



Town of Hamden

Planning and Zoning Department

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March 1, 2013

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting on Tuesday, February 26, 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
Peter Reynolds
Bob Roscow
Joe McDonagh, sitting for Jennifer Cutrali
Rob Cocciaro, alternate in attendance

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Mr. Tim Lee, Assistant Town Attorney,
Stacy Shellard, Clerk

Ms. Altman called the meeting to order at 7:35 p.m.

A. Regular Meeting

Ms. Altman asked for a motion to add the election of a Vice-chair to the agenda.

Ms. Mastropetre made the motion to add the election of a Vice-chair to the agenda. Mr. Campo seconded the motion. The motion passed unanimously.

1. Election of Vice-chair

Ms. Altman asked for nominations to the position of Vice-chair.

Mr. Roscow made the motion to nominate Mr. Poitier. Ms. Mastropetre seconded the motion. The motion passed unanimously.

2. Site Plan 13-1480/WS

2761 Dixwell Ave & 51 Worth Ave, TG & T-4 Zone
All Abilities Playground
Town of Hamden, Applicant

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend approval with the conditions stated.

Ms. Julie Smith, Deputy Chief Administrative Officer, Mayor's Office, Town of Hamden, addressed the Commission and reviewed the application. She explained where the playground will be located. Ms. Smith said that the playground will be named "Josh's Jungle" after Josh Tramantano who is handicapped. Ms. Smith stated that Mr. Tramantano's mother had approached the Town after reading articles about the dog park and had said that she would like a park that her son could access because he is handicapped. Ms. Smith explained that the playscape is designed to allow for all abilities.

Ms. Altman stated that this playground is a jewel in a crown for Hamden. Ms. Smith agreed and she noted that it will be a destination playground that will bring people to the Town Park.

Mr. Hul asked what is the difference between an all abilities playground vs. an ADA compliant playground.

Mr. Timothy Pesko, Childscapes, addressed the Commission explained to be ADA complaint there must be wheel chair accessibility at the entrance of the playscape. The all abilities playground has ramps going throughout the entire playscape making it fully accessible to children in wheelchairs.

Mr. Brack asked what materials would be used underneath the playground.

Mr. Pesko said that underneath the playground it will be all recycled materials and he reviewed the materials being used.

Mr. Szczypek likes the playground proposed because it will be safe. He asked if the structure could blow over if there were to be a hurricane. Mr. Pesko explained that the playscape will be placed on a covered four inch concrete pad and anchored, so he does not feel it will go anywhere.

Mr. Hul is concerned that there is a low lying area and asked why a drain will not be installed. Mr. Kops explained that any water in the area will be minimal and if a pipe were needed it would be installed by Public Works.

Ms. Smith stated that installing a drained was not deemed necessary at this time. The worst flooding that happened in this area was five years ago in February when the ground was frozen and there was a massive rain storm. When there was a large storm event last month the Assistant Town Engineer went to the site and found no problems. The Town Engineer's finding was to wait and if there is a problem a yard drain would be installed. Mr. Hul would like to see a pipe installed concurrently with the project because he feels if needed at a later date, it will not be handled as a priority. Mr. Pesko explained that the materials being used allows the area to be porous and that there will be stone underneath the concrete. If necessary, holes can be drilled through the concrete to allow water to pass through it. There is also a catch basin located within 20 feet of the site and installation of a drain pipe would not be difficult if it became necessary to install one.

Mr. Poitier asked how thick the rubber mulch would be and if there is concerns that children would put it in their mouths. Mr. Pesko explained that the surface is not mulch it is a layer of rubber that is approximately 3-3 ½ inches thick.

Ms. Mastropetre asked if the playground would need to be dismantled if it became necessary to install a drain pipe. Mr. Pesko replied no.

Ms. Altman asked who secured the grant for the playground. Ms. Smith stated Mr. Brendan Sharkey, State Representative.

Mr. Poitier made the motion to approve Application 13-1480 as recommended by Mr. Dan Kops, Assistant Town Planner, and the following conditions:

1. The applicant must obtain a Zoning Permit
2. Prior to obtaining a Zoning Permit the applicant must revise the site plan to show the correct information regarding the drainage pipe described as 36" RCP.
3. During the construction phase:
 - (a) All erosion controls shall be installed prior to the commencement of construction activities.
4. After the completion of construction:
 - (a) The Engineering Department must monitor the low area to the southwest of the playground for flooding. If sufficient flooding occurs a yard drain should be installed and connected to the existing yard drain.
5. All work must be completed by February 26, 2018.

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

C. Old Business/ New Business

Mr. Poitier would like a committee formed to review and amend the current By-Laws. Mr. Tim Lee, Assistant Town Attorney said issues that have been raised may not be by-law issues, but the conduct of the Commission.

Ms. Altman appointed Mr. Poitier to chair the committee that includes Mr. Roscow and Ms. Mastropetre. She would like the committee to present a written document to the entire Commission in September, 2013.

1. Review minutes of February 19, 2013

Mr. Hul would like additional time to review the minutes and asked that this item be tabled until the next meeting.

2. Discussion to form sub-committee to update the POCD

Ms. Leslie Creane, Town Planner, explained the purpose and need for the POCD. She reviewed the steps that are necessary to create the document. The sub-committee will work with the Planning Staff to create a document that will be presented to the entire Commission.

The Commission had a lengthy discussion with the Planning Staff with regard to the purpose of the POCD, past practices and if a sub-committee should be formed or if they should hold special meetings to address any FOI concerns. It was determined that a sub-committee would be formed and Mr. Lee will determine whether meetings of the sub-committee have to be posted to meet the FOI requirements.

Ms. Altman appointed herself, Mr. Poitier, Ms. Cutrali and Mr. Roscow to the sub-committee.

D. Adjournment

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

The meeting adjourned at 8:32 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission