



Town of Hamden

Planning and Zoning Department

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January 18, 2011, Revised 3/30/11 per Commission review at the 3/8/11 meeting

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, January 11, 2011 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden and the following items were reviewed:

Commissioners in attendance:

Joe McDonagh, Chairman
Bob Roscow
Jon Cesare
Ed Grant
Peter Reynolds
Brack Poitier
Ralph Marottoli, sitting for vacancy

Staff in attendance:

Leslie Creane, Town Planner
Tim Lee, Assistant Town Attorney,
arrived at 7:10 p.m.
Stacy Shellard, Clerk
Genevieve Bertolini, Stenographer

Mr. McDonagh called the meeting to order at 7:04 p.m. The clerk read the Public Hearing items into the record. Mr. McDonagh introduced the panel and reviewed the Public Hearing procedures.

A. Public Hearing

1. Special Permit & Site Plan 10-1172

18 Cherry Ann Street, T-4 Zone
School Parking
Elm City College Preparatory, Inc, Applicant
Deadline to open Public Hearing 1/27/11

Ms. Lisa Desfosses, Director of Elm City College Preparatory School, addressed the Commission and explained they are acquiring 2 parcels. One of the parcels is located at 808 Dixwell Avenue, New Haven, and the other is 18 Cherry Ann Street. The majority of the parcel at 18 Cherry Street is located in Hamden and the remainder is located in New Haven. Ms. Desfosses said that the Elm City College Preparatory School is a public charter school with 215 students that are in grade five through eight. She explained that the current parking area is being moved to the adjacent property so that this site can be used as a playing field for the children.

Mr. Patrick Rose, Architect, addressed the Commission and reviewed the location of the property and explained that the proposed area for the playing field will be safer for the children. He said that currently the access to the parking area and the drop off area for the buses is on Elizabeth Street. The entrance for the parking area will be on Cherry Ann Street which will be safer. Mr. Rose stated that a variance was granted by the ZBA for the width of the road and the parking area. He reviewed the proposed parking area and fencing that will be placed along the abutting residential neighbor to the west. He reviewed the fencing that will be placed around the parking area and

the playing field. Mr. Rose reviewed the storm water management plan. He said that a lighting plan will be developed and it will be submitted for review.

Ms. Leslie Creane, Town Planner, read her comments which recommended approval with conditions stated.

Mr. McDonagh asked for comments against the application. There were none. Mr. McDonagh asked for comments in favor of the application. There were none.

Mr. McDonagh closed the Public Hearing.

2. Major Amendment-Special Permit & Site Plan 06-1082

2560 Dixwell Avenue
50 & 64 Sanford Street, T-4/R-4 Zone
Enlarge proposed medical office building
Bernard Pellegrino, Applicant
Deadline to open Public Hearing 3/3/11

Mr. Bernard Pellegrino, Attorney, addressed the Commission and submitted to the Commission a site development plan showing the previously approved foot print and the proposed foot print. Mr. Pellegrino reviewed the previous approval and the current application which is asking for a larger area for the tenant. The foot print of the building is being enlarged from 2500 square feet to 4,141 square feet for a total size of development of 8,250 square feet and a variance was received from ZBA to allow for the expansion. Mr. Pellegrino reviewed the proposed plan and stated that a fence will be placed at the property line to the east at the request of the abutting property owner.

Mr. Ryan McEvoy, Professional Engineer, addressed the Commission and reviewed the site and the proposed plan. He explained that the site is made up of three parcels and reviewed the existing condition plan. The proposed plan is to remove an existing single family house. Mr. McEvoy said that the parking plan combines the existing building and proposed building and will have 136 spaces with an exit only onto Sanford Street. He reviewed the Stormwater Management plan and stated that they will seek approval of the sewer expansion plan from the RWA. Mr. McEvoy stated that the S&E Plan is included in the proposed plans.

Mr. Roscow asked what the elevation of the proposed building will be and Mr. McEvoy said it was submitted with the original plan. Mr. Roscow asked who the architect will be and what material would be used on the outside of the building. Mr. McEvoy said the architect is Mr. Jim Tuttle.

Mr. Doug Rollins, Owner, addressed the Commission and stated that the main building is hardy plank.

Mr. McDonagh asked if the site proposed is on the north side of Sanford Street and Mr. McEvoy said yes. Mr. McDonagh asked if the new building will have hardy plank the same as the existing building and Mr. Rollins said yes. Mr. McDonagh said that the door on the north will be a *faux* door and Mr. McEvoy replied yes.

Mr. Reynolds asked how high the cupolla will be and Mr. Rollin replied it would be 40 feet high.

Mr. McDonagh said that the air conditioning unit is not on the proposed plan and asked where it would be located. Mr. Ryan said that the intent is to locate it on the west side of the building.

Ms. Leslie Creane, Town Planner, read her comments which recommended approval with conditions stated. She recommended adding condition L: Location of the air conditioning units should be located on the west side and M: any parking spaces in excess of the required parking shall be pervious.

Mr. Pellegrino stated that conditions stated are acceptable.

Mr. McDonagh asked for comments against the application. There were none. Mr. McDonagh asked for comments in favor of the application. There were none.

Mr. McDonagh closed the Public Hearing.

B. Regular Meeting:

1. Special Permit & Site Plan 10-1172

18 Cherry Ann Street, T-4 Zone
School Parking
Elm City College Preparatory, Inc, Applicant

Ms. Creane said that condition 2 should read: During demolition waste materials should be disposed of in accordance with local, state and federal regulations. Any hazardous materials should be recycled or properly disposed of by a licensed waste hauler in accordance with all applicable federal & local regulations.

Mr. Maritelli made the motion to approve the application for Special Permit & Site Plan 10-1172 as recommended and condition 2 amended by Ms. Leslie Creane, Town Planner and the following conditions:

- I. Prior to the Issuance of a Zoning Permit the applicant must:
 - A. Provide for approval by the Town Engineer and Town Planner revised plans containing:
 - i. A lighting plan and photometric study showing that the parking area is adequately lighted but reaches zero foot-candles at the property boundary
 - ii. All Conditions of Approval.
 - B. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.
- II. During demolition waste materials should be disposed of in accordance with local, state and federal regulations. Any hazardous materials should be recycled or properly disposed of by a licensed waste hauler in accordance with all applicable federal & local regulations.
- III. All work should be completed by January 11, 2016.

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

2. Major Amendment-Special Permit & Site Plan 06-1082

2560 Dixwell Avenue
50 & 64 Sanford Street, T-4/R-4 Zone
Enlarge proposed medical office building
Bernard Pellegrino, Applicant

Ms. Creane said that in 1.A.ix the word “combine” should be “combined. She stated that 1.A.xii should be changed to read: The mechanical units should be located on the west side building. Mr. McDonagh stated that 1.A.xii will then become 1.A.xiii. Ms. Creane said that a condition 3.L should be added to read: Parking spaces in excess of the required parking shall be pervious.

Mr. Reynolds said that a condition should be added with regard to the agreement between the neighbor located to the east of the property and the applicant to place a privacy fence. The Commission discussed what type of fence should be installed and determined that the condition 1.A.xiii should read: A privacy fence that is to the satisfaction of the Town Planner be placed on the east side of the property facing residential properties. Condition 1.A.xii becomes 1.A.xiv.

Mr. Roscow made the motion to approve the application for the Major Amendment to Special Permit & Site Plan 06-1082 as recommended by Ms. Leslie Creane, Town Planner, and the addition of conditions as discussed by the Commission and the following conditions:

- I. Prior to the Issuance of a Zoning Permit, the applicant must:
 - A. Submit revised plans containing:
 - i. The lighting plan and photometric study that indicates the illumination is down to zero foot-candles at the eastern property boundary should be dated January 11, 2011.
 - ii. The offset distance from the proposed building to the nearest side property line.

- iii. The silt fence along Sanford Street, extended west of the existing driveway, so that it is downhill from all disturbed areas.
- iv. Dry well catch basins near the street line on the new exit driveway onto Sanford Street to intercept flow coming down the driveway and from the swale in front of the proposed building.
- v. Driveway grading that directs the flow into the catch basins.
- vi. The invert elevations at the connections of the proposed new drainage pipes to the existing underground infiltration system manifold,
- vii.
- vii. Existing property lines between the Dixwell Avenue property and the Sanford Street properties should be shown as existing conditions.
- viii. The Dixwell Avenue and Sanford Street properties shall be merged into a single lot.
- ix. Percentage of pervious and impervious surfaces shall be added to the Zoning Data Table and should be based on the area of the parcel that includes the Dixwell Avenue and Sanford Street properties combined.
- x. Wheel stop locations for all additional parking spaces on the south face of the building.
- xi. Pervious and impervious percentages need to be based on entire parcel.
- xii. The mechanical units should be located on the west side building
- xiii. A privacy fence that is to the satisfaction of the Town Planner be placed on the east side of the property facing residential properties
- xiv. All Conditions of Approval.

B. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.

II. Prior to the start of construction:

- A. The owner must provide the GNHWPCA with a complete set of design plans for review and approval and obtain a sewer connection permit prior to starting any work.
- B. The applicant should notify the RWA at least three days in advance.
- C. Erosion controls (silt fence, anti-tracking pads, hay bales, etc.) should be installed.

III. During construction:

- A. Due to the close proximity of the building to the set back lines, a foundation as-built must be submitted prior to proceeding with the construction of the remainder of the building.
- B. Any catch basins in paved areas should be protected through a combination of filter fabric, concrete blocks and gravel or the use of silt sack inserts.
- C. The building to be demolished should be inspected for hazardous materials prior to demolition.
- D. Any hazardous materials should be recycled or properly disposed of by a licensed waste hauler in accordance with all applicable federal, state & local regulations.
- E. Demolition material should be removed from the site and disposed of properly.
- F. The existing sewer lateral at 50 Sanford Street must be abandoned per GNHWPCA standards.
- G. Care should be taken to avoid compacting the soil.
- H. Erosion controls should be inspected regularly and immediately after rainfall, and maintained and modified as necessary to ensure optimum performance. Erosion controls should be installed around the base of all stockpiles of excavated materials and the pile should be temporarily seeded or covered if it will remain at the site for longer than one month.
- I. All oil, paint, and other hazardous materials should be stored in a secondary container and placed in a locked indoor area with an impervious floor during no-work hours.
- J. A supply of absorbent spill response material should be available, especially during refueling, to clean up any spills of hazardous material such as gasoline or oil. The RWA should be notified in the event of a spill.
- K. All work must comply with GNHWPCA standards and specifications.
- L. Parking spaces in excess of the required parking shall be pervious.

IV. A stormwater maintenance log should be kept on site and a stormwater management report should be submitted at least once a year to the RWA.

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

VI. All work on the site must be completed by January 11, 2016.

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

3. Site Plan 10-1465/WS

455 Putnam Avenue, T-4 Zone
Light Manufacturing, Office & Storage
ANB Associates, LLC, Applicant

Mr. Mathew Ducsay, Professional Engineer, addressed the Commission and reviewed the location of the site. He stated that the building was previously owned by Good Year Tire and reviewed the proposed plan to convert the use to a light manufacturing building. Mr. Mathew stated that the building would be used for the repairing of airline parts and reviewed the improvements to be made to the interior and exterior of the building. He explained that there would be two compressed air storage tanks on the northern corner of the building that would be used for testing and repair of the airline parts. Mr. Ducsay said that a proposed lighting plan was submitted. He stated that the IW Enforcement Officer has reviewed the application and the site was approved by a *de minimis* review.

Mr. Grant asked if there was a landscaping plan. Mr. Ducsay replied that there was no landscaping being proposed because of the existing plantings on the property.

Mr. Lance Blomberg, Owner, addressed the Commission and stated that he is currently leasing a location on Universal Drive in North Haven.

Mr. Roscow asked if the air compression tanks would be near the parking area. Mr. Blomberg discussed with the Commission the location of the tanks which will be adjacent to the loading docks. Mr. McDonagh asked if bollards could be installed to protect the tanks. Mr. Blomberg stated that he can put in bollards and that he will review the safety requirements for the bollards.

Mr. McDonagh asked where the delivery location would be. Mr. Blomberg said that they will receive the deliveries at the rear of the building. Mr. Grant asked if the overhead doors would remain and Mr. Blomberg said that would be because they would be using the area for storage. Mr. Blomberg said that he owns a company based out of Ft. Lauderdale and he will be receiving inventory from there.

Ms. Leslie Creane, Town Planner, read her comments which recommended approval with conditions stated and change 1.A.I to read: Bollards located to protect compressed air tanks and remove condition 1.B. because the floor plans have been provided. Condition XI should read "2016"

Mr. Blomberg advised the Commission that he may place a 24 foot ramp next to the air compressor tanks will be placed and asked if it could be in place of the bollards. Mr. McDonagh advised a revised plan would need to be submitted to the Town Planner and she could do an administrative sign off.

Mr. Poitier reviewed the islands proposed with Mr. Ducsay. Mr. Ducsay said that the islands would be used to break up the parking area and protect the vehicle parked in the first space from vehicles entering and exiting the site.

Mr. Roscow made the motion to approve the application for Site Plan 10-1465 as recommended by Ms. Leslie Creane, Town Planner and changing Condition 1.A.I to read: Bollards located to protect compressed air tanks, remove Condition 1.B and change 1.C to 1.b., and change Condition XI to read "2016". And the following conditions:

- I. Prior to the Issuance of a Zoning Permit the applicant must:
 - A. Provide for approval by the Town Engineer and Town Planner revised plans containing:
 - i. Bollards located to protect compressed air tanks
 - ii. All Conditions of Approval.
 - B. Obtain GNHWPCA approval to reuse the existing sewer lateral or to connect a new sewer lateral.
- II. The applicant must obtain a Zoning Permit prior to commencing any work.
- III. Existing catch basins and dry-wells should be inspected at least three times a year.

- IV. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
- V. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
- VI. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
- VII. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations.
- VIII. All manufacturing, cleaning and repair of airplane parts should be conducted indoors.
- IX. There should be absolutely no discharges of fluids or dry chemicals to the environment.
- X. RWA inspectors should continue to be granted access to this property during the annual inspection program.
- XI. All work should be completed by January 11, 2016.

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

4. Special Permit & Site Plan 07-1109

1960 Whitney Avenue
Request to release bond in the amount of \$21,940.00
Nickabam, LLC, Applicant

Mr. McDonagh said that no information was received regarding the request to release the bond.

Mr. Reynolds made the motion to table this item until the February 8, 2011 meeting. Mr. Roscow seconded the motion. The motion passed unanimously.

5. C.G.S. 8-24 10-309

2623 Dixwell Avenue
Utility Easement-UI and AT&T
Town of Hamden, Applicant

Ms. Leslie Creane, Town Planner, reviewed her comments and recommended that the Planning & Zoning Commission vote in favor of the easement for the utility easement and issue a favorable report to the Legislative Council.

Mr. Grant made the motion to refer the C.G.S. 8-24 10-309 for the utility easement with a favorable review to the Legislative Council. Mr. Roscow seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of December 14, 2010

Mr. Grant said that on page 4 the first sentence should read "Mr. Jim Sakonchick", and on page 5 the first sentence should read "Mr. McDonagh stated".

Mr. Grant made the motion to approve the minutes as amended. Mr. Reynolds seconded the motion. The motion passed unanimously.

2. Minor Amendment-2427 Whitney Avenue

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

D. Adjournment

Mr. Marattoli made the motion to adjourn. Mr. Reynolds seconded the motion. There was no further discussion. The motion passed unanimously.

The meeting adjourned at 8:20 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions