



Town of Hamden

Planning and Zoning Department

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March 25, 2011

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, March 22, 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
 Ann Altman
 Peter Reynolds
 Jon Cesare
 Brack Poitier
 Bob Roscow
 Ryszard Szczypek

Staff in attendance:

Leslie Creane, Assistant Town Planner
 Dan Kops, Assistant Town Planner
 Tim Lee, Assistant Town Attorney
 Stacy Shellard, Clerk
 Dee Rich, Stenographer

Mr. McDonagh called the meeting to order at 7:01 p.m. The clerk read the Public Hearing items into the record. She advised the Commission that Item 1 & 2 should read 11-1174/WS and 11-1175/WS. Mr. McDonagh introduced the panel and reviewed the Public Hearing procedures. He welcomed the new Commissioner Mr. Ryszard Szczypek.

A. Public Hearing

1. Re-Subdivision 11-1360/WS

2361 Whitney Avenue (aka 2989 Dixwell Avenue)
 T-5 Zone
 Hamden Realty Associates, LP, Applicant
Deadline to open Public Hearing 4/20/11

Mr. Brian Enright, Attorney, addressed the Commission and thanked the Planning Office staff for their assistance with regard to the application. He reviewed the application and reviewed the history of the property. Mr. Enright said that his client was approached by an individual who would like to purchase the building. He explained that a variance for the frontage build out was received from the ZBA. There are cross easements which allow for the egress and ingress to the parking areas. There will be no change to the structure or the site. Mr. Enright stated that he has no objections to the conditions of approval recommended by staff. Mr. Enright submitted a copy of the lot-line revision.

Mr. Dan Kops, Assistant Town Planner read his comments which recommend approval based on the following re-subdivision map:

“Hamden Center II, 2361 Whitney Ave., Hamden, CT, Subdivision Map” prepared by Nafis & Young, dated February 11, 2011.

with the following conditions:

1. Prior to the filing of the re-subdivision map the applicant must:
 - A. Submit a revised map containing:
 - i. The title changed to “Re-Subdivision Map”
 - ii. Removal of Note #9
 - iii. Clarification of Note #5
 - iv. A reference to the variance granted by the Zoning Board of Appeals in the Zoning Table Frontage Build out information
 - v. Referencing of the map of the original Lot Split creating Parcels A and B.
 - vi. Identification of the original Parcels A and B.
 - vii. Inclusion of the term “Original Survey” in the certification.
 - viii. The platform located at the rear of the building on Lot-2 and an offset to the proposed lot line.
 - ix. All easements depicted graphically, with the width and Grantee noted, graphically, where information is available.
 - x. The distance along the southerly property line of the American Legion having a bearing of S52°11'25"E.
 - xi. Labeling of the proposed lot line.
 - xii. All conditions of approval.
 - B. Set permanent points at each corner of Lot 2 in accordance Section 3.2.1 of the Town's subdivision regulations.
 - C. Submit a copy of the reciprocal easements governing access and parking, for approval by the Assistant Town Attorney.
2. The approved, signed, re-subdivision map must be filed at the Town Clerk's Office in accordance with State Statute.
3. The RWA should be granted access to the site for annual inspections.

Ms. Altman asked if the application before them was only a legal formality and Mr. McDonagh said yes.

Mr. Roscow asked if the parking would be taken from the existing parking. Mr. Kops explained that it would be a reciprocal parking agreement and an access agreement to the site for all three properties.

Mr. McDonagh asked if there were comments for or against the application. There were none.

Mr. McDonagh closed the public hearing.

2. Special Permit & Site Plan 10-1174

1378 Shepard Avenue, R-3 Zone
 Removal of fill
 John & Virginia Rossotto, Applicant
Continued from the March 8, 2011 Meeting

3. Special Permit & Site Plan 10-1175

1380 Shepard Avenue, R-3 Zone
 Removal of fill
 John & Virginia Rossotto, Applicant

Continued from the March 8, 2011 Meeting

Mr. McDonagh stated he would recuse himself from Applications 11-1174 and 1175 and asked Ms. Altman to chair the applications.

Mr. Tim Lee, Assistant Town Attorney, said that the applications can be heard together. Ms. Altman asked if they should be heard separately because there are comments for each property. Mr. Kops explained that although separate memos were prepared, and reference numbers and overviews are different, the conditions of approval are the same.

Ms. Altman stated that Applications 11-1174 and 11-1175 would be heard together.

Mr. Joseph Porto, Attorney, addressed the Commission and reviewed the application and the history of the property. He explained that in 2009 material was removed from the properties to create an access way without a zoning permit. A Cease & Desist was issued by the Zoning Enforcement Officer and a Notice of Violation was issued by the IWC. Mr. Porto said that they have received an approval with conditions from the IWC. During the approval process the IWC scrutinized the construction of the driveway and the construction sequence. As a condition of approval the driveway must be completed before any additional work is done on the property. Mr. Porto said that a variance was received for 1380 Shepard Avenue for the length of the access way to the property. A variance was also received for both properties because there would be removal and grading of fill over 1,000 cubic square yards. The application would meet the goals of the POCD and the development of the properties will enhance the health, safety and welfare of the neighborhood. There would be no increase of traffic on site and the use would be in harmony with the adjacent properties.

Mr. Richard Couch, Professional Engineer, submitted to the Commission a site plan and floor plans for each property (Exhibit 1 and 2). Mr. Couch said that the plans include the variance approvals and the IWC conditions of approval. Mr. Couch reviewed with the Commission the proposed grading of the lots, the 100 foot upland review area and the proposed location of the houses. Mr. Couch explained that soil had already been removed because Mr. Rossotto was preparing the lots for sale, but his intention was not to construct the houses. Mr. Couch reviewed the areas that had been cleared. The area that can be used is constrained by the maximum slope of the driveway allowed by the zoning regulations. As a condition of approval by the IWC the driveway must be completed prior to the sites being excavated and he said that the volume of material to be disturbed would be increased because of the wasted cut material. Mr. Couch reviewed the grading plan and the stormwater management plan. The utilities that will go onto the site will be subsurface and will be placed prior to the driveway being completed. The sanitary lines profiles were submitted to the GNHWPC and were approved. The engineering details and designs were approved by the Town Engineer.

Mr. Kops read his comments which recommend approval based on the following plans:

“1378-1380 Shepard Avenue, Hamden Connecticut 06518,” dated January 13, 2011,
prepared by Martinez Couch & Associates

Subject to the following conditions:

1. Prior to the Issuance of a Zoning Permit, the applicant must:
 - A. Submit revised plans containing:
 - i. A complete zoning permit application for the home, including building elevations and floor plans.
 - ii. An expanded table indicating how much fill will be excavated, used on-site, brought to the site and removed from the site.
 - iii. The number of truckloads of fill to be taken away or brought to the site.
 - iv. Silt socks to be installed in all catch basins.
 - v. Elimination of the reference to a lot subdivision on the Title sheet.

- vi. The stamp and seal of a licensed land surveyor.
- vii. Indication that the pins have been set.
- viii. A post-construction stormwater management plan defining responsible parties and a schedule; Catch basins with dry wells should be inspected at least three times a year. Sediment and debris should be removed at least twice per year or immediately after a contaminant spill.
- ix. All Conditions of Approval
 - B. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.
- 2. Prior to the start of construction:
 - A. Provide the GNHWPCA with a complete set of design plans for review and approval and obtain a sewer connection permit.
 - B. Notify the RWA at least three days in advance.
 - C. Install all erosion controls, including silt fence, anti-tracking pads and hay bales.
- 3. During the construction phase:
 - A. The stabilization of the driveways should be completed prior to any other work.
 - B. Town roads must be kept clean of fill debris from trucks.
 - C. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary container 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.
 - F. The RWA should be notified of any spills of hazardous materials.
 - G. Sedimentation and erosion controls must be inspected regularly and after major storms, and be properly maintained.
 - H. All stockpiles of excavated materials should be surrounded with erosion controls and seeded or covered if they are to remain on the site for longer than one month.
- 4. RWA inspectors should be granted access to this property during the annual inspection program.
- 5. All work on the site must be completed by March 22, 2013.

