



## Town of Hamden Planning and Zoning Department

**Hamden Government  
Center  
2750 Dixwell Avenue  
Hamden, CT 06518  
Tel: (203) 287-7070  
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September 24, 2009

**MINUTES: THE ZONING SECTION, PLANNING & ZONING COMMISSION**, Town of Hamden, held a Regular Meeting on Tuesday, September 22, 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:

Commissioners in Attendance:

Joe McDonagh, Planning & Zoning Chair  
Jerry Dimenstein  
Greg Tignor, sitting for Donald Moses  
Ralph Marottoli, sitting for Ed Grant  
Bob Roscow arrived at 7:22

Staff in attendance:

Leslie Creane, Town Planner  
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. He introduced the panel and reviewed the procedure.**

### **A. Regular Meeting:**

#### **1) Site Location Approval 09-009**

21 Pershing Street, CDD-1 zone  
Office and automotive sales  
Bernard Pellegrino, Applicant

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

Existing Conditions, Office/Motor Vehicle Storage Building, August 3, 2009, Sheet 1 of 1, and Site plan, Office/Motor Vehicle Storage Building, dated May 28, 2009, Sheet 1, prepared by Milone & MacBroom.

With the following conditions:

1. The applicant must provide for approval by the Town Engineer and Town Planner a revised plan containing:
  - a. plugged floor drain
  - b. Site lighting
  - c. All Conditions of Approval
  - d. The signature and seal of a licensed surveyor.
2. The applicant must obtain a Zoning Permit prior to commencing any work.
3. The catch basin/drywell in the southwest corner should be immediately cleaned, examined and if necessary, repaired.

4. All catch basins/drywells 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.
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. Solid waste material should be placed in an appropriately sized, covered solid waste dumpster at 41 Marne Street..
8. All vehicles for sale should be stored indoors.
9. All vehicle washing should be conducted indoors.
10. 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.
11. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
12. RWA inspectors should be granted access to this property during the annual inspection program.

Mr. Bernard Pellegrino, Attorney, addressed the Commission and reviewed the application. He stated that he agreed with the conditions for approval.

Mr. McDonagh asked for comments and there were none.

***Mr. Marottoli made the motion to approve the application for Location Approval 09-009 as recommended by Mr. Kops, Assistant Town Planner with the following conditions:***

Subject to the following conditions:

1. The applicant must provide for approval by the Town Engineer and Town Planner a revised plan containing:
  - a. plugged floor drain
  - b. Site lighting
  - c. All Conditions of Approval
  - d. The signature and seal of a licensed surveyor.
2. The applicant must obtain a Zoning Permit prior to commencing any work.
3. The catch basin/drywell in the southwest corner should be immediately cleaned, examined and if necessary, repaired.
4. All catch basins/drywells 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.
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. Solid waste material should be placed in an appropriately sized, covered solid waste dumpster at 41 Marne Street..
8. All vehicles for sale should be stored indoors.
9. All vehicle washing should be conducted indoors.

10. 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.
11. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
12. RWA inspectors should be granted access to this property during the annual inspection program.

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

**2) Site Location Approval 09-010**

991 Dixwell Avenue, CDD-1 zone  
Automotive repair shop  
Tony Dandonoli, Applicant

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

Land of Nine Seventy Five Dixwell Avenue, LLC, 975 and 991 Dixwell Avenue, Property Topographic Survey, Sheet EX-1, prepared by the BL Companies, June 20, 2005.

With the following conditions:

1. The applicant must provide for approval by the Town Engineer and Town Planner a revised plan containing:
  - A. All Conditions of Approval
  - B. The signature and seal of a licensed surveyor.
2. The applicant must provide the RWA with the maintenance log covering the previous twelve months.
3. The applicant must obtain a Zoning Permit prior to commencing any work.
4. 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.
5. The oil-grit separator should be inspected at least three times a year.
6. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
7. The Abtech oil absorbent pads should be subjected to periodic maintenance and replaced when not functioning optimally
8. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
9. Scrap metal or other parts in contact with petroleum products should be stored in a watertight container.
10. Solid waste material should be placed in an appropriately sized, covered solid waste dumpster and the dumpsters should be plugged.
11. All vehicle washing should be conducted indoors.
12. 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.
13. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
14. All damaged vehicles should be stored indoors.

15. RWA inspectors should be granted access to this property during the annual inspection program.

Mr. Tony Dandonoli, applicant, addressed the Commission and stated that he agreed with the conditions for approval.

Mr. McDonagh asked for comments and there were none.

***Mr. Tignor made the motion to approve the Site Location Approval 09-010 as recommended by Mr. Kops, Assistant Town Planner with the conditions:***

Subject to the following conditions:

1. The applicant must provide for approval by the Town Engineer and Town Planner a revised plan containing:
  - a. All Conditions of Approval
  - b. The signature and seal of a licensed surveyor.
2. The applicant must provide the RWA with the maintenance log covering the previous twelve months.
3. The applicant must obtain a Zoning Permit prior to commencing any work.
4. 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.
5. The oil-grit separator should be inspected at least three times a year.
6. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
7. The Abtech oil absorbent pads should be subjected to periodic maintenance and replaced when not functioning optimally
8. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
9. Scrap metal or other parts in contact with petroleum products should be stored in a watertight container.
10. Solid waste material should be placed in an appropriately sized, covered solid waste dumpster and the dumpsters should be plugged.
11. All vehicle washing should be conducted indoors.
12. 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.
13. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
14. All damaged vehicles should be stored indoors.
15. RWA inspectors should be granted access to this property during the annual inspection program.

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

**3) Site Plan 06-1396**

147 Leeder Hill Drive, CDD-1 zone  
 Request to release bond-amount \$180,444.00  
 Yale University, Applicant

*Mr. Marottoli made the motion to release the bond in the amount of \$180,444.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Mr. Tignor seconded the motion. The motion passed.*

**4) Major Amendment to Site Plan 76-439**

1640 Whitney Avenue, CDD-3 zone  
Request to release bond-amount \$15,000.00  
Larry Coassin, Applicant

*Mr. Tignor made the motion to release the bond in the amount of \$15,000.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Mr. Roscow seconded the motion. The motion passed unanimously.*

**5) Minor Amendment to Site Plan 86-807 & 87-833**

3300 Whitney Avenue, B-2 Zone  
Retail  
Frank Cirillo, Applicant

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

“Site Plan Whitney – Sherman 3300 Whitney Avenue, Hamden Connecticut” dated January 27, 1987, prepared by Mathews and Connell, with unattributed changes.

With the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must
  - A. Submit revised plans containing:
    - i. A stormwater management plan that:
      - a. Requires the dry wells to be inspected three times per year and have sediment and debris removed when the deposits are 1-foot deep or immediately after a contaminant spill.
      - b. Names the person(s) responsible for carrying out the stormwater management plan.
    - ii. The dumpster placed on a concrete pad surrounded on three sides by a six inch curb, and contained within a fenced enclosure.
    - iii. .All conditions of approval.
  - B. Submit a bond in an amount approved by the Town Engineer and Town Planner.
  - C. The dry wells shall be cleaned out and inspected to ensure they are functioning properly, and repaired as necessary: The outlet pipe leading to Whitney Avenue should be made visible.
  - D. Prior to commencing the work the applicant must obtain a Zoning Permit.
2. The dumpsters should be appropriately sized to contain all disposed material between pickup intervals, have a watertight lid to prevent the creation and accumulation of contaminated rainwater and be plugged and free of holes that would allow the leakage of any disposed waste liquids.
3. All work must be completed by September 22, 2014.
4. RWA inspectors must be allowed access to the property to inspect the stormwater management system on an annual basis.

Mr. Frank Cirillo, applicant, addressed the Commission and stated that he agreed with the conditions set for by Mr. Kops.

Mr. McDonagh asked for comments and there were none.

***Mr. Tignor made the motion to approve the Minor Amendment to Site Plan 86-807 & 87-833 as recommended by Mr. Kops, Assistant Town Planner, with the following conditions:***

1. Prior to the Issuance of a Zoning Permit the applicant must
  - A. Submit revised plans containing:
    - i. A stormwater management plan that:
      - a) Requires the dry wells to be inspected three times per year and have sediment and debris removed when the deposits are 1-foot deep or immediately after a contaminant spill.
      - b) Names the person(s) responsible for carrying out the stormwater management plan.
    - ii. The dumpster placed on a concrete pad surrounded on three sides by a six inch curb, and contained within a fenced enclosure.
    - iii. All conditions of approval.
  - B. Submit a bond in an amount approved by the Town Engineer and Town Planner.
  - C. The dry wells shall be cleaned out and inspected to ensure they are functioning properly, and repaired as necessary: The outlet pipe leading to Whitney Avenue should be made visible.
  - D. Prior to commencing the work the applicant must obtain a Zoning Permit.
2. The dumpsters should be appropriately sized to contain all disposed material between pickup intervals, have a watertight lid to prevent the creation and accumulation of contaminated rainwater and be plugged and free of holes that would allow the leakage of any disposed waste liquids.
3. All work must be completed by September 22, 2014.
4. RWA inspectors must be allowed access to the property to inspect the stormwater management system on an annual basis.

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

**6) Site Plan 09-1451/WS**

2565 Whitney Avenue, B-1 zone  
Specialty cakes and retail  
Cynthia Turner, Applicant

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

“Property Surveyed for Christine A. Livosi, 2565 – 2575 Whitney Avenue,” dated September 24, 1997, prepared by Clarence Blair Associates, Inc. and hand drawn floor plan, unsigned and undated.

With the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must revise and submit three copies of the site plan that includes:
  - A. Required and provided parking.
  - B. The location and dimensions of the handicapped ramp.
  - C. The location of the existing dumpster.
  - D. A note stating that the catch basins will be inspected at least three times a year and emptied of sedimentation at least twice a year, as well as the name of the person responsible.
2. Prior to constructing the handicapped ramp the applicant must obtain a Zoning Permit.

3. Prior to opening the business all catch basins and dry wells should be cleaned out and repaired as necessary.
4. Prior to opening the business the applicant must obtain a Food Service License from QVHD.
5. Once the construction has been completed:
  - A. The dumpsters shall be kept plugged, free of holes, covered and inside a screened enclosure at all times.
  - B. If a grease dumpster is used care must be taken to prevent spills of waste grease or fry oil, and the pick-up of waste from the dumpster should be closely monitored.
  - C. There shall be no dumping of dirty mop water or cleaning of floor mats or kitchen equipment outside of the building.
  - D. RWA inspectors shall be granted access to the site to conduct routine inspections.

Mr. McDonagh asked Mr. Kops if there should be a handicap ramp. Mr. Kops said that it may be required for a building permit.

Ms. Cynthia Turner, applicant, addressed the Commission and asked if a handicap ramp would be necessary. Mr. Kops stated that she must check with the Building Department to see what is required by the Building Codes. Ms. Turner said that the Building Inspector has inspected the site and did not comment if a handicap ramp was necessary. She explained that the comments from the RWA are being addressed. She has contacted the QVHD and will be receiving her permit, and she already holds a bakers license issued by the State of Connecticut.

Mr. Marottoli asked if applicant would be sharing the parking area. Mr. Kops reviewed the parking plan and advised that it was acceptable. Mr. McDonagh stated that the handicap parking spaces are not marked on the site plan. Mr. Kops advised that it should be added as a condition of approval. Ms. Turner asked how many handicap parking spaces are needed. Mr. Kops stated that two spaces are needed and they must be identified on the site plan.

Mr. McDonagh said there should be a condition added as 1.E and should read: Indicate the location of the handicap parking spaces. He also would like condition 1.B to read: The location and dimensions of the handicapped ramp if required.

***Mr. Marottoli made the motion to approve Site Plan 09-1451/WS as recommended by Mr. Kops, Assistant Town planner and the following should be added: Condition 1.E: Indicate the location of the handicap parking spaces. Condition 1.B should read: The location and dimensions of the handicapped ramp if required. And the following conditions:***

1. Prior to the Issuance of a Zoning Permit the applicant must revise and submit three copies of the site plan that includes:
  - A. Required and provided parking.
  - B. The location and dimensions of the handicapped ramp **if required**.
  - C. The location of the existing dumpster.
  - D. A note stating that the catch basins will be inspected at least three times a year and emptied of sedimentation at least twice a year, as well as the name of the person responsible.
  - E. **Indicate the location of the handicap parking spaces.**
2. Prior to constructing the handicapped ramp the applicant must obtain a Zoning Permit.
3. Prior to opening the business all catch basins and dry wells should be cleaned out and repaired as necessary.
4. Prior to opening the business the applicant must obtain a Food Service License from QVHD.
5. Once the construction has been completed:
  - A. The dumpsters shall be kept plugged, free of holes, covered and inside a screened enclosure at all times.

- B. If a grease dumpster is used care must be taken to prevent spills of waste grease or fry oil, and the pick-up of waste from the dumpster should be closely monitored.
- C. There shall be no dumping of dirty mop water or cleaning of floor mats or kitchen equipment outside of the building.
- D. RWA inspectors shall be granted access to the site to conduct routine inspections.

**7) Minor Amendment to Site Plan 08-1434**

100 Overlook Drive, M-1 zone  
 Revised Planting Plan  
 Stephen Burt, Applicant

Mr. Dan Kops, Assistant Town Planner read his comments and recommended approval.

Mr. McDonagh asked for comments and there were none.

***Mr. Marottoli made the motion to approve the Minor Amendment to Site Plan 08-1434. Mr. Roscow seconded. The motion passed.***

**8) Site Plan 09-1448/WS**

1920 Dixwell Avenue, B-1 zone  
 Commercial/Retail Shopping Center  
 Kamran Farid, Applicant

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

“Site Development Plan,” Sheet 1 of 3, “Planting and Sedimentation & Erosion Control Details,” Sheet 2 of 3, “Site Details,” Sheet 3 of 3, 1920 Dixwell Avenue Re-Development, dated August 14, 2009, prepared by Milone & MacBroom, “Property/Topographic Survey, Property of: SKF Properties, LLC, #1920 Dixwell Avenue, Hamden, CT”, dated July 20, 2009, prepared by Milone & MacBroom, “Floor Plan, 1920 Dixwell Avenue, Re-Development,” dated August, 2009, prepared by Brown Braren Architects.

With the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must:
  - A. Provide revised plans containing the following, for approval by the Town Engineer and Town Planner:
    - i. On the Property Survey Sheet show at least two existing or proposed permanent points that can be used to reproduce this property line.
    - ii. If the building is to be heated by oil:
      - a) The fuel tank placed above ground.
      - b) The tanks and associated piping segregated from floor drains and sump pumps.
      - c) Outdoor fuel tanks should be stored within a roofed 110% containment berm.
    - iii. On the Site Development Plan:
      - a) The installation of the sediment trap included in the Construction Sequence.
      - b) A radius on all curves.

- c) An expanded construction entrance note stating that it is not to be removed until the driveway and apron are paved.
  - d) The new concrete sidewalk crossings at grade at both driveway entrances.
  - e) Installation of a new concrete driveway apron on Dixwell Avenue.
  - f) A note indicating the removal of the existing driveway entrance on Dixwell Avenue, the installation of new curbing across the entrance and the proposed surface treatment for this area.
  - g) Conversion of the CLCB to a CCB at the existing driveway entrance.
  - h) Retention of the footing drain discharge on-site.
  - i) Treatment of the roof drains, including drainage calculations that confirm the dry well is adequate.
  - j) Identification of the "Rain Garden".
  - k) Numbering of each parking space.
  - l) An on-site sidewalk width of five feet.
  - m) Clarification of curbing throughout the site.
  - n) Surface treatments throughout the site.
  - o) Line painting and striping.
  - p) All proposed utilities coming into the site.
  - q) A backflow preventer on the pipe between the site drainage system and the catch basin on Weybosset Avenue, unless shown to be unnecessary. Drainage calculations will be required.
  - r) Clarification of the necessity of a 12" pipe.
  - s) Indication of the replacement of sidewalk and repair of the grass strip associated with the pipe installation.
  - t) Frontage improvements as required by the Town Engineer.
  - u) Any additional changes required by the Town Engineer after review of the revised plans
  - iv. An outside clean-out to grade within 5-ft of the foundation wall.
  - v. A grease trap if any food service preparation is to occur.
  - vi. Any changes required by DOT or the GNHWPCA.
  - vii. A photometric study confirming that the lighting will diminish to 0 foot-candles at the perimeter of the property.
  - viii. All conditions of approval.
- B. Approval from DOT
  - C. Approval from the GNHWPCA of the existing, repaired or replaced sewer lateral.
  - D. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.
2. The building should be inspected for any hazardous materials prior to demolition.
  3. Any fuel storage tanks should be properly removed.
  4. All demolition material should be disposed of properly.
  5. All erosion controls should be installed prior to the commencement of construction activities and additional controls should be stored on site during construction.
  6. 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.
7. All work must be completed by September 22, 2014.

Mr. Thomas Daly, Professional Engineer, addressed the Commission and reviewed the application. He said that the property is .45 acres and it is located on the corner of Dixwell Avenue and Weybosset Street. The existing building is currently occupied by Edible Arrangements. The applicant would like to construct a 3,600 square foot building that would be located at the southwest corner of the lot and it would be occupied by up to three tenants. The site is flat and has sandy soils. There is a 6 foot stockade fence that will remain and is adjacent to the residents on Weybosset Street. There are 15 parking spaces on the site. There is an existing curb cut that is located on Dixwell Avenue and will be slightly moved. There is the remnants of a curb cut located on Weybosset Street and it will also be used. Mr. Daly explained the stormwater management plan that will utilize a rain garden and an underground infiltration system. There will be evergreens and plantings in addition to using the stockade fence as a buffer. Mr. Daly reviewed the architectural plans. The RWA and the Town Engineer's comments have been reviewed. He will work with the Town Engineer to clarify their comments and will work with them to incorporate any changes into the final plans. Mr. Daly said there are no objections to the conditions of approval recommended by Mr. Kops. Mr. Roscow asked if the driveways would be two-way. Mr. Daly explained that both driveways will be two-way and each driveway will be twenty four feet wide. Mr. Roscow said that the plan appears to have a sidewalk on the north side that flairs out, and asked what was located in the middle. Mr. Daly said that there were small plantings located in the middle. Mr. Daly explained that there would be no curbing used throughout the site and any water runoff would go into the rain garden and then flow into the underground infiltration system. The use of Town's water management system would be used for any overflow and there would only be a small impact from the site. Mr. Daly reviewed the planting plan with the Commission. He explained to the Commission the parking plan and the handicap spaces for accessibility into the building.

***Mr. Tignor made the motion to approve Site Plan 09-1448/WS as recommended by Mr. Kops, Assistant Town Planner and the following conditions:***

With the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must:
  - A. Provide revised plans containing the following, for approval by the Town Engineer and Town Planner:
    - i. On the Property Survey Sheet show at least two existing or proposed permanent points that can be used to reproduce this property line.
    - ii. If the building is to be heated by oil:
      - a) The fuel tank placed above ground.
      - b) The tanks and associated piping segregated from floor drains and sump pumps.
      - c) Outdoor fuel tanks should be stored within a roofed 110% containment berm.
    - iii. On the Site Development Plan:
      - a) The installation of the sediment trap included in the Construction Sequence.
      - b) A radius on all curves.
      - c) An expanded construction entrance note stating that it is not to be removed until the driveway and apron are paved.

- d) The new concrete sidewalk crossings at grade at both driveway entrances.
  - e) Installation of a new concrete driveway apron on Dixwell Avenue.
  - f) A note indicating the removal of the existing driveway entrance on Dixwell Avenue, the installation of new curbing across the entrance and the proposed surface treatment for this area.
  - g) Conversion of the CLCB to a CCB at the existing driveway entrance.
  - h) Retention of the footing drain discharge on-site.
  - i) Treatment of the roof drains, including drainage calculations that confirm the dry well is adequate.
  - j) Identification of the "Rain Garden".
  - k) Numbering of each parking space.
  - l) An on-site sidewalk width of five feet.
  - m) Clarification of curbing throughout the site.
  - n) Surface treatments throughout the site.
  - o) Line painting and striping.
  - p) All proposed utilities coming into the site.
  - q) A backflow preventer on the pipe between the site drainage system and the catch basin on Weybosset Avenue, unless shown to be unnecessary. Drainage calculations will be required.
  - r) Clarification of the necessity of a 12" pipe.
  - s) Indication of the replacement of sidewalk and repair of the grass strip associated with the pipe installation.
  - t) Frontage improvements as required by the Town Engineer.
  - u) Any additional changes required by the Town Engineer after review of the revised plans
  - iv. An outside clean-out to grade within 5-ft of the foundation wall.
  - v. A grease trap if any food service preparation is to occur.
  - vi. Any changes required by DOT or the GNHWPCA.
  - vii. A photometric study confirming that the lighting will diminish to 0 foot-candles at the perimeter of the property.
  - viii. All conditions of approval.
- B. Approval from DOT
- C. Approval from the GNHWPCA of the existing, repaired or replaced sewer lateral.
- D. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.
2. The building should be inspected for any hazardous materials prior to demolition.
  3. Any fuel storage tanks should be properly removed.
  4. All demolition material should be disposed of properly.
  5. All erosion controls should be installed prior to the commencement of construction activities and additional controls should be stored on site during construction.
  6. 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.
7. All work must be completed by September 22, 2014.

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

## **B. Old Business/New Business**

### **1. Review Minutes of May 26, 2009**

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

### **2. Review Minutes of June 23, 2009**

Tabled until the October 27, 2009 meeting.

### **3. Minor Amendment 62-00053, 2297 Whitney Avenue**

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

### **4. Minor Amendment 76-439, 1640 Whitney Avenue**

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

## **C. Adjournment**

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

The meeting adjourned at 7:49

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