



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

May 31, 2012

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, will hold a Public Hearing and Regular Meeting on Tuesday, May 22, 2012 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden and the following will be reviewed:

Commissioners in attendance:

Ann Altman, Chairperson
Lee Campo
Brack Poitier
Peter Reynolds
Michele Mastropetre
Bob Roscow
Ralph Marottoli, Alternate
Jennifer Cutrali, Alternate

Staff in attendance:

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

Ms. Altman called the meeting to order at 7:01 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. Major Amendment to Special Permit 07-1120

84-102 Washington Avenue, T-3 Zone
Medical Office/Parking
Richard Atkinson, Applicant
Continued from 4/10/12 meeting

Mr. Dan Kops, Assistant Town Plan, read his comments and stated that if all the issues noted above are resolved, the project should not have an adverse impact on the health, safety and welfare of the public. Staff therefore do not object to approval of the requested major amendment to Special Permit Application #7-1120/WS based on the following plans:

“Site plan Application” 84 & 102 Washington Avenue, prepared by Freeman Companies, LLC,
dated February 15, 2012, revised March 5, 2012, April 12, 2012 and May 10, 2012.

Mr. Kops stated that this application should include the recommended conditions of approval and the original conditions of approval that were approved in 2007.

Mr. Rick Atkinson, Applicant, addressed the Commission and stated that he accepts all conditions of approval.

Mr. Marottoli said the proposed site plan shows a shared driveway for the daycare and the proposed building. Mr. Marottoli is concerned with children crossing the parking area and the construction vehicles entering and exiting the site. Mr. Atkinson said the proposed plan was changed to show a separate anti tracking area that the construction vehicles will use. He also reviewed the location of the fencing that will be installed around the construction site.

Ms. Altman is concerned with the amount of conditions of approval that still needs to be incorporated into the proposed plans. Mr. Atkinson replied that many conditions have already been addressed and he will incorporate the remaining conditions into the plan and that he accepts the conditions of approval.

Mr. Poitier asked if the information being requested is new to Mr. Atkinson. Mr. Atkinson stated that he has incorporated some of the items and the remainder will be addressed prior to getting a zoning permit.

Mr. Kops explained that his report was not completed until today, but that the condition with regard to the childrens safety has been addressed.

Ms. Mastropetre asked what items have been addressed and Mr. Atkinson reviewed the list of conditions with the Commission. Ms. Mastropetre stated that the conditions listed are more than what is normal and that she is uncomfortable approving the application with out seeing them incorporated into the proposed plans. Ms. Mastropetre would like to continue the public hearing until the plans have been revised to include the items of concern.

Mr. Marottoli asked if the building will be medical/offices or strictly medical offices. Mr. Atkinson said that he has four prospective tenants and they would not be for medical offices. Mr. Atkinson stated that approved building was going to be L shaped which was not received well by prospective tenants because of the common area. Mr. Atkinson reviewed the parking space requirements for medical offices and business offices and he stated that the goal is to have no on-street parking.

Ms. Creane stated that the zoning regulations allow on-street parking in front of the property and the Planning Office has no objections to on-street parking. Any excess parking on the property that is above the allowed amount must be pervious.

Mr. Marottoli asked if the original approval was with a five year completion date for both the office building and the daycare. Ms. Creane explained that only the daycare was completed within the five year completion and the major amendment to the Special Permit for the office building will need a five year extension of time to complete. Mr. Kops stated that he recommends a completion date of December 7, 2017, which is 10 years from the original approval date.

Mr. Reynolds asked if the application is approved does the Town have the authority to approve all medical offices if the application is approved. Mr. Kops said that it would be difficult even though there would be a condition of approval that requires a zoning permit. When an office is vacated and a new tenant comes in, they do not always get a zoning permit. Mr. Kops referred to a building on the corner of Whitney Avenue and School Street. He said that it was originally approved for apartments and offices and when doctors rented space there were difficulties with the zoning permits. Mr. Atkinson discussed with the Commission the need to get a certificate of occupancy. Mr. Lee advised Mr. Atkinson that the certificate of occupancy is only required when the building is completed.

Mr. Roscow discussed with Mr. Atkinson the materials that will be used on the outside of the building.

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

Mr. Roscow asked if the Town Engineer's concerns were addressed. Mr. Kops advised the Commission that he has not received any information from the applicant with regard to the Town Engineer's comments. Mr. Roscow asked if a perc test has been performed to determine the water table. Mr. Atkinson said that his engineer has gone down 18 feet and there was no water table, just gravel and sand. He stated that if a perc test is requested he will do one.

Ms. Creane stated that there are 17 conditions of approval and should be addressed before the Commission acts on the application.

Mr. Kops and the Commission discussed the lighting plan and the impact it could have on the abutting property owners.

Mr. Poitier would like to see a revised plan to address all the issues stated in Mr. Kops' comments.

Mr. Roscow would like a letter from the Town Engineer that states his concerns have been addressed

Mr. Campo made the motion to continue the Public Hearing until the June 12, 2012 meeting. Ms. Mastropetre seconded the motion. The motion passed unanimously.

2. Special Permit & Site Plan 12-1194/CAM

297 Welton Street (aka 0 Welton Street), M Zone

Outdoor Storage

MTG, Inc., Applicant

Deadline to open the Public Hearing 6/28/12

Mr. Michael Milazzo, Attorney, addressed the Commission and reviewed the application and the site. He explained that there will be a contract with the GSA to temporarily store cars on the site until they are taken to auctions. All the vehicles will be inspected prior to coming onto the site to determine if they are operable and not in need of repairs. Mr. Milazzo said that approximately 1,200 cubic yards of soil will be removed and replaced with gravel. An trailer will be placed on the property and used as an office. Mr. Milazzo stated that the applicant would like to remove trees on the property to avoid damage to the vehicles, but is willing to replace them by planting new ones near the trailer. Mr. Milazzo submitted pictures of the site in its current state.

Ms. Altman asked where the vehicles will go if they are leaking any fluids. Mr. Milazzo explained that the vehicles would be inspected prior to coming onto the site and if there is a problem they will be sent out for repair. The applicant will be acting as the facilitator only.

Mr. Marottoli asked how many vehicles will be parked on the site. Mr. Milazzo stated that there is no set amount but it is expected that approximately 600 cars would come onto the site in a one year period. The vehicles would be stored on the site between 30 and 60 days.

Mr. Reynolds asked how the vehicles would arrive at the site. Mr. Milazzo explained that most of the cars will be driven by the site and will be by appointment only.

Mr. Poitier asked how many vehicles will be on the lot at one time if there are to be 600 vehicles delivered in a one year period. He also asked if the vehicles will be auctioned off at the site. Mr. Milazzo reviewed the delivery and receipt of the vehicles onto the property and explained that no auctions will be held on the property.

Ms. Altman asked about the security on the site. Mr. Milazzo reviewed the location of the site and the security that will be used to secure it. Ms. Altman asked if the site will remain lit throughout the night. Mr. Milazzo stated the site will remain lit 24 hours a day and reviewed the lighting plan. Mr. Kops advised the Commission that there are no residential homes in the area of the site and that the lighting will not bleed of the property. Mr. Milazzo

explained that the site is not seen from the road. Ms. Mastropetre asked how many lights will be used at the site. Mr. Milazzo reviewed the lighting plan with the Commission and he stated that he would be working with the UI to meet all conditions of approval.

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

Ms. Altman asked for comments against the application.

Mr. William Marinos, 296 Welton Street, addressed the Commission and submitted a written copy of his questions(exhibit 1). Mr. Milazzo responded to the questions.

Mr. Marinos submitted and reviewed with the Commission an overall view of the area from the Natural Diversity Data Base and a copy showing possible wetlands in the area (exhibit 2). Mr. Marinos would like the Commission to require a report from a soil scientist. Mr. Lee explained that the Planning and Zoning Commission does not have the jurisdiction to require a report from a soil scientist.

Ms. Mastropetre asked if the owner of 285 Welton Street is the same as 297 Welton Street. Mr. Milazzo replied yes and stated that the owner does not have any concerns regarding this project.

Mr. Marottoli asked if the vehicles would come onto the site on a regular basis. Mr. Milazzo said that the amount of vehicles coming onto the site is unknown because it is a a new contract and there is no guarantee. Mr. Marottoli asked if the hours of operation would include evenings. Mr. Milazzo replied that there would be no evening or weekend hours of operation.

Ms. Cutrali asked if the vehicles would be shuttled to a nearby auction held every Tuesday and Mr. Milazzo said no.

Mr. Marinos said he is concerned with the safety of the children in the neighborhood and the amount of noise and traffic the business would add to the neighborhood.

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval based on the following plans:

“Proposed GSA Marshalling Facility 297 Welton Street, Hamden Connecticut,” prepared February 6, 2012, revised April 11, 2012, prepared by Brown & Associates Surveying Services, LLC.

Ms. Marie Braccidiferro, 306 Welton Street, addressed the Commission and stated that she lives across the street from the entrance of the site. She said that there is already trucks going to other sites on the street and does not feel additional traffic is needed. Ms. Braccidiferro submitted a petition (exhibit 3) signed by residents who are against the application. The Clerk of the Commission read the petition into the record.

Mr. Reynolds asked for overview of what the contract entails. Mr. Milazzo reviewed the contract. Mr. Reynolds asked if there was a guaranteed maximum of vehicles that would be received at the site. Mr. Milazzo said there is no guarantee and before the contract can be signed the site must receive the approvals for use. Mr. Reynolds asked if it is to the advantage of the applicant to accept as many vehicles as possible. Mr. Milazzo replied that the applicant has no control over how many cars are delivered and it is determined by the GSA. The Commission further discussed the amount of cars to be delivered to the site and the length of time the cars will be kept at the site. Mr. Milazzo advised the Commission that the site is located in a commercial area and the proposed use of the site is permitted by right. Mr. Roscow asked how many people park on the property. Mr. Milazzo did not know and said that he has had no trouble accessing the site.

Ms. Altman asked about the location of the trailer that will be located on the site. Mr. Milazzo reviewed the location of the trailer.

Mr. Poitier asked Mr. Milazzo to clarify how the vehicles will arrive at the site. Mr. Milazzo said that most of the vehicles will be individually driven to the site. Mr. Poitier asked if the vehicles are driven to the site and how will the drivers of the vehicles leave the site. Mr. Milazzo stated that the driver may take another to leave the site or someone will pick them up. Mr. Poitier stated that for every vehicle that is delivered to the site requires another vehicle to exit the site and this will increase the amount of traffic to the site.

Ms. Altman asked what time the business will accept vehicles to the site. Mr. Milazzo said the hours of business would be 9 a.m to 4 p.m or 5 p.m. there will be no nights or weekends, and drop off times will be by appointment only.

Ms. Mastropetre asked how many truck loads will be needed to remove the soil and replace it with the process of stone and how long will take to complete. Mr. Milazzo replied there would be a total of 1,200 cubic yards. Mr. Kops explained that a truck holds between 10 and 15 cubic yards of material. Mr. Milazzo said that the work will be completed within 30 days. Mr. Marottoli asked if the work will be completed before the end of the summer and Mr. Milazzo replied yes.

Mr. Roscow asked if there would be any impact to the CAM. Mr. Milazzo reviewed the area and he stated that the crushed stone on the site will allow water to drain so he does not expect any impact to the CAM.

Mr. Marinos is concerned because cars that are leased come to the site from dealerships that are opened nights and weekends. Mr. Milazzo explained that that contract will control the amount of vehicles and that they will come to the site by appointment only. Mr. Marinos stated that cars have been delivered to the site when the gates have been closed and he submitted pictures (exhibit 4) to the commission showing vehicles parked on the street. Mr. Milazzo explained that the vehicles shown on the street is a separate operation and should not be left on the street. Ms. Creane said that any on street parking that is legal is a separate entity, and the Police Department should be notified if the vehicles are not parked legally on the street. Mr. Marinos feels that the property the applicant currently owns has vehicles delivered when the gates are locked. Mr. Milazzo said the other property is separate from this operation and if the vehicles are being parked illegally they should be towed.

Ms. Christine Marinos, 296 Welton Street, addressed the Commission and stated that she is confused by the zoning map for the area. Her understanding is that the area is zoned for manufacturing and she asked why the property is not being used for manufacturing. She said if the property was used for manufacturing there would not be a need for a special permit, nor has the applicant proved a hardship on the property. Mr. Kops reviewed the zoning regulations, the allowed uses in a manufacturing zone and when a variance would be needed. The applicant for a Special Permit does not have to demonstrate hardship.

Ms. Marinos reviewed the proposed site and where residential house are located in the area. She said that the lights and fence will be seen from her property. She is concerned with additional vehicles on the street and would like to know that a security check has been done for those driving the vehicles for the safety of the children on the street. Ms. Altman explained that the Commission can consider the health, welfare and safety of citizens, but the Commission cannot moderate the behavior of people.

Mr. Milazzo explained that anyone coming to the site by appointment will be a GSA or government employee will have been checked out. He assumes that truck drivers to the site will be checked out by the company that they are employed by. He stated that you cannot legislate something that may never occur. Ms. Marinos is concerned about the children in the neighborhood, the amount of additional traffic to the area. She stated that the proposed business is not wanted in the neighborhood.

Ms. Suzanne Williams, 300 Welton Street, addressed the Commission and said the site is visible from her home. She asked why other areas on State Street that are already paved and fenced in cannot be utilized for this business. Ms. Altman said the Commission does not have the authority to tell an applicant were to place their business. Mr. Kops said that the owners or renters of a piece of property determines what type of business they would like on a

piece of property and it is the Commission's responsibility to determine if it meets the zoning regulations. Ms. Williams feels that the residents in the area keep nice properties and this proposal does not benefit the neighborhood. Ms. Altman said that the Commission must act according to State Statutes and she explained that people can appeal the Commission's decision through the court system. Ms. Williams asked if there is any other access to the site that can be used. Mr. Milazzo said no and reviewed the site. He explained that his client would like to be a good neighbor and is going to improve the property. Ms. Williams asked if the white oil tanks on the property will be visible if the trees on the property are removed and Mr. Milazzo said no. Ms. Mastropetre suggested that the applicant and the neighbors exchange numbers so if there is a problem the applicant can be contacted. Mr. Milazzo said that a telephone number is posted on the sign outside the fence.

Ms. Altman closed the Public Hearing.

3. Special Permit & Site Plan 12-1195/WS

61 Overlook Drive, M Zone
 Limited/General Repairs, Towing
 Anthony Monaco, Applicant

Deadline to open the Public Hearing 6/28/12

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval with the conditions stated and based on the following plan:

“Site, Grading and Utility Plan Prepared for Monaco Enterprises, LLC.,”
 last revised June 8, 2009.

Mr. Steve Inzero, General Manager, Lombard Motors, addressed the Commission and stated that he accepts the conditions of approval as stated. He explained that a car lift will be added to the interior of the building. Mr. Kops advised the Commission that the proposed site plan shows the site work that was done when the original application for towing and storage was approved.

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

Ms. Altman asked for comments against the application:

Mr. Carlo Ferri, 51 Overlook Drive, submitted to the Commission a letter dated July 13, 2009 from Mr. William Raccio, Attorney, which addressed his concerns for Special Permit & Site Plan Application 08-1145. Mr. Ferri is concerned with the amount of available parking for the business on Overlook Drive. He reviewed the businesses on Overlook Drive and stated that there are many cars being parked on the street and that there is not enough parking located on the properties of the business. He would like to see “no parking” signs placed on the street.

Ms. Leslie Creane, Town Planner, explained that the placement of “no parking” signs is determined by the Traffic Authority and not the Planning and Zoning Commission. Ms. Creane advised Mr. Ferri that an applicant must show adequate parking is available for all the businesses on a site. Mr. Ferri stated that he wants to protect his real estate value. Ms. Creane advised Mr. Ferri that the rights of all properties must be protected.

Ms. Altman stated that she understands Mr. Ferri's concerns but the Commission must operate according to the State Statutes.

Mr. Ferri stated that he came to Hamden as an immigrant 55 years ago. He further stated that Hamden has gone down hill and the Planning & Zoning Commission should do something to maintain the Town.

Ms. Mastropetre asked if companies are doing work in the street or parking in the streets. Mr. Kops explained that other businesses are parking vehicles in the street.

Ms. Altman closed the Public Hearing.

Regular Meeting

1. Major Amendment to Special Permit 07-1120

84-102 Washington Avenue, T-3 Zone
 Medical Office/Parking
 Richard Atkinson, Applicant

This item was tabled until the June 12, 2012 meeting.

2. Special Permit & Site Plan 12-1194/CAM

297 Welton Street (aka 0 Welton Street), M Zone
 Outdoor Storage
 MTG, Inc., Applicant

Mr. Marottoli made the motion to approve Special Permit & Site Plan 12-1194 with the conditions of approval as recommended by Mr. Dan Kops, Assistant Town Planner and add the following conditions: All earthwork will occur between the hours of 8:30 a.m and 4:30 p.m, Monday through Friday. All traffic related to the business will be done exclusively between the hours of 9:00 a.m and 5:00 p.m, Monday through Friday. And the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - a. Revised plans containing:
 - i. Clarification of the existing and proposed fencing.
 - ii. A revised photometric study indicating that illumination is reduced to zero at the property boundary.
 - iii. All conditions of approval.
 - b. A performance bond in an amount approved by the Town Engineer and Town Planner.
2. The Zoning Enforcement Officer should be notified after the sedimentation and erosion controls have been installed and at least three days prior to the start of construction.
3. Tree removal should be kept to a minimum.
4. All vehicles brought to the site must be in operable conditions with no leaking fluids.
5. No individual vehicle may be stored on-site for more than 60 days.
6. Neither vehicle repairs nor vehicle washing may occur on the property.
7. **All earthwork will occur between the hours of 8:30 a.m and 4:30 p.m, Monday through Friday.**
8. **All traffic related to the business will be done exclusively between the hours of 9:00 a.m and 5:00 p.m. Monday through Friday.**
9. All work must be completed by May 22, 2017.

Ms. Mastropetre seconded the motion.

Ms. Mastropetre asked if a condition should be added to address the white tanks and the removal of the trees on the property. Ms. Creane said that the tanks are not located on the proposed site and the existing trees and brush screen the tanks. There are two trees on the proposed site that the applicant would like to remove, but has offered to replace them by placing trees around the trailer.

The motion passed unanimously.

Mr. Marottoli motioned that the application is consistent with all applicable goals and polices in accordance with the Connecticut Coastal Management Act. Ms. Mastropetre seconded the motion. The motion passed unanimously

3. Special Permit & Site Plan 12-1195/WS

61 Overlook Drive, M Zone
 Limited/General Repairs, Towing
 Anthony Monaco, Applicant

Ms. Mastropetre made the motion to approve Special Permit & Site Plan 12-1195/WS with the recommended conditions as stated by Mr. Dan Kops, Assistant Town Planner and the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - a. Revised plans containing:
 - i. A more detailed floor plan placed on the site plan last revised on June 8, 2009.
 - ii. All conditions of approval.
2. Vehicles stored outside the building may be placed only in storage spaces shown on the final approved plans.
3. No damaged vehicles may be stored in the front yard.
4. **Damaged or old vehicles if found to be leaking fluids should be stored inside the building**
5. No individual vehicle may be stored on-site for more than 15 days.
6. All hazardous materials and waste chemicals including, but not limited to, waste oil, antifreeze, transmission oil, lead acid batteries, and solvents should be stored indoors on an impervious surface within a containment berm or other means of secondary containment.
7. Waste material should be disposed of by a licensed waste transporter in accordance with all applicable federal, state and local regulations.
8. Scrap metal or other parts in contact with lubricant should be stored in a watertight container or some other structure.
9. No vehicle washing may occur outside of the building.
10. The storm-water management plan must be strictly followed.
11. RWA inspectors must be allowed on the property to conduct annual inspections.
12. All work must be completed by May 22, 2017.

Mr. Campo seconded the motion.

Ms. Mastropetre asked if the recommended condition number 4 is standard language. Mr. Kops stated that it could be altered to read "Storage of damaged or old vehicles if found to be leaking fluids should be stored inside the building".

Ms. Mastropetre amended condition number 4 to read "Damaged or old vehicles if found to be leaking fluids should be stored inside the building". Mr. Campo accepted the amendment to condition number r.

The motion passed unanimously.

4. Location Approval 12-028

61 Overlook Drive, M Zone
 Limited/General Repairs, Towing
 Anthony Monaco, Applicant

Mr. Kops reviewed his comments which recommend approval. He explained that the recommended conditions should be the same as what was approved for the Special Permit & Site Plan 12-1195/WS.

Ms. Mastropetre made the motion to approve Location Approval 12-028 as recommended by Mr. Dan Kops, Assistant Town Planner with the following conditions as amended:

1. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - a. Revised plans containing:
 - i. A more detailed floor plan placed on the site plan last revised on June 8, 2009.
 - ii. All conditions of approval.
2. Vehicles stored outside the building may be placed only in storage spaces shown on the final approved plans.
3. No damaged vehicles may be stored in the front yard.
4. **Damaged or old vehicles if found to be leaking fluids should be stored inside the building**
5. No individual vehicle may be stored on-site for more than 15 days.
6. All hazardous materials and waste chemicals including, but not limited to, waste oil, antifreeze, transmission oil, lead acid batteries, and solvents should be stored indoors on an impervious surface within a containment berm or other means of secondary containment.
7. Waste material should be disposed of by a licensed waste transporter in accordance with all applicable federal, state and local regulations.
8. Scrap metal or other parts in contact with lubricant should be stored in a watertight container or some other structure.
9. No vehicle washing may occur outside of the building.
10. The storm-water management plan must be strictly followed.
11. RWA inspectors must be allowed on the property to conduct annual inspections.
12. All work must be completed by May 22, 2017.

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

5. Site Plan 12-1475/WS

3540-3550 Whitney Avenue, Zone T 3.5
 Pet Grooming-Retail
 Allyson Eliason, Applicant

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval with the conditions stated and based on the following plan:

Undated plan prepared by Anthony Giordano, submitted April 24, 2012.

Ms. Eleanor Aloï, addressed the Commission and said that she is the applicant's mother. She explained that there is a dumpster on site that will be shared with another business. She asked that condition 2.D be removed. Ms. Aloï stated that the remaining recommended conditions of approval are acceptable.

Mr. Roscow asked if the handicapped ramp and handicapped parking space are necessary because the building is small. Ms. Aloï advised the Commission that the clients will drop off and pick up their dog. If assistance is needed because people are in need of assistance they can call ahead and an employee would go outside to assist with the dog. Ms. Creane explained that any handicap accessibility requirements is handled through the Building Department.

Ms. Mastropetre asked if there should be a condition that no dogs will be kept overnight.

Ms. Aloï stated that no dogs will be kept overnight because the business is not for the boarding of animals and this is stated in the statement of use.

Mr. Marottoli made the motion to approve Site Plan 12-45/WS as recommended by Mr. Dan Kops, Assistant Town Planner with condition number 2.d removed and #7 added to read: "No dogs will be kept overnight". and the following conditions:

1. A Zoning Permit must be obtained.
2. Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner, revised plans containing:
 - a. A corrected bulk requirements table showing the amount of parking required under the current regulations.
 - b. A revised parking layout eliminating spaces in conflict with the dumpster.
 - c. A note indicating that the parking spaces will be striped.
 - d. The existing exposed oil tank.
 - e. All Conditions of Approval.
3. All work should be completed by May 22, 2017.
4. The animals should be kept inside the building.
5. No bathing should occur outside the building.
6. If the septic system should fail a connection to the sanitary sewer will be required.
7. **No dogs will be kept overnight.**

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

3. Sub-Division 04-1333

484 Shepard Avenue

Request to release bond in the amount of \$335,455.00

Coppola Construction Co., Inc.

Ms. Altman advised the Commission that the applicant requested this item to be tabled until the June 12, 2012 meeting.

Ms. Mastropetre made the motion to table this item until the June 12, 2012 meeting. Mr. Campo seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of May 8, 2012

Mr. Marottoli made the motion to approve the minutes of the May 8, 2012 meeting. Mr. Campo seconded the motion. The motion passed unanimously.

2. Minor Amendment – 35 Corporate Ridge Road

Ms. Leslie Creane, Town Planner reviewed the application and advised the Commission that she had signed it.

D. Adjournment

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

The meeting adjourned at 9:28 p.m.

Submitted by: _____

Stacy Shellard, Clerk of the Commission