



Town of Hamden

Planning and Zoning Department

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July 19, 2011

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Special Meeting on Tuesday, July 12, 2011 at 7:00 p.m. in 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
 Brack Poitier
 Ann Altman
 Ryszard Szczypek
 Lee Campo

Staff in attendance:

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

Mr. McDonagh called the meeting to order at 7:01 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 11-1180

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

Public Hearing continued from the June 14, 2011 meeting

Mr. Bernard Pellegrino, Attorney, addressed the Commission and stated that the applicant has been working with the Planning Staff and the Town Engineer to make changes to the proposed plans based on the comments that were made at the June 14, 2011 meeting. The driveway was moved so that it would be in a more central location on Pine Rock Avenue and this was done to create a better flow of traffic on the site. The designs to the buildings located at the front of the site have been revised and this will bring them parallel to Pine Rock Avenue as required by the zoning regulations.

The number of units proposed has been changed from 32 units to 30 units. The side buildings were reoriented so that they would be more symmetrical and perpendicular to buildings that are located at the front of the site.

Mr. Pellegrino said that there will be a total of 120 students and each apartment will house 4 students. The plan was revised and there will no longer be tandem parking inside the garage. The footprint of the buildings has been

revised so that the two cars parked in the garage will be side by side, and there will be two cars parked side by side outside the garage.

Mr. Pellegrino explained that by shifting the common building it allowed the applicant to add additional visitor parking around the common area and centralize the green space. Mr. Pellegrino said that the Police Department confirmed that there is on street parking permitted on Pine Rock Avenue and the zoning regulations permit it to be counted toward required parking.

Mr. Pellegrino said that the proposed elevation plan has been revised for the rear of the two buildings that are on Pine Rock Avenue. The design will give the appearance of a front facade and be more appealing from the street. He advised that alternative color schemes have been submitted and stated the applicant would work with the Planning Office and the Commission on any suggestions for the color schemes. The front elevation has the stairs located on the exterior of the building that goes up to the first floor. There is an interior stairwell that goes from the ground elevation up to the second floor.

Mr. Allen Carpenter, Professional Engineer, addressed the Commission and reviewed the original site plan. He reviewed the Stormwater Management Plan and he said that the proposed plan will comply with the Town and DEP criteria.

Ms. Altman stated she was not in attendance at the June 12, 2011 meeting and she asked if the proposed architectural plan was changed because the architecture of the building looks to be replaced with buildings that look like boxes.

Mr. Carpenter said that the architectural plans have projecting areas along the building and may not show up on the plan before the Commission. Ms. Altman said that the revised plans show the buildings as a straight line and the doors do not show projection and she reviewed the architectural plans with Mr. Carpenter.

Ms. Leslie Creane, Town Planner, stated that Ms. Altman is reading the plans correctly but the way the plans are drawn what appears to be a projection is actually flush and the buildings undulate. Ms. Creane said that the zoning regulations require that the buildings be parallel to the street and that the buildings do not have to undulate. Ms. Altman said that she would like to see indentations in the building instead of just color. Ms. Altman, Ms. Creane and Mr. Carpenter further discussed the undulation of the buildings, while continuing to be parallel to the street. Mr. Carpenter said that the plan can be revised if the Commission would like.

Mr. McDonagh said that the proposed floor plan shows the variations between the different buildings. Mr. Pellegrino said that the applicant is willing to change the proposed plan with regard to the architecture if the Commission would like.

Ms. Altman asked if there was a vertical elevation that corresponds to the original plan for the buildings that was parallel to Pine Rock Avenue. Mr. Pellegrino said that the front elevations for the buildings were submitted and it included the tandem garage and that there were no exterior stairs. Ms. Creane explained that the changes that have been shown on the revised plan are better than the original plan that was submitted. Mr. Pellegrino said that the applicant is willing to make some changes.

Mr. Pellegrino commented on the Town Engineer comments dated July 11, 2011 and said that the traffic trip generation shows that 70 percent of the traffic will go south towards the center of SCSU. He said that all the conditions stated by the Town Engineer and the Planning Staff are acceptable and appreciates the efforts put forth by the Planning Staff and Town Engineer.

Mr. Pellegrino reviewed the proposed parking which is permitted by the zoning regulations. He said that the concept of stack parking is permitted for multi-family units.

Mr. Pellegrino stated that the applicant is confident that the parking can be managed as required by the zoning regulations which require four car spaces per unit. Mr. Pellegrino compared the parking ratio per student at SCSU. Each student will be issued a designated parking permit and they will not be permitted to park in the visitor parking spaces. Mr. Pellegrino reviewed the locations of the visitor parking spaces. Mr. Pellegrino reviewed the procedure that will be used for ticketing a vehicle if they are improperly parked. He also noted that the security departments at the applicant's other locations have found that once a few students have been towed at their cost and they then understand that the parking is strictly enforced, the students adhere to the parking rules. He feels that students adapt quickly to their schedules and will make arrangements with their roommates to avoid being blocked. Mr. Pellegrino stated that if there are problems with the parking it would negatively affect the applicant and the ability to get tenants in the future.

