



Town of Hamden
Planning and Zoning Department

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June 10, 2010

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, June 8, 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
 Bob Roscow
 Ed Sullivan
 Brack Poitier
 Jon Cesare

Staff in attendance:

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

Mr. McDonagh called the meeting to order at 7:03 p.m. The clerk read the Public Hearing items into the record. Mr. McDonagh introduced the panel and reviewed the Public Hearing 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 7/15/10
Postponed until July 13, 2010

2. Special Permit & Site Plan 10-1164/WS

1125 Shepard Avenue, R-3 zone
 Hydrogen Fuel Station
 Town of Hamden, Applicant
Deadline to open Public Hearing 7/15/10

Ms. Florence Villano, Grant Administrator, Town of Hamden, addressed the Commission and reviewed the application. Ms. Villano stated that a \$250,000.00 grant is being given to the Town from the State of Connecticut Department of Economic Development to build a hydrogen fuel station. She explained that it will be located on town property at the Public Works Department. Ms. Villano said that the Greater New Haven Transit District(GNHTD) has received a 1.2 million dollar grant to develop the mini bus that will be used with the hydrogen fuel.

Mr. Dan Kops, Assistant Town Planner, read his comments which recommended approval with conditions as stated.

Mr. McDonagh asked what size the bus would be. Ms. Villano stated that it would be the size of the mini buses that are currently being used by the GNHTD. Mr. Kops advised the Commission that the size of the mini bus would be twenty two feet. Ms. Villano explained that the mini bus would be built and dedicated for use by elderly services in

the Town of Hamden and that the project should be ready for operation in September. Mr. McDonagh asked how many buses could the facility service.

Mr. Martin Shimko, President, Avalence, LLC, addressed the Commission and said that the size of the fuel station would only be big enough to give the mini bus one full tank of fuel each day, but it can be expanded to fuel two to three buses by adding another module. There is one unit that takes electricity that produces the hydrogen which is stored in tanks with a dispenser to distribute the fuel. If additional modules are added the cost would be decreased if the size is increased. Mr. McDonagh asked how long can a bus go on a tank of fuel.

Mr. Steven Castaneda, Professional Engineer, Jakes Associates, Inc., addressed the Commission and stated that there is a range of 150 miles. It is a plug-in electric fuel cell hydrogen bus that is stored on the vehicle via a battery. Mr. McDonagh asked if the look of the mini bus will look the same as the GNHTD's. Mr. Castaneda said that the style of the bus will be a shorter version of the CT Transit buses.

Mr. Poitier asked how and where will the batteries be disposed of. Mr. Castaneda stated that the operating life of a battery is five years and they will be returned to the manufacturer to be recycled.

Mr. Sullivan asked how much over the \$250,000.00 grant money would the cost of the project be. Ms. Villano stated that any amount over the \$250,000.00 to complete the project would be paid by the GNHTD. She explained that there will be separate meters for the hydrogen fuel station and that the cost of the electricity and water would be paid for by the GNHTD. Mr. Sullivan asked if the system were to be expanded who would pay for it and if there would be enough room on the site for an expansion.

Mr. Shimko said that the cost for an additional module would be about the same price as the first system. He explained that if there were to be ten or more buses then a larger site may be needed.

Mr. Castandeda explained that they like the Public Work site, but eventually if more fuel is needed for a larger fleet they would need to look at different sites. GNHTD would then like to explore a location that would allow a maintenance yard.

Mr. McDonagh asked if there were comments in favor or against the application. There were none.

Mr. McDonagh closed the Public Hearing.

3. Major Amendment to Special Permit 96-788

105 & 109 Sanford Street, T-4 zone

Cheerleading School & Dancing School

Bernard Pellegrino, Applicant

Deadline to open Public Hearing 7/15/10

Mr. Dan Kops, Assistant Town Planner, read his comments which recommended approval with conditions stated.

Mr. Bernard Pellegrino, Sr., Attorney addressed the Commission and stated that there were no objections to the conditions of approval as stated by Mr. Kops.

Mr. McDonagh asked if there were comments in favor or against the application. There were none.

Mr. McDonagh closed the Public Hearing.

B. Regular Meeting:

1. Special Permit & Site Plan 09-1159/WS

3139 Whitney Avenue

Multi-family housing

Bernard Pellegrino, Attorney
Postponed until July 13, 2010

2. Special Permit & Site Plan 10-1164/WS

1125 Shepard Avenue, R-3 zone
 Hydrogen Fuel Station
 Town of Hamden, Applicant

Mr. Roscow made the motion to approve the Application 10-1164/WS as recommended by Mr. Kops, Assistant Town Planner, and the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must:
 - a. Provide for approval by the Town Engineer and Town Planner revised plans containing:
 - i. The project site location shown in the title block of each drawing.
 - ii. The easements and access rights on the property in favor of the Greater New Haven Transit District.
 - iii. The sign and seal of a Connecticut licensed professional engineer.
 - iv. The required utility depths, bollard footing dimensions, equipment and parking pad depths, base material, reinforcing and other details that are labeled "TBD" by Contractor" on the preliminary plans.
 - b. Obtain approval from the Legislative Council for the temporary and permanent easements per C.G.S 8-24..
2. Upon completion and prior to use, an as-built plan of the hydrogen station facility, including the type, size and depth of conduits installed in the utility trench, signed and sealed by a Connecticut licensed land surveyor, must be submitted.
3. All work should be completed by June 8, 2015.

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

3. Major Amendment to Special Permit 96-788

105 & 109 Sanford Street, T-4 zone
 Cheerleading School & Dancing School
 Bernard Pellegrino, Applicant

Mr. Roscow made the motion to approve the Major Amendment to Special Permit & Site Plan 96-788 as recommended by Mr. Kops, Assistant Town Planner, and the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner revised plans containing:
 - a. A corrected table of parking requirements.
 - b. Removal of the paving in the northern parking area and the addition of a label indicating the area is reserved for overflow parking only.
2. All work should be completed by June 8, 2015.

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

C. Old Business/ New Business

1. Review minutes of April 13, 2010

Mr. Sullivan made the motion to approve the minutes as written. Mr. Roscow seconded the motion. The motion passed unanimously.

2. Review minutes of May 11, 2010

Mr. Sullivan made the motion to approve the minutes as written. Mr. Poitier seconded the motion. The motion passed unanimously.

3. Review minutes of May 18, 2010(Planning Section)

Mr. McDonagh stated that the minutes of May 18, 2010 will be tabled until the June 22, 2010 meeting.

4. Review minutes of April 20, 2010(Planning Section)

Mr. Roscow made the motion to approve the minutes as written. Mr. Cesare seconded the motion. Mr. McDonagh, Mr. Cesare and Mr. Roscow voted in favor of the motion. The motion passed 3-0-0.

5. Review minutes of May 25, 2010(Zoning Section)

Mr. Poitier made the motion to approve the minutes as written. Mr. Sullivan seconded the motion. Mr. Poitier and Mr. Sullivan voted in favor of the motion. The motion passed 2-0-0

6. Appointment of representatives to the Regional Planning Agency
Voting Member and Alternate

Mr. McDonagh stated he would be the Voting Member and Representative to the Regional Planning Agency for the remainder of the term 2010-2011. Mr. McDonagh appointed Mr. Sullivan as the Alternate for the remainder of the term 2010-2011.

7. Election of Vice-Chair

Mr. McDonagh explained that when the P&Z By-Laws were amended, the Planning Section & Zoning Section were consolidated into the full P & Z and a Vice-Chair needs to be elected. Mr. McDonagh nominated Mr. Roscow for Vice-Chair. Mr. Poitier seconded the motion. Mr. McDonagh asked if there were any more nominations and there were none. Mr. McDonagh called for a vote. Mr. Roscow was unanimously elected Vice-Chair of the Commission for the remainder of the term 2010-2011.

8. 3085 Whitney Avenue-Minor Amendment to Special Permit 06-1079

Ms. Leslie Creane, Town Planner reviewed the application and advised the Commission that she has signed it.

D. Adjournment

Mr. Sullivan made the motion to adjourn. Mr. Roscow seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:47 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions