



Town of Hamden

Planning and Zoning Department

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July 2, 2012

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, June 26, 2012 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden with the following results:

Commissioners in attendance:

Ann Altman, Chairperson
 Lee Campo
 Brack Poitier
 Michele Mastropetre
 Bob Roscow
 Jon Cesare
 Myron W. Hul
 Joe McDonagh, Alternate sitting for
 Ryszard Szczepk
 Ralph Marottoli sitting for Peter Reynolds

Staff in attendance:

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

Ms. Altman called the meeting to order at 7:03 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. Special Permit & Site Plan 12-1196/WS

1315 Dixwell Ave(aka 1299-1315), T-4 Zone

Daycare

Harmony Kids Connecticut, LLC, Applicant

Deadline to open Public Hearing 7/26/12

Postponed at the Applicant's request until the July 10, 2012 meeting

2. Special Permit & Site Plan 12-1197/APZ

4133 Whitney Ave, T-3 Zone

Daycare

Natasha Mendes, Applicant

Deadline to open Public Hearing 7/26/12

Mr. McDonagh advised the Commission that his office is located in the same complex as the applicant's, but that he has no conflict hearing the application.

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

“The Smart Start Preschool and Learning Center,” submitted June 20, 2012.

Ms. Mendes stated that she accepts the conditions of approval as stated by Mr. Kops.

Ms. Mastropetre asked where the school age children would be in the building and if they would share the outdoor play area with the younger children. Ms. Mendes reviewed the floor plan with the Commission and stated that the play area will be shared by all the children.

Ms. Altman asked for comments in favor and against the application. There was none.

Ms. Altman asked for general comments:

Ms. Sara Clark, 4032 Whitney Avenue, addressed the Commission and asked what the time line will be for the opening of the facility. She also asked how this facility differs from the other facility the applicant owns in Hamden.

Ms. Mendes explained if she receives all her approvals from the State of Connecticut and her license her plan is to open new facility in August. She said that her other facility is only licensed for 25 children ages three to five years old, and the new facility will allow a larger number of children ranging in age from six weeks old to school age.

Ms. Gail Traester, 156 Brooksvale Road, addressed the Commission and asked where the main access to the site would be located. Mr. Kops reviewed the site plan with the Commission. He explained that on the north side of the building there is a half rotary which will have a gate which will be closed when the children are in the play area. Mr. Kops recommended to the Commission that the gate be closed at all times for use by the children and pylons be added for safety.

Ms. Altman closed the Public Hearing.

3. Special Permit & Site Plan 12-1198/WS
 60 Connolly Parkway, T-5 Zone
 Daycare
 Lisa Burton, Applicant
Deadline to open Public Hearing 7/26/12

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

The floor plan and playground plan submitted June 21, 2012, “Change of Use Site Plan for Proposed daycare Facility, Building #18,” prepared by Brown and Associates Surveying Services LLC, dated May 14, 2012.

Ms. Lisa Burton, Applicant, addressed the Commission and stated that she accepts the condition of approval as stated by Mr. Kops.

Ms. Altman asked for comments in favor and against the application. There was none.

Ms. Mastropetre said that the proposed plan shows a exit to the play area being installed and she asked if this includes a new door being installed. Ms. Burton said a new door will be installed and she reviewed the proposed site plan with the Commission. Ms. Mastropetre asked if there will be separate play areas for the different age groups of children. Ms. Burton said there is one play area and the children will rotate the use of the area. Mr. Kops advised the members that condition 1.e addresses the play area because it is not clear on the proposed plans.

Mr. Roscow said that the swing of the doors shown on the proposed plan should be checked by the Fire Department.

Ms. Altman closed the Public Hearing.

Regular Meeting

1. **Special Permit & Site Plan 12-1196/WS**
1315 Dixwell Ave(aka 1299-1315), T-4 Zone
Daycare
Harmony Kids Connecticut, LLC,Applicant

Tabled until the July 10, 2012 meeting.

2. **Special Permit & Site Plan 12-1197/APZ**
4133 Whitney Ave, T-3 Zone
Daycare
Natasha Mendes, Applicant

Mr. McDonagh made the motion to approve Special Permit & Site Plan 12-1196/WS with the conditions stated by Mr. Kops with the following conditions:

1. Prior to the Issuance of a Zoning Permit, the applicant must submit revised plans for approval by the Town Engineer and Town Planner, containing
 - a. Relocation of the dumpster to another location, possibly in the last parking space in the northeast corner. The dumpster should be screened from view, placed on a concrete pad and surrounded by 6" asphalt curbing on three sides.
 - b. Blocking of vehicular access to the rotary driveway.
 - c. Any changes required by the Deputy Fire Marshal or QVHD.
 - d. All conditions of approval.
2. A Zoning Permit must be obtained prior to undertaking any site work or work requiring a Building Permit, as well as opening the daycare center.
3. The Zoning Permit must be approved by QVHD and the Deputy Fire Marshal.
4. A Certificate of Zoning Compliance must be obtained prior to opening the daycare center.
5. Prior to the issuance of the Certificate of Zoning Compliance the applicant must provide a copy of the license approved by the State of Connecticut Department of Public Health.
6. There may be no more than 45 children.
7. Standard hours of operation are restricted to 7:00 AM to 6:00 PM., Monday through Friday. Special events in the evening and on weekends should occur no more than three times a month.
8. The applicant will be responsible for ensuring that the drop off area is employed only for drop offs and is not used for parking.
9. All work must be completed by June 26, 2017.

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

3. Special Permit & Site Plan 12-1198/WS

60 Connolly Parkway, T-5 Zone
Daycare
Lisa Burton, Applicant

Mr. McDonagh made the motion to approve Special Permit & Site Plan 12-1198/WS with the conditions stated by Mr. Kops with the following conditions:

1. Prior to the Issuance of a Zoning Permit, the applicant must submit revised plans for approval by the Town Engineer and Town Planner, containing
 - a) Drop off spaces in front of the building.
 - b) A handicapped parking space.
 - c) Removal of the turnaround.
 - d) Wheel Stops for the parking spaces in front of the building and the playground.
 - e) Clarification of how the children will travel from the building to the playground.
 - f) A dumpster, screened from view, located on a concrete pad and 6" asphalt curbing on three sides unless the applicant demonstrates permission to use one of the existing dumpsters.
 - g) Any changes required by the Deputy Fire Marshal.
 - h) All conditions of approval.
2. A Zoning Permit must be obtained prior to undertaking any site work or work requiring a Building Permit as well as opening the daycare center.
3. The Zoning Permit must include approvals by the Deputy Fire Marshal, QVHD and GNHWPCA.
4. A Certificate of Zoning Compliance must be obtained prior to opening the daycare center.
5. Prior to the issuance of the Certificate of Zoning Compliance the applicant must provide a copy of the license approved by the State of Connecticut Department of Public Health.
6. There may be no more than **27** children.
7. Standard hours of operation are restricted to 7:30 AM to 5:30 PM, and Saturday from 9:00 AM to 12:30 PM.
8. The applicant will be responsible for ensuring that the drop off area is employed only for drop offs and is not used for parking.
9. All work must be completed by June 26, 2017.

Ms. Mastropetre seconded the motion. Mr. McDonagh asked that condition number 6 be amended to read 27 children.

Ms. Mastropetre asked if an application should specify designated play areas for the different age groups attending the daycare. Mr. Kops did not recall any previous applications for daycares before the Commission that it was an issue. He said that the DPH looks at the play areas when evaluating the applications.

The motion as amended passed unanimously.

4. Site Plan 12-1476/WS

1004 Sherman Ave, Zone M
Gymnastics Instruction
Thomas Alberti, Applicant

Mr. Thomas Alberti, Applicant, addressed the Commission and stated that the building he will be renting is 19,500 square feet in size.

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

Floor Plan A-1 prepared by Sapienza Architects, dated May 31, 2012.

Ms. Mastropetre visited the site and she said that the main entrance will open into the driveway and there are no sidewalks and she feels that this could be a safety hazard. Mr. Kops reviewed the proposed site with the Commission and he said that a crosswalk could be added. Ms. Mastropetre also asked if lighting should be added and Mr. Kops agreed.

Ms. Mastropetre said the following conditions should be added to read: 2.c Plan revised showing a crosswalk by the entrance to the facility. 2.d. Photometric light study needs to be provided.

The Commission further discussed the location of a cross walk and it was determined that the added condition 2.d. suggested by Ms. Mastropetre should also read: Crosswalk detail to be approved by the Town Planner and condition 2.c. Should become 2.e.

Mr. Roscow asked if the elevation at the entrance is at grade. Mr. Alberti said that the area is 6 inches above grade and an access ramp will be built.

Mr. Campo made the motion to approve Site Plan 12-1476 with *with the conditions stated by Mr. Kops and as amended by the Commission with 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 bulk requirements table showing the amount parking required and provided under the current regulations.
 - B) Documentation that an existing dumpster will be used. If this is not the case, a dumpster, screened from view, placed on a concrete pad surrounded on three sides by a six inch asphalt curb should be placed on the plans.
 - C) Detail showing a crosswalk by the entrance to the facility.**
 - D) Photometric light study needs to be provided.**
 - E) All Conditions of Approval.**
3. The Zoning Permit must include approvals by the Deputy Fire Marshal and GNHWPCA.
4. Prior to the issuance of a Zoning Permit the applicant must provide a copy of the lease agreement confirming permission to park in the other lots.
5. Occupancy of the building is limited to 150 people.
6. All work should be completed by June 26, 2017.

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

5. **Site Plan 04-1361**
16 Corporate Ridge, Lot 2
Request to release bond in the amount of \$93,898.00
Dan Coughlin, Applicant

Ms. Altman reviewed the request to release the bond in the amount of \$93,898.00. She advised the Commission that Ms. Holly Masi, Zoning Enforcement Officer, recommends that the request be denied

Mr. Campo made the motion to deny the request to release the bond as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Ms. Mastropetre seconded the motion. The motion passed unanimously.

6. 2011 Parking Plan-Quinnipiac University

Ms. Altman explained that the Commission did not receive the material requested until 3:00 p.m today and the format in which it was sent made it difficult to read. She feels that there was not enough time to review the information and asked that this matter be continued until the July 10, 2012 meeting.

Mr. Kops reviewed the history of the annual parking plan being presented to the Commission on an annual basis was to review the amount of parking vs. the number of students . He explained that with the increase in enrollment at Quinnipiac University and the construction of York Hill Campus the parking plan now includes student housing to verify that the number of beds available equals the number of students. Mr. Kops reviewed the conditions of approval for York Hill Campus. Mr. Kops explained that this past fall when the 2011 Parking Plan was presented the Commission was not satisfied and asked for additional information. The Commission was told that the information that the members had requested would be provided after the University Trustees met in early June and the information was received today. The information was sent as a Power Point presentation and it is difficult to read.

Ms. Altman asked that the University resend the information to the Planning Office within twenty four hours and in a format that is easy to read. She stated that the Commissioners and the residents of Hamden are frustrated with the University.

Mr. Kops explained that the the Seniors living on the York Hill Campus have been given the privilege of parking on the main campus, and this is against the conditions of approval when the original application to expand parking was approved. This privilege was given to the seniors without consulting the Town. The University has stated that senior parking is being used as a marketing tool to bring them back on the campus to live.

Mr. Cesare made the motion to table this matter until the July 10, 2012 meeting. Mr. Campo seconded the motion.

C. Old Business/ New Business

1. Review minutes of June 12, 2012

Mr. Hul stated that the record should reflect he abstained.

Mr. Campo made the motion to approve the minutes of the June 12, 2012 meeting. Mr. Poitier seconded the motion. Ms. Altman, Mr. Campo, Mr. Poitier, Ms. Mastropetre, Mr. Roscow, Mr. Cesare and Mr. Hul voted in favor of the motion. The motion passed.

D. Adjournment

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

The meeting adjourned at 7:59 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission