



**Town of Hamden**  
**Planning and Zoning Department**

**Hamden Government  
Center  
2750 Dixwell Avenue  
Hamden, CT 06518  
Tel: (203) 287-7070  
Fax: (203) 287-7075**

October 28, 2009

**MINUTES: THE ZONING SECTION, PLANNING & ZONING COMMISSION**, Town of Hamden, held a Regular Meeting on Tuesday, October 27, 2009 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT and the following items were reviewed:

Commissioners in Attendance:

Joe McDonagh, Planning & Zoning Chair  
Greg Tignor, sitting for Ed Grant  
Ralph Marottoli, sitting for Jerry Dimenstein

Staff in attendance:

Dan Kops Jr., Assistant Town Planner  
Tim Lee, Assistant Town Planner  
Stacy Shellard, Commission Clerk

Mr. McDonagh called the meeting to order at 7:00 p.m., reviewed the agenda and meeting procedures, and introduced the panel.

**A. Regular Meeting:**

**1) Site Plan 09-1449/WS**

2993 Whitney Avenue, B-1 Zone  
Addition to existing firehouse  
Carl M. Porto Sr., Applicant  
**Postponed at the request of applicant**

**2) Site Plan 09-1450/WS**

2989 Whitney Avenue, B-1 zone  
Bank with drive-through window  
Carl M. Porto Sr., Applicant  
**Postponed at the request of applicant**

**3) Site Location Approval 09-011**

1822 State Street, R-4 zone  
Used car dealership  
Dan Reardon, Applicant

Mr. McDonagh reviewed the application and Mr. Kops' comments and recommendations for approval.

***Mr. Tignor made the motion to approve the application for Location Approval 09-011 as recommended by Mr. Kops, Assistant Town Planner with the following conditions:***

1. The applicant must obtain a Zoning Permit.
2. All catch basins with sumps should be inspected at least three times a year. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
3. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.

4. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
5. Scrap metal or other parts in contact with petroleum products should be stored in a watertight container.
6. Solid waste material should be placed in an appropriately sized, covered solid waste dumpster. The dumpsters should be plugged
7. All vehicle washing should be conducted indoors.
8. All servicing of vehicles, including oil changes, transmission work, radiator flushing and repairs, parts and engine cleaning and part stripping from junked vehicles should be conducted indoors on an impervious surface.
9. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
10. All damaged vehicles should be stored indoors.
11. All of the Conditions of Approval should be placed on the site plan map.

***Mr. Marottoli seconded the motion. The motion passed unanimously.***

**4) Site Plan 08-1434**

100 Overlook Drive, M-1 zone  
Request to release bond-amount \$146,843.00  
Burt Processing, Applicant

Mr. McDonagh reviewed the request to release the bond in the amount of \$146,843.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer.

***Mr. Tignor made the motion to release the bond in the amount of \$146,843.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Mr. Marottoli seconded the motion. The motion passed unanimously.***

**5.) Site Location Approval 09-012**

1607 Dixwell Avenue, CDD-1 Zone  
General repair  
Hoods Up, LLC

Mr. McDonagh reviewed the application and Mr. Kops' comments and recommendations for approval.

Mr. Chris Hood, Applicant addressed the Commission and stated he accepted the conditions for approval.

***Mr. Marottoli made the motion to approve the application for Location Approval 09-012 as recommended by Mr. Kops, Assistant Town Planner with the following conditions:***

1. The applicant must obtain a Zoning Permit.
2. All catch basins with sumps should be inspected at least three times a year. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
3. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
4. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
5. Scrap metal or other parts in contact with petroleum products should be stored in a watertight container.
6. Solid waste material should be placed in an appropriately sized, covered solid waste dumpster. The dumpsters should be plugged
7. All vehicle washing should be conducted indoors.

8. All servicing of vehicles, including oil changes, transmission work, radiator flushing and repairs, parts and engine cleaning and part stripping from junked vehicles should be conducted indoors on an impervious surface.
9. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
10. All damaged vehicles should be stored indoors.
11. All of the Conditions of Approval should be placed on the site plan map.

***Mr. Tignor seconded the motion. The motion passed unanimously.***

**B. Old Business/New Business**

1. Review Minutes of June 23, 2009

Tabled until the October 27, 2009 meeting

2. Review Minutes of September 22, 2009

***Mr. Marottoli made the motion to approve the minutes as written. Mr. Tignor seconded the motion. The motion passed unanimously.***

3. Minor Amendment Site Plan 60-0013, 1978 State Street

Mr. McDonagh reviewed the application and stated that Ms. Leslie Creane, Town Planner, had signed it.

**C. Adjournment**

***Mr. Marottoli made the motion to adjourn. Mr. Tignor seconded the motion. The motion passed unanimously.***

The meeting adjourned at 7:06

**Submitted by:** \_\_\_\_\_  
Stacy Shellard, Clerk of Commissions