



## Town of Hamden Planning and Zoning Department

Hamden Government  
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May 26, 2009, revised June 8, 2009

**AGENDA: THE ZONING SECTION, PLANNING & ZONING COMMISSION**, Town of Hamden, held a Regular Meeting on Tuesday, May 26, 2009 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden, CT and the following was reviewed:

Commissioner in Attendance: Ed Grant, Zoning Section Chair  
Joe McDonagh, Planning & Zoning Chair  
Ralph Marottoli, Sitting for Gerald Dimenstein  
Robert Roscow

Staff in Attendance: Leslie Creane, Town Planner  
Dan Kops, Assistant Town Planner  
Peggy Craft, Acting Commission Clerk

**Chairman Grant called the meeting to order at 7:00 PM.**

### **Regular Meeting:**

- 1) Site Location approval 09-008**  
1665 Dixwell Avenue, CDD-1 Zone  
Auto Repair Shop  
Frederick Uihlein, Jr., Applicant

It was noted that the application is listed in the office as **Site Location approval 09-008 and on the Agenda as 09-007.**

Frederick Uihlein, the applicant appeared before the Commission. He explained that he is seeking approval to open an auto repair shop in part of an existing, multi-use building. The facility will contain two hydraulic lifts. No site work is proposed.

Mr. Kops said that given the current uses on the site and the small size of the proposed automotive repair shop the location appears to be appropriate. He added that the recommendations of the RWA and OVHD should be incorporated into the conditions of approval.

Mr. Kops said the Planning and Zoning Department staff recommends approval of Site Location 09-008 with the following conditions:

1. The applicant should provide the RWA with information concerning the last pressure test and details regarding the tank. If the tank has exceeded the allowable lifespan or developed a leak it should be replaced with an above-ground tank stored inside the building on an impervious surface.
2. The catch basins should be cleaned and repair as necessary.
3. The catch basins and drywells should be inspected at least three times a year.
4. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
5. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.

6. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
7. Waste material, including any contaminated soil or gravel around them, should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations.
8. If stored outside the containers should be within some form of secondary containment and sheltered from precipitation.
9. 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.
10. Solid waste dumpsters should be placed on paved surfaces.
11. Scrap metal or other parts in contact with lubricant should be stored in a watertight container to prevent the accumulation and contamination of stormwater.
12. All vehicle washing should be conducted indoors.
13. 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.
14. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
15. Damaged vehicles that are leaking automotive fluids should be stored inside the garage or at a minimum on an impervious surface where the leaks can be contained and cleaned up.
16. RWA inspectors should continue to be granted access to this property during the annual inspection program.
17. All conditions of approval should be listed on the map to be filed with the Department of Motor Vehicles and the Planning and Zoning Department.

Chairman Grant asked if the Commissioners present had any questions. There was a short discussion regarding the hydraulic equipment that will be used. The applicant stated that the lifts would be electric.

Next, Chairman Grant asked for a motion regarding this request. **Commissioner Roscow motioned to approve Site Location 09-008, 1665 Dixwell Avenue, subject to the conditions recommended in the Assistant Town Planner's Memo of May 26, 2009, and also that the lifts will be electric not hydraulic and the following conditions:**

1. The applicant should provide the RWA with information concerning the last pressure test and details regarding the tank. If the tank has exceeded the allowable lifespan or developed a leak it should be replaced with an above-ground tank stored inside the building on an impervious surface.
2. The catch basins should be cleaned and repair as necessary.
3. The catch basins and drywells should be inspected at least three times a year.
4. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
5. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
6. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
7. Waste material, including any contaminated soil or gravel around them, should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations.
8. If stored outside the containers should be within some form of secondary containment and sheltered from precipitation.
9. 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.
10. Solid waste dumpsters should be placed on paved surfaces.
11. Scrap metal or other parts in contact with lubricant should be stored in a watertight container to prevent the accumulation and contamination of stormwater.
12. All vehicle washing should be conducted indoors.

13. 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.
14. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
15. Damaged vehicles that are leaking automotive fluids should be stored inside the garage or at a minimum on an impervious surface where the leaks can be contained and cleaned up.
16. RWA inspectors should continue to be granted access to this property during the annual inspection program.
17. All conditions of approval should be listed on the map to be filed with the Department of Motor Vehicles and the Planning and Zoning Department.
18. The lifts should be electric and not hydraulic

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

**2) Site Plan 09-1446/WS**

1158 Dixwell Avenue, B-1 Zone  
Telecommunication Antenna  
Youghiogheny Communications DBA Pocket Communications  
Carrie Larson, Attorney

Attorney Carrie Larson spoke on behalf of the applicant. The applicant is proposing to install three antennae on the chimney of an existing apartment building. The antennae will be painted to match the color of the chimney. Equipment approximately six feet in height will be placed on the roof.

Mr. Kops said the Planning & Zoning staff recommends approval of Site Plan 08-1446/WS with the following plans and conditions:

NHCT0416G, 1158 Dixwell Avenue, Hamden, CT 06514, sheets 1, T-1, C-1, A-1, A-2, dated 04/30/09

- A. Prior to the Issuance of a Zoning Permit the applicant must  
Submit revised plans containing:
  - A note stating that the antennae will be colored or painted to match the material of the building.
  - All conditions of approval.Submit a demolition bond to cover the demolition and removal of the wireless communication facility in the event it is no longer in operation, in an amount approved by the Town Engineer and Town Planner.
- B. Prior to commencing the work the applicant must obtain a Zoning Permit.
- C. All work must be completed by May 26, 2014.

**Commissioner Roscow motioned to approve Site Plan 08-1446/WS subject to the Assistant Town Planner's comments and conditions in his May 26, 2009 Memo. Commissioner McDonagh seconded the motion that passed unanimously.**

**A. Old Business/New Business**

18. Review Minutes of April 28, 2009

The Minutes of the April 28, 2009 Meeting were reviewed. It was noted that on page 2, in the second full paragraph, the third sentence should read "minimum" parking spaces not "maximum". There were no further corrections noted, and Chairman Grant called for a motion to approve.

**Commissioner Marottoli motioned to approve the Minutes of the April 28, 2009 Meeting as amended. Commissioner McDonagh seconded the motion that passed with a unanimous vote.**

**B. Adjournment**

There was no further business to come before the Commission and Chairman Grant called for a motion to adjourn. **Commissioner McDonagh motioned to adjourn. Commissioner Roscow seconded the motion that passed unanimously.**

**Chairman Grant adjourned the meeting at 7:15 PM.**

**Submitted by:** \_\_\_\_\_  
Peggy Craft, Acting Clerk of the Commission