



Town of Hamden

Planning and Zoning Department

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June 21, 2011, revised 6/23/2011

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, June 14, 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
 Ed Grant
 Peter Reynolds
 Jon Cesare
 Brack Poitier
 Bob Roscow
 Ryszard Szczypek
 Lee Campo

Staff in attendance:

Leslie Creane, Assistant Town Planner
 Dan Kops, Assistant Town Planner
 Tim Lee, Assistant Town Attorney
 Stacy Shellard, Clerk
 Lisa Raccio, Stenographer

Mr. McDonagh called the meeting to order at 7:00 p.m. The clerk read the Public Hearing items into the record. Mr. McDonagh introduced the panel and reviewed the Public Hearing procedures. He welcomed the new Commissioner, Mr. Lee Campo.

A. Public Hearing

1. Special Permit 11-1180

190 Pine Rock Avenue, M Zone
 Student Multifamily Apartments
 Sound Development Group, LLC, Applicant
Public Hearing continued from the May 24, 2011 meeting

Mr. Bernard Pellegrino, Attorney, addressed the Commission and reviewed the application. He explained that the property abuts Southern Connecticut State University (SCSU) and reviewed the area. He said that there will be 32 units that will house 4 students per unit for a total of 128. Mr. Pellegrino said that the location of the proposed buildings will be pedestrian friendly and that the students who will attend SCSU will be designated as commuters and he reviewed the on site parking. The site will primarily house junior and seniors. The proposed sidewalks will connect across a 30-foot long strip of property that connects to SCSU. There will be bike racks and storage for bicycles on the premise. Mr. Pellegrino stated that his clients have the support of SCSU and that the university has provided guidance to what the needs of the students will be. There will be a security office located on the site and their hours on the weekends will be until 3 a.m. Mr. Pellegrino explained that the property abuts other student

housing and is located away from the residential neighborhoods. He reviewed the history of the property and explained that the site plan meets the zoning regulations. There will be a128 resident parking spaces and this would include visitor parking on the site. Mr. Pellegrino compared the parking ratio per student at SCSU. The students that rent the units will have parking permits and this will help with the parking enforcement. Mr. Pellegrino reviewed the other sites that his clients have developed and submitted photos of their parking areas. He explained that each unit would house two cars in the garage and two cars in the apron outside the garage. The students will be encouraged to car pool when leaving the premises.

Mr. Pellegrino reviewed the Town Engineer's comments and said that a traffic study was suggested. ITE numbers were submitted to the Town Engineer and it was determined that a traffic study was not needed. Mr. Pellegrino stated that the Town Engineer's comments have been addressed.

Mr. McDonagh said that this application should be tabled because the plans were submitted at this meeting and the Commission or the public has not had time to review them. He also explained that the Commissioners who had been present at the May meeting are not present at this meeting. Mr. McDonagh said the new plans do not include the building elevations. Mr. Pellegrino submitted the elevations.

Mr. McDonagh asked if the Commission has questions that can be addressed at the next meeting.

Mr. Poitier asked why there are no sidewalks around the buildings to access the units. Mr. Pellegrino reviewed the sidewalks leading to the site and said that there will be sidewalks on the site. Mr. Poitier asked what separates the building from the parking area because there are no wheel stops. Mr. Pellegrino reviewed the parking at the garages and said that there will be curbing along the road access. Mr. Poitier is concerned that there are areas that need wheel stops and that there should be sidewalks leading up to the units.

Mr. McDonagh said that he is unable to account for nine parking spaces and feels that the parking plan is problematic. He appreciates knowing that the proposed parking configuration has been accomplished at the other sites. Mr. McDonagh is concerned with the tandem parking proposed on the plans because it may present difficulties when there are four independent people who have different schedules. Mr. McDonagh would like to see the building elevations for the entire property. He feels that if the buildings were grouped differently on the site may help with parking on the site. Mr. Pellegrino reviewed other universities that have the proposed style of housing and it is easier to police because there are less students within close proximity. If the buildings were to be longer in length they could create fire hazard issues.

Mr. Grant asked how parking on the street would be prevented when a tenant does not want to get blocked in. Mr. Pellegrino said that they would have to park and then go ask the roommate to move their vehicle. Mr. Pellegrino stated that he would address the issue of parking concerns at the next meeting.

Mr. McDonagh continued the Public Hearing until the June 28, 2011 meeting.

B. Regular Meeting:

1. Special Permit 11-1180

190 Pine Rock Avenue, M Zone
Student Multifamily Apartments
Sound Development Group, Applicant

Tabled until the June 28, 2011 meeting

2. Site Plan 11-1469

986 Dixwell Avenue, T-4 Zone
Medical Office
Cornell-Scott Hill Health Corporation, Applicant

Mr. Carl Porto, Attorney, addressed the Commission and reviewed the application and the location of the property. He stated that the intent of the proposed plan is to renovate the existing structure and use as a medical building. There will be no change to the footprint and the approximate cost to renovate the building will be one million dollars. There will be nine or ten professionals using the location at the same time and approximately thirty patients a day will use the services. Mr. Porto explained that most of the patients would come by bus or a taxicab. The proposed site plan meets all the zoning regulations for a site plan. Mr. Porto referred to the RWA comment that it is not located within a watershed area. He explained that there are no drainage issues and the proposed plan reduces the amount of impervious service.

Mr. Joseph Seapod, Architect, addressed the Commission and stated that the building is 4,700 square feet in size on the first floor and approximately 3,500 square feet in the basement. There will be eight exam rooms, four consulting rooms and several administrative offices. Mr. Seapod said that the change to the exterior of the building will be minimal and reviewed the changes that will be made and the landscaping that will be done. The basement will be used for storage and the first floor for medical use.

Mr. Dan Kops, Assistant Town Planner, read his comments and stated that condition 2.B.2. has language that allows the applicant flexibility if the use area as a picnic spot and it will need curbing. Mr. Kops' comments recommended approval with the conditions stated and based on the following plans.

Mr. McDonagh asked if there were comments and there were none.

Mr. Grant made the motion to approve application 11-1469 as recommended by Mr. Kops based on the following plans:

'Improvement Location Survey – Proposed, Property of TDR Realty, LLC, 986 Dixwell Avenue, Hamden, CT”, sheet 1.1, dated 5-2-11, and “Property & Topographic Survey, Property of TDR Realty, LLC, 986 Dixwell Avenue, Hamden, CT”, sheet 1 of 1, dated 3-24-11, prepared by Godfrey Hoffman Associates; “Zoning Plans Elevations, Cornell-Scott Hill Health Center, Hamden Health Center, 986 Dixwell Avenue, Hamden, CT” dated 5/9/11, prepared by Joseph T. Sepot, Architects.

with the following conditions:

1. A Zoning Permit must be obtained.
2. Prior to the Issuance of a Zoning Permit the applicant must:
 - A) Obtain approval from the Traffic Authority for any new on-street parking
 - B) Provide for approval by the Town Engineer and Town Planner, revised plans containing:
 1. A handicapped space closer to the front door.
 2. Alternative landscaping behind the southwest corner of the building, if approved by the client.
 - C) A bond in an amount approved by the Town Planner and Town Engineer.
4. All work should be completed by June 14, 2016.

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

5. Special Permit 10-1164, Minor Amendment

1125 Shepard Avenue
 Replacement of fueling stations, including canopy and tanks
 Department of Public Works
 Town of Hamden, Applicant

Mr. Adam Fox,, addressed the Commission and reviewed the application. He said the proposal is for one dual fuel system with a new canopy and fueling station. The fueling station will be placed on the side of the building with above ground storage. The existing fueling station and underground storage will be removed.

Mr. Dan Kops, Assistant Town Planner read his comments and recommended approval with the conditions as stated. Mr. Kops said that a condition 12 should be added to read: RWA should be notified at least 3 days prior to the start of any construction activity

Mr. Kops said that most of the recommended conditions are those typically used for gas stations and car repair facility and not this specific project.

Mr. McDonagh asked for comments from the Commission.

Mr. Roscow asked if there will be a containment basin around the storage tank. Mr. Fox explained that a convolt system will be used and reviewed the tank being used and how it will be contained.

Mr. Szczypek made the motion to approve Application 10-1164 as recommended by Mr. Kops and the following conditions:

1. 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:
 1. The height of the canopy, which may not exceed 15 feet without a variance.
 2. All conditions of approval.
 2. All construction work must be completed by June 14, 2016.
 3. All hazardous materials and waste chemicals should be stored on-site on an impervious floor with some form of secondary containment.
 4. 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 within some form of secondary containment and sheltered from precipitation.
 5. Any new 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.
 6. 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.
 7. All vehicle washing should be conducted indoors.
 8. All servicing of vehicles should be conducted indoors on an impervious surface.
 9. There should be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
 10. Any vehicles that are leaking automotive fluids must be immediately placed inside the garage.
 11. Scrap metal or other parts in contact with lubricant should be stored in a watertight container to prevent the accumulation and contamination of stormwater.

12. RWA should be notified at least 3 days prior to the start of any construction activity

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

4. C.G.S. 8-24 # 10-315

Replacement of Brooksvale Avenue Bridge over Jepp Brook

Mr. Dan Kops, Assistant Town Planner, reviewed his comments and recommended that the Planning & Zoning Commission vote in favor of the replacement of the Brooksvale Avenue Bridge over Jepp Brook and issue a favorable report to the Legislative Council.

Mr. Roscow made the motion to refer the C.G.S. 8-24 11-315 for the replacement of the Brooksvale Avenue Bridge over Jepp Brook with a favorable report to the Legislative Council. Mr Poitier seconded the motion. The motion passed unanimously.

5. C.G.S. 8-24 # 10-316

1125 Shepard Avenue

Replacement of fueling stations, including canopies and tanks at the Public Works Garage

Mr. Dan Kops, Assistant Town Planner, reviewed his comments and recommended that the Planning & Zoning Commission vote in favor of the replacement of underground fuel tanks with above ground tank at the Public Works Garage and issue a favorable report to the Legislative Council .

Mr. Roscow made the motion to refer the C.G.S. 8-24 11-316 for the replacement of underground fuel tanks with above ground tank at the Public Works Garage with a favorable report to the Legislative Council. Mr. Szczypek seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of May 24, 2011

Mr. Reynolds made the motion to approve the minutes of the May 24, 2011 meeting as written. Mr. Szczypek seconded the motion. The motion passed unanimously.

Mr. Roscow asked if a Commissioner would volunteer to be the representative to the Regional Planning Agency (RPA). He explained that due to his time restrictions he has been unable to attend the meetings. The Commission discussed the purpose of the RPA. Mr. Szczypek said he would be willing to be the representative and Mr. Reynolds stated that he would continue as the alternate. Mr. McDonagh appointed Mr. Szczypek as the RPA representative.

D. Adjournment

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

The meeting adjourned at 8:23 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission