



Town of Hamden

Planning and Zoning Department

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October 27, 2010

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held Regular Meeting on Tuesday, October 26, 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:

Commissioner in attendance:

Joe McDonagh, Chairman
Ann Altman
Ed Grant
Ralph Marottoli
Peter Reynolds, sitting for the vacant position

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Peggy Craft, Acting Clerk

A. Regular Meeting

Chairman McDonagh called the meeting to order at 7:00 pm. Mr. McDonagh introduced the panel and reviewed the meeting procedures.

1. Approval of Location #10-19

991 Dixwell Avenue
Change of Ownership Vehicle Repairs
Anthony Dandonoli, Applicant

The applicant is seeking approval to change the ownership of the Maaco vehicle repair service at the address referenced above.

Assistant Town Planner Dan Kops read his comments recommending approval with the following conditions:

1. All hazardous materials and waste chemicals should be stored on-site on an impervious floor with some form of secondary containment.
2. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations. If stored outside the containers should be within some form of secondary containment and sheltered from precipitation.
3. Solid waste material should be stored in an appropriately sized, covered solid waste dumpster or other watertight container that is plugged to prevent the release of any liquids.
4. Any vehicle washing should be conducted indoors.
5. All servicing of vehicles should be conducted indoors on an impervious surface
6. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
7. Any vehicles that are leaking automotive fluids should be stored inside the garage or at minimum on an impervious surface where the leaks can be contained and cleaned up.
8. Scrap metal or other parts in contact with lubricant should be stored in a watertight container to prevent the accumulation and contamination of stormwater.
9. The map submitted to the Connecticut Department of Motor Vehicles should be revised to

how all Conditions of Approval.

10. Prior to the issuance of a Zoning Permit a copy of the revised map should be submitted to the Planning and Zoning Department for approval by the Town Planner.
11. A Zoning Permit must be obtained prior to the opening the business.

Anthony Dandonoli, the applicant addressed the Commission. Mr. Dandonoli said that he is the new owner of this property. He said he has no problems with the Assistant Town Planner's comments. Mr. Kops gave Mr. Dandonoli a copy of comments he received from Hamden Police Department Captain John Lujick.

Commissioner Roscow motioned to approve Request #10-19, 991 Dixwell Avenue, Change of Ownership subject to the following conditions:

1. All hazardous materials and waste chemicals should be stored on-site on an impervious floor with some form of secondary containment.
2. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations. If stored outside the containers should be within some form of secondary containment and sheltered from precipitation.
3. Solid waste material should be stored in an appropriately sized, covered solid waste dumpster or other watertight container that is plugged to prevent the release of any liquids.
4. Any vehicle washing should be conducted indoors.
5. All servicing of vehicles should be conducted indoors on an impervious surface
6. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
7. Any vehicles that are leaking automotive fluids should be stored inside the garage or at minimum on an impervious surface where the leaks can be contained and cleaned up.
8. Scrap metal or other parts in contact with lubricant should be stored in a watertight container to prevent the accumulation and contamination of stormwater.
9. The map submitted to the Connecticut Department of Motor Vehicles should be revised to how all Conditions of Approval.
10. Prior to the issuance of a Zoning Permit a copy of the revised map should be submitted to the Planning and Zoning Department for approval by the Town Planner.
11. A Zoning Permit must be obtained prior to the opening the business.

Commissioner Reynolds seconded the motion. The vote was unanimously in favor of the motion.

2.C.G.S. 8-24 10-306

1125 Shepard Avenue
Temporary Construction and Permanent Easement
for Hydrogen Fuel Project at Public Works Department property
Town of Hamden, Applicant

The applicant is seeking Temporary and Permanent Easements for a Hydrogen Fuel Station Project at 1125 Shepard Avenue.

Assistant Town Planner Dan Kops read his favorable recommendation for approval:

As stated last June, the project is a worthwhile endeavor, given the growing need to seek alternative fuel sources. The Planning and Zoning Department therefore recommends that the Commission vote in favor of the easements, thereby issuing a "favorable report" to the Legislative Council.

Ms. Altman asked about safety regarding this type of installation. She said she is not against it but does not know enough about it to cast her vote. Mr. Kops explained that this had been covered previously, and approved by the Planning & Zoning Commission.

Ms. Altman motioned to grant C.G.S. 8-24 10-306 Temporary Construction and Permanent Easement for Hydrogen Fuel Project at Public Works Department with the favorable recommendation from the Assistant Town Planner. Mr. Roscow seconded the motion that passed unanimously.

3. C.G.S. 8-24 10-307

Lake Road
Partial Amendment of Traffic Plan
Town of Hamden, Applicant

The applicant is proposing to amend the traffic plan for re-opening Lake Road.

Assistant Town Planner Dan Kops read his favorable recommendation for approval:

The proposed changes appear to be a sensible compromise that provides additional parking and allows complete access to emergency vehicles, while preventing general uses of the road by the public at large. The future addition of a walking trail would enhance the recreational experience afforded by the observation deck. The Planning and Zoning Department therefore recommends that the Commission vote in favor of the amended plan re-opening a portion of Lake Road, and issue a “favorable report” to the Legislative Council.

Ms. Altman said this is apparently a good compromise with the neighbors and the people requesting parking. Ms. Altman asked if there would be signs stating that traffic will not be allowed past the gates. She also asked if motorists would be ticketed for violating this order. Mr. Kops said he assumes there will be signs. Ms. Altman said these signs should be enforceable and clearly state that the Police Department can ticket violators. Town Planner Creane said that signs would be an issue for the Traffic Authority. Mr. Kops said the Commission may make this part of its recommendation. Mr. Grant asked who would be responsible for maintaining the road. Ms. Creane said this is in the Town right-of-way, so the Town will maintain it. Ms. Altman asked if it is possible to make a motion that anyone wishing to speak for or against this application can do so. Mr. McDonagh asked if there were any questions or comments regarding this application from the members of the audience.

Bob Pattison, a member of the Whitneyville Civic Association addressed the Commission. He said there is a swing gate that will be latched in some way. He said there would also be bollards that will be spaced so that walkers and strollers can easily pass. He said the Whitneyville Civic Association has not yet voted to approve the proposed amended traffic plan, but he feels this meets all goals of both sides. Ms. Altman asked if this makes the lawsuit disappear. Mr. McDonagh said the lawsuit is separate from this application. Mr. McDonagh asked if the dumpsters would be removed. Ms. Creane said they would be moved, and demonstrated on the map where they would be moved. Ms. Altman asked if this compromise was arrived at with the person who is suing. Assistant Town Attorney Lee said this is being handled by the insurance company, and he is not privy to details of the lawsuit.

Mr. Roscow asked about the width of the road. Ms. Creane said because this is not a thru road it is purposely kept more narrow to control speed, etc. There was a discussion regarding access for trucks and their ability to maneuver.

Ms. Altman motioned to approve C.G.S. 8-24 10-307 Lake Road, Partial Amendment of Traffic Plan, and include a request to the Traffic Authority to pay special attention to signage. Mr. Roscow seconded the motion that passed unanimously.

4. Special Permit 95-725

Minor Amendment
Reconfiguration of Sports Field
Sacred Heart Academy, Applicant

Town Planner Creane said this is a minor amendment and does not require action by the Commission. She has signed off on this.

C. Old Business/ New Business

1. Review minutes of October 12, 2010

Chairman McDonagh asked if there were any additions, deletions or correction to the minutes of the October 12, 2010 meeting. There were none, and Chairman McDonagh called for a motion to approve the minutes as presented.

Commissioner Marottoli motioned to approve the minutes as presented. Commissioner Roscow seconded the motion that passed unanimously.

D. Adjournment

There was no further business to come before the Commission and Chairman McDonagh called for a motion to adjourn.

Commissioner Altman motioned to adjourn. The motion was seconded by Commissioner Reynolds. The vote was unanimously in favor of adjournment. Chairman McDonagh adjourned the meeting at 7:33 PM.

Submitted by: _____
Peggy Craft, Acting Clerk of the Commission