Mr. Pellegrino reviewed SCSU's commuter lot locations. He said that the parking lot at this location is closer to the campus than the commuter lots. Mr. Pellegrino said that the other dormitories located near this site would not generate additional traffic because it would be a shorter distance to walk from their dorm, than to locate their cars and drive over. The proposed site is pedestrian friendly with sidewalks that will connect to the campus. Mr. Pellegrino said that SCSU is four percent overbooked for the upcoming semester and this proposed project would keep 120 Students closer to campus. Mr. Pellegrino stated that the site has been desolate for the last 10 years, and this project would add to the Towns tax roll, keep 120 students on the campus and is only 22 feet from the campus proper.

Ms. Altman said that the revised plan dated July 11, 2011 appears to have architecture like boxes. The plan dated July 7, 2011 shows the architect to be staggered and asked if in four days the plan had changed. Ms. Creane and Mr. Pellegrino both replied that the proposed plan had changed in four days. Mr. Pellegrino said that the look Ms. Altman is questioning can be revised to show a staggered look.

Mr. McDonagh asked Ms. Creane to read her comments. Mr. Pellegrino stated he has read the comments and was willing to wave the reading of them by Ms. Creane. Mr. McDonagh stated that the comments should be read.

Ms. Leslie Creane, Town Planner read her comments. Mr. McDonagh asked the Commission if there were any objections to Ms. Creane not reading the conditions of approval because there were several pages and there were no objections.

Mr. McDonagh said that the proposed plan only shows one dumpster located between building one and 30 and asked if there would be other dumpster placed on the site. Mr. Pellegrino said that there would be and they would be shown on the plan. Mr. McDonagh asked if the parking spaces will be number and Mr. Pellegrino replied yes and he stated that the plan previously submitted for the site in Bridgeport show the parking spaces numbered. Mr. McDonagh reviewed the locations of the handicapped parking spaces and said that the space for unit 13 would be parked a great distance away from the unit and that it might be more practical to relocate the unit. Mr. Pellegrino said that he could relocate the unit. Mr. McDonagh feels that there is only a single kitchen located next to the garage in the handicapped unit and the students in the three other bedrooms upstairs would have to come down two flights of stairs to get to the kitchen. Mr. Pellegrino explained that when the plan was revised to remove the second kitchen an error was made and it would only be one flight of stairs down to the kitchen.

Mr. Szczypek said that the proposed plan indicates pervious surfaces in the parking area and he asked what the nature of surface would be. Mr. Carpenter said that it will be either crush stone or gravel to allow for water runoff. Mr. Szczypek feels that loose stone or gravel may present a problem in the winter when maintaining the parking area. Mr. Carpenter stated that the applicant would be doing their own property maintenance. Mr. Szczypek asked what the common green area located to the center of the property would be used for. Mr. Ralph Lewis replied it would be used for gatherings such as parent's weekend and cookouts using barbeques. Mr. Szczypek asked why the common area is small and if it is necessary. Mr. Lewis replied that operationally it cannot be big. Ms. Creane explained that the zoning regulations for new construction require a common area when it is for student housing. Mr. Pellegrino said that the common building will also house the security office. Mr. Szczypek said that the

revised plan is an improvement because he was skeptical about the original plan that had been presented. Mr. Pellegrino said that the revised plan foot print is reduced by two units.

Ms. Altman would like the starting time for construction be 7:30 a.m. to 5:30 p.m. because of the homes located in the area. Ms. Creane said that the zoning regulations state that construction could start at 7:00 a.m.

Mr. McDonagh would like stop signs place within the complex so as try to avoid vehicles hitting each other.

Mr. McDonagh asked for comments from the public for and against the application and there was none.

Mr. Poitier asked if there would be a carbon monoxide monitor in the bedroom located next to the garage. Mr. Pellegrino stated that all building code requirements would be met. Mr. Szczypek stated that the building officials will require a step that goes from the garage up into the unit.

Mr. Pellegrino said that there would be concrete curbing around the center aisle. He said that the applicant will work with the Planning Office if any changes need to be made to the proposed plan with regard to the streetscape.

Mr. McDonagh asked for any further comments and there were none.

The Public Hearing was closed.

B. Regular Meeting:

1. Special Permit 11-1180

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

Ms. Creane advised the Commission that they should add to II.A.7: At least two dumpster sites shall be identified on the site plan and appropriately noted. Add condition II.A.10.e to read: Re-orient front buildings to undulate with the approval of the Town Planner. Condition II.A.8 should read: Fire lanes should be striped, parking spaces shall be numbered, and the traffic signage including a stop sign at the exits shall be shown on plans.

Ms. Altman made the motion to approve the Special Permit & Site Plan Application 11-1180 as recommended by Ms. Leslie Creane, Town Planner with the amended conditions as stated and the following conditions:

- I. The Commission finds that stacked parking is permissible for this project and therefore the application meets the parking requirements.
- II. 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. A complete set of plans showing all revisions and conditions of approval;
 2. A revised legend noting the variances obtained, removing the lot area requirements;
 3. All required information pertaining to cut and fill operations per Section 520.8.3 of the Hamden Zoning Regulations;
 4. Additional landscaping, especially in the rear (northern side) of the property;
 5. The most recent plans show two benches near the Common Area. More benches should be added at appropriate locations;
 6. The notes that were included on Sheet C-6 dated July 7, 2011 should be included on the revised Sheet C-6 that was received in the Planning Office on July 11, 2011 also bearing the date of July 7, 2011.

7. The location(s) of dumpster(s) and details indicating that the containers will be screened from view and bermed on three sides, and not be located behind any parking spaces. **At least two dumpster sites shall be identified on the site plan and appropriately noted.**
8. **Fire lanes should be striped, parking spaces shall be numbered, and the traffic signage including a stop sign at the exits shall be shown on the plans.**
9. Extended grades if grading rights can be obtained. If not, the plans should explain how the grading will actually be achieved;
10. Revised architectural plans showing:
 - a. Only one kitchen per dwelling unit;
 - b. Pediments over all exterior doors (not including garage doors);
 - c. The first story of all facades are at least 30% glazed;
 - d. The first floor is raised a minimum of 2 feet from the average sidewalk grade (See Section 320.3.f).
 - e. **Re-orient front buildings to undulate with the approval of the Town Planner.**
11. Revised landscape plans showing a minimum of one tree planted within the first layer for every 30 feet of frontage line or portion thereof (See Section 370.3). The tree species should be selected from Table 5.2 in the Hamden Zoning Regulations.
12. All exterior lighting shall be full-cut-off fixtures.
13. Address Sheet C-5: A note says "See Sheet C-5 for Demolition Notes", but there are no such notes on this sheet.
14. Sheet C-6:
 - a. The zoning table indicates that more than the minimum number of parking spaces required are provided, however, non-handicapped students in the 4 ADA units may take up some of the parking spaces near the common area building.
 - b. A brief traffic impact study should be submitted (the number and distribution of site generated trips to/from Pine Rock Avenue).
 - c. Turning movement diagrams should be provided to demonstrate that fire engines and single unit trucks such as delivery, moving, and garbage trucks can enter the site from Pine Rock Avenue, with the narrow entrance width.
 - d. Under "Legend", the "No Parking, Fire Lane" and "Stop" sign locations are not shown on the plan and sign details are not shown on the referenced Sheet 9.
 - e. Under "Keynotes Legend", bituminous concrete pavement should be labeled.
 - f. The driveway apron and sidewalk across the apron should be concrete.
 - g. The sidewalk along Pine Rock Avenue is shown on private property. It should be moved to within the public right-of-way or an easement should be granted to the town for public use of the sidewalk. If the sidewalk is proposed to remain on private property, it should return to within the street line at the northerly property line.
 - h. It appears that concrete curbing is required adjacent to the proposed sidewalk south of the "Match Line".
15. Sheet C-7:
 - a. The roof drains from units 1-13 should not be discharged over the sidewalk to Pine Rock Avenue (Keynote E). These roof drains should be piped into the on-site stormwater detention ponds and included in the drainage calculations.
 - b. It is unclear what the hatched area south and east of the southerly pond represents – this should be labeled or included in the Legend.
 - c. Contours should be revised and spot elevations should be added between structures S-20 and S-22 and north of Unit 26 to ensure that if the pond overtops, water flows into the swale, and not into the buildings. Spot elevations should be provided behind units 17-26 to ensure that finished grade slopes away from the buildings.
 - d. Contours should be revised and spot elevations should be added behind Unit 16 to ensure that if the pond overtops, water flows into the swale, and not into the buildings. The drainage calculations indicate that this pond will overtop in a 100-year storm (water surface elevation = 66.7 and lowest contour surrounding pond = 66.0). Spot

elevations should be provided behind units 14-16 to ensure that finished grade slopes away from the buildings.

- e. Keynote F does not appear to apply behind units 27-30, since the swale previously shown has been eliminated. Spot elevations should be provided behind units 27-30 to ensure that finished grade slopes away from the buildings.
 - f. The existing 12" RCP storm drain leaving the site should be plugged at or near the storm manhole.
16. Sheet C-8: Some of the letter callouts from the Proposed Sanitary Sewer Schedule appear to be referring to a previous sanitary sewer design. Some of the number callouts from the Proposed Sanitary Sewer Clean-out Schedule are not shown on the plan.
 17. Sheet C-9.1: The utility trench detail references Sheet C-11.1 for a pavement repair detail – there is no Sheet 11.1. This detail is now shown on Sheet C-10.1
 18. Sheet LP-1: The sheet number, title, etc. is missing. Detail drawings, notes, and/or callouts should be added to the plans to provide proposed lighting information such as lamp and post manufacturer, product name, wattage, mounting height, etc.
 19. Any other changes imposed by the Commission;
 20. All Conditions of Approval:
 21. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.

III. Prior to the start of construction:

1. 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.
 1. The applicant should notify the RWA at least three days in advance.
 2. Erosion controls (silt fence, anti-tracking pads, hay bales, etc.) should be installed.
- IV. The applicant must obtain a Zoning Permit prior to commencing any work.
- V. Existing catch basins and dry-wells should be inspected at least three times a year.
- VI. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
- VII. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
- VIII. All hazardous materials and waste chemicals should be stored inside or on an impervious floor with some form of secondary containment.
- IX. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations;
- X. Due to the close proximity of the buildings to the set back lines, a foundation as-built must be submitted prior to proceeding with the construction of the remainder of each building;
- XI. 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;
- XII. There should be absolutely no discharges of fluids or dry chemicals to the environment;
- XIII. Any hazardous materials should be recycled or properly disposed of by a licensed waste hauler.
- XIV. Care should be taken to avoid compacting the soil.

- XV. 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.
- XVI. 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.
- XVII. 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.
- XVIII. All work must comply with GNHWPCA standards and specifications.
- XIX. Hours of construction shall be limited to between 7am and 5pm Monday through Friday.
- XX. All work should be completed by July 12, 2016.
- XXI. Initial Student Housing permits and annual renewal forms and fees must be received by August 1st of each year.

Mr. Szczypek seconded the motion.

Mr. Poitier asked if the Commission could see the revised plan before approving the application. He said there were many changes being made that are not on the plan and that there are 3 ½ pages of conditions. Mr. McDonagh said that the public hearing was closed and the applicant has agreed to all the conditions.

Mr. Tim Lee, Assistant Town Attorney, advised the Commission that the public hearing was closed and the revisions must be made to the Town Planner before the final plan is signed off on. The Commission further discussed with Mr. Lee whether they could approve or withdraw the motion. Mr. McDonagh polled the Commission with regards to tabling this application in order to review the revised plans.

Mr. McDonagh called for a vote.

Mr. Grant, Mr. Szczypek, Mr. Campo, Mr. Reynolds and Ms. Altman voted in favor of the motion. Mr. Poitier voted against the motion. The motion passed 4-1-0.

2. Site Plan 06-1398

30 Oregon Avenue, T-4 Zone
Office Building
Request for a 5 year extension of the deadline to obtain a Zoning permit and to complete the work.
Steven Koman, Applicant

Mr. Tim Lee, Assistant Town Attorney explained that no action needed to be taken and reviewed the amendment of the Connecticut State Statute.

3. Special Permit & Site Plan 06-1087

605 Benham Street, R-4 Zone
Request for a 5 year extension to complete the work.
Lenox Builders, LLC, Applicant

Mr. Tim Lee, Assistant Town Attorney explained that no action needed to be taken and reviewed the amendment of the Connecticut State Statute.

Mr. McDonagh asked for a motion to add a request to add the request for a bond to be released.

Mr. Grant made the motion to add the request to release the bond for Special Permit & Site Plan 03-997.

4. Special Permit & site Plan 03-997

3694 Whitney Avenue
 Trailside Village Retail Building
 Request to Release a Bond in the
 amount of \$126,489.00
 Ravenswood Construction, LLC, Applicant

Mr. McDonagh reviewed the request release the bond in the amount of \$126,489 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Mr. McDonagh asked that this item be tabled because he feels that a condition of approval was that a retail building be constructed.

Mr. Grant made the motion to table the request for a bond release until the July 26, 2011 meeting. Ms. Altman seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of June 14, 2011

Mr. Grant 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. McDonagh said that a was received from the Charlton Hill Condominium Association with regard to the Carrot Patch Daycare.

D. Adjournment

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

The meeting adjourned at 8:18 p.m.

Submitted by: _____
 Stacy Shellard, Clerk of the Commission