



## Town of Hamden Planning and Zoning Department

**Hamden Government  
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November 30, 2009

**MINUTES: THE ZONING SECTION, PLANNING & ZONING COMMISSION**, Town of Hamden, held a Regular Meeting on Tuesday, November 24, 2009 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden, CT and the following items were reviewed:

Commissioners in Attendance: Joe McDonagh, Planning and Zoning Chair  
Ed Grant, Zoning Section Chair  
Bob Roscow  
Ralph Marottoli sitting for Don Moses

Staff in attendance: Leslie Creane, Town Planner  
Dan Kops Jr., Assistant Town Planner  
Stacy Shellard, Commission Clerk

Mr. Grant called the meeting to order at 7:02 p.m., reviewed the agenda and meeting procedures, and introduced the panel.

### A. Regular Meeting:

- 1) **Site Plan 09-1450/WS**  
2989 Whitney Avenue, B-1 zone  
Bank with drive-through window  
Carl M. Porto Sr., Applicant

Mr. Carl Porto, Attorney, addressed the Commission and reviewed the location of the building. He explained that currently Prezioso Furs is located at the site and will be moving to a different location on the property. A bank has approached the owner of the property and is interested in leasing the space where Prezioso Furs is located. Mr. Porto stated that the ZBA has approved a variance that would allow an overhang so that there can be a drive-through window. The application is asking for a change of use to a financial institution at this location.

Mr. Hunter Smith, Architect, addressed the Commission and reviewed the application. He reviewed the plans that were submitted with the application. There will be a drive-through window located on the side of the building. It will be located on the side of the building where the fire station abuts the property. He explained the queuing ratio needed for the drive-through window. Mr. Smith said that there would be minor modifications to the rear of the building to allow for the bank vault and the interior space that will be renovated. He reviewed the parking spaces that are required and noted there will be handicapped access into the building. The exterior of the building will have the same look. Mr. Smith reviewed the materials that will be used.

Mr. Hunter reviewed Mr. Kops' recommendations and stated that the ramp will be formed with concrete and pavers, and they will use stones to complete it. He said that there are no objections to the remainder of the conditions which will be incorporated into the construction drawings. He reviewed the GNHWPCA comments and will make the necessary changes for the existing laterals.

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

“As-Built Plot Plan, 2989 Whitney Avenue, Hamden CT,” Sheet C-1, dated July 8, 2009, and “Proposed Site Plan,” Sheet C-1, dated August 13, 2009 prepared by John Paul Garcia \* Assoc. PC, “Mt Carmel Center Proposed Bank Branch,” Sheet A.1 and A.2, dated June 3, 2009, prepared by Hunter Smith Associates, “Revised Parking & Planting Plan,” Sheet SP-1, dated August 12, 2009, revised November 12, 2009, prepared by Hunter Smith Associates and Tavella Design Group, LLC.

With the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must provide revised plans containing the following, for approval by the Town Engineer and Town Planner:
  - A. A table showing the number of required and provided parking spaces.
  - B. Signage restricting use of the five parking spaces to the rear to use by employees.
  - C. A note stating where sidewalks are less than six feet wide, curb stops are required.
  - D. Parking space lengths and widths.
  - E. Numbered parking spaces.
  - F. Dimensions of the handicap accessible parking space and striping in the area east of it.
  - G. The radius on all curves.
  - H. Clear differentiation in the line weights used to distinguish between existing conditions and the proposed work.
  - I. The dimensions of the proposed addition.
  - J. The distance between the Drive In Teller addition and the nearest property line.
  - K. Identification of all site improvements including but not limited to ramps, wall and steps should be identified, as well as the materials to be used in their construction and their dimensions.
  - L. Proposed grades that maintain existing surface water flow patterns in the vicinity of the proposed island area located easterly of the northerly parking area. A leak-off or some other method of conveyance should be added if necessary.
  - M. Treatment of roof drains.
  - N. A Stormwater System Maintenance Plan which identifies a maintenance schedule and responsible parties.
  - O. Consistency between the site plan and architectural plan regarding proposed Drive In Teller's proximity to the property line.
  - P. Any changes required by the GNHWPCA.
  - Q. All conditions of approval.
2. Prior to the Issuance of a Zoning Permit the applicant must:
  - A. Obtain a sewer connection permit for use of the existing sewer connection or construction a new connection, as required by the GNHWPCA prior to beginning any work.
  - B. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.
3. During construction:
  - A. Silt sack inserts should be used to prevent soil deposits from entering the collection structures, in any catch basins that may be affected by the project.
  - B. Erosion controls should be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary.
  - C. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary contained and kept in a locked indoor area with an impervious floor when not being used.
  - D. Any on-site fueling and repairs should be conducted over a portable spill containment system.
  - E. A supply of absorbent spill response material should be kept on-site to clean up any spills of hazardous materials.
4. All work must be completed by November 24, 2014.

Mr. McDonagh asked where the ATM will be located. Mr. Hunter explained that the ATM will be located in the vestibule and reviewed the location with the Commission. Mr. McDonagh asked if there will be signage indicating “exit only” for the drive-through. Mr. Hunter stated that there will be signage.

Mr. Kops suggested that there should be a condition for a sign that says “right hand turn only” and one that says “do not enter”.

Mr. McDonagh expressed concern for cars that are pulling out of parking spaces and the cars that are in queue for the drive-through teller. Mr. Hunter reviewed the opening space that would allow cars to leave the queuing area if they wanted to move into the parking area.

Mr. Marottoli asked if the exit located at the northwest corner of the property will be for entering and exiting the property. Mr. Hunter explained that it will be used to exit the property only and there will be a sign. Mr. Roscow asked if the exit located next to the fire station will be for a right hand turn only. Mr. Porto said the exit will be for right hand turns only.

Mr. Kops suggested to the Commission that they should add a condition Q which states: A “no entry “sign and a “no left hand turn” sign should be located at the northern driveway exit, and the existing condition “Q “would be changed to condition “R”.

***Mr. Roscow made the motion to approve the motion to approve Site Plan 09-1480/WS and with the conditions discussed by Mr. Kops: A “no entry “sign and a “no left hand turn” sign should be located at the northern driveway exit. The existing condition “Q “ would become condition “R”, and the following conditions recommended by Mr. Kops, Assistant Town Planner:***

1. Prior to the Issuance of a Zoning Permit the applicant must provide revised plans containing the following, for approval by the Town Engineer and Town Planner:
  - A. A table showing the number of required and provided parking spaces.
  - B. Signage restricting use of the five parking spaces to the rear to use by employees.
  - C. A note stating where sidewalks are less than six feet wide, curb stops are required.
  - D. Parking space lengths and widths.
  - E. Numbered parking spaces.
  - F. Dimensions of the handicap accessible parking space and striping in the area east of it.
  - G. The radius on all curves.
  - H. Clear differentiation in the line weights used to distinguish between existing conditions and the proposed work.
  - I. The dimensions of the proposed addition.
  - J. The distance between the Drive In Teller addition and the nearest property line.
  - K. Identification of all site improvements including but not limited to ramps, wall and steps should be identified, as well as the materials to be used in their construction and their dimensions.
  - L. Proposed grades that maintain existing surface water flow patterns in the vicinity of the proposed island area located easterly of the northerly parking area. A leak-off or some other method of conveyance should be added if necessary.
  - M. Treatment of roof drains.
  - N. A Stormwater System Maintenance Plan which identifies a maintenance schedule and responsible parties.
  - O. Consistency between the site plan and architectural plan regarding proposed Drive In Teller's proximity to the property line.
  - P. Any changes required by the GNHWPCA.
  - Q. A “no entry “sign and a “no left hand turn” sign should be located at the northern driveway exit.**
  - R. All conditions of approval.
2. Prior to the Issuance of a Zoning Permit the applicant must:
  - A. Obtain a sewer connection permit for use of the existing sewer connection or construction a new connection, as required by the GNHWPCA prior to beginning any work.
  - B. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.
3. During construction:
  - F. Silt sack inserts should be used to prevent soil deposits from entering the collection structures, in any catch basins that may be affected by the project.

- G. Erosion controls should be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary.
  - H. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary contained and kept in a locked indoor area with an impervious floor when not being used.
  - I. Any on-site fueling and repairs should be conducted over a portable spill containment system.
  - J. A supply of absorbent spill response material should be kept on-site to clean up any spills of hazardous materials.
4. All work must be completed by November 24, 2014.

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

**2) Site Plan 09-1452**

400 Goodrich Street, B-2 zone  
Office Building  
Tri-Con Construction Managers, Applicant

Postponed until the 12-22-09 meeting at the request of the applicant

**3) Site Plan 09-1453/WS**

44 Guenevere Court, R-2 zone  
Accessory apartment  
Alan Faticone, Applicant

Mr. Faticone, applicant, addressed the Commission and stated that he would like to postpone his application until the next meeting. He stated that he would like to review the conditions of approval recommended by Mr. Kops, Assistant Town Planner with his attorney.

***Mr. McDonagh made the motion to table Site Plan 09-1453 until the December 22, 2009 meeting. Mr. Marottoli seconded the motion. The motion passed unanimously.***

Mr. Kops explained that the applicant should grant a 35 day extension for the application. Mr. Faticone asked that there be a 35 day extension for his application.

**B. Old Business/New Business**

1. Review Minutes of June 23, 2009

***Mr. Roscow made the motion to approve the minutes as written. Mr. McDonagh seconded the motion. Mr. McDonagh, Mr. Roscow and Mr. Grant voted in favor of the motion. The motion passed.***

2. Review Minutes of October 27, 2009

***Mr. Marottoli made the motion to approve the minutes as written. Mr. McDonagh seconded the motion. Mr. Marottoli and Mr. McDonagh voted in favor of the motion. The motion passed.***

3. Minor Amendment Site Plan 79-529, 3500 Whitney Avenue

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

Mr. McDonagh advised the Commission that the Public Hearing for the proposed zoning regulations will begin on December 1, 2009.

**C. Adjournment**

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

The meeting adjourned at 7:32 p.m.

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