

April 22 2014

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, Held a public Hearing and Regular Meeting on Thursday, April 17, 2014 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT. with the following results:

Commissioners in attendance:

Jeff Vita, Chair
 Fran Nelson
 Elaine Dove
 Kyle DeLucia
 Suzanne Carroll, sitting for Wayne Chorney

Staff in attendance:

Tim Lee, Assistant Town Attorney
 Holly Masi, Zoning Enforcement Officer
 Stacy Shellard, Commission Clerk
 Genevieve Bertolini, Stenographer

Mr. Vita called the meeting to order at 7:04 p.m., reviewed the agenda and meeting procedures, and the panel introduced themselves.

A. Public Hearing

1) 14-6519 22 Hamden Park Drive Ext & 0 Putnam Avenue, Requesting variances: Section 380.1, Table 3.5, To permit a 45% frontage buildout where a minimum of 80% is required; Section 310.1.d to permit the building facades parallel to the principal street only. M zone, Casey Real Estate Investment, LLC, Applicant

Mr. Jason Mikrut, Professional Engineer addressed the Commission and reviewed the variance requests and the location of the site. He reviewed the stormwater management plan and explained that there is an easement for the storm basin that is in favor of the Town of Hamden.

Mr. Vita asked if there would be no activity in the area of the easement. Mr. Mikrut explained that there would be some grading near the easement to create a positive water flow to the storm basin.

Mr. Mikrut reviewed the site plan and the proposed buildout. He explained that Gallagher Road has a horizontal curve to the road and that the property line follows the road. It would be a challenge to place the buildings on a curve. Putnam Avenue will be the primary frontage.

Ms. Dove asked what the easement on the property is used for. Mr. Mikrut explained that there are storm drainage pipes to the underground detention basin and that the proposed project would connect into it. Ms. Dove asked what is located at the far east of the property. Mr. Mikrut replied there is a wetland and a stream.

Mr. Vita asked if the applicant owns the properties. Mr. Mikrut replied that the applicant has an option to buy the properties.

Mr. Nelson asked how much impervious surface will there be. Mr. Mikrut stated that the maximum impervious surface allowed is 60 percent and the applicant is proposing 57 percent for the entire site. Mr. Nelson asked if the coverage calculation included the pond and the wetland located on the site. Ms. Holly Masi, Zoning Enforcement Officer, explained that the applicant met with the Planning Staff and the plan design is what works best for the site. Mr. Tim Lee, Assistant Town Attorney, noted that the Inland Wetlands Commission approved the proposed site plan.

Mr. Vita asked for comments in favor and against the application. There was none.

Mr. Vita closed the Public Hearing.

2) **14-6520** 79 Talmadge Road, Requesting a variance: Section 620.b, To permit a 1,002.5 sq ft accessory apartment where only 600 sq ft is permitted. R-2 zone, Mussarat Ishfaq, Applicant

Tabled at the request of the applicant

B. Regular Meeting

a. Discussion and voting on Public Hearing items.

14-6519

Mr. Nelson made the motion to approve Application 14-6519. Ms. Dove seconded the motion. Mr. Nelson stated that the hardship is based on the topography of the land. The applicant is meeting as much build-out as possible on Putnam Avenue and the secondary street is a winding road and there is a Town easement. Mr. Vita stated that the easement issue supports the hardship. Also, the wetlands and the stormwater basin supports the hardship. *The motion passed unanimously.*

b. Approve Minutes of March 20, 2014

Mr. Nelson made the motion to approve the minutes of March 20, 2014 as written. Ms. Dove seconded the motion. The motion passed unanimously.

c. Old Business

There was none

d. New Business

Ms. Dove questioned if the application for 79 Talmadge Road would move forward. Ms. Holly replied yes and explained that the variance request was the result of an enforcement action.

e. Adjournment

Ms. Dove made the motion to adjourn. Mr. Nelson seconded the motion. Therefore, the motion passed unanimously.

The meeting adjourned at 7:20 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission