



Town of Hamden
Planning and Zoning Department

**Hamden Government
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November 17, 2008

MINUTES: THE ZONING SECTION, PLANNING & ZONING COMMISSION, Town of Hamden, held a Special Meeting on Wednesday, November 12, 2008 at 7:00 p.m. in the Legislative Council Chambers, 2379 Whitney Avenue Hamden, CT and the following was reviewed:

Commissioners in Attendance:

Ann Altman, Zoning Section Chair
Ralph Marottoli, sitting for Lesley DeNardis
Greg Tignor, sitting for Robert Roscow

Staff in attendance:

Dan Kops Jr., Assistant Town Planner
Stacy Shellard, Commission Clerk

Ms. Altman called the meeting to order at 7:08 p.m., reviewed the agenda and meeting procedure and introduced the panel.

Special Meeting:

- 1) Major Amendment to Site Plan 76-439**
1640 Whitney Avenue
Renovations to existing restaurant/R-4 Zone
Daniel Migliore, Applicant

The Commission reviewed the comments and recommendations of Mr. Kops, Assistant Town Planner. Ms. Altman asked for comments from the Commission. There were none.

Mr. Marottoli made the motion to accept the Major Amendment to Site Plan 76-439 as recommended by the Assistant Town Planner with the following conditions:

1. Prior to the Issuance of a Zoning Permit the applicant must:
 - a. Provide revised plans containing the following, for approval by the Town Engineer and Town Planner:
 - i. A note indicating that no more than 146 seats are allowed.
 - ii. Elimination of any side yard encroachment by the proposed vestibule or trellis unless the necessary variances are obtained.
 - iii. Drainage calculations signed and sealed by a professional engineer, demonstrating that the stormwater retention system meets the Town's zero-net increase in runoff requirement.
 - iv. Any revisions to the stormwater retention necessary to achieve zero-net increase in runoff and reduce flow to Park Avenue.
 - v. The plans should indicate a stormwater management plan describing the inspection and maintenance schedule and identifying the responsible parties.
 - vi. A lighting plan and photometric study, demonstrating that the illumination is contained on-site.
 - vii. A landscaping plan.
 - viii. The dumpster pad be surrounded by a six inch berm or curb around three sides, with a note stating that the dumpster will be plugged and covered to prevent leaks.
 - ix. All conditions of approval.

- b. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.
 - c. Obtain any approvals required by the Connecticut Department of Transportation.
 2. All erosion controls should be installed prior to the commencement of construction activities.
 3. During construction:
 1. The drywells should be inspected, cleaned and repaired as necessary.
 2. Erosion controls should be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary.
 3. Hay bales proposed for use on paved surfaces should be replaced with a combination of filter fabric, concrete blocks and gravel, or by silt sack inserts.
 4. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary contained and kept in a locked indoor area with an impervious floor when not being used.
 5. If fuel for construction equipment is stored on-site it should be placed in a secondary containment system in a secured area.
 6. Any on-site fueling and repairs should be conducted over a portable spill containment system.
 7. A supply of absorbent spill response material should be kept on-site to clean up any spills of hazardous materials.
 8. The RWA should be notified of any spills of hazardous materials.
 4. All work must be completed by November 12, 2013.
 5. QVHD approval of a food service license will be necessary prior to the issuance of a Certificate of Zoning Compliance.
 6. After completion of the project:
 - a. Disposal of grease must be carefully monitored. Spills should be cleaned immediately.
 - b. There should be no dumping of water used for cleaning or cleaning of floor mats outside the building.
 - c. Catch basins should be inspected at least three times a year.
 - d. Sediment and debris should be removed at least twice a year or as soon as deposits are within six inches of the outlet.
 - e. Deposits should be removed immediately after a contaminant spill, when sediment is a foot deep, or at least once a year.
 - f. RWA inspectors should be granted access to the site to conduct routine inspections.

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

A. Old Business/New Business

None

B. Adjournment

Mr. Marottoli made the motion to adjourn. Seconded by Mr. Tignor. The motion passed unanimously.

The meeting closed at 7:13

Submitted by: _____
Stacy Shellard, Clerk of Commissions