



## Town of Hamden

### Planning and Zoning Department

Hamden Government Center  
2750 Dixwell Avenue  
Hamden, CT 06518  
Tel: (203) 287-7070  
Fax: (203) 287-7075  
www.hamden.com

November 29, 2011

**Minutes:** THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, November 22, 2011 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden and the following items reviewed:

Commissioners in attendance:

Joe McDonagh, Chairman  
Lee Campo  
Ann Altman  
Brack Poitier  
Bob Roscow  
Peter Reynolds  
Ed Grant  
Jonathan Cesare

Staff in attendance:

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

Mr. McDonagh called the meeting to order at 7:01 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 & Site Plan 11-1185/WS**  
35 Corporate Ridge Road, Unit 6 & 7, M Zone  
Auto Repair  
Troy Clark, Applicant  
*Deadline to open Public Hearing 1/21/12*

Mr. Dan Kops, Assistant Town Planner read his comments and recommends approval based on the conditions as stated and the following plans

“Site Plan Proposed Storage Garage Complex, #25 and #35 Corporate Ridge,” SP-1, prepared by the LRC Group prepared 4/15/05, revised 6/17/05; Interior floor plans received October 27, 2011.

Ms. Laura Clark, 21 Eaton Woods Road, addressed the Commission and stated that the owner of the business is her husband Troy Clark who has purchased units 6 & 7. Ms. Clark reviewed the application and stated that the conditions of approval as recommended by Mr. Dan Kops, Assistant Town Planner are acceptable.

Ms. Altman asked if all the vehicles will be brought to the site for repair. Ms. Clark said that Mr. Clark will have the concierge service which makes it different than businesses that are similar in nature.

Mr. Troy Clark, Applicant, addressed the Commission and stated that he offers as part of his service to pick up the vehicle for the customer and return it when the repairs are completed. The customer will use Mr. Clark's vehicle while theirs is being repaired.

Mr. Reynolds asked what the customer will do if a vehicle needs to be towed. Mr. Clark said that he will be at the premises to accept the vehicle.

Ms. Altman asked if Mr. Clark needs to have a vehicle for more than one day will the customer use his vehicle. Mr. Clark explained that he would pick up his vehicle. He would never have more than three cars at one time.

Mr. Roscow if there would be floor drains used on the premise. Mr. Clark explained that he will not have floor drains and all the fluids will be placed in storage containers and be removed from the premises by a licensed company. Mr. Roscow asked if condition #7 that all vehicle washing should be conducted indoors would be needed if there are no floor drains. Mr. Dan Kops, Assistant Town Planner explained that condition #7 is a standard condition and is protection for any future businesses that may use the premises.

Mr. McDonagh asked for comments in favor of the application:

Mr. Allen Peck, Property Owner at 35 Corporate Ridge Road, addressed the Commission and stated that Mr. Clark currently has a business on the site and he keeps it neat and the shop is clean. He is in favor of the application.

Mr. Mitch Baser, 118 Hesse Road, addressed the Commission and stated that he owns 5 units on the site. He said that the applicant has been an impeccable tenant and now are owners of units on the site. He is in favor of the application.

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

Mr. McDonagh closed the public hearing.

## **B. Regular Meeting:**

### **1. Special Permit & Site Plan 11-1185/WS**

35 Corporate Ridge Road, Unit 6 & 7, M Zone  
Auto Repair  
Troy Clark, Applicant

***Ms. Altman made the motion to approve Application 11-1185 as recommended by Mr. Dan Kops, Assistant Town Planner with the following conditions:***

1. All hazardous materials and waste chemicals should be stored inside the building on an impervious floor with some form of secondary containment.
2. Non-hazardous materials must also be stored inside the building.
3. Any interior floor drains must be capped.
4. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations and all material should be stored inside.
5. Waste oil tanks should be stored inside, above ground on a bermed impervious surface capable of containing at least 110% of the volume of the tanks.
6. Solid waste material should be stored in an appropriately sized, covered, solid waste dumpster inside the building.
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. All vehicles being repaired should be stored 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. All Conditions of Approval should be placed on the survey submitted to the Connecticut department of Motor Vehicles.
13. Prior to obtaining a Zoning Permit a copy of the revised survey should be submitted to the Planning and Zoning Department. for approval by the Town Engineer and the Town Planner
14. Prior to obtaining a Zoning Permit the plans must be approved by the Deputy Fire Marshall and the Building Official.
15. A Zoning Permit must be obtained prior to commencing work on the unit and opening the business.
16. All required work must be completed by November 22, 2016
17. Once in operation:
  - A. All vehicles must be stored inside the garage.
  - B. Vehicles must be brought to and from the site by garage personnel.
18. RWA inspectors should continue to be granted access to this property during the annual inspection program.

***Mr. Campo seconded the motion. The motion passed unanimously.***

**2. Location Approval 11-023**

35 Corporate Ridge Road, Unit 6 & 7, M Zone  
 Auto Repair  
 Troy Clark, Applicant

***Ms. Altman made the motion to approve Application 11-023 as recommended by Mr. Dan Kops , Assistant Town Planner based on the following plans:***

“Site Plan Proposed Storage Garage Complex, #25 and #35 Corporate Ridge,” SP-1, prepared by the LRC Group prepared 4/15/05, revised 6/17/05; Interior floor plans received October 27, 2011.

***with the following conditions:***

1. All hazardous materials and waste chemicals should be stored inside the building on an impervious floor with some form of secondary containment.
2. Non-hazardous materials must also be stored inside the building.
3. Any interior floor drains must be capped.
4. Waste material should be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations and all material should be stored inside.
5. Waste oil tanks should be stored inside, above ground on a bermed impervious surface capable of containing at least 110% of the volume of the tanks.
6. Solid waste material should be stored in an appropriately sized, covered, solid waste dumpster inside the building.
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. All vehicles being repaired should be stored 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. All Conditions of Approval should be placed on the survey submitted to the Connecticut department of Motor Vehicles.
13. Prior to obtaining a Zoning Permit a copy of the revised survey should be submitted to the Planning and Zoning Department. for approval by the Town Engineer and the Town Planner
14. Prior to obtaining a Zoning Permit the plans must be approved by the Deputy Fire Marshall and the Building Official.
15. A Zoning Permit must be obtained prior to commencing work on the unit and opening the business.
16. All required work must be completed by November 22, 2016
17. Once in operation:
  - A. All vehicles must be stored inside the garage.
  - B. Vehicles must be brought to and from the site by garage personnel.
18. RWA inspectors should continue to be granted access to this property during the annual inspection program.

*Mr. Lee seconded the motion. The motion passed unanimously.*

**C. Old Business/ New Business**

1. Review minutes of November 15, 2011

This item was tabled until the December 13, 2011 meeting.

**D. Adjournment**

*Mr. Poitier made the motion to adjourn. Mr. Campo seconded the motion. There was no further discussion.*

*The meeting adjourned at 7:16 p.m*

Submitted by: \_\_\_\_\_  
Stacy Shellard, Clerk of the Commission