



# Town of Hamden

## Planning and Zoning Department

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**December 16, 2013**

**MINUTES: THE PLANNING & ZONING COMMISSION**, Town of Hamden, held a Regular Meeting on Tuesday, December 10, 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:

Brack Poitier, Acting Chair  
 Bob Roscow  
 Michele Mastropetre  
 Myron W. Hul  
 Peter Reynolds  
 Lee Campo  
 Jen Cutrali  
 Ryszard Szczypek  
 Joe McDonagh, Alternate sitting for  
 vacancy

Staff in attendance:

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

Mr. Poitier opened the meeting at 7:00p.m. The Commission and staff introduced themselves. Mr. Poitier stated that Mr. McDonagh will be filling the vacant position on the Commission. However, he has not been sworn in yet and tonight he will be sitting as the alternate for the vacancy.

### **A. Regular Meeting**

#### **1. Special Permit & Site Plan 11-1180**

190 Pine Rock Ave

Request to release bonds in the amount of \$11,822.00 & \$83,433.00

Sound Development Corp, Applicant

Mr. Poitier reviewed the request to release the bond in the amount of \$11,822.00 and \$83,433.00. He advised the Commission that Ms. Holly Masi, Zoning Enforcement Officer, recommends that the request be approved.

***Ms. Mastropetre made the motion to approve the request to release the bond in the amount of \$11,822.00 and \$83,433.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Mr. Campo seconded the motion.***

Ms. Mastropetre stated that there was a condition of approval requiring the applicant to deposit money into the open space fund and she asked if it was received. Mr. Tim Lee, Assistant Town Attorney replied yes.

***The motion passed unanimously.***

**2. Special Permit & Site Plan 94-692**

2335 Dixwell Ave

Request to release bond in the amount of \$1,653,333.00

Stop & Shop, Applicant

Mr. Poitier reviewed the request to release the bonds in the amount of \$1,653,333.00. He advised the Commission that Ms. Holly Masi, Zoning Enforcement Officer, recommends that the request be approved.

***Ms. Mastropetre made the motion to approve the request to release the bond in the amount of \$1,653,333.00 as recommended by Ms. Holly Masi, Zoning Enforcement Officer. Ms. Cutrali seconded the motion. The motion passed unanimously.***

**3. C.G.S. 8-24 13-348**

2901 Dixwell Avenue

Spuds & Sugar Bakery-Truck(s)

License agreement for use of 2 parking spaces  
at the Miller Memorial Library on a limited basis

Town of Hamden, Applicant

***Ms. Mastropetre made the motion to issue an unfavorable recommendation to the Legislative Council. Mr. Szczypek seconded the motion for the purpose of discussion.***

Ms. Mastropetre asked what the criteria were for a vendor to use town space. Also, if a bid was put out to all other businesses to use the spaces. She asked if the vendors were being charged rent for the space. Ms. Mastropetre is concerned that people would buy the food and then take it into the library and eat it.

Ms. Creane explained that there have been occasions when a small cafe with food was set up in the lobby outside of the library and food was served. Ms. Mastropetre asked if the patrons then took the food into the library. Mr. Kops replied no.

Mr. Kops stated that the Library Management Board has asked that the Sugar Bakery truck be allowed to be in the parking lot because the seniors like it. The license agreement would allow the Sugar Bakery truck to use two spaces for two hours a week and the Spud truck for nine hours a week. Ms. Mimsie Coleman, Director of Arts, Recreation and Culture, has stated that the two spaces would be available for up to six days a week for other vendors. Mr. Kops explained that the Legislative Council would set the fees.

Mr. Campo asked where the spaces are located. Mr. Kops reviewed a site handout with the Commission. Mr. Campo is concerned about safety because the spaces are located near the entrance/exit from Dixwell Avenue, which is busy street.

Ms. Cutrali is also concerned with safety and would like to see the spaces located to the rear of the lot near the Senior Center. She feels that signage can be used to direct people to the trucks.

Mr. Poitier asked who selected the location of the spaces. Mr. Kops advised that Ms. Coleman did.

Mr. Dan Kops, Assistant Town Planner, read his comments which recommend that the Planning and Zoning Commission issue a favorable review to the Legislative Council to allow the license agreement for the use of two parking spaces by the Sugar Bakery and Spud's trucks.

Mr. Szczypek asked if the two spaces being allocated would allow one space for the truck and one space for use by the customer and Mr. Kops replied yes. He asked what the trucks would use for a source of power and was advised that it would be a generator.

Mr. Reynolds stated that he frequents the Library on Wednesday's and the parking lot is crowded. He feels the designated area for the truck(s) is an area that is the most congested and this could create an avoidable traffic problem. Mr. Reynolds noted that on Wednesday's at noon time there are people parking down by the playground. He said that the back row is the only location that makes sense.

Mr. Poitier asked that this discussion be continued at the January 10, 2014 meeting. Mr. Tim Lee, Assistant Town Attorney, explained that this item will be on the Legislative Council's meeting agenda prior to the next meeting. The license agreement can be approved with out a recommendation from Commission if there is a 2/3rd's vote by the Legislative Council.

The Commission further discussed their concerns with the Planning staff for the use of two parking spaces for vendor truck(s) and the locations of the spaces.

***Mr. Szczypek, Ms. Mastropetre, Ms. Cutrali, Mr. Reynolds and Mr. Poitier voted in favor of the motion. Mr. Roscow, Mr. Campo, Mr. McDonagh and Mr. Hul voted against the motion. Therefore, the motion to send an unfavorable review to the Legislative Council passed.***

#### **4. Annual Review of Quinnipiac University enrollment, housing and parking plan *Continued from the November 12, 2013 meeting***

Mr. Bernard Pellegrino, Attorney, addressed the Commission and stated that the additional information requested was submitted today which shows the actual student enrollment by class for the last two years and then projected forward for five additional years. He said that it was asked what "the real empty bed number was, not including every legal room that could be tripled" and that number is between 350 and 400. A question had been asked about the bed retention over the course of four years and how many students in each class will remain in student housing as they progress through the four years. Mr. Pellegrino explained that the percentages were provided and applied to the numbers listed. He said that 95 percent of the freshman class live on campus, 90 percent of the returning sophomores who resided on campus will remain on campus. Mr. Pellegrino said the Commission must look at the overall student retention. Last year there were 1,780 freshman enrolled and only 1,620 students returned. The junior class is approximately 70 percent and the senior class is 50 percent. He noted that the numbers are cumulative.

Ms. Mastropetre asked why the numbers provided are cumulative. She asked as an example, if there are 100 juniors total, are there 70 juniors living on campus. Ms. Mastropetre asked why Mr. Pellegrino is not being direct about the percentages. Mr. Pellegrino stated he is being direct about the percentages, but he cannot be direct about the particular number of students. You can apply the percentages to various figures not only actual but also projected and come up with how many live on campus. As an example, of the 1628 sophomores this year 90 percent of the students are on campus. Ms. Mastropetre questioned if what Mr. Pellegrino stated is that there are 70 percent of 1338 juniors living off campus. Mr. Pellegrino said it would 90 percent of the 1628 sophomore students, Ms. Mastropetre wants to know out of the 1338 juniors what percentage of them live on campus and how many live off campus, she does not feel she should have to do the calculations. Mr. Pellegrino stated that he will provide the figures.

Mr. Hul asked if the amount of juniors is 1,338. Mr. Pellegrino stated there are 1338 juniors in this class, in 2012 they were sophomores and there were 1,462 sophomores. Of the 1462 students 90 percent lived on campus. This year's junior class lost 120 students. If you take 70 percent of the 90 percent it would equal 63 percent.

Mr. Kops stated that the information being given is misleading because it is understating the percentage of a given class living off campus. He said that Ms. Mastropetre was asking what percentage of each class is living off campus. Mr. Pellegrino stated his notes say what the retention rate percentage is as the class moves. He will compute how many students are living on campus.

Mr. Sal Filardi, Vice President for Facilities and Capitol Planning, addressed the Commission and stated the percentages given are the amount of students living on and off campus. There were 95 percent of freshman who lived on campus and 70 percent of them will remain on campus as sophomores, with 50 percent of them living on campus as juniors.

Ms. Mastropetre stated that she had asked how many students per class and what percentage of each class that lived on campus and what percentage lived off the campus. She asked if there are 2,000 juniors what was the percentage of students living off campus and what is the percentage living on campus. She wants a snap shot of the percentage living off and living on campus. Mr. Filardi stated it is not that simple because the numbers change every single day. A student may be academically a junior vs. whether they have been there three years changes the number. He can take the numbers and give a close estimation of each class off campus, however, it is not something they track other than an overall retention.

Mr. Poitier stated that Ms. Mastropetre is asking for a snap shot of how many students are living on and off campus and this could be as of today. The Commission needs a clear understanding of how many students are on and off campus. Mr. Filardi stated that he cannot get the data to match. He can give a snap shot, but not of the data which was provided today. The data provided today is the total enrollment. He knows how many empty beds on campus vs. beds on campus. Mr. Filardi stated that in the past a document was provided showing how many students were living off campus. He said the document provided today is for the 2013/2014 school year and the number of students is 6,307. There are 5,011 beds on campus, approximately 1,300 students not in these beds and 350 of those beds are empty, and this would equal the number of students off campus. Mr. Poitier said that the Commission is trying to unravel the confusion and get a sense of what is trying to be conveyed to the Commission. Mr. Filardi confirmed that the Commission is asking for how many students by class are living off campus. Ms. Mastropetre reiterated that she wants to know how many students by class are living off campus. She asked if Mr. Filardi could include the number of students living in University owned housing off campus. Mr. Filardi stated he is unable to determine where off campus students are living.

Mr. Pellegrino said that there had been a question about the number of commuter decals that have been distributed and the number is 3,116 which include students only in North Haven. Ms. Creane asked if this number includes the students allowed to commute from York Hill Campus to the Mount Carmel Campus and Mr. Pellegrino replied yes.

Mr. McDonagh asked how the approximately 1,150 parking spaces on campus for commuters compare to five years ago. He recognizes that the North Haven changes it. Mr. Pellegrino stated that the requirement is 1,100 parking spaces but total number of spaces for students is 4,784. Mr. McDonagh referred to a map that had been submitted in the past and there are designated spaces for residents and commuters. He asked if the students at the York Hill Campus designated as an "R" (resident) on the map. Mr. Pellegrino said they are both "R" and "C" (commuter). Mr. McDonagh would like the map updated and have it include the North Haven commuters. He is concerned with the amount of cars that are on the road and in the neighborhood. Mr. Pellegrino stated that over the past five years the parking has worked and they are not seeing the issues as in prior years were there was not enough spaces to accommodate the commuters. The North Haven campus has made it better because the grad students who are commuters do not come to the Mt Carmel Campus. Mr. McDonagh stated that five years ago the parking lot across from Evergreen Avenue had to be used and now it is not needed. Mr. Pellegrino feels that the shuttle buses and the York Hill Campus parking has helped.

Ms. Cutrali asked if it is possible to get a Police dispatch log of calls and activities for the last year going to the campus. This would allow the Commission to look at the safety issues and if there was disruptive or illegal activity. Mr. Kops replied that it could be difficult to obtain because of confidentiality. He is not sure how the

Police Department categorizes the on campus and off campus activities. Mr. Kops will make the request for a summary from the Police Department.

Mr. McDonagh said that such a report was requested years ago. Ms. Cutrali said that information had been received about the nature of the call when there was a problem at 190 Pine Rock Ave. Mr. Kops said that the report was about a specific site. Getting aggregate information may be difficult. His understanding said that there have not been significant problems having police on campus, as there has been off campus. Ms. Cutrali further discussed receiving information of police activity with Mr. Kops. Mr. Kops will request calls to the Police Department for on campus incidents.

Ms. Cutrali is concerned that it will be difficult to determine the amount of students off campus if unable to determine the amount of students living at home with their parents. Mr. Pellegrino said that he can provide the addresses and number of students living at each address. It is assumed that where there is only one student living at an address, they are living at home. The list that is available of the addresses shows how many students at each address. Ms. Cutrali asked if the list the University has is the same as the Town has from the landlords approved for permits.

Ms. Holly Masi, Zoning Enforcement Office, addressed the Commission and stated that the list provided by the University does not give the names of students. It only provides the addresses and if there is more than one student on the premises. When she reconciles the address with her data base there are discrepancies. For example the 3235 Whitney address only shows three students living there when actually there are five. Some addresses on the list only have one student living at it, when the permit submitted shows four. The list does not provide names so Ms. Masi has no way of cross referencing them with the addresses. She does not know if an address is a student living with a parent. Ms. Masi explained that she sends out a Notice of Violation to the addresses on the list that are not in her data base and she will get call from parents if their child is living in their home. She noted that the list is hard to reconcile because it is not accurate. Ms. Cutrali asked Ms. Masi if when she finds a discrepancy she sends out a notice of violation. Ms. Masi explained that she always sends out a notice of violation when there are more than four students, if it is less she does not, but does note in her files.

Ms. Cutrali asked Mr. Filardi what the basis for the projections are, especially going out to 2018 and 2019. Mr. Filardi explained they were based on three year averages of retention of the students that remain in school. He noted that the data collected for the addresses is self reported by the students and a list is created every year.

Ms. Cutrali said that when the review was done last year there was a discussion about students driving to the Mount Carmel Campus that should have been taking the shuttle. There is now talk about the students having stickers and they should be encouraged to take the shuttle. Mr. Pellegrino stated that the shuttle ridership is good and students are being encouraged to use it. There are issues with the students that have classes between North Haven and Hamden, and a time issue or students that have work related issues such as an internship. Ms. Cutrali asked if there are special concessions where York Hill Campus students are getting stickers to park at the main campus. Mr. Pellegrino said the student must ask for the sticker to park at the York Hill Campus and the main campus. Ms. Cutrali asked how many stickers have been issued for students at living on the York Hill Campus who are allowed to park on the main campus. She feels that students know how to manipulate the system when they should be using the shuttle bus. Mr. Pellegrino will provide the information for the amount of parking stickers issued for York Hill Campus students.

Mr. Roscow stated that he had listened to the interview with President Leahy and had seen the Hamden Patch article with President Leahy that spoke about the five year plan going from 7,000 students to 10,000 students. He asked if President Leahy was speaking about the amount of undergraduate students. The five year plan submitted to the Commission is about 6,800 and with graduate students it will be 10,000. Mr. Pellegrino said that he was referring to the number including graduate students as the total.

Mr. Kops stated that the Planning Office did not receive the spread sheet until this afternoon and he has not been able to thoroughly review it. Many of the questions being asked by the Commission would have been addressed

had the information been provided as recommended in his report at the last meeting. This should have included the table showing the number of undergraduate students broken down by class and residence, University housing vs. off campus housing, the number of beds on campus rented and vacant broken down by class and building, a plan for expansion of beds broken down by rotation and by year, broken down into new construction and adding beds to existing rooms, and a detailed plan for future enrollment. He recommended to the Commission that if the above mentioned is approved, the plan for future enrollment it should be signed by the President and the Dean of Admission so that there is some acknowledgment on behalf of the administration as to what is in the plan. What President Leahy has indicated in several different venues is different then what the Commission has been hearing. Mr. Pellegrino asked Mr. Kops what report he was referring to. Mr. Kops stated that it was the report submitted at the November 12, 2013 meeting. Mr. Kops said the figures that have been provided do not indicate much of an increase planned over the next five years. It shows the freshman population only going up by 15 and 25 per year which is much smaller than in the past. The problem that the Town has been dealing with is the growth that has taken place, with this year being the largest increase of the freshman class. The number of students increased by 342 students from 2011/12 to 2012/13. The increase this year is 76 students.

Mr. Kops said some of the figures do not match. Last month a figure of actual freshman was 6361 and this month was 6307. Mr. Pellegrino stated that the amount of students change every day. The report generated as of September 18, 2013 was given at the November 12, 2013 meeting. The numbers submitted today were based on a report generated last week with an attrition of 10 percent and a loss of 49 students. Mr. Kops stated that the figure reported for freshman as of fall of 2013 is 1,780 and in June 2012 a five year plan was received and the projected population for freshman was 1,575. Mr. Kops was surprised by the difference because in June of 2012 the University would have letters from students agreeing to attend the University. Mr. Pellegrino stated this is why the University feels it is best to provide figures after September 15<sup>th</sup>. The figures provided three or four years ago were estimated in April or May and submitted in June.

Mr. Kops stated that the coefficients now show an increase of 25 students per year which is inconsistent with the past. He asked for an explanation to explain how the projection was determined when it is projected that with the arrival of the School of Engineer with 400 students will fit in. Mr. Pellegrino explained that the addition of the school is not intended to be cumulative to the overall student body. The plan is to add programs and at the same time the University is anticipating changes that would reduce the size of other programs.

Mr. Kops stated that the past suggests continued growth. There are fixed cost and professors to pay who have tenure. He reminded everyone that for every 100 students not housed on campus means that there are 25 houses located off campus. This is assuming that there are only four students per house.

Mr. Filardi addressed the Commission's concern about figures that were originally submitted showing 1,575 students and now it is approximately 1,700 students which are figures based off of history. He stated that the actual pattern shown is based on the year before and there were 1,511 freshman and 5 years before that there were approximately 1,650 students. Most of the classes were below 1,550 and 1,575 was the expected growth based on the past five years. In 2012/13 there was a change in the enrollment process which brought in a higher number of students and it happened again this year. With the addition of engineering which helps downsize smaller programs, it is thought there will be a smaller growth. Mr. Filardi stated that during the 30 minute interview with President Leahy it was mentioned that there would be tempered growth with a much smaller projection going forward based on programs that we have and what the University is trying to accomplish. He further noted that growth is shown and enrollment has many variables and the University is trying to take three years averages to project the numbers so that they make sense. He is committed to making the numbers as accurate as possible. The first two columns come from a specific report that is submitted to the government by the University. Mr. Filardi will continue to update the actuals with the numbers from this report so the snapshot in time each year will match the report and have consistency. There are little blips sometimes because when you look at the numbers this year's numbers for the sophomore total is a blip because based off of last year's freshman numbers. The percentage that the University expects to reduce from this number is less this year than it typically is and was carried forward through projections. Another complication to the document line item is transfer students. The University brings in approximately the same number of transfer students every year, but they are not assigned to a class until the following year. This

upsets the numbers a little bit. Assumptions were made of the percentage that the transfer students were sophomores and juniors so that they could project out and make the document as responsible as possible. The document does show growth. In the past the University tried to level off numbers. Mr. Filardi stated that the discrepancy Mr. Kops had mentioned can be shown historically why it was not a bad estimate. Mr. Filardi said that he does not expect to bring in a class of 1,800 but a class in the 1,800 range. This will be a responsible prediction going forward. Mr. Pellegrino had described that the engineering program does add students every year, but not to add just to the total because of the changes to other programs offered. As an example, Mr. Filardi said when the engineering program enrollment peaks the business program has a valley.

Ms. Creane referred back to the numbers for this year. If the University's numbers are right and her math is right what you end up with is 905 students living off campus who are juniors and seniors. She explained the freshman and sophomore students who are living at home with their parents are not included in her total. The total number of juniors and seniors living off campus is 905. Divide this number by 4 to get the number of dwelling units equals 226 to house students. Ms. Creane stated that 905 is over 1/3 of the total enrollment for juniors and seniors which is 2,696 for this year. This means that over a third of the students in the upper class are living off campus and this is a huge percentage knowing the issues that have occurred off campus. Ms. Creane is confident with her numbers because she had asked the Zoning Enforcement Officer how many student housing permits had been issued and she was advised approximately 225. Mr. Filardi stated that it is important that when the math is done and assumptions are made it can stray from reality. Hundreds of University students live in apartment complexes that are historically not an issue. He knows there are not 225 houses in the neighborhoods occupied by students. Ms. Creane stated that she was referring to dwelling units and not just houses. The numbers are large when the issue is off campus housing. Ms. Creane said that the University needs get students back on to campus.

Ms. Creane said another issue raised in the past is with allowing seniors to have parking stickers to commute from York Hill Campus to the Mount Carmel Campus as an incentive to live on York Hill Campus. Also given were parking passes for students who commuted to North Haven. Ms. Creane asked if this is still happening. Mr. Filardi said he would need to get back to the Commission with the amount of parking stickers given to people on York Hill because he does not know the number. He does know that the shuttle bus ridership is up. Ms. Creane asked if seniors are being given passes to be able to drive from York Hill Campus and park at the Mount Carmel Campus. Mr. Filardi said the way Mr. Pellegrino had described it was if there were special situations the student could get a permit. If given a pass because they are seniors he was not sure. Ms. Creane stated that seniors were given passes last year. Mr. Pellegrino said many incentives are being offered and coming up with new ways to encourage the seniors to come back on campus. Ms. Creane said her question is specific to parking passes and driving from York Hill Campus to the Mount Carmel Campus. She asked if every senior is eligible. Mr. Pellegrino stated that he will find out.

Ms. Mastropetre asked for clarification that there are 5,011 beds. In a memo to Holly from Mr. Filardi it states there are 5,385 beds. Mr. Pellegrino said that 5,385 students can be put in beds by legally tripling them, however, the reasonable number of beds is 5,011. Ms. Mastropetre recalled a conversation about the shuttle buses last year and she had asked if there is a shuttle between the Mount Carmel campus and the North Haven Campus. Ms. Mastropetre asked if this is now being done. Mr. Pellegrino replied no because per an analysis they would not be well used.

Ms. Mastropetre referred to her comments at the November 12, 2013 meeting, she had asked about the students not liking the food at York Hill. She noted Mr. Pellegrino's response was that the food was prepared by the same food service. Ms. Mastropetre asked if the same menu is used on both campuses because this seems to be the issue.

Ms. Mastropetre listened to President Leahy's entire interview and he talked about the enrollment figures and hoping to get to 10,000 in the next five years, with 7000 being undergraduates. Ms. Mastropetre understands this included the North Haven Campus. At the end of the interview he was asked what his legacy would be. Mr. Leahy had replied a long tenure of a senior management team and that he transformed a small Connecticut college into a major national university in a 25 year period. Ms. Mastropetre said this is wonderful, however, this was done at the expense of some of the neighbors. She feels that everyone needs to work as a team. She also feels that questions

are being asked and the responses are going in circle. Ms. Mastropetre stated that there needs to be an open positive dialogue from both sides and she hopes this is the turning point to doing it.

Mr. Pellegrino stated that 90 percent of whatever number of locations (residents/multi-unit apartments), only a small hand full are problematic for the vast majority of the students, with a few of the locations being a thorn in every ones sides. The University wants to work with the Commission and hopes to continue and improve. As noted at the last meeting, the University is planning to come forward within the next six months to submit an application to get an approval or a modified approval layout for 600 beds that have not yet been built on the York Hill Campus. This should reduce the number of students living off campus considerably, taking into account the success with the design of the east view style dormitories that were popular with the seniors who did come back. Mr. Pellegrino will have answers for the questions put forth by the Commission.

Ms. Cultrali said approximately 225 student housing permits were issued and she asked if the amount of permits can be capped. Mr. Lee said that the zoning regulations do not allow a cap if the applicant can meet the requirements. But a cap can be considered if there is a reason to justify the cap such as the health, welfare and safety of the residents. Ms. Cultrali would like a possible cap considered.

Mr. Pellegrino stated there have been discussions about raising the fees. Mr. Kops said that it is being considered and would need to be presented to the Legislative Council. However, the fee for a housing permit has to have some relationship to other things. Unless the fee was in the thousands there would be no impact because a landlord would divide it between the tenants. Mr. Kops would like the University to consider reducing the dorm fees for juniors and seniors to bring them back on campus. If the cost to live on campus is lower vs. living off campus, parents may want their child to live on campus. Mr. Pellegrino said that the University is looking at the policy and procedures. Ms. Mastropetre would like the Planning Staff to look at the student housing permit fees because she feels they are low.

Mr. Poitier noted that incentives being offered to the student body were mentioned by the University. He asked for a list of the incentives to be provided to the Commission.

Mr. Poitier stated that he has asked the Planning Staff to no longer review documents that come in the day of a meeting. He said that trying to do calculations at a meeting is not fair to the commission or staff. The University had plenty of time to put the document and numbers together. This is becoming a norm and going forward it will not be heard if the Planning Staff does not receive information in a reasonable amount of time prior to a meeting.

Ms. Leslie Creane stated that a recommendation was prepared for the Commission that they institute a moratorium to allow the Commission and Staff time to comment on ways to bring the students back on to the campus and evaluate the student housing regulations.

Mr. Kops read the Possible Amendment to the Zoning Regulations to Impose a One Year Moratorium on Certain Types of Expansions at Colleges and Universities:

### **Section 668.2. Colleges & Universities**

Add new section 668.2.h. Temporary Moratorium on Expansion

In order to provide the Planning and Zoning Commission with adequate time to assess the impact of off-campus student housing on the health, safety and welfare of Hamden residents, and to adopt more appropriate regulations; the Commission is imposing a one-year moratorium, effective from the date of publication of the decision, on the following:

1. New construction, expansion or renovation all buildings and facilities other than dormitories.

Mr. Kops noted that the moratorium would apply to all colleges and universities. If the Commission recommends that the Planning Staff proceed with a formal application for an amendment to the zoning regulations, it will be submitted for a public hearing in 2014.

***Ms. Mastropetre made the motion to authorize the Planning & Zoning staff to pursue a possible moratorium on new college and university uses. Mr. Campo seconded the motion.***

Mr. Roscow has concerns with a moratorium for new construction, expansions and renovations on all buildings except dormitories. He stated that Quinnipiac University is putting in a School of Engineering and because of this normal renovations will be required of the scientific labs in order to keep them up to code. He feels that to put the brakes on the University to not do any work for a year would be difficult. Mr. Roscow stated that regulation would be stringent. The need for new dormitories and improvements to the existing dormitories exists, but he would like to find another way for this to happen, other than to shut down activity at the University. Mr. Lee explained that the Commission is not being asked to vote tonight, but to pursue some type of moratorium language for an amendment. Mr. Roscow said that there had been an interview where students interviewed students at a college about what was happening on their campus. They were always enthusiastic about new buildings and programs. Mr. Roscow stated that the University may need a research facility. This would allow internships on the campus and the students would be affected if they could not get them. Mr. Roscow feels that the issues before the Commission are complicated because it is not just about more dorm space. He does not want the Commission to hamstring the quality of the education at the University. Mr. Roscow has seen growth in the quality of the students and does not want that to be impaired. Mr. Roscow said that UCONN and SCSU are spending money and expanding.

Mr. Poitier stated that he does not want to stop the growth of the University, but it is time to have a meeting of the minds. This is because there are residents and homeowners who have issues, students who are acting crazy and traffic that is not workable. When talking with the University about the issues, you are given answers, but nothing changes. Mr. Poitier said if the University wants to grow and Hamden does want them to grow, the Commission wants them to cooperate with the Town, the homeowners and the businesses. The President of the University has talked about increasing business for the businesses in town. Mr. Poitier feels that the increase to the businesses is to pizza parlors and liquor stores.

Mr. Roscow is concerned with item one of the proposed amendment because he would hate to see a lab that could not be renovated for a year. He is unsure how the enrollment projection ties into a moratorium.

Mr. Hul stated that a proposal for a moratorium is a solution, but may be part of the solution. Mr. Hul feels that the issues with Quinnipiac are a town wide problem and that a coordinated town wide effort is needed to deal with the issues. Mr. Hul said that it was stated that only a handful of kids are causing the problems. However, when 500 students attend a party in a 1,800 square foot house that is on a dark dangerous property is not a handful. Mr. Hul noted "It is said the rotten apple spoils the barrel", but it did not take much coaxing for 500 students to attend a party. As a Town and a University, they are not the first to have issues. Other towns have worked through the issues. People are at this meeting because they are upset and have issues that need to be resolved. Mr. Hul stated that he did not listen to President Leahy's interview, but he had read some of the reporting on it. What Mr. Hul took away from what he read was arrogance that permeates a university. People are upset because of the arrogance and also that the numbers keep revolving and changing. The Commission will agree to something and then will be kept out of the loop when it is changed by Quinnipiac. There has to be a viable coordinated effort to resolve the issues, they would allow the Town and University to co-exist. Mr. Hul would like Quinnipiac University to succeed. He was surprised when the University opened the Law School in Bridgeport and the Medical School in North Haven, but they have done good things with them. Mr. Hul was recently up at the UCONN Healthcare Center in Farmington and the transformation is unrecognizable with the changes. This is what Quinnipiac has to do, but in coordination with Hamden & North Haven.

Mr. McDonagh questions a one year moratorium. He said that he was on the Commission when approvals for expansions were granted. However, the Commission did not foresee the implications of what has occurred with

expansions and the amount of students. He explained that 12 years ago the Commission was told that seniors would not be permitted to stay on campus. Mr. McDonagh does not feel that the problem is the students who are causing trouble, but the disruption on the streets and the change in dynamics of the neighborhoods. Mr. McDonagh has concerns with instituting a moratorium, but the Commission needs to be aware of the set criteria for an expansion such as a School of Engineer, and the amount of students that will be attending.

Mr. Szczypek feels that a moratorium is a good idea. He agrees with Mr. Roscow in that he does not want to prohibit the University from doing renovation work or necessary work. Facilities are important on a University Campus and it is known the facilities attract people and has an impact on the community. Mr. Szczypek would like to see the proposed amendment language to read: A moratorium on the construction of additional facilities except for dormitories. This would allow for renovations.

Mr. Roscow favors a moratorium for issuing new permits for off campus housing for one year. Properties not in compliance should be removed. This would help to stop the growth of off campus housing.

Mr. Poitier stated that the consensus of the Commission is to have an amendment to the zoning regulations. He asked Mr. Roscow and Mr. Szczypek to work with the planning staff to structure the proposed language.

***The motion passed unanimously.***

#### 5. Proposed changes to the Planning & Zoning By-Laws

***Ms. Mastropetre made the motion to accept the proposed changes to the Planning & Zoning By-Laws. Mr. Szczypek seconded the motion.***

Ms. Mastropetre stated that she is not sure that the added language to #7 of the proposed by-laws is necessary. Mr. McDonagh agreed and noted that that the parliamentarian is the Assistant Town Attorney.

***Ms. Mastropetre made the motion to amend #7 and strike the proposed added text. Mr. McDonagh seconded the motion. The motion passed unanimously.***

Mr. Hul stated that #11 should be amended to change “the Chair shall appoint a new Vice Chair” to “the Commission will to elect a new Vice-Chair”.

***Mr. Hul made the motion to accept the change to #11. Mr. Szczypek seconded the motion. The motion passed unanimously.***

***Mr. McDonagh made the motion to approve the amendments to the By-Laws with an effective date of December 10, 2013. Ms. Cutrali seconded the motion. The motion passed unanimously.***

#### **B. Old Business/ New Business**

##### 1. Review minutes of November 12, 2013, Special Meeting

***Ms. Mastropetre made the motion to approve the minutes of November 12, 2013, Special Meeting. Mr. Roscow seconded the motion. Mr. Roscow, Ms. Mastropetre, Mr. Hul, Mr. Reynolds and Mr. Campo voted in favor of the motion. Therefore, the motion passed.***

##### 2. Review minutes of November 12, 2013

***Ms. Mastropetre made the motion to approve the minutes of November 12, 2013. Mr. Campo seconded the motion. Mr. Poitier, Mr. Roscow, Ms. Mastropetre, Mr. Hul, Mr. Reynolds, Mr. Campo and Mr. McDonagh voted in favor of the motion. Therefore, the motion passed.***

3. Review minutes of November 12, 2013  
Sub-committee for By-Laws

***Ms. Mastropetre made the motion to approve the minutes of November 12, 2013, Sub-committee By-Laws. Mr. Roscow seconded the motion. Mr. Poitier, Ms. Mastropetre and Mr. Roscow voted in favor of the motion. Therefore, the motion passed.***

4. Minor Amendment-955 Mix Avenue

Ms. Leslie Creane, Town Planner, said that the minor amendment was to replace six out of fifteen telecommunications antennas that are located on top of an apartment building.

5. 2014 Meeting Schedule

***Mr. McDonagh made the motion to approve the 2014 Meeting schedule. Mr. Reynolds seconded the motion. The motion passed unanimously.***

Mr. Poitier asked that revisions to an agenda or meeting schedule should be done in bold.

#### **D. Adjournment**

***Mr. McDonagh made the motion to adjourn. Mr. Reynolds seconded the motion. The motion passed unanimously.***

The meeting adjourned at 9:07 p.m.

Submitted by: \_\_\_\_\_  
Stacy Shellard, Clerk of the Commission