



Town of Hamden Planning and Zoning Department

7Hamden Government
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May 26, 2010

MINUTES: THE ZONING SECTION, PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting on Tuesday, May 25, 2010 at 7:00 p.m. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden, CT and the following items were reviewed:

Commissioners in Attendance:

Peter Reynolds, Acting Zoning Section Chair
Ed Sullivan
Brack Poitier
Ralph Marottoli, Alternate sitting for Ed Grant

Staff in attendance:

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

Mr. Reynolds called the meeting to order at 7:00p.m., reviewed the agenda and meeting procedures and introduced the panel.

A. Regular Hearing

1) Site Plan 10-1458/WS

400 Goodrich Street, T-4 zone
Office & File Storage Facility
Tri-Con Contruction Managers, LLC, Applicant

Tabled at the request of the applicant.

2) Site Plan 10-1459/WS

1832 Dixwell Avenue, T-4 zone
Outside Patio
Victor Hart, Applicant

Mr. Victor Hart addressed the Commission and reviewed the application. He submitted pictures of what the area will look like.

Mr. Kops reviewed his comments and recommended approval 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. Details of the screening.
 - ii. A note indicating that the existing drainage pattern will be maintained.
 - iii. Bollards or planters to protect customers.
 - iv. All conditions of approval.
 - B. Obtain approval from QVHD.

C. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.

2. All work must be completed by May 25, 2015.
3. There shall be no outdoor food preparation or cooks and no outdoor display of food.

Mr. Kops reviewed the zoning regulations for an outdoor cafe and advised the Commission that Mr. Hart had received a variance for the site. Mr. Sullivan asked how many tables would be located outside. Mr. Hart said that there will be three tables on the patio. Mr. Hart reviewed the placement of the block wall and explained that there will be a fence used to separate the patio from the retail store's patio. Mr. Poitier asked what the elevation of the wall will be. Mr. Hart said that the wall will be approximately eight inches high. He explained that the wall with a small black fence on top will be placed around both patios for safety reasons.

Mr. Sullivan made the motion to approve Site Plan 10-1459 as recommended by Mr. Kops, 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. Details of the screening.
 - ii. A note indicating that the existing drainage pattern will be maintained.
 - iii. Bollards or planters to protect customers.
 - iv. All conditions of approval.
 - B. Obtain approval from QVHD.
 - C. Submit a performance bond in an amount approved by the Town Engineer and Town Planner.
2. All work must be completed by May 25, 2015.
3. There shall be no outdoor food preparation or cooks and no outdoor display of food.

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

B. Old Business/New Business

1. Review Minutes of April 27, 2010

Mr. Sullivan made the motion to approve the minutes of the April 27, 2010 meeting as written. Mr. Marottoli seconded the motion. The motion passed unanimously.

CI. Adjournment

Mr. Marottoli made the motion to adjourn. Mr. Sullivan seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:10 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions