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TOWN OF HAMDEN

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PLANNING AND
ZONING DEPT.

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Receipt # _____
Application # 14-943

**TOWN OF HAMDEN
APPLICATION TO AMEND THE ZONING REGULATIONS**

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT Hamden Planning & Zoning Commission TELEPHONE 203-287-7070
(Name)

ADDRESS Planning and Zoning Dept., Hamden Gov't. Center, 2750 Dixwell Ave, Hamden CT 06518
(Street No and Name) (Town and State) (Zip Code)

EMAIL ADDRESS OF CONTACT PERSON: DKOPS@HAMDEN.COM

REGULATION TO BE: AMENDED ADDED or DELETED:

Article Number VI Section 668.h Group Use _____
REQUIREMENT OF INSTITUTIONAL MASTER PLANS FOR COLLEGES AND UNIVERSITIES

CURRENT LANGUAGE NONE-NEW SECTION

PROPOSED LANGUAGE SEE ATTACHMENT 1

REASON FOR PETITION FOR CHANGE SEE ATTACHMENT 2

Have there been any previous petitions for same or similar amendments? YES NO

If YES, list name of applicant _____

SIGNATURE OF
APPLICANT


(Name)

TELEPHONE NO. 203-287-7070

MAILING ADDRESS Planning & Zoning Dept., Hamden Gov't. Center, 2750 Dixwell Ave, Hamden CT
06518

(Street No. and Name)

(Town and State)

(Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

ATTACHMENT 1
Proposed Amendment To The Zoning Regulations
To Require Colleges And Universities To Obtain Special Permit Approval Of
Five-Year Institutional Master Plans

Add subsection 668.2.h. Institutional Master Plan

Any college or university shall be permitted in the zones and in the manner specified in Table 6.1, provided that a five-year Institutional Master Plan (IMP) approved by the Commission is in effect. The IMP is subject to the following provisions:

1. It requires Special Permit approval.
2. The IMP shall include such items as:
 - A) A Statement of Institutional Aims and Objectives and an explanation of how the IMP advances the aims and objectives of the educational institution.
 - B) Map(s) and descriptions of land, buildings and other structures or facilities owned or occupied by the Institution, including footprints, gross floor areas, heights, utilities, walks, open space, parking areas and number of parking spaces.
 - C) Current and projected institutional needs for academic programs, research activities, offices and housing, explaining how they are related to the Institutional Aims and Objectives. In its discussion of housing needs the IMP shall include a detailed Student Housing Plan containing:
 - i. The number of full-time and part-time undergraduate (broken down by year) and graduate students attending the institution as of September 15th and projected to attend each year covered by the IMP.
 - ii. The number of full-time and part-time undergraduate and graduate students living as of September 15th in housing facilities owned or operated by the Institution, broken down by year (freshman, sophomore, junior, senior and graduate) type of housing (dormitory-apartment- other type of arrangement) and location.
 - iii. The number of full-time and part-time undergraduate (broken down by year) and graduate students living as of September 15th off-campus in non-university-owned housing.
 - iv. The number and percentage of beds that are currently unoccupied, broken down by location and year of student the beds are designated for.
 - v. Any housing requirements or restrictions the Institution places on its students, such as eligibility for on-campus housing and requirements to live on-campus.
 - vi. The process by which the Institution directs its students to housing facilities.
 - vii. Short and longer-term plans for housing its students on and off-campus, broken down by year (freshman, sophomore, junior, senior and graduate) and type of housing (dormitory-apartment- other type of arrangement).
 - viii. Impacts of the Institution's housing demand on housing supply and rental market rates in the neighborhoods adjacent to the campus and where its students are concentrated.
 - ix. A plan for mitigating the impacts of student housing demand on surrounding neighborhoods.
 - x. A plan to address off-campus student behavioral issues that are incompatible with the surrounding neighborhoods.
 - xi. Any other information deemed necessary by the Commission for its evaluation of the proposed development program.
 - D) Description of proposed future projects, including:

- i. Site locations and approximate building/facility footprints.
 - ii. Uses of each land area, building or structure (classroom, laboratory, office, and parking).
 - iii. Gross floor area to be added.
 - iv. Gross floor area to be eliminated through demolition.
 - v. Parking to be added, moved or removed.
 - vi. Any other information deemed necessary by the Commission for its evaluation of the proposed development program.
- E) Transportation and Parking Management Mitigation Plan describing:
- i. Parking to be provided during the years covered by the plan, broken down by groups eligible to use each lot or facility.
 - ii. Policies regarding on-campus parking.
 - iii. Transportation services provided by the Institution.
 - iv. A traffic study indicating the likely traffic impacts of the proposed projects.
 - v. Transportation objectives and mitigation measures intended to address these impacts.
- F) A statement of guidelines and objectives for a pedestrian circulation system, including access to active and passive open space.
- G) A statement of guidelines and objectives for new and renovated buildings to assure their compatibility with surrounding neighborhoods, minimize potential adverse impacts on historic structures and protect ridge lines and steep slopes.
- H) Other information required as part of Special Permit applications. The Commission may waive any of these items if it feels they are not necessary for the proper evaluation of the application.
3. The Commission may attach reasonable conditions of approval.
 4. The IMP may be amended at any time through a Major Amendment to the approved IMP.
 5. The IMP approval shall expire five years from the date of its original approval by the Commission. Prior to that date a new five-year IMP must be submitted for approval by the Commission.
 6. Institutions with an approved IMP are required to provide to the Commission an annual report detailing compliance with their plans by each anniversary of the approval.
 7. Institutions with an approved IMP are required to provide student enrollment and housing data current as of September 15th to the Commission by October 1st of each year, including:
 - i. The number of full-time and part-time undergraduate (broken down by year) and graduate students registered at the institution.
 - ii. The number of full-time and part-time undergraduate and graduate students currently living in housing facilities owned or operated by the Institution, broken down by year (freshman, sophomore, junior, senior and graduate) type of housing (dormitory- apartment- other type of arrangement) and location.
 - iii. The number of full-time and part-time undergraduate (broken down by year) and graduate students currently living off-campus in non-university-owned housing.
 - iv. The number and percentage of beds in housing facilities owned or operated by the Institution, that are currently unoccupied, broken down by location and year of the students the beds are designated for.
 8. Once a five-year plan has been approved, applications for specific building(s), facilities, infrastructure and related items shall also require Special Permit approval or approval of an amendment to an existing Special Permit, as appropriate. No application for specific building(s), facilities, infrastructure and related items shall be approved unless the Commission finds it consistent with the IMP in effect at the time of submission.

ATTACHMENT 2

Reason for Petition

Over the past 25 years the Town of Hamden has witnessed an explosion in the size of the student population as well as the major physical expansion of Quinnipiac University. The growth of the student body has far outstripped the university's ability to house its students. And given the lack of an off campus "college-town" area students have been forced to seek housing in Hamden's residential neighborhoods, which has created noise, property maintenance and parking and problems for many residents. At the same time physical expansion has affected the view of the West Rock Ridge line.

The intent of the amendment is to assure that future growth is addresses the imbalance. It will provide the Commission with comprehensive information on expansion plans so that individual projects can be evaluated within the more appropriate, broader context.

The proposed language borrows from both the Boston and Washington, D.C. Zoning Regulations, with appropriate modifications. It would apply to any university or college that wishes to expand its existing facilities or operations in Hamden, as well as any that seeks approval to come to the Town.

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address Townwide Town Hamden

3. Application for: Planning and Zoning Inland Wetlands Zoning Board of Appeals

4 Project Description: No project proposed. Amendment to the Zoning Regulations #14-943 re Requiring Colleges and Universities to obtain approval of Institutional Master Plans, on behalf of the Hamden Planning and Zoning Commission

5. Waste Water Disposal: Septic System Public Sewer None N/A

6. Water Supply: Private Well Public Water N/A

7. Heating Fuel: Oil Gas Other N/A

Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.

8. Total acreage of project site _____

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance

10. Percent of existing impervious surfaces including buildings, roads and pavement _____

11. Proposed increase in impervious surfaces _____

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground

13. Are there any wetlands or watercourses on the property? If so, describe

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available _____

15. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents

16. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

17. Describe any wastes generated and their means of disposal

18. Contact Information:

Name: **Daniel W. Kops, Jr., Assistant Town Planner**

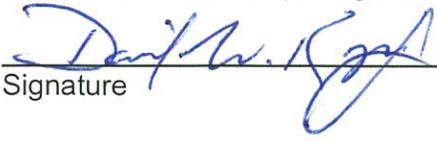
Company: **Hamden Planning & Zoning Department**

Address: **Planning and Zoning Dept., Hamden Gov't. Center,**
2750 Dixwell Ave, Hamden CT 06518

Phone: **203-287-7070**

Email: **dkops@hamden.com**

Daniel W. Kops, Jr.
Name of Person Completing Form

 **9/5/14**
Signature Date

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year _____ Complete steps 4-6

Step 2:

- 1. Name of public water supply aquifer your project lies within: Wellfields
- 2. Name of the public water supply watershed your project lies within: Mill River
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT0930011

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- Industrial use; Commercial use; Agricultural use; Residential use;
- Recreational use; Transportation improvements; Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining; Zone Change, Please Describe: _____
- Other, Please describe: Amendment of Zoning Regulations to Require Institut

2. The total acreage of my project is:

- Less than or equal to 5 acres Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland; Stream; River; Pond or Lake

4. Existing use of my project site is:

- Grassland/meadow; Forested; Agricultural; Transportation; Institutional (school, hospital, nursing home, etc.); Residential; Commercial; Industrial; Recreational; Quarry/Mining
- Other Please Describe: No project and no project site

5. My project will utilize:

- septic system; existing public sewer; new public sewer; agricultural waste facility;
- existing private well; new private well; existing public water supply;
- new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? Yes No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): Less than or equal to 20% Greater than 20% to 50% Greater than 50%

Step 4 Applicants Contact Information:

Name: Daniel W. Kops, Jr.

E-mail address: dkops@hamden.com

Telephone: 203-287-7070

Fax number: 203-287-7075

Step 5: Please provide the following if available:

Project name: No project

Project site address: N/A

Town: Hamden

Project site nearest intersection: N/A

Project site latitude and longitude: N/A

E-mail completed form to dph.swpmail@ct.gov