Mr. Ryszard Szczypek asked Mr. Couch to review the Wetland Conservation Medallions that appear on the plans. Mr. Couch reviewed the location of the medallions that would be placed on fixed posts at 30 foot intervals as requested by the IWC. Mr. Szczypek asked if the medallions would be maintained by the property owners. Mr. Couch said that the IWC would check the sites to make sure the medallions are maintained. In the past towns had applicants place boulders as markers, but they would become hidden by vegetation growth. The intent of the medallions is to alert someone who is contemplating construction in the area that the area is regulated by the IWC.

Mr. Lee said that the medallions are requirement of the IWC general applications and they alert the property owners that there are wetlands in the area and that activity in the area may be limited. Ms. Altman asked what happens if the medallions are removed. Mr. Lee explained that a condition of approval for IW application is to have the medallions and it keeps honest people honest. Mr. Kops explained that when it comes to the attention of the IWC that the medallions have been removed they take action.

Mr. Poitier asked if there are three approved lots. Mr. Couch said that there are two individual lots which are side by side. They were cleared and prepared simultaneously because of the driveway. Ms. Altman said that the front page of the plan shows three lots. Mr. Couch said that the Commission would be approving lot "A" and "B". He explained that lot "C" is undeveloped and is located on the other side of the intermittent stream. He reviewed the location of the lots with the Commission.

Mr. Kops explained that he recommended removal of the reference to the subdivision on the plans was recommended to be removed as a condition of approval because it is no longer allowed. The new regulations do not allow a fill permit simply to remove the re-graded sector. It is allowed to re-grade and take out and bring in up to 60 cubic yards of fill and Mr. Kops said that anything beyond this must be associated with an application to do something. If it is associated with an application that requires a Special Permit or Site Plan approval then you are

allowed up to more than a 1,000 cubic yards. If it associated with a Zoning Permit then you are not allowed more than 1,000 cubic yards and must be associated with a house. This application is for the approval of the fill.

Mr. Roscow asked if the drainage swale between the driveways will be grass. Mr. Couch said that it is a 12 inch deep swale armored with muddy type rip rap, and has rip rap check dams. Mr. Roscow asked where the swale would end and that there is a 40 foot drop from the second house. Mr. Couch reviewed the storm water drainage plan and the location of the swale where it ends at Shepard Avenue and goes into a storm drainage inlet. Mr. Roscow asked if there was not a swale would the water infiltrate into the ground. Mr. Couch said that the swale is designed to slow down the erosion force and go into the catch basin at a slower rate. There are many sub surface utilities and adjacent driveways so the swale is being used to slow down the water going into the storm drains.

Mr. Roscow asked if there was going to be geo-textile material under the rip-rap and Mr. Couch said yes. Mr. Couch said yes and explained that the geo-textile is the separation fabric that does not allow the soil to migrate up through the rip rap.

Mr. Roscow asked if the rain leeders go to the infiltration system and Mr. Couch said yes. Mr. Roscow said that he had attended a workshop and a discussion was about how geo-textile material can get clogged up. He asked if it is possible to have rain gardens on the sites. Mr. Couch explained that rain gardens within a residential environment is as effective as it is maintained. The rain garden must be maintained and it could be costly to maintain. Mr. Roscow said if properly designed they would not need to be maintained. Mr. Couch said that rain gardens are an effective tool, but soil types and the slopes of the ground need to be considered.

Ms. Altman asked how many truck loads of fill will there be. Mr. Couch said 60 trucks of fill will be imported and 55 trucks will be exported. Ms. Altman asked where the adjacent properties are located. Mr. Couch reviewed the neighboring properties with the Commission. Ms. Altman would like the daylight working schedule to be between 8:30 a.m. and 4:00 p.m. as a condition. Ms. Leslie Creane, Town Planner said that there are standard hours of operation in the zoning regulations. Ms. Altman feels that with the close proximity of the abutting properties an 8:30 a.m. starting time is reasonable so as not to create a problem for the neighbors.

Mr. Porto asked what time is stated in the zoning regulations when obtaining a permit. Ms. Creane said between 7:00a.m. and 5:00p.m, Monday through Friday. Ms. Altman does not feel this is satisfactory for this project. Mr. Roscow asked if weekends are allowed and Ms. Creane said that the standard hours do not include weekends.

Ms. Altman asked for comments in favor and against the application. There were none.

Ms. Altman closed the Public Hearing.

B. Regular Meeting:

Ms. Altman said that 11-1174 and 11-1175 would be decided first to allow Mr. McDonagh to return to the chair.

1. Re-Subdivision 11-1360/WS

2361 Whitney Avenue (aka 2989 Dixwell Avenue)
T-5 Zone
Hamden Realty Associates, LP, Applicant

Ms. Altman returned the chair back to Mr. McDonagh.

Mr. Reynolds stated he would recuse himself because he is an abutter to the property.

Ms. Altman made the motion to approve the Re-Subdivision 11-1360/WS as recommended by Mr. Kops and the following conditions:

1. Prior to the filing of the re-subdivision map the applicant must:

- A. Submit a revised map containing:
 - i. The title changed to “Re-Subdivision Map”
 - ii. Removal of Note #9
 - iii. Clarification of Note #5
 - iv. A reference to the variance granted by the Zoning Board of Appeals in the Zoning Table Frontage Build out information
 - v. Referencing of the map of the original Lot Split creating Parcels A and B.
 - vi. Identification of the original Parcels A and B.
 - vii. Inclusion of the term “Original Survey” in the certification.
 - viii. The platform located at the rear of the building on Lot-2 and an offset to the proposed lot line.
 - ix. All easements depicted graphically, with the width and Grantee noted, graphically, where information is available.
 - x. The distance along the southerly property line of the American Legion having a bearing of S52°11'25"E.
 - xi. Labeling of the proposed lot line.
 - xii. All conditions of approval.
 - B. Set permanent points at each corner of Lot 2 in accordance Section 3.2.1 of the Town's subdivision regulations.
 - C. Submit a copy of the reciprocal easements governing access and parking, for approval by the Assistant Town Attorney.
2. The approved, signed, re-subdivision map must be filed at the Town Clerk's Office in accordance with State Statute.
 3. The RWA should be granted access to the site for annual inspections.

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

2. Location Approval 11-020

1089 Dixwell Avenue, T-4 Zone

Used Car Dealer

Emmerson Armstrong, Applicant

Assistant Town Planner Dan Kops read his comments recommending approval with the conditions as stated.

Mr. Henderson Topbin and Mr. Emmerson Armstrong addressed the Commission and stated they had no objections to the conditions.

Ms. Altman made the motion to approve the application for Location Approval 11-020 as recommended by Mr. Kops with the following conditions:

1. All hazardous materials and waste chemicals should be stored on-site on an impervious floor with some form of secondary containment.
2. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations. If stored outside the containers should be placed within some form of secondary containment and sheltered from precipitation.
3. Waste oil tanks should be stored above ground on a bermed impervious surface capable of containing at least 110% of the volume of the tanks. The tanks should be stored indoors or, if outdoors protected by a roof .
4. 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.
5. All vehicle washing should be conducted indoors.

6. All servicing of vehicles should be conducted indoors on an impervious surface.
7. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
8. Any vehicles that are leaking automotive fluids should be stored inside the garage or at minimum on an impervious surface where the leaks can be contained and cleaned up.
9. Scrap metal or other parts in contact with lubricant should be stored in a watertight container to prevent the accumulation and contamination of stormwater.
10. RWA inspectors should continue to be granted access to this property during the annual inspection program.
11. Conditions 1-10 should be placed on the survey submitted to the Connecticut Department of Motor Vehicles. The revised survey should also include;
 - A. Removal of the references to the July 27, 2010 approval
 - B. Removal of references to Cappella Auto Repair .
12. Prior to the issuance of a Zoning Permit a copy of the revised survey should be submitted to the Planning and Zoning Department.
13. A Zoning Permit must be obtained prior to the commencement of any work on the building and to the opening of the business.

Mr. Poitier seconded the motion. Ms. Altman stated that there was a change of ownership but the use remains the same. **The motion passed unanimously.**

3. Special Permit & Site Plan 11-1174/WS

1378 Shepard Avenue, R-3 Zone

Removal of fill

John & Virginia Rossotto, Applicant

Ms. Altman would like a condition: fill should only be removed by trucks on the weekdays between 8:30a.m and 5:00p.m., Monday through Friday and not on weekends. Mr. Reynolds feels that 8:30a.m. is late for trucks that will go through town during rush hour and 7:00a.m is too early, but 8:30a.m is too late. Ms. Altman said that 8:00a.m. through 5:00p.m would be okay. Mr. Ryzsard feels that 8:00 is reasonable because the abutting neighbors are close and the driveway is near the property line. The Commission further discussed the hours for which trucks could access the property.

Ms. Creane said that the addition to the conditions of approval would be 3.i. Ms. Altman said the condition should read: All roads must be kept clean and trucks will be allowed access between the hours of 8:00a.m.and 5:00 p.m.

Mr. Kops reminded the Commission that when making a motion a reason should be given for approving or denying the application.

Mr. Ryzsard made the motion to approve application 11-1174 with the conditions as recommended by Mr. Dan Kops, Assistant Town Planner and add condition 3.i. to read: All roads must be kept clean and trucks will be allowed access between the hours of 8:00a.m.and 5:00 p.m. and the following conditions:

1. Prior to the Issuance of a Zoning Permit, the applicant must:
 - A. Submit revised plans containing:
 - i. A complete zoning permit application for the home, including building elevations and floor plans.
 - ii. An expanded table indicating how much fill will be excavated, used on-site, brought to the site and removed from the site.
 - iii. The number of truckloads of fill to be taken away or brought to the site.
 - iv. Silt socks to be installed in all catch basins.
 - v. Elimination of the reference to a lot subdivision on the Title sheet.
 - vi. The stamp and seal of a licensed land surveyor.

- vii. Indication that the pins have been set.
- viii. A post-construction stormwater management plan defining responsible parties and a schedule; Catch basins with dry wells should be inspected at least three times a year. Sediment and debris should be removed at least twice per year or immediately after a contaminant spill.
- ix. All Conditions of Approval
 - B. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.
- 2. Prior to the start of construction:
 - A. Provide the GNHWPCA with a complete set of design plans for review and approval and obtain a sewer connection permit.
 - B. Notify the RWA at least three days in advance.
 - C. Install all erosion controls, including silt fence, anti-tracking pads and hay bales.
- 3. During the construction phase:
 - A. The stabilization of the driveways should be completed prior to any other work.
 - B. Town roads must be kept clean of fill debris from trucks.
 - C. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary container 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.
 - F. The RWA should be notified of any spills of hazardous materials.
 - G. Sedimentation and erosion controls must be inspected regularly and after major storms, and be properly maintained.
 - H. All stockpiles of excavated materials should be surrounded with erosion controls and seeded or covered if they are to remain on the site for longer than one month.
 - I. All roads must be kept clean and trucks will be allowed access between the hours of 8:00a.m. and 5:00 p.m.
- 4. RWA inspectors should be granted access to this property during the annual inspection program.
- 5. All work on the site must be completed by March 22, 2013.

Mr. Reynolds seconded the motion. The Commission and Mr. Lee discussed the reason for approving the Special Permit. The Commission determined that the Special Permit is in harmony with the POCD and the health, safety and welfare of the community. The Special Permit also meets the special criteria in the regulations.

The motion passed unanimously.

4. Special Permit & Site Plan 11-1175/WS

1380 Shepard Avenue, R-3 Zone

Removal of fill

John & Virginia Rossotto, Applicant

Mr. Rzsard made the motion to approve application 11-1175 with the conditions as recommended by Mr. Dan Kops, Assistant Town Planner and add condition 3.i. to read: All roads must be kept clean and trucks will be allowed access between the hours of 8:00a.m. and 5:00 p.m. and the following conditions:

- 1. Prior to the Issuance of a Zoning Permit, the applicant must:
 - A. Submit revised plans containing:
 - i. A complete zoning permit application for the home, including building elevations and floor plans.
 - ii. An expanded table indicating how much fill will be excavated, used on-site, brought to the site and removed from the site.
 - iii. The number of truckloads of fill to be taken away or brought to the site.
 - iv. Silt socks to be installed in all catch basins.

- v. Elimination of the reference to a lot subdivision on the Title sheet.
- vi. The stamp and seal of a licensed land surveyor.
- vii. Indication that the pins have been set.
- viii. A post-construction stormwater management plan defining responsible parties and a schedule; Catch basins with dry wells should be inspected at least three times a year. Sediment and debris should be removed at least twice per year or immediately after a contaminant spill.
- ix. All Conditions of Approval
 - B. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.
- 2. Prior to the start of construction:
 - A. Provide the GNHWPCA with a complete set of design plans for review and approval and obtain a sewer connection permit.
 - B. Notify the RWA at least three days in advance.
 - C. Install all erosion controls, including silt fence, anti-tracking pads and hay bales.
- 3. During the construction phase:
 - A. The stabilization of the driveways should be completed prior to any other work.
 - B. Town roads must be kept clean of fill debris from trucks.
 - C. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary container 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.
 - F. The RWA should be notified of any spills of hazardous materials.
 - G. Sedimentation and erosion controls must be inspected regularly and after major storms, and be properly maintained.
 - H. All stockpiles of excavated materials should be surrounded with erosion controls and seeded or covered if they are to remain on the site for longer than one month.
 - I. All roads must be kept clean and trucks will be allowed access between the hours of 8:00a.m. and 5:00 p.m.
- 4. RWA inspectors should be granted access to this property during the annual inspection program.
- 5. All work on the site must be completed by March 22, 2013.

Mr. Reynolds seconded the motion. The Commission and Mr. Lee discussed the reason for approving the Special Permit. The Commission determined that the Special Permit is in harmony with the POCD and the health, safety and welfare of the community. The Special Permit also meets the special criteria in the regulations.

The motion passed unanimously.

Mr. Kops requested that C.G.S. 8-24 11-311 for the sale of property at 170 Skiff Street be added to the agenda.

Mr. Roscow made the motion to add C.G.S. 8-24 11-311 to the agenda. Mr. Szczypek seconded the motion. The motion passed unanimously.

5. C.G.S. 8-24 11-311

170 Skiff Street
 Sale of property
 Town of Hamden, Applicant

Mr. Dan Kops, Assistant Town Planner, reviewed his comments and recommended that the Planning & Zoning Commission vote in favor of a sliver parcel at 170 Skiff Street, and issue a favorable report to the Legislative Council.

Ms. Altman made the motion to refer the C.G.S. 8-24 11-31 for the sale of property with a favorable review to the Legislative Council. Ms. Altman stated that the request is in harmony with POCD. Mr. Roscow seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of March 8, 2011

Ms. Altman made the motion to approve the minutes of the March 8, 2011 meeting. Mr. Poitier seconded the motion. Mr. McDonagh, Ms. Altman, Mr. Cesare, Mr. Poitier voted in favor of the motion. The motion passed.

2. Review minutes of March 8, 2011, Special Meeting

Ms. Altman made the motion to approve the minutes of the March 8, 2011 Special Meeting. Mr. Poitier seconded the motion. Mr. McDonagh, Ms. Altman, Mr. Cesare, Mr. Poitier voted in favor of the motion. The motion passed.

3. Minor Amendment-3000 Dixwell Avenue

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

Mr. Roscow explained to the Commission that a workshop he had attended discussed the use of geo-textile fabric vs. the use of rain gardens.

D. Adjournment

Ms. Altman made the motion to adjourn. Mr. Roscow seconded the motion. There was no further discussion. The motion passed unanimously.

The meeting adjourned at 8:30 p.m.

Submitted by: _____
 Stacy Shellard, Clerk of Commissions