



Town of Hamden

Planning and Zoning Department

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May 30, 2013

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting on Tuesday, May 28, 2013 at 7:00 pm. in the Activity Room, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden with the following results:

Commissioners in attendance:

Ann Altman, Chairperson
 Lee Campo
 Michele Mastropetre
 Myron W. Hul
 Peter Reynolds
 Bob Roscow
 Jennifer Cutrali

Staff in attendance:

Dan Kops, Assistant Town Planner
 Mr. Tim Lee, Assistant Town Attorney,
 arrived at 7:05 p.m.
 Stacy Shellard, Clerk

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

Ms. Altman introduced the panel and reviewed the meeting procedures.

A. Regular Meeting

1. Minor Amendment to Special Permit & Site Plan 98-0850/CAM

2695 State St, T-4 Zone
 Addition for storage
 John Rufrano, Applicant

Mr. Kops reviewed his comments which includes Location Approval 13-032. His comments recommended approval with the conditions as stated and based on the following plans:

“Site Plan, 2715 State Street,” prepared by Nafis and Young, dated May 14, 2013, Sheet #1.

Mr. Joseph Ciarleglio, Luanci Construction, addressed the Commission and said that the conditions of approval as stated by Mr. Kops are acceptable.

Mr. Kops stated that Mr. Tom Vocelli, Inland Wetlands Enforcement Officer, had notified him prior to this meeting that there are wetlands near the site and a site visit is necessary. Mr. Vocelli will determine if a de minimis review is necessary or a full Wetlands Application is needed. Mr. Kops advised the Commission that Mr. Vocelli will need to sign the zoning permit, so no further action is needed by the P&Z Commission.

Mr. Hul referred to the GNHWPCA comments dated April 3, 2013 with regard to the oil/water separator not working. He noted that the GNHWPCA comments dated May 16, 2013 does not mention the oil/water separator. Mr. Kops explained that when the applicant was notified by the GNHWPCA the comments of April 3, 2013 were addressed, as noted in the GNHWPCA subsequent email dated April 12, 2013. Mr. John Rufrano, Owner, addressed the GNHWPCA concerns and received a "Vehicle Maintenance General Permit Authorized" dated April 12, 2013. Mr. Lee reviewed the document with the Commission. Mr. Hul asked if it was now okay to allow the oil/water separator to discharge into the sewer. Mr. Ciarleglio explained that the original concern was if the oil/water separator was not functioning and he explained that it was inspected and the GNWPCA was notified that it was functioning.

Mr. Hul referred to Mr. Kops' comments and he asked if the first and second layers of the parking configuration within the first 26 feet of the property are being removed and if there are other issues that do not conform to the approvals received to date. Mr. Kops explained that the double rows of stack parking is being removed, and that Mr. Rufrano was parking vehicles on an abutting lot that is not owned by the applicant. Mr. Rufrano advised the Commission that the vehicles have been removed from the abutting property and he is renting a property in New Haven to store them. Mr. Kops noted that the original approval included a grassy area near the building, but that it had been paved over. Mr. Hul said are there any other expansions of what was originally approved and Mr. Kops replied no.

Ms. Mastropetre made the motion to approve the Minor Amendment to Special Permit & Site Plan 09-0850 with the conditions as recommended by Mr. Dan Kops, Assistant Town Planner, and the following conditions:

1. Prior to obtaining a Zoning Permit the applicant must submit revised plans, for approval by the Town Planner and Town Engineer, containing:
 - a) Elimination of the first two parking spaces on the north and south sides of the property and the two spaces in front of the building parallel to State Street.
 - b) Conversion of the parking spaces on the south side to 60 degree angled parking.
 - c) Removal of the space in the rear with the "36.1" notation.
 - d) Shifting of the metal storage container from the north (left) side to the rear of the property and replacement with five new parking spaces..
 - e) Two perpendicular spaces with wheel stops in front of the building addition.
 - f) Any roof drainpipes to be added, indicating where storm water from the new roof will be directed.
 - g) A legend noting that 26 parking spaces are required and provided
 - h) A note indicating that slats will be placed in the in the fence to screen any stored vehicles and the dumpster.
 - i) Any lighting to be installed on the addition.
 - j) The latest revision date.
 - k) All Conditions of Approval
2. All work must be completed by May 28, 2018.
3. All catch basins with sumps must be inspected at least three times a year. Sediment and debris must be removed at least twice a year or as soon as deposits are within six inches of the outlet.
4. Deposits must be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
5. All hazardous materials and waste chemicals must be stored inside or on an impervious floor with some form of secondary containment.
6. Scrap metal or other parts in contact with petroleum products must be stored in a watertight container.

7. Solid waste material must be placed in an appropriately sized, covered solid waste dumpster. The dumpsters must be plugged
8. All vehicle washing must be conducted indoors.
9. All servicing of vehicles, including oil changes, transmission work, radiator flushing and repairs, parts and engine cleaning and part stripping from junked vehicles must be conducted indoors on an impervious surface.
10. There must be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
11. All damaged vehicles must be stored indoors.

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

Ms. Mastropetre made the motion to find the application to be consistent with all applicable goals and policies in accordance with the Connecticut Coastal Management Act. Mr. Campo seconded the motion. The motion passed unanimously.

2. Location Approval 13-032

2695 State St, T-4 Zone
 General Repair
 John Rufrano, Applicant

Ms. Mastropetre made the motion to approve Application 13-032 with conditions as recommended by Mr. Kops, Assistant Town Planner, and the following conditions:

1. Prior to obtaining the Chairman's signature of approval on the K-7 form and survey, the applicant must submit a revised plan showing:
 - a) Elimination of the first two parking spaces on the north and south sides of the property and the two spaces in front of the building parallel to State Street.
 - b) Conversion of the parking spaces on the south side to 60 degree angled parking.
 - c) Removal of the space in the rear with the "36.1" notation.
 - d) Shifting of the metal storage container from the north (left) side to the rear of the property and replacement with five new parking spaces..
 - e) Two perpendicular spaces with wheel stops in front of the building addition.
 - f) Any roof drainpipes to be added, indicating where storm water from the new roof will be directed.
 - g) A legend noting that 26 parking spaces are required and provided
 - h) A note indicating that slats will be placed in the in the fence to screen any stored vehicles and the dumpster.
 - i) Any lighting to be installed on the addition.
 - j) The latest revision date.
 - k) All Conditions of Approval
2. All catch basins with sumps must be inspected at least three times a year. Sediment and debris must be removed at least twice a year or as soon as deposits are within six inches of the outlet.
3. Deposits must be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
4. All hazardous materials and waste chemicals must be stored inside or on an impervious floor with some form of secondary containment.
5. Scrap metal or other parts in contact with petroleum products must be stored in a watertight container.
6. Solid waste material must be placed in an appropriately sized, covered solid waste dumpster. The dumpsters must be plugged
7. All vehicle washing must be conducted indoors.
8. All servicing of vehicles, including oil changes, transmission work, radiator flushing and repairs, parts and engine cleaning and part stripping from junked vehicles must be conducted indoors on an impervious surface.
9. There must be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.

10. All damaged vehicles must be stored indoors.

3. Site Plan 09-1450

2989 Whitney Ave

Request to release bond in the amount of \$34,500.00

Mt Carmel Center, Applicant

Ms. Altman reviewed the request to release the bond in the amount of \$34,500.00. She advised the Commission that Ms. Holly Masi, Zoning Enforcement Officer, recommends that the request be approved.

Ms. Cutrali made the motion to approve the request to release the bond in the amount of \$34,500.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Ms. Mastropetre seconded the motion. The motion passed unanimously.

4. C.G.S. 8-24 13-343

Shepard Ave

Acceptance of parcels of land & easements from the State of CT

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 acceptance of parcels of land & easements from the State of CT, issuing a favorable report to the Legislative Council.

Mr. Campo made the motion to refer the C.G.S. 8-24 13-343 for the acceptance of parcels of land and easements from the State of CT with a favorable report to the Legislative Council. Ms. Mastropetre seconded the motion.

Mr. Kops explained the background of the parcels.

The motion passed unanimously.

B. Old Business/ New Business

1. Review minutes of March 19, 2013

Ms. Mastropetre stated that on page 6, 2nd paragraph, last sentence may be incorrect.

Ms. Altman would like Mr. Poitier to review the minutes and she tabled this item until the June 11, 2013 meeting.

Review minutes of April 23, 2013

Ms. Altman asked that be amended on page 3, item 3, under public comments: Iris should read "Iris Padilla".

Mr. Reynolds made the motion to approved the minutes of April 23, 2013 as amended. Mr. Campo seconded the motion. Mr. Reynolds, Mr. Roscow, Mr. Hul and Mr. Campo voted in favor of the motion. Therefore, the motion passed.

Ms. Altman asked Mr. Kops what the status of the project to complete the sidewalks on Putnam Avenue near Leeder Hill is. Mr. Kops explained that he has spoken with the Town Engineer to get an estimated cost to construct the sidewalks. He will also speak with the Town Administration to see if the Town is willing to do the work. Mr. Kops explained that once he has all the information needed he will present it to the Commission to determine if it would like to call the bond so that the work can be completed.

Ms. Cutrali asked when the sub-committees for amending the P&Z By-Laws and the amending of the POCD will meet and she was advised it will be in September 2013.

Ms. Altman acknowledged the passing of Ms. Ann DeMatteo, Reporter-New Haven Register. Ms. Altman stated that Ms. DeMatteo had cancer and had fought it valiantly. Ms. DeMatteo had a long history with the Town and she will be missed. Mr. Kops said that Ms. DeMatteo was the only reporter who liked to cover Zoning Meetings.

C. Adjournment

Mr. Campo made the motion to adjourn. Ms. Cutrali seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:30 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission