioners in attendance:

Joe McDonagh, Chairman
Ann Altman
Don Moses
Ralph Riccio
Jerry Dimenstein, arrived at 7:05 p.m.
Ralph Marottoli, alternate sitting for the vacancy

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 7:02 p.m. Mr. McDonagh introduced the panel and reviewed the meeting procedures.

A. Public Hearing:

- 1. Special Permit & Site Plan 09-1159/WS**
3139 Whitney Avenue
Multi-family housing
Bernard Pellegrino, Attorney
Deadline to open Public Hearing 2/11/10

Mr. McDonagh explained that the applicant requested a postponement for this application until the February 9, 2010.

B. Regular Meeting:

- 1. Minor Amendment to Special Permit & Site Plan 08-1140**
55 West Woods Road, B-2 zone
Modification to the Site Plan
Westwood Property, LLC, Applicant

Mr. McDonagh explained that the applicant requested a postponement for this application until the February 9, 2010.

- 2. Special Permit & Site Plan 09-1159/WS**
3139 Whitney Avenue
Multi-family housing
Bernard Pellegrino, Attorney

Postponed until the February 9, 2010 meeting

- 3. Special Permit & Site Plan 09-3415/WS**
61 Overlook Drive
Request to release \$19,550.00 bond
Anthony Monaco, Applicant

Mr. McDonagh reviewed the request to release the bond in the amount of \$19,550.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer.

Mr. Kops, Assistant Town Planner, stated that he had received a call from a Hamden resident who expressed his anger about the sign which states the business tows and repairs vehicles. Mr. Kops explained that a condition of approval was that there are no repairs done on the premise. Mr. Kops recommended that as a condition for release of the bond there be a condition that states the sign should not say "repairs".

Ms. Altman made the motion to release the bond in the amount of \$19,550.00 with the condition that the sign not say "repair" as recommended by Mr. Kops. Mr. Riccio seconded the motion. The motion passed unanimously.

4. Executive Session to discuss pending litigation

Mr. Moses made the motion to enter into executive session at 7:15 p.m. Ms. Altman seconded the motion. The motion passed unanimously.

Ms. Altman made the motion to emerge from the executive session at 7:50 p.m. Mr. Moses seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of December 1, 2009
2. Review minutes of December 7, 2009
3. Review minutes of December 8, 2009

Mr. Moses made the motion to table the approval of the minutes until the February 9, 2010 meeting. Mr. Riccio seconded the motion the motion passed unanimously.

Mr. McDonagh reviewed with the Commission letters from himself and Mr. Lahey, Quinnipiac University President, and the conditions of approval for the new dormitories. Mr. McDonagh reviewed the list of properties owned by Quinnipiac University that had been submitted to the Commission by Ms. Elaine Dove, and a letter from Mr. Pellegrino regarding the University owned properties. Mr. Kops feels that the University has not properly addressed the issue of the amount of beds that will be available when the dormitories are completed vs. the amount of undergraduate students. Ms. Altman would like the record to reflect that the Commission gives Mr. McDonagh its full support to communicate with Quinnipiac University on their behalf. Mr. Moses stated that the Commissioners should continue to familiarize themselves with the issues regarding Quinnipiac owned properties and the student population.

D. Adjournment

Ms. Altman made the motion to adjourn. Mr. Riccio seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:55 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions