

Minutes of the Hamden Economic Development Commission
September 8, 2009

Present: T. Sacchetti, Chairperson, B. Zambrano, R. Baltimore, T. DelGrego, N. Schatz,
S. Rolnick, R. DePodesta, D. Gianinni, D. DeNicola, L. Lee

Not Present: P. Parikh

Also Present: D. Kroop, G. Vasil, D. Kops, J. McDonough, L. Creane

1. Call to Order

T. Sacchetti, Chairperson called the meeting to order @ 5:30 PM.

2. Reading and Approval of the minutes from the previous meeting

T. Sacchetti, Chairperson asked for a motion to approve the minutes from the July 14, 2009 meeting (there was no meeting August 11, 2009), T. DelGrego moved to accept the minutes from the July 14, 2009 meeting, B. Zambrano seconded, passed unanimously with R. Baltimore abstaining.

3. Report of the Director

- Dale welcomed our new Commission member Lannia Lee.
- He mentioned that he invited Leslie and Dan to come and talk about the Zoning Regulation changes, including the parking and signage regulations.
- He reported on the 3-year Economic Development budget: there is approximately \$80,000 left in the micro-loan line item, we should have one or two new applications soon and we need to figure out how to replenish the account because we only get about \$1,200 to \$1,500 back each month on the repayments of the outstanding loans and there wasn't any change to anything else. A discussion ensued on how to replenish the account.

4. Old Business – Zoning Regulations

Dan Kops, Asst. Planner talked about the new Parking and Signage Regulations. They have been working two years to amend the Zoning Regulations. They have been meeting with many groups. The last public hearing is tonight and they will have a final draft soon (the draft regulations are on-line). He talked about the T-4 (less development) & T-5 (most intense development) zones.

Signage: Signage is based on the linear feet of the building. S. Rolnick mentioned that the problem is that the big businesses got 90% of the signage space and the other businesses have to share the rest, it should be listed somewhere that it has to be shared equally. Leslie said that it is in the proposed regulations. Dan mentioned that every business should have signage, some places need to reduce their signage space to allow the other businesses to have equal space. A discussion ensued on existing buildings with new tenants. Dan stated that they will get whatever signage size they've had.

Parking: (SEE ATTACHED) R. DePodesta wanted to know what the difference was between T-4 and T-5 parking. Leslie explained T-4 and T-5 areas by showing the commission the map of different zones. A Discussion ensued on the lease agreements for Marshall's and WalMart's that states nothing can block the view of their sites from the street. Leslie discussed big box development with small businesses vs stand alone and also mentioned that store fronts have to have a door every 30 feet. J. McDonough mentioned that they want more intense development in T-5 and they want less in T-4, he also said that we should have more communication and

cooperation between P & Z and the Economic Development department by working together.

5. New Business – None

6. Project Updates: Redevelopment, Openings, Etc.

- Sears building – Lakeshore Learning will be a 7,000 sq. ft. teachers retail store, there will also be a 13,000 sq. ft. tenant moving from another location and a 3,000 sq. ft. retail store.
- 100 Skiff Street is back on the market again. T. Sacchetti asked if they will have to deal with the Farmington Canal Commission. Dale said yes and mentioned that they got the funds to build their tunnel under Dixwell Ave.
- Highwood Square – is under construction and they have poured the foundation for the residential building and are cleaning the other buildings. They hope to be finished with the project by September 2010. D. Gianinni mentioned how nice the Westville project looks on the corner of West Rock and Whalley Avenues.
- DOT Bus garage is on target for September 2010.
- D. Gianinni asked if there was any interest in the Paradise Market site. Dale mentioned that he is taking a different approach on the sites in that area. We are going to meet with all the property owners next week to discuss possibly doing one project with all the sites on the corner of Mather and Dixwell. Hopefully something will be accomplished.
- Daddio Farm we were approved for the grant money for the roadway and we are ready to go out to bid once the Council approves the excepting the money from the State.
- Limon Market on State St is now AM Market, once the DOT bus garage is completed it should help them.
- Whitney Center will have a big announcement soon and they should be breaking ground on their new project in Nov or Dec. There will be two phases to their project the first is housing and then the medical.
- The Town's bond rating increased.
- Grand Openings: Grif's Chicken will be Sept 11 at 4:30 PM, 3000 Whitney Ave
Cardiology Group is Sept 14 at 12 PM, 1950 Whitney Ave
Advanced Footcare is Oct 2, 3851 Whitney Ave
Clear Gear will be some time in October
- West Wood Rd project the State is taking down trees. A discussion ensued on the project.

7. Adjournment

With no other business to discuss t. Sacchetti, Chairperson asked for a motion to adjourn at 6:35 PM, S. Rolnick moved to adjourn, D. Gianinni seconded, passed unanimously.

Parking Comparison

Shopping Center 250,000 square feet of retail space

Current Requirement: 1,000 parking spaces

Proposed Requirement:

In T-4 zone: **1,000** parking spaces

In T-5 zone: **750** parking spaces

On-street parking contiguous to the property may be counted towards meeting the requirement

Shopping Center, 250,000 square feet of retail space, 250,000 square feet of office space and 100 apartments - T-5 Zone

Current Requirement: 1,900 parking spaces

Proposed Requirement: **1,125** parking spaces

Reduction = 775 spaces = 310,000 square feet of paving

On-street parking contiguous to the property may be counted towards meeting the requirement

Retail Block 150 x 60 feet (9,000 sq. ft.) all retail

Current Requirement: 36 parking spaces

Proposed Requirement :

In T-4 zone: 36 parking spaces

In T-5 zone: **27** parking spaces

On-street parking contiguous to the property may be counted towards meeting the requirement – possibly five or six spaces.

Saving 3,600 to 6,400 square feet of paving in a T-5 zone

Retail Block 150 x 60 feet (9,000 sq. ft.) with 9,000 square feet retail, 9,000 square feet office space and 6 apartments (1,200 sq. ft each)

Current Requirement: 72 parking spaces

Proposed requirement:

T-4 zone: **60** parking spaces

On-street parking contiguous to the property may be counted towards meeting the requirement – possibly five or six spaces.

Saving 4,800 to 7,200 square feet of paving in a T-4 zone

In a T-5 Zone: **43** parking spaces

On-street parking contiguous to the property may be counted towards meeting the requirement – possibly five or six spaces.

Saving 11,600 to 14,000 square feet of paving in a T-5 zone

Signage Comparison

150 ft long Strip Mall

Current regulations:

Total of all signage may not exceed **150 square feet** (1x150)

Of that total, **20** square feet may be used for one free-standing sign, leaving 130 square feet for all wall signs

Proposed regulations:

T-3, T-3.5, T-4 T-5 and M Zones

One 2x5 feet sign by principal entrance to building: **10** square feet

One Sign Band 3x5 feet: **450** square feet

One 4 foot square Blade sign per business: **12** square feet

One free standing sign **32** square feet - limited to name and address

Total allowed: **504** square feet

Shopping Centers (greater than 75,000)

Parking Comparison: Details

Shopping Center 250,000 square feet of retail space

Current Requirement

4 spaces per 1,000 square feet: Requires 1,000 parking spaces

Proposed Requirement

In T-4 zone: 4 spaces per 1,000 square feet: Requires 1,000 parking spaces

In T-5 zone: 3 spaces per 1,000 square feet: Requires 750 parking spaces

On-street parking contiguous to the property may be counted towards meeting the requirement

Shopping Center, 250,000 square feet of retail space, 250,000 square feet of office space and 100 apartments

Current Requirement:

Retail: 4 spaces per 1,000 square feet: Requires 1,000 parking spaces

Office: 3 spaces per 1,000 square feet: Requires 750 parking spaces

1-2 Bedroom Apartments: 1.5 spaces per unit: Requires 150 parking spaces

Total Required : 1,900 parking spaces

Proposed Requirement

T-5 Zone

Retail: 3 spaces per 1,000 square feet: Requires 750 parking spaces

Office: 2 spaces per 1,000 square feet: Requires 500 parking spaces

1-2 Bedroom Apartments: 1 space per unit: Requires 100 parking spaces

Raw total: 1,350 spaces

Shared Parking Factor; 1.2

Total required: $1,350/1.2 = 1,125$

Reduction = 775 spaces = 310,000 square feet of paving

On-street parking contiguous to the property may be counted towards meeting the requirement

Strip Mall 150 x 60 feet (9,000 sq. ft.) all retail

Current Requirement

4 spaces per 1,000 square feet: Requires 36 parking spaces

Proposed Requirement

In T-4 zone: 4 spaces per 1,000 square feet: Requires 36 parking spaces

In T-5 zone: 3 spaces per 1,000 square feet: Requires 27 parking spaces

On-street parking contiguous to the property may be counted towards meeting the requirement – possibly five or six spaces.

Saving 3,600 to 6,400 square feet of paving in a T-5 zone

Strip Mall 150 x 60 feet (9,000 sq. ft.) with 9,000 square feet retail, 9,000 square feet office space and 6 apartments (1,200 sq. ft each)

Current Requirement

Retail: 4 spaces per 1,000 square feet: Requires 36 parking spaces

Office: 3 spaces per 1,000 square feet: Requires 27 parking spaces

Apartments: 1.5 spaces per unit: Requires 9 parking spaces

Requires 72 spaces

Proposed requirement:

T-4 zone

Retail: 4 spaces per 1,000 square feet: Requires 36 parking spaces

Office: 3 spaces per 1,000 square feet: Requires 27 parking spaces

Apartments: 1.5 spaces per unit: Requires 9 parking spaces

Raw total: 72 spaces

Shared Parking Factor; 1.2

Total required: $72/1.2 = 60$ spaces

On-street parking contiguous to the property may be counted towards meeting the requirement – possibly five or six spaces.

Saving 4,800 to 7,200 square feet of paving in a T-4 zone

In a T-5 Zone:

Retail: 3 spaces per 1,000 square feet: Requires 27 parking spaces

Office: 2 spaces per 1,000 square feet: Requires 18 parking spaces

1-2 Bedroom Apartments: 1 space per unit: Requires 6 parking spaces

Raw total: 51 spaces

Shared Parking Factor; 1.2

Total required: $51/1.2 = 43$ spaces

On-street parking contiguous to the property may be counted towards meeting the requirement – possibly five or six spaces.

Saving 11,600 to 14,000 square feet of paving in a T-5 zone