

January 4, 2011

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, December 13, 2011 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden and the following were reviewed:

Commissioners in attendance:

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

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Peggy Craft, Acting Clerk

Mr. McDonagh called the meeting to order at 7:09 PM. The clerk read the Public Hearing items into the record. Mr. McDonagh introduced the panel and reviewed the Public Hearing procedures.

Mr. McDonagh explained the Quinnipiac Dormitory was granted permission for all students to be transported by bus to the Mount Carmel Campus. It was expected that the traffic study would be received before this meeting, but was not received until tonight. Mr. McDonagh explained that the traffic study is not a part of student housing. He added that Planning & Zoning has been working diligently with Quinnipiac University to come up with new housing regulations. Student housing will be placed on the agenda for next month's meeting. He said any changes would have to be in the form of an amendment. He said he would like to get more information before making the amendment. He said a consensus vote would be to go forward with this, and added that he would like volunteers from the Commission to work on this. Ms. Altman, Mr. Poitier and Mr. Roscow volunteered. Mr. McDonagh said he will try to join them. This will be on the January 24, 2012 Meeting Agenda.

Ms. Altman noted that there is a certain urgency with this, but nothing done by this Commission will be retroactive; it will be proactive, and will not help with any previous problems.

A. Public Hearing

1. Special Permit & Site Plan 11-1188/WS

295 Treadwell Street, T-4 Zone

Day Care

L'Tanya Roach, Applicant

Continued until 1/10/12 at the Applicant's Request

B. Regular Meeting:

1. Sub-division 06-1348

190 Wintergreen Avenue, R-4 Zone

Request for an extension of the deadline to complete

Kenneth S Ginsberg, Applicant

Mr. Kops explained the statute regarding this request for an extension of the deadline to complete.

Kenneth S. Ginsberg of KH Development, LLC, the applicant addressed the Commission. He said his plans are to build and sell houses in this sub-division. He added one house has been sold, and one is under construction.

Virginia Brooks of 199 Wintergreen Avenue addressed the Commission. She said she is not against anyone building on this property. She said the property has become blighted, and has also become a modern day lover's lane. She added that she is concerned that there is no lighting in this area. She added that this has become a real concern to her.

Mr. Ginsberg said he is not aware of any issues with the property, and this is the first he heard of this. He said he doesn't know what goes on at night.

Mr. Kops said under the property maintenance regulations Mr. Ginsberg is responsible for maintaining the property. He added that the Planning & Zoning Department will investigate under the Anti-Blight Ordinance.

Ms. Altman said it is in no one's interest to not grant the extension. She also asked if the Commission can impose an ongoing condition to require a regular assessment of the site. Mr. Lee said these concerns would be better addressed through the Anti-Blight Ordinance.

Ms. Altman asked if the Commission can recommend that concerned neighbors get in touch with Zoning Enforcement Officer Holly Masi. Mr. Kops said Ms. Masi is not the Blight Officer. He said Adam Zonas is the Blight Officer. Ms. Altman asked if the Commission can recommend that the neighbors get in touch with Mr. Zonas.

Ms. Brooks said she has spoken with Ms. Masi and Mr. Zonas. She said they came out to the site. She said Mr. Zonas told her they could not contact the owner. She added that the property is filthy and she is afraid someone will get hurt.

Mr. Ginsberg said there is grass growing but there is no litter and no garbage. He added that the grass in the area around the sidewalks has been cut, and only the area to be developed is overgrown. He said there is nothing that would constitute blight. He added that Ms. Masi has his number.

Ms. Altman said she finds it difficult to believe Ms. Brooks would come out to state things that aren't there. She said the best outcome is usually to have the parties work together to work out the problem. She said that perhaps Ms. Brooks can notify Mr. Ginsberg when there is a problem and he would then let her know when it is taken care of. Mr. McDonagh suggested that they communicate with Mr. Zonas regarding this issue.

Ms. Altman motioned to grant the extension of the deadline to complete for Sub-Division 06-1348 190 Wintergreen Avenue to June 20, 2016. Mr. Grant seconded the motion that passed unanimously.

2. 2011 Parking Plan-Quinnipiac University: Annual Review

Mr. McDonagh said this will be opened and continued to the January meeting.

Attorney Bernie Pellegrino presented a traffic report from Bubaris Traffic Consultants to the Commission.

Mr. McDonagh said he received updated shuttle bus information from Quinnipiac University; updated undergraduate information from the staff and three tables summarizing what has already been received. Copies were given to Mr. Pellegrino.

Mr. McDonagh said this will be continued to the January 24, 2012 meeting.

Ms. Altman asked why we are postponing the discussion. Mr. McDonagh said he would like to be able to read through the information. He suggested that the Commissioners be polled to see if they would like a one hour recess so they could read the material. Ms. Altman said she thought it would only take five minutes.

Commissioner Poitier motioned to table the 2011 Parking Plan-Quinnipiac University: Annual Review to the January Meeting. Commissioner Campo seconded the motion that passed unanimously.

Next, **Commissioner Altman motioned to add:**

Bond Reduction Request – current bond \$1,508,501.00 Special Permit and Site Plan 07-1119/Zoning Permit 09-3540 – Whitney Center Expansion – 200 Leeder Hill Drive, Michael B. Rambarose, to the Agenda.

Commissioner Campo seconded the motion that passed unanimously.

A memo from Zoning Enforcement Officer Holly Masi recommending the bond be reduced from \$1,508,501.00 to \$205,262 (\$8,501 to cover the remaining cost of the As-Built requirements plus the original contingency of \$196,761).

The Commissioners discussed the amount of the reduction. Ms. Altman asked what an As-Built is. Mr. Kops said it is a survey that shows exact positions of buildings and all other structures.

Commissioner Altman motioned to reduce the current bond \$1,508,501.00 Special Permit and Site Plan 07-1119/Zoning Permit 09-3540 – Whitney Center Expansion – 200 Leeder Hill Drive to \$205,262 (\$8,501 to cover the remaining cost of the As-Built requirements plus the original contingency of \$196,761). Commissioner Campo seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review Minutes of November 15, 2011 and November 22, 2011

November 15, 2011 Minutes

It was noted that Under A. 1. It should read Animal Barn at Brooksvale

Ms. Altman noted an error on page 5. In paragraph five it should read giving the commissioners copies of the decals is a waste of paper and time.

Ms. Altman motioned to accept the Minutes of the November 15, 2011 Meeting as amended. Mr. Poitier seconded the motion that passed unanimously.

November 22, 2011 Minutes

It was noted that under A. 1. It should read Auto Repair Barn

Mr. McDonagh noted that on Page 4 It should read Mr. Campo seconded the motion (not Mr. Lee).

Ms. Altman motioned to accept the Minutes of the November 22, 2011 Meeting as amended. Mr. Poitier seconded the motion that passed unanimously.

2. Minor Amendment-3011 Whitney Avenue
3. Minor Amendment-3490 Whitney Avenue
4. Minor Amendment-3400 Whitney Avenue
5. Minor Amendment-2372 Whitney Avenue

Ms. Creane said she will have a full report on the Minor Amendments at the next meeting.

Ms. Altman suggested that all the Commissioners take the Quinnipiac Traffic Study home to study for the next meeting.

Mr. McDonagh wished all present Happy Holidays.

D. Adjournment

There was no further business to come before the Commission and Chairman McDonagh called for a motion to adjourn. **Commissioner Grant motioned to adjourn. Commissioner Reynolds seconded the motion that passed unanimously. Chairman McDonagh adjourned the meeting at 7:50 PM.**

Submitted by: _____
Peggy Craft, Clerk of the Commission