



Town of Hamden

Planning and Zoning Department

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January 24, 2013

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, January 22, 2013 at 7:00 pm. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden with the following results:

Commissioners in attendance:

Ann Altman, Chairperson
 Brack Poitier
 Lee Campo
 Michele Mastropetre
 Myron W. Hul
 Ryszard Szczypek
 Ralph Marottoli, Alternate sitting for
 Peter Reynolds

Staff in attendance:

Leslie Creane, Town Planner
 Dan Kops, Assistant Town Planner
 Mr. Tim Lee, Assistant Town Attorney,
 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. Major Amendment to Special Permit 11-1180

190 Pine Rock Avenue, M zone
 Changes in topographical elevations & grading
 Modification to parking tables
 Bernard Pellegrino, Applicant

Public Hearing continued from the 12/11/12 meeting

Ms. Altman stated that the public hearing for this item is continued until the 2/19/13 meeting

2. Special Permit & Site Plan 12-1210/WS

75, 81 & 87 Benham Street, R-4 zone

Place of Worship

Bernard Pellegrino, Applicant

Deadline to open public hearing 2/21/13

Postponed at the request of the applicant until the February 19, 2013 meeting.

3. Proposed Amendment to the Zoning Map 12-934

2200 Whitney Ave

Change zone from R-4 to T-4

File available for review in the Town Clerk's Office and the

Planning Office

Town of Hamden, Applicant

Deadline to open public hearing 2/21/13

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval of the proposed amendment to the Zoning Map.

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

Mr. Kops noted that a letter was received from the owner of the property supporting the proposed change to the zoning map.

Ms. Altman closed the Public Hearing.

4. Proposed Amendment to the Zoning Map 12-935

10, 24, 50, 64 & 80 Hartford Tpk

Change zone from T-1 to R-4

File available for review in the Town Clerk's Office and the

Planning Office

Town of Hamden, Applicant

Deadline to open public hearing 2/21/13

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval of the proposed amendment to the Zoning Map.

Ms. Altman asked for comments in favor of the application:

Ms. Maria Decaride, 80 Hartford Turnpike, addressed the Commission and discussed the proposed changes with Mr. Kops. Ms. Decaride is concerned about the RWA property that abuts her property and the location of the right of way that allows them access to the lake. Mr. Kops referred Ms. Decaride to the Town Clerk's Office. Ms. Decaride asked if changing her property to an R-4 zone would increase her taxes. Mr. Kops stated he did not think it would affect the taxes but he referred Ms. Decaride to the Town Assessor's Office.

Ms. Altman asked for comments against the application and there were none.

Ms. Mastropetre noted that an R-4 zone has a smaller lot requirement and she asked if there is any concern that the lots will be subdivided to build more houses. Mr. Kops explained that only one lot would be large enough to subdivide, but that two houses already exist on the property. Mr. Kops reviewed the lot size, lot frontage and the width requirements for properties in an R-4 zone.

Ms. Altman closed the Public Hearing.

5. Proposed Amendment to the Zoning Map 12-936

609 Mix Ave
 Change zone from T-5 to R-5
 File available for review in the Town Clerk's Office and the
 Planning Office
 Town of Hamden, Applicant
Deadline to open public hearing 2/21/13

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval of the proposed amendment to the Zoning Map.

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

Ms. Altman closed the Public Hearing.

6. Proposed Amendment to the Zoning Map 12-937

Victoria Court: All properties 0 (MBL # 2223/144/39), 3-111(odd side), 2-118 (even side)
 Thomas Street: 83-161 (odd side)
 Westerfield Road: 4-60 (even side)
 Pine Rock Avenue: 300 and 314
 High Top Circle: All properties (8-136 (even side), 39-55 (odd side), 83-137 (odd side))
 High Top Circle West: All properties (53-229 (odd side), 158-220 (even side))
 High Top Circle East: All properties (10-100 (even side), 9-69 (odd side))
 Midhill Drive: All properties (7-51 (odd side), 8-68 (even side))
 Change zone from R-4 to R-5
 File available for review in the Town Clerk's Office and the
 Planning Office
 Town of Hamden, Applicant
Deadline to open public hearing 3/27/13

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval of the proposed amendment to the Zoning Map.

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

Ms. Altman closed the Public Hearing.

B. Regular Meeting

1. Major Amendment to Special Permit 11-1180

190 Pine Rock Avenue, M zone
 Changes in topographical elevations & grading
 Modification to parking tables
 Bernard Pellegrino, Applicant
Public Hearing continued from the 12/11/12 meeting

Tabled until the February 19, 2013 meeting.

2. Special Permit & Site Plan 12-1210/WS

75, 81 & 87 Benham Street, R-4 zone
 Place of Worship
 Bernard Pellegrino, Applicant
Tabled at the request of the applicant

3. Proposed Amendment to the Zoning Map 12-934

2200 Whitney Ave
 Change zone from R-4 to T-4
 File available for review in the Town Clerk's Office and the
 Planning Office
 Town of Hamden, Applicant

Ms. Mastropetre made the motion to approve the Amendment to the Zoning Map 12-934 with an effective date of February 15, 2013 and find that it is consistent with POCD. Mr. Campo seconded the motion. The motion passed unanimously.

4. Proposed Amendment to the Zoning Map 12-935

10, 24, 50, 64 & 80 Hartford Tpk
 Change zone from T-1 to R-4
 File available for review in the Town Clerk's Office and the
 Planning Office
 Town of Hamden, Applicant

Mr. Campo made the motion to approve the Amendment to the Zoning Map 12-935 with an effective date of February 15, 2013 and find that it is consistent with POCD. Ms. Mastropetre seconded the motion. The motion passed unanimously.

5. Proposed Amendment to the Zoning Map 12-936

609 Mix Ave
 Change zone from T-5 to R-5
 File available for review in the Town Clerk's Office and the
 Planning Office
 Town of Hamden, Applicant

Ms. Mastropetre made the motion to approve the Amendment to the Zoning Map 12-936 with an effective date of February 15, 2013 and find that it is consistent with POCD. Mr. Campo seconded the motion. The motion passed unanimously.

6. Proposed Amendment to the Zoning Map 12-937

Victoria Court: All properties 0 (MBL # 2223/144/39), 3-111(odd side), 2-118 (even side)
 Thomas Street: 83-161 (odd side)
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 Change zone from R-4 to R-5
 File available for review in the Town Clerk's Office and the
 Planning Office
 Town of Hamden, Applicant

Mr. Szczypek made the motion to approve the Amendment to the Zoning Map 12-937 with an effective date of February 15, 2013 and find that it is consistent with POCD. Mr. Marottoli seconded the motion. The motion passed unanimously.

7. C.G.S. 8-24 13-338

831 Wintergreen Avenue
Sale of Property
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 sale of the property at 831 Wintergreen Avenue, issuing a favorable report to the Legislative Council.

Ms. Mastropetre stated that this property has been an eyesore for over 20 years and a concern for the safety of the children in the neighborhood. She is pleased that the property is to be sold.

Ms. Mastropetre made the motion to refer the C.G.S. 8-24 13-338 for the sale of the property at 831 Wintergreen Avenue with a favorable report to the Legislative Council. Mr. Campo seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review minutes of December 11, 2012

Mr. Campo made the motion to approve the minutes of December 11, 2012 as written. Mr. Poitier seconded the motion. Mr. Poitier, Mr. Campo, Ms. Mastropetre, Mr. Hul and Ms. Altman voted in favor of the motion. Mr. Szczypek and Mr. Marriott abstained. Therefore, the motion passed 5-0-2.

Review minutes of December 18, 2012

Ms. Altman stated that the motions for 55 Westwoods Road should be amended to include: as recommended by Mr. Dan Kops, Assistant Town Planner.

The Commission discussed with Mr. Tim Lee, Assistant Town Attorney the motions as they were made at the December 18, 2012 meeting. Mr. Lee stated that the minutes should be a reflection of the votes that took place before the Commission. If the motion is amended without recognitions then it should not be added after the fact because it is not an accurate rendition of what happened at the meeting. If the Commissioners have a recollection that somebody made a motion subject to the conditions then they can make an amendment.

Mr. Hul said that his recollection is and intent was at the time was that he was voting for the recommendation with the conditions as stated by Mr. Kops.

The Commission further discussed the motion with Mr. Lee.

Mr. Hul stated that he would like to amend the motion to correct the minutes to reflect his recollection of the original motions for 55 West Woods Road, which included the recommendations of Mr. Dan Kops, Assistant Town Planner.

Mr. Hul would like to amend the motion to approve the minutes of the December 18, 2012 meeting as amended. Mr. Campo seconded the motion. Mr. Hul, Mr. Poitier, Mr. Campo, Ms. Mastropetre and Ms. Altman voted in favor of the motion. Mr. Szczypek and Mr. Marriott abstained. Therefore, the motion passed 5-0-2.

Ms. Altman advised the Commission that she would not be attendance at the February 19, 2013 meeting.

D. Adjournment

Ms. Mastropetre made the motion to adjourn. Mr. Szczypek seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:30 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission