



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, 2012, Revised 1/9/13 per Commission review at the 12/11/12 meeting

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, November 27, 2012 at 7:00 pm. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden with the following results:

Commissioners in attendance:

Brack Poitier, Acting Chairperson
Lee Campo
Michele Mastropetre
Myron W. Hul
Peter Reynolds
Ryszard Szczypek
Jennifer Cutrali, Alternate sitting for Bob
Roscow

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Stacy Shellard, Clerk
Genovieve Bertolini, Stenographer

Mr. Poitier called the meeting to order at 7:00 p.m. The clerk read the Public Hearing items into the record. Mr. Poitier reviewed the Public Hearing procedures and the panel introduced themselves.

A. Public Hearing

1. Major Amendment to Special Permit 88-454

0 Wintergreen Ave, M Zone
Truck Scale & Attendant's Booth
Town of Hamden, Applicant

Deadline to open Public Hearing 12/27/12

Mr. John Gilmore, Professional Engineer, addressed the Commission and reviewed the application for a 35×10 foot scale and a small attendant's booth.. The purpose of the scale is to weigh the vehicles as they enter the site with the materials and again as they leave the site. The scale will accommodate cars, pickup trucks and large trucks. The Town's intention is to charge on a tonnage basis. The attendant's booth will be staffed during the week and on Saturdays. No monies will be exchanged on the premise. There will be an automated data collection system that goes from the scale to the attendant's booth and then transmitted to the Finance Department. The area of disturbance will be approximately 120×60 feet. The waste oil storage shed will be relocated to a remote location on

the site. There will be no disturbance to the wetlands in the area and a de minimis ruling was granted by the IW Enforcement Officer.

Ms. Mastropetre asked if there will be any remediation issues with the shed that houses the used motor oil. Mr. Gilmore replied that any spillage is self contained on an existing concrete pad which will be removed.

Mr. Poitier closed the public hearing.

B. Regular Meeting

1. Major Amendment to Special Permit 88-454

0 Wintergreen Ave, M Zone
Truck Scale & Attendant's Booth
Town of Hamden, Applicant

Deadline to open Public Hearing 12/27/12

Ms. Mastropetre made the motion to approve the Major Amendment to Special Permit 88-454. Ms. Cutrali seconded the motion.

Mr. Dan Kops, Assistant Town Planner reviewed his recommended conditions of approval.

Ms. Mastropetre withdrew her motion.

Ms. Mastropetre made the motion to approve the Major Amendment to Special Permit 88-454 with the conditions as recommended by Mr. Kops, Assistant Town Planner, and the following conditions:

1. A Zoning Permit must be obtained prior to undertaking any site work.
2. All work must be carried in accordance with the General Notes and the Construction Sequence shown on the Site Plan.
3. All work must be completed by November 27, 2017.

Ms. Cutrali seconded the motion. The motion passed unanimously.

2. Extension of Appointment of Mr. Francis Albis

as Spring Glen Village District Consultant
through February, 2013

Ms. Leslie Creane, Town Planner, explained the history of the Spring Glen Village District Consultant. Ms. Creane recommended that Mr. Francis Albis be reappointed with his term ending February 26, 2013. Going forward the appointment of the Spring Glen Village District Consultant will take place at the annual meeting of the Planning & Zoning Commission. Mr. Kops stated that the position is voluntary.

Mr. Campo made the motion to approve the reappointment of Mr. Francis Albis with the term ending February 26, 2013. Ms. Cutrali seconded the motion. The motion passed unanimously.

3. Special Permit 94-692

Stop & Shop Supermarket Co. and Fusco/Gottlieb
2331 Dixwell Avenue
Request for Bond Release: \$1,653,333.00

Mr. Dan Kops, Assistant Town Planner recommended that this item be tabled until the December 11, 2012 meeting.

Mr. Szczypek made the motion to table this item until the December 11, 2012 meeting. Mr. Campo seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of November 13, 2012

Ms. Mastropetre made the motion to table this item until the December 11, 2012 meeting. Ms. Cutrali seconded the motion. The motion passed unanimously.

2. Revised 2013 Meeting Schedule

Ms. Cutrali made the motion to approve the revised 2013 Meeting Schedule. Ms. Mastropetre seconded the motion. The motion passed unanimously.

D. Adjournment

Ms. Mastropetre made the motion to adjourn. Ms. Cutrali seconded the motion. The motion passed unanimously. There was no further discussion.

The meeting adjourned at 7:12 pm

Submitted by: _____
Stacy Shellard, Clerk of the Commission