



Town of Hamden
Planning and Zoning Department

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June 29, 2009

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Special Meeting on Tuesday, June 16, 2009, at 7:30 p.m. in the Legislative Council Chambers, 2372 Whitney Avenue, Hamden, and the following was reviewed:

Commissioners in attendance:

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

Staff in attendance:

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

Mr. McDonagh called the meeting to order at 8:20 p.m. The Clerk read the Public Hearing items into the record. Mr. McDonagh introduced the panel and reviewed the Public Hearing procedures. He asked Mr. Roscow who had not been at the meeting on 6/09/09 if he had reviewed the file for Special Permit & Site Plan 09-1149/WS. Mr. Roscow advised that he had reviewed the file and felt he would be able to vote on this item. Mr. Roscow also advised Mr. McDonagh and the applicant that he had worked with the Construction Engineer and CR3 in past projects, but would be able to make an impartial decision. Mr. Lee, Assistant Town Attorney asked the Applicant if there would be any objections and was advised there was none. Mr. McDonagh explained that the alternates in attendance this evening could participate in the discussion for the applications. Mr. Lee stated that the alternates would not be allowed to vote on the matters before the Commission this evening.

A. Public Hearing:

The Public Hearing opened at 8:27 p.m.

Mr. McDonagh explained that the Public Hearing for this matter is being continued from the Planning and Zoning meeting on June 9, 2009.

1. Special Permit & Site Plan 09-1149/WS

2372 Whitney Avenue, CDD-4B Zone
 Town Government Memorial Town Hall
 Police Headquarters and Fire Department
 Town of Hamden, Applicant

Public Hearing continued from 6/9/09

Mr. McDonagh asked for public comments in favor of the application and there were none. He asked for comments against the application:

Ms. Diane Hoffman, 190 Wilmot Road addressed the Commission. She stated that she is opposed to the application. She is concerned with the traffic and the safety of the public. She does not feel it would be hospitable for the cars or the pedestrians. The traffic would increase dramatically, and would be a problem for emergency vehicles that need to respond.

Mr. Andrew White, Attorney representing 112 and 122 School Street addressed the Commission and stated that his clients are concerned with the placement of the fuel tanks. The fuel tanks will be located near his clients properties, and that there is concern for any future expansion if there were use of alternative fuels. His clients are also concerned with the light pollution. He stated that there would be 24 hours of illumination which could leach over to his clients properties. Noise pollution is also a concern. He advised the Commission that his clients are opposed to the application.

Mr. Howard Hebel, 20 North Lake Drive, addressed the Commission and stated that is a registered architect. He feels that this project is a lost opportunity with the proposed design. The public facilities in Hamden have been disbursed. The Town Hall was built as a space and symbol for democracy. Eventually the offices in the building had to move out because it was falling apart. Mr. Hebel stated that there is no master plan for the civic presence of Hamden. The building is a tremendous asset for the town. The architects are not looking at the building and property in a way that over time the town could return their public facilities to one campus. Mr. Hebel objects to a historic building being turned into a prison. He feels the purpose in zoning is to divide and separate by use, and by similarity. The two main objectives should be to have appropriate use, and also that the architect have the opportunity to take a view of the building from 30,000 feet and consider a civic campus.

Ms. Marianna D'Albas, 184 Greenway Street addressed the Commission and stated that 330 people had signed a petition against the project online. She would like the Commission to listen to the residents. The traffic and pedestrian safety is a concern. She stated that the Town Hall should be preserved and not restored. Establish and nurture the building. She does not want to see an addition added to the building. She feels this is an insult to the use of Smart Code. It is a monstrous addition and destruction of the Town Hall. There would be no advantage to the future generations. There is 30,000 square feet of usable land across the street from the Town Hall that would be sufficient.

Mr. Jim Leddy, 35 Todd Street, Legislative Councilman for the 9th district addressed the Commission. He stated that parking garage that would be located next to the police station would not allow fire apparatus to access. If there were a car fire or any other incident, the fire department would be unable to enter the garage, because of the ramp. The side of the garage is also not accessible. The Fire Station has a short ramp in the front of the building. The fire trucks can not be cleaned inside and must be done on the ramp. This blocks the sidewalk and is a safety hazard. There are also environmental issues when washing the fire trucks. In the winter time the water freezes on the sidewalks and roads. He has received many calls throughout the town regarding this application, and they have been negative responses.

Ms. Michele Helou, 114 Woodlawn Street addressed the Commission. She read her prepared copy of remarks which were on behalf of herself and 9 other residents. Ms. Helou submitted a copy of her remarks to the clerk.

Mr. Carl Amento, former Mayor, 273 Highland Avenue, addressed the Commission. He read a statement he prepared regarding the proposed combination of the Police Headquarters, Town Hall and Fire Station, dated 6-12-09. He submitted a copy of his statement to the clerk.

Ms. Gail Traester, 156 Brooksvale Avenue, addressed the Commission and stated that she has lived in Hamden as a child and as an adult. The Town Hall could be an asset if it were refurbished, so that it could be used by the people of the tomorrow. There should be walkability as suggested by Smart Code. She asked that the building be preserved and not destroyed.

Ms. Carolyn Alstrum, 812 Ridge Road addressed the Commission and stated that there is no community center for the town. She does not feel that the police department will pull the town together. She said that the senior center could use the building. She feels that the the library is too small for a town this size and should be the heart beat of the town. The space in the building could be used for office space. She is opposed to the application and feels that a jail would be a waste of money and space. As a taxpayer she is against what it would cost.

Mr. Bill Burns, 297 Dunbar Hill Road addressed the Commission. He stated that he attended the public input meetings. What the building would be used for was never brought up. Ms. Altman asked if the design of the building was discussed, and Mr. Burns advised that it was.

Ms. Altman stated that what was discussed and what the process was at the public meetings is an import issue. Ms. Hellou advised that she was a member of the building committee that had been put together February 11, 2008. She had seen the design for the addition and the parking. She had criticized the schematic design and was removed from the committee by the Mayor. She discussed the the meetings that followed and that the public was allowed to make comments. Ms. DeNardis asked Ms. Hellou if the Building committee's proposal consisted of only 1 plan. Mr. McDonagh advised the Commissioners that their responsibility is for the application before them. The Commissioners discussed with Mr. McDonagh what could be considered and if they were allowed to ask for other alternative plans and the cost of the project. Mr. McDonagh advised the members that if they do not like what is before them they could deny the application.

Mr. Jeff Bianco, Architect addressed the Commission and advised the members that they have been holding meetings for one and a half years and that the cost was discussed at the meetings. This application is a Planning and Zoning issue and cost is not a factor. Mr. Roscow stated that he disagrees.

Ms. Altman stated there is a discrepancy in the number of parking spaces and would like Mr. Kops to clarify the amount. Mr. Kops advised the Commission that he would be clarifying the parking spaces in his comments.

Mr. Kops, Assistant Town Planner read his revised comments explaining the parking calculations and recommended approval with the following conditions:

- I. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - A. Revised plans containing:
 - i. Documentation providing the basis for employing an 8.27 inch per hour infiltration rate.
 - ii. A copy of the soil boring logs.
 - iii. All floor drains connected to the sanitary sewer.
 - iv. The following revisions necessary to meet the concerns of the RWA and Fire Marshal regarding on-site fueling:
 - a) **Confirmation that the fuel tank location complies with NFPA 30 regarding minimum distance from the adjoining property lines.**
 - b) Covering the area around the gasoline fueling station with an impervious surface to prevent leaks and spills of gasoline and other automotive fluids from entering the infiltration system.
 - c) Installing a concrete pad with positive limiting barriers (grooves) to contain any spilled fuel.
 - d) **Covering the fueling area with a canopy to prevent spilled petroleum from washing out of the positive limiting barriers and entering the stormwater system, unless a recommendation to waive the requirement is provided by the RWA.**
 - e) The installation of an oil spill stop valve shall be installed on the outlet side of the chamber to prevent any spilled petroleum products from entering the infiltration galleys.
 - v. **A one-way, exit-only, traffic flow north of the sally port.**
 - vi. **A fire lane on the north side of the building.**
 - vii. **Standpipes with Siamese connections for the upper level of the garage.**
 - viii. **A brief narrative explaining where police and construction personnel will park during the construction of the garage.**
 - ix. A revised photometric study that demonstrates zero foot-candles at the property boundary.
 - x. Any changes required by DOT
 - xi. A maintenance plan for both the stormwater system and the hydrodynamic separators, that includes the following:

- a) The person responsible for implementing the plan.
- b) Inspection and clean out frequencies that will ensure the optimal performance. At a minimum:
 - 1 Catch basins with sumps shall be inspected at least 3 times per year.
 - 2 Sediment and debris shall be removed at least twice per year or as soon as the deposits are within 6 inches of the outlet.
 - 3 The Stormceptors shall be inspected 3 times per year.
 - 4 Deposits shall be removed immediately after a contaminant spill, or when the sediment is 1-foot deep, but at least twice per year.
- xii. All Conditions of Approval
 - B. Approval from DOT for the work within the State right-of-way.
 - C. A Stormwater and Dewatering Wastewaters from Construction Activities Permit from DEP.
- II. Erosion and sedimentation controls shall be installed prior to any site work.
- III. During the demolition phase:
 - A. Prior to demolition, all hazardous chemicals shall be removed from the buildings by a licensed hauler.
 - B. The property owner shall have the underground fuel tanks and associated piping removed in accordance with CT DEP regulations.
 - C. If contaminated soil, contaminated ground water, or free product as a liquid or vapor is observed on site or is detected by sample analysis, the DEP must be immediately notified and corrective action in accordance with State regulations must be undertaken. Cleanup must be conducted to bring levels of contaminants below current departmental standards.
 - D. The underground fuel storage tanks shall be removed from the site.
- IV. During construction:
 - A. The RWA shall be notified at least three days in advance.
 - B. Sedimentation and erosion controls shall be inspected weekly and after each rainfall.
 - C. Catch basins shall be protected by staked hay bales while the site is unpaved. After paving, they shall be protected by a combination of filter fabric, concrete blocks and gravel or silt sack inserts.
 - D. Additional controls shall be stored on-site for any necessary repairs.
 - E. Excavated material stored on-site for any length of time shall be stabilized.
 - F. All oil, paint, and other hazardous materials shall be stored in a secondary container and placed in a locked indoor area.
 - G. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.
 - H. Any on-site fueling and repairs shall be conducted over a portable spill containment system.
 - I. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.
 - J. The RWA shall be notified of any spills of hazardous materials.
 - K. Construction activity is limited to the hours of 7:00 AM to 5:00 PM, Monday through Friday.
- V. All work must be completed by June 16, 2014.
- VI. Prior to the issuance of a Certificate of Zoning Compliance An as-built plan shall be provided.
- VII. The stormwater management system shall be properly maintained.
- VIII. Vehicle and equipment washing shall take place in a commercial establishment or at least inside a facility that directs the wastewater to the sanitary system after pretreatment through an oil/grit separator.
- IX. A supply of absorbent spill response material shall be available to clean up any spills of hazardous material such as gasoline or oil.
- X. The RWA shall be notified of any uncontrolled spill.
- XI. The RWA shall be granted access to the site for annual inspections.

The prior recommended Conditions of Approval are shown below. Those that have been removed are highlighted in boldface.

