



## Town of Hamden

### Planning and Zoning Department

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May 14, 2012

**MINUTES: THE PLANNING & ZONING COMMISSION**, Town of Hamden, held a Regular Meeting on Tuesday, May 8, 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  
Bob Roscow  
Ryszard Szczypek  
Ralph Marottoli, Alternate, sitting for  
vacancy  
Joe McDonagh, Alternate

Staff in attendance:

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

Ms. Altman called the meeting to order at 7:00 p.m. Ms. Altman reviewed the meeting procedures.

#### **A. Regular Meeting**

1. An informational meeting regarding possible amendments to the Zoning Regulations and Zoning Map

Ms. Altman reviewed the procedure for amending the zoning regulations. Ms. Altman asked for an explanation for the change to Zoning Map 1 on lower Hartford Turnpike.

Mr. Dan Kops, Assistant Town Planner, reviewed the proposed changes to the zoning regulations and the zoning map with the Commission.

He reviewed the proposed changes to the regulations with regard to kennels as a way to clarify the definition, increase the buffer between properties and separate kennels and stables. Ms. Altman asked how many dogs would define a kennel. Mr. Kops explained that the proposed modifications to the zoning regulations for kennels can be found in Section 830-Define Terms. Mr. Kops and Ms. Altman discussed the stables at Edgerton Park.

Mr. Kops reviewed correspondence received from Mr. Michael Montgomery, Inland Wetland Commissioner, that refers to section 520.8.2-Natural Resource.

Mr. Szczypek asked why minimum pitch is specified for accessory structures and Mr. Kops explained that it was for architectural reasons, but he would do further research to determine why the minimum pitch is required

Mr. Roscow referred to an approval that was given for a multi-family dwelling which as a condition approval the initial phase had to include open space and the construction of a clubhouse. Mr. Roscow asked if language could be incorporated into the zoning regulations requiring open space and a clubhouse, so that a condition of approval would not be necessary. Mr. Kops stated that The Commission could choose to incorporate language into the zoning regulations or could decide with each application. Mr. McDonagh asked if “when feasible” could be used. Mr. Poitier asked who would determine what is considered feasible and Mr. Kops advised that the Commission would determine what was feasible.

Ms. Altman asked for comments:

Ms. Cindy Civitello, 61 Berkeley Court, addressed the Commission and stated that she is concerned that multi-family housing accessing onto a major road will not change and Mr. Kops said there is no change planned. Mr. Kops explained that the amendments to the zoning regulations would require a public hearing.

Ms. Mastropetre said that there have been preliminary discussions about a solar farm being placed on the Masselli farm property and the amended zoning regulations should address the use of solar panels. Mr. Kops explained that the use of solar panels is covered under public uses and utilities. Ms. Mastropetre is concerned with the distance and visibility of solar panels from abutting properties. Mr. Kops stated that there is not enough known about solar panels, but that the current zoning regulations would require proper buffers placed. Ms. Mastropetre said that she is concerned with the placement of solar panels and would like them addressed in the zoning regulations. Mr. Kops will investigate how to address solar panels in the regulations.

Mr. Marottoli asked if there was anything in the zoning regulations that address solar panels. Mr. Kops explained that when solar panels are being placed on a roof a zoning exemption is issued.

Mr. Campo asked how many panels are being proposed for the solar farm. Ms. Mastropetre said that the discussion has been to place solar panels on 4 acres of land, but she feels that the use should be clarified in the regulations to avoid unsightly areas.

Ms. Altman reviewed the application process to amend the regulations. She asked that a formal application to amend the zoning regulations and zoning maps be submitted so that the public hearing would be held in September after Towns People return from their summer vacations.

## 2. Discussion of the ten-year review of the POCD

Ms. Altman explained that the Commission is obligated by CGS to update the Plans of Conservation and Development every ten years and needs to be done by 2014. The Commission had a lengthy discussion with the Planning Staff how the POCD relates to Quinnipiac University’s growth within the community. There was a discussion of establishing an advisory committee which would include Quinnipiac University representation to review an application that was coming before the Commission.

Mr. Lee advised the Commission that establishing a committee between Quinnipiac University and Town residents would need to be done through the Mayor’s Office.

Ms. Altman asked for comments:

Ms. Gail Traester, 156 Brooksvale Avenue, addressed the Commission and stated that she feels that Quinnipiac University only communicates with the Town and residents when they are ready to supply the information.

Ms. Sarah Clark, 4032 Whitney Avenue, addressed the Commission and stated that in principle she likes the idea of regularly scheduled meetings between Quinnipiac and the residents of the Town. It had been suggested in the past that Quinnipiac and the residents have quarterly meetings to discuss their concerns. She said that the only dialogue that exists between the Town and Quinnipiac University is when they come before the Commission with their five year parking plan or when a resident calls the Quinnipiac Hotline.

Ms. Janice Swiatek-Kelley, 475 River Road, addressed the Commission and stated that it is better to open up a dialogue with Quinnipiac before a problem exists. This would help to diffuse a situation with Town residents instead of waiting for a crisis.

Mr. McDonagh stated that he does not disagree with the residents that forming a committee with Quinnipiac would be a good idea, but that it would need to go through the Mayor. He feels that the behavior of students would be better discussed in a regularly scheduled meeting.

Mr. Campo stated that Quinnipiac University is planning to open a new School of Engineering and that this needs to be addressed.

Mr. Szczypek stated that Quinnipiac University has a broad impact on the Community. He feels that a recommendation from the Commission to have a forum or dialogue with Quinnipiac would be helpful and establishing this as a goal falls within the Commissions responsibility. This could be done by sending a recommendation to the Mayor.

Ms. Altman asked for consensus from the Commission that a recommendation that a committee be established with Quinnipiac be sent to the Mayor's Office. The consensus was unanimous. Ms. Altman asked that she will discuss this with the Planning Office.

Mr. Kops explained that the Planning Office is looking into using a consulting firm to help with the amendment to the Plans of Conservation and Development.

### 3. Appointment to the West Rock Ridge State Park Association – Charles F. Walters

***Mr. Campo made the motion to appoint Charles F. Walters to the West Rock Ridge State Park Association. Ms. Mastropetre seconded the motion. The motion passed unanimously.***

### 4. C.G.S. 8-24 12-328

120 Carew Road  
Ridge Road School  
Alterations & Repairs Project  
Town of Hamden, Applicant

Mr. Dan Kops, Assistant Town Planner, reviewed his comments and recommended that the Planning & Zoning Commission vote in favor of the Alterations & Repairs Project at Ridge Road School and issue a favorable report to the Legislative Council.

***Ms. Mastropetre made the motion to refer the C.G.S. 8-24 12-328 for the Alterations & Repairs Project at Ridge Road School with a favorable report. Mr. Campo seconded the motion. The motion passed unanimously.***

## B. Old Business/ New Business

### 1. Review minutes of April 10, 2012

*Ms. Mastropetre made the motion to approve the minutes of the April 10, 2012 meeting. Mr. Campo seconded the motion. The motion passed unanimously.*

**C. Adjournment**

*Mr. Szczypek made the motion to adjourn. Ms. Mastropetre seconded the motion. There was no further discussion.*

*The meeting adjourned at 7:50 p.m.*

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