



## Town of Hamden

### Planning and Zoning Department

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March 19, 2012, Revised 1/9/13 per Commission review at the 4/10/12 meeting

**MINUTES: THE PLANNING & ZONING COMMISSION**, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, March 13, 2012 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:

Ann Altman, Chairperson  
Lee Campo  
Brack Poitier  
Peter Reynolds  
Michele Mastropetre  
Jonathan Cesare

Staff in attendance:

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

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

#### **A. Public Hearing**

##### **1. Proposed Amendment to the Hamden Zoning Regulations 12-927**

Places of Worship-Section 658: Remove the language  
in Section 658.a that each lot shall have a minimum of 40,000 square feet  
File available for review in the Planning Office and the Office of the Town Clerk  
GTB Properties, LLC, Applicant

Mr. Dan Kops, Assistant Town Planner, read his comments and stated that the Planning and Zoning Department recommends approval of the proposed amendment to the Zoning Regulation.

Mr. Bernard Pellegrino, Attorney, addressed the Commission and stated that he accepts Mr. Kops' comments.

Ms. Altman asked for comments in favor or against the application. There were none.

Ms. Altman closed the Public Hearing

#### **Regular Meeting**

### 1. Proposed Amendment to the Hamden Zoning Regulations 12-927

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*Ms. Mastropetre made the motion to approve the proposed amendment 12-927 with the changes as recommended by Mr. Dan Kops, Assistant Town Planner : replace clause 658.a with "Removed" with an effective date of March 31, 2012. The proposed amendment is not inconsistent with the goals and objectives of the Plans of Conservation and Development. Mr. Campo seconded the motion. The motion passed unanimously.*

### 2. 2011 Parking Plan-Quinnipiac University, Tabled at the 1/24/12 Meeting

Ms. Altman reviewed a letter from Quinnipiac University stating that the information requested by the Commission will not be available until June.

Mr. Bernie Pellegrino, Attorney, addressed the Commission and stated the five year master plan requires approval from the University's Board of Trustees and their meeting is scheduled for early June.

Ms. Altman said that there has been information published in the media with regards to juniors at Quinnipiac driving from the York Hill Campus to the Main Campus and that there are plans to formalize this informal arrangement in the fall. Ms. Altman said that Quinnipiac's position is that the dormitories are not full because the students are not allowed to drive between the campuses. She said that the residents of Hamden are upset because this puts additional traffic into the residential neighborhoods and they feel it is important to get the students out of the neighborhoods and back onto the campus.

Mr. Pellegrino stated that there was a fear because the return of housing applications for the fall semester was below prior years applications. He said that the feedback from the students indicated they were reluctant to apply for on campus housing because they could not drive between the campuses. Currently with the juniors driving to the main campus it has not created any parking shortages. The shuttle bus ridership is very good. Mr. Pellegrino said that it now appears that the campus housing applications are improving and are slightly above last year's figures and this was the goal.

Ms. Altman asked if the University can provide the number of on campus housing applications.

Mr. Pellegrino said that he could not provide the number of applications received because he has not received them from the Resident Life Office and he will provide the information when the University comes back before the Commission.

Mr. Pellegrino said that the traffic report for the seniors showed that the number of cars and traffic is not increasing and no further studies have been done because of the Commission's negative feedback when the report was presented.

Ms. Altman said that that the information provided to the Commission with regards to the shuttle bus ridership was helpful.

Mr. Pellegrino said that he will forward to the Planning Office any information he receives from the University prior to the June meeting and the University will come before the Commission in June if requested to do so.

Ms. Mastropetre requested a copy of the shuttle bus schedule. She said that she had observed the January meeting and a young person stated that students did not have enough time to get between the Hamden Campus and the North Haven Campus using the shuttle. Mr. Pellegrino replied that there is no set schedule for the shuttles and four

shuttles run in a continuous loop. He said that average time between shuttles is approximately nine to ten minutes and sometimes it could be as little as three minutes. The wait time between the shuttles does depend on the amount of traffic and the loading and unloading of the students. Ms. Mastropetre asked if there is coordination between the bus schedules and the student's class schedules to assure the students who do not have a car can get between the North Haven campus and the Hamden campus and not miss their classes and Mr. Pellegrino replied yes. Mr. Pellegrino explained that it becomes tricky for the student who has classes in North Haven and Hamden and having to go park at the York Hill Campus and then take the bus to the main campus. Ms. Mastropetre asked if this problem has been resolved and Mr. Pellegrino said yes. Ms. Mastropetre asked if the University has a something in writing with regards to the bus schedule. Mr. Pellegrino explained that the students who are returning from the North Haven campus to the main campus to attend a class are being permitted to park on the main campus. There is no shuttle bus between the North Haven Campus and the Hamden Campus. Ms. Mastropetre stated that a shuttle bus should be implemented between the campuses. Ms. Altman said she agrees with Ms. Mastropetre.

Ms. Altman advised the Commissioners that there are letters from Hamden residents addressing their concerns about the traffic generated by the University. She also advised the Commission that if the members are unable to attend a meeting but would like to comment it should be sent to the Town Planner.

Mr. Kops explained that the Commission should not have opinions prior to a meeting, because all deliberations are done in public and should not be prejudged by a commissioner prior to the meeting.

Ms. Cindy Civitello, Co-President West Woods Neighborhood Association, addressed the Commission and stated that it was assumed by the residents that they could speak at this meeting with regards to juniors being allowed to drive between the York Hill Campus and the main campus, and the people have attended this meeting and they would like to speak.

Ms. Altman said that Mr. Pellegrino, the University's representative had left the meeting and asked that the residents comments should be reserved for when additional information has been received and there is something the Commission can vote on. Ms. Altman agreed that residents attending this meeting could make comments.

Ms. Civitello asked that the letters included in the packet should be included in the packet again when Quinnipiac comes before the Commission, and Mr. Kops agreed. Ms. Civitello asked if juniors can drive between the campuses. Ms. Altman explained that the Commission is unable to address a student's behavior. There is nothing before the Commission that requires a public hearing, but if something comes before the Commission the public will be allowed to speak. Ms. Civitello asked if because the students being allowed to drive between the campuses was not a condition of approval would it be more difficult for the Commission to act on the issue. Ms. Altman said that the Commission can only use the issue of parking to be more prudent in the future when applications come before them. The Commission is trying to be proactive by asking for a five year future plan. Mr. Kops said that zoning violation can be issued if the University is in violation of the Special Permit. At this time the University is not in violation of the conditions of approval, but is breaking what was understood when the application was approved.

Mr. Peter Schwartz, Member of West Woods Neighborhood Association, addressed the Commission and stated that his understanding is that Quinnipiac is already letting juniors and seniors drive between the campuses before the received approval from the Commission. Mr. Kops said that the University is letting the students drive between the campuses and there is no condition of approval that says they cannot.

Mr. Gus Spohn, 4032 Whitney Avenue, addressed the Commission and stated that he likes the idea of a shuttle bus between the North Haven Campus and Hamden Campus. Also he feels that because there is no schedules for the shuttle buses the use of GPS would be helpful to the students.

Ms. Johanna Becker, 39 Mt. Carmel Avenue, addressed the Commission and asked if Quinnipiac were to extend the invitation to freshman & sophomore's to drive between campuses, would the Commission be able to stop them. Mr. Kops explained that if this were to happen the change would be such an order of magnitude that the

Commission could ask the University for a major amendment to the application to be heard by the Commission and this would require a public hearing. Ms. Becker said that it may be doubtful that there could be restrictions on the students driving between the campuses. Mr. Kops said there is no specific provision that says the students can't drive between campuses.

### **C. Old Business/ New Business**

#### 1. Review minutes of February 28, 2012-Regular Meeting

Ms. Mastropetre said on page 11, 1<sup>st</sup> paragraph should be amended to read: Ms. Mastropetre said the lease space seems to be where the Legislative Council was to be located and it was clarified that the plan was wrong and the space in question was located on the upper floor.

***Mr. Campo made the motion to accept the February 28, 2012 Regular Meeting as amended. Ms. Mastropetre seconded the motion. The motion passed unanimously.***

#### 2. Review minutes of February 28, 2012-Special Meeting

***Ms. Mastropetre made the motion to accept the February 28, 2012 Special Meeting minutes as written. Mr. Campo seconded the motion. The motion passed unanimously.***

### **D. Adjournment**

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

The meeting adjourned at 7:39 p.m

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