- I.
 - II. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - A. Revised plans containing:
 - i. Documentation providing the basis for employing an 8.27 inch per hour infiltration rate.
 - ii. A copy of the soil boring logs.
 - iii. All floor drains connected to the sanitary sewer.
 - iv. The following revisions necessary to meet the concerns of the RWA regarding on-site fueling:
 - a. Covering the area around the gasoline fueling station with an impervious surface to prevent leaks and spills of gasoline and other automotive fluids from entering the infiltration system.
 - b. Installing a concrete pad with positive limiting barriers (grooves) to contain any spilled fuel.
 - c. Covering the fueling area with a canopy to prevent spilled petroleum from washing out of the positive limiting barriers and entering the stormwater system.
 - d. The installation of an oil spill stop valve shall be installed on the outlet side of the chamber to prevent any spilled petroleum products from entering the infiltration galleys.
 - v. **Any revisions necessary to assure that trucks exiting the upper level of the parking garage are able to turn properly into the southbound lane of Dixwell Avenue.**
 - vi. **Confirmation from the Fire Marshall that the appropriate emergency vehicle have adequate access to the upper deck of the garage.**
 - vii. **A brief narrative explaining where police and construction personnel will park during the construction of the garage.**
 - viii. **The placement of a mesh with vines, such as wisteria to grow on the north face of the garage.**
 - ix. **The three parking spaces near the garage entrance on the western side of the building re-oriented for easier use.**
 - x. A revised photometric study that demonstrates zero foot-candles at the property boundary.
 - xi. Any changes required by DOT
 - xii. A maintenance plan for both the stormwater system and the hydrodynamic separators, that includes the following:
 - a. The person responsible for implementing the plan.
 - b. Inspection and clean out frequencies that will ensure the optimal performance. At a minimum:
 1. Catch basins with sumps shall be inspected at least 3 times per year.
 2. Sediment and debris shall be removed at least twice per year or as soon as the deposits are within 6 inches of the outlet.
 3. The Stormceptors shall be inspected 3 times per year.
 4. Deposits shall be removed immediately after a contaminant spill, or when the sediment is 1-foot deep, but at least twice per year.
 - xiii. All Conditions of Approval
 - B. Approval from DOT for the work within the State right-of-way.
 - C. A Stormwater and Dewatering Wastewaters from Construction Activities Permit from DEP.
 - III. Erosion and sedimentation controls shall be installed prior to any site work.
 - IV. During the demolition phase:
 - A. Prior to demolition, all hazardous chemicals shall be removed from the buildings by a licensed hauler.

- B. The property owner shall have the underground fuel tanks and associated piping removed in accordance with CT DEP regulations.
 - C. If contaminated soil, contaminated ground water, or free product as a liquid or vapor is observed on site or is detected by sample analysis, the DEP must be immediately notified and corrective action in accordance with State regulations must be undertaken. Cleanup must be conducted to bring levels of contaminants below current departmental standards.
 - D. The underground fuel storage tanks shall be removed from the site.
- V. During construction:
- A. The RWA shall be notified at least three days in advance.
 - B. Sedimentation and erosion controls shall be inspected weekly and after each rainfall.
 - C. Catch basins shall be protected by staked hay bales while the site is unpaved. After paving, they shall be protected by a combination of filter fabric, concrete blocks and gravel or silt sack inserts.
 - D. Additional controls shall be stored on-site for any necessary repairs.
 - E. Excavated material stored on-site for any length of time shall be stabilized.
 - F. All oil, paint, and other hazardous materials shall be stored in a secondary container and placed in a locked indoor area.
 - G. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.
 - H. Any on-site fueling and repairs shall be conducted over a portable spill containment system.
 - I. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.
 - J. The RWA shall be notified of any spills of hazardous materials.
 - K. Construction activity is limited to the hours of 7:00 AM to 5:00 PM, Monday through Friday.
- VI. All work must be completed by June 9, 2014.
- VII. Prior to the issuance of a Certificate of Zoning Compliance An as-built plan shall be provided.
- VIII. The stormwater management system shall be properly maintained.
- IX. Vehicle and equipment washing shall take place in a commercial establishment or at least inside a facility that directs the wastewater to the sanitary system after pretreatment through an oil/grit separator.
- X. A supply of absorbent spill response material shall be available to clean up any spills of hazardous material such as gasoline or oil.
- XI. The RWA shall be notified of any uncontrolled spill.
- XII. The RWA shall be granted access to the site for annual inspections.

Mr. McDonagh reviewed the process for the applicant to address the issues that had been discussed this evening. If the Public Hearing for this application is not completed by 10:00 p.m, it would be continued at a special meeting on 6/23/09.

Mr. Bianco advised the commission that reduced copies of the plans have been provided. He reviewed the plans, which consisted of the site plans, topography of the site, elevations, lighting photometric plans, code plans, site circulation plan, overall building plan elevations for interior, exterior, and garage elevations. He reviewed with the members the access to the building. He feels that the plan is respectful to the existing building. He reviewed with the Commissioners the overall function of the auditorium and stated that it would hold approximately 730 occupants. The allowed amounts of occupants is with the fire safety design. The plumbing is with the plumbing codes and exceeds the amount needed.

The Commission discussed with Mr. Bianco the comments made by the Fire Marshal. Mr. Bianco advised that there is no access to the upper deck of the parking garage, but stand pipes will be provided. The Commission asked what provisions would be made for the abutting properties. Mr. Bianco advised that there would be 6 foot stockade fences with lattice on the top placed along the property lines of the abutting residents. The fencing currently along the commercial properties would be removed. He reviewed the corrected parking count and advised the members that he

had submitted the correction to the Planning Office. He stated that the treatment of stormwater is an underground galley which meets all regulations.

Mr. McDonagh advised that the Public Hearing would be kept open and continued until next Tuesday, June 23, 2009 at 7:30 p.m. at the Legislative Council Chambers.

2. Special Permit & Site Plan 09-1151/WS

660 Sherman Avenue, M-1 Zone

Hotel/Restaurant

Mankoff Developments, LLC, Applicant

Public Hearing continued from 6/9/09

Mr. Joseph Acampora, Attorney addressed the Commission and reviewed the application. He stated that the Inland Wetlands Commission approved the project and its storm water management system on June 3, 2009. He reviewed the parking area for the maintenance building to be located at the northern portion of the site. He explained there would be a call box for a shuttle bus when the parking area is being used for the overflow from the main parking area. A parking gate can be installed if needed. He reviewed the entrance and exits for the hotel and advised the members that a condition could be added that would have the Town Engineer and BL Company determine a solution. The applicant has not done a traffic study. A traffic study had been done in detail by Quinnipiac University. The disturbance to the site will be on approximately three acres or 30 percent of the site.

Mr. Roscow asked why the walkway to the Farmington Canal was not being completed. Mr. Acampora explained that the Inland Wetland Commission concerns for the size of the walkway, and disturbance to the area. The Inland Wetland Commission had said that the applicant could return at a later date if the applicant wanted to install the walkway.

Mr. Novak, Professional Engineer, BL Companies addressed the Commission and reviewed the application. The Commission asked if the restaurant would have a formal dining room. He reviewed the plans for the restaurant and explained that there would be a formal dining area and a breakfast area. There would be 2 tiers and be 3,000 square feet in size. He reviewed the parking area and explained there would be 2 driveways. The Driveway to the north will not allow a left hand turn because of the limited site distance to the north on Sherman Avenue. He explained that the project is ready to go forward and there is a major national hotel chain that is interested in the property.

Mr. Michael Brandi, Attorney addressed the Commission reviewed with the Commissioners the plans for the restaurant. He stated that the developers want to make it attractive for the different clientele that would be staying at the hotel. The Commission asked how many employees there would be. Mr. Brandi advised that it would vary, based on how many guest there were. The Commission questioned if the hotel were full would there be ample parking. Mr. Brandi said there is ample parking on site. Mr. Grant asked if there would be a shuttle to take guest to and from the airport. Mr. Brandi was unsure. He stated to the Commissioners that the hotel has been designed for parents, visitors, executives, and alumni of the University.

Mr. Kops, Assistant Town Planner read his comments and recommended approval based on the following plans:

Proposed Hotel with Restaurant, 660 Sherman Avenue, Hamden, Connecticut, Sheets EX-1 through DN-4, dated 02/23/09 and revised 06/09/09 and architectural plans A1.01, A1.03, A2.01 and A.9.01 dated 02/24/09 and revised 06/16/09.

and the following conditions:

- XII. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
- A. Revised plans containing:
- i. Replacement of the two-way entrance at the southern end with a one-way exit.
 - ii. Both left and right-hand turns out of the primary exit unless deemed impractical by the Town Engineer.

- iii. A revised photometric study demonstrating that the lighting reaches 0 foot-candles at the property boundary on all sides..
- iv. A paved sidewalk connecting the hotel and the satellite parking lot.
- v. Re-paving of any portion of Old Sherman Avenue and Sherman Avenue that is excavated or damaged during the course of the project.
- vi. Expansion of the tracking pad to 75 feet in length, with the first 25 feet nearest the road paved.
- vii. All Conditions of Approval.

B. A Stormwater and Dewatering Wastewaters from Construction Activities Permit from DEP.

C. Approval of floor plans by QVHD.

D. A performance bond in an amount determined by the Town Planner and Town Engineer.

E. A \$10,000 maintenance bond for the protection of the detention basin and related stormwater management system infrastructure.

XIII. Prior to the start of construction:

A. The site must be cleared of all drums tanks and other debris.

B. Erosion and sedimentation controls shall be installed.

C. The RWA must be notified at least three days prior to the commencement of work.

XIV. During the construction phase:

A. Hours of operation are limited to between 7:00 am and 5:00 pm, Monday through Friday.

B. Public roads traveled by project trucks and equipment shall be inspected regularly and cleaned whenever necessary.

C. Catch basins shall be protected by staked hay bales while the site is unpaved. After paving, they shall be protected by a combination of filter fabric, concrete blocks and gravel or silt sack inserts.

D. The basin area shall be protected from compaction by heavy equipment during construction and shall be excavated to final grade only after the entire drainage area has been stabilized.

E. If the basin area is used as a temporary sediment control basin, the elevation shall be at least two feet above final grade, with excavation to final grade completed after the drainage area has been stabilized, to protect the permeability of the basin floor. The side slopes shall be no steeper than 3:1.

F. Controls shall be inspected weekly and after each rainfall.

G. Additional controls shall be stored on-site for any necessary repairs.

H. All stockpiles of excavated material remaining on-site for more than a month shall be temporarily seeded or covered.

I. All oil, paint, and other hazardous materials shall be stored in a secondary container and placed in a locked indoor area.

J. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.

K. Any on-site fueling and repairs shall be conducted over a portable spill containment system.

L. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.

M. The RWA shall be notified of any spills of hazardous materials.

XV. At the completion of construction, prior to the issuance of a Certificate of Zoning Compliance:

A. The facility must obtain a food service license from QVHD.

B. An As-Built plan must be provided and approved.

XVI. Once the hotel has opened:

A. The applicant must adhere to the stormwater management plan listed in the plans.

B. No waste water shall be dumped outside the building.

C. There shall be no dumping of dirty mop water or cleaning of floor mats or kitchen equipment outside of the building, as stated on the plans.

D. The dumpsters shall be kept plugged, covered and inside a screened enclosure at all times.

- E. Special care shall be taken with any grease dumpsters to prevent spills. The pick-up of waste grease shall be carefully monitored and spills shall be promptly and properly remediated.
- F. RWA inspectors shall be granted access to the site to conduct routine inspections.
- G. All work must be completed by June 16, 2014.

Mr. McDonagh asked Mr. Acampora if the applicant would want the condition 1.a.iv removed. Mr. Acampora stated that he would want that condition removed. Mr. McDonagh stated to Mr. Acampora that the plans show the bar as a sports bar. Mr. Acampora had spoken with the owners, and it is not their intent to have a sports bar, but an upscale facility. Mr. Grant asked if someone has been hired to run the bar. Mr. Acampora advised the Commission that they have not hired or named the bar because it is part of the facility.

Mr. McDonagh asked for comments from the Commission:

Mr. Moses said he would like some type of validation of the traffic studies done by Quinnipiac University that would address the traffic coming from the hotel. Mr. Acampora stated that the majority of the departure times would be from 7 a.m. to 9 a.m., and the traffic reports have been reviewed. Mr. McDonagh advised the members that there is a letter in their package dated 6/15/09 that addresses the traffic issue. Mr. Moses stated that his concern for the increase in traffic is because the facility will be full the majority of the time. Mr. Acampora stated that they are hoping for full occupancy 60 percent of the time, but it may be as high as 80 percent.

Mr. Roscow asked if they could work out an agreement for access to the Canal with Anthonol who has a picnic area behind their building. Mr. Acampora reviewed the plans showing the old farm roads located to the rear of the property. Mr. Roscow asked if there should be a sign or chain link across the north parking area to limit parking, and deter people from using it.

Mr. Grant asked when the project would start. Mr. Acampora stated that they have the financing in place and would like to start the project when the appeal period has ended.

Mr. McDonagh questioned the placing of a walkway over the wetlands. Mr. Acampora reviewed with the Commission the wetland buffer area and the culvert that goes under Sherman Avenue. Mr. Novak advised the members that if there were a sidewalk it would go over the culvert, and any disturbance to the area would come under Inland Wetlands review.

Mr. McDonagh asked for comments against the application and there were none. He asked for comments in favor of the application:

Mr. John Rissotto of Sherman Avenue addressed the Commission. He stated that Sherman Avenue had been developed for industrial use. He said that placing a hotel on Sherman Avenue would be taking manufacturing away from the area. The property is in an area that has red rock. The area is wet, and he reviewed how the water runs off the area. He had looked into purchasing the property in the past. He is not against or in favor of the project. He is unsure why a hotel is being put in an industrial area, except for the university being there. He is unsure how it was approved by Inland Wetlands. He feels that the location should be used by industrial businesses.

Mr. McDonagh asked for further comments:

Mr. Richard DePodesta, 2508 Whitney Avenue addressed the Commission. He stated that if you go up and down Sherman Avenue there are many vacant buildings with real estate signs. The area is no longer used for just industrial purposes. There is a catering hall used for weddings, daycares and the university. Mr. McDonagh stated that he had the same questions when they were making a change to the zoning regulations allowing a hotel in this area.

Mr. Risotto stated that the economy is bad, but he does not see a lot of buildings for sale. He asked where the industrial buildings would be placed in the future. He had helped develop the area for industrial use. He stated that Mr. DePodesta is a realtor looking to sell the property.

Mr. Dimenstein asked if there is a possibility that the restaurant would have music which would attract the students from the university. Mr. Acampora stated that the applicant does not want to deter from the class of the hotel. The project is a substantial investment. He advised the Commission that there are many neighbors who are in favor of the hotel.

Mr. McDonagh asked for further comments and there were none.

This evenings Public Hearing was closed at 10:50 p.m.

B. Special Meeting:

1. **Special Permit & Site Plan 09-1149/WS**
2372 Whitney Avenue, CDD-4B Zone
Town Government Memorial Town Hall
Police Headquarters and Fire Department
Town of Hamden, Applicant

Tabled until the 6/23/09 Special Meeting.

2. **Special Permit & Site Plan 09-1151/WS**
660 Sherman Avenue, M-1 Zone
Hotel/Restaurant
Mankoff Developments, LLC, Applicant

Mr. Grant made the motion to approve Special Permit & Site Plan 09-1151 as recommended by Mr. Kops, Assistant Town Planner and change condition 1.a.iv to read the satellite parking lot will have an electronic gate, and the following conditions:

- I. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - A. Revised plans containing:
 - i. Replacement of the two-way entrance at the southern end with a one-way exit.
 - ii. Both left and right-hand turns out of the primary exit unless deemed impractical by the Town Engineer.
 - iii. A revised photometric study demonstrating that the lighting reaches 0 foot-candles at the property boundary on all sides.
 - iv. The satellite parking lot with an electronic gate.
 - v. Re-paving of any portion of Old Sherman Avenue and Sherman Avenue that is excavated or damaged during the course of the project.
 - vi. Expansion of the tracking pad to 75 feet in length, with the first 25 feet nearest the road paved.
 - vii. All Conditions of Approval.
 - B. A Stormwater and Dewatering Wastewaters from Construction Activities Permit from DEP.
 - C. Approval of floor plans by QVHD.
 - D. A performance bond in an amount determined by the Town Planner and Town Engineer.
 - E. A \$10,000 maintenance bond for the protection of the detention basin and related stormwater management system infrastructure.
- II. Prior to the start of construction:
 - A. The site must be cleared of all drums tanks and other debris.
 - B. Erosion and sedimentation controls shall be installed.

- C. The RWA must be notified at least three days prior to the commencement of work.
- III. During the construction phase:
 - A. Hours of operation are limited to between 7:00 am and 5:00 pm, Monday through Friday.
 - B. Public roads traveled by project trucks and equipment shall be inspected regularly and cleaned whenever necessary.
 - C. Catch basins shall be protected by staked hay bales while the site is unpaved. After paving, they shall be protected by a combination of filter fabric, concrete blocks and gravel or silt sack inserts.
 - D. The basin area shall be protected from compaction by heavy equipment during construction and shall be excavated to final grade only after the entire drainage area has been stabilized.
 - E. If the basin area is used as a temporary sediment control basin, the elevation shall be at least two feet above final grade, with excavation to final grade completed after the drainage area has been stabilized, to protect the permeability of the basin floor. The side slopes shall be no steeper than 3:1.
 - F. Controls shall be inspected weekly and after each rainfall.
 - G. Additional controls shall be stored on-site for any necessary repairs.
 - H. All stockpiles of excavated material remaining on-site for more than a month shall be temporarily seeded or covered.
 - I. All oil, paint, and other hazardous materials shall be stored in a secondary container and placed in a locked indoor area.
 - J. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.
 - K. Any on-site fueling and repairs shall be conducted over a portable spill containment system.
 - L. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.
 - M. The RWA shall be notified of any spills of hazardous materials.
- IV. At the completion of construction, prior to the issuance of a Certificate of Zoning Compliance:
 - A. The facility must obtain a food service license from QVHD.
 - B. An As-Built plan must be provided and approved.
- V. Once the hotel has opened:
 - A. The applicant must adhere to the stormwater management plan listed in the plans.
 - B. No waste water shall be dumped outside the building.
 - C. There shall be no dumping of dirty mop water or cleaning of floor mats or kitchen equipment outside of the building, as stated on the plans.
 - D. The dumpsters shall be kept plugged, covered and inside a screened enclosure at all times.
 - E. Special care shall be taken with any grease dumpsters to prevent spills. The pick-up of waste grease shall be carefully monitored and spills shall be promptly and properly remediated.
 - F. RWA inspectors shall be granted access to the site to conduct routine inspections.
- VI. All work must be completed by June 16, 2014.

Mr. Roscow seconded the motion. The motion passed unanimously.

3. Minor Amendment to Special Permit & Site Plan 08-1123/WS

225 Skiff Street, CDD-2 Zone

Athletic Facility

Hamden Hall Country Day School, Inc., Applicant

Mr. Dan Kops, Assistant Town Planner read his comments and recommended approval of the proposed changes shown on the plans SP-1, GD-1 and EN-1 bearing a revision date of May 27, 2009 and the elimination of Condition of Approval I.a.xiii., "A sidewalk along the entire property frontage along Skiff Street, with curb cut ramps that meet town and ADA standards."

Ms. Altman made the motion to approve the Minor Amendment to Special Permit & Site Plan 08-1123/WS as recommended by the Assistant Town Planner with the elimination of Condition of Approval I.a.xiii., "A sidewalk along the entire property frontage along Skiff Street, with curb cut ramps that meet town and ADA standards." Mr. Roscow seconded the motion. The motion passed unanimously.

C. Adjournment

Ms. Altman made the motion to adjourn. Mr. Roscow seconded the motion. There was no further discussion. The motion passed unanimously.

The meeting adjourned at 10:55 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions