



**Town of Hamden**  
Planning and Zoning Department

Hamden Government  
Center  
2750 Dixwell Avenue  
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June 30, 2021

**AGENDA:** Zoning Board of Appeals, Town of Hamden, will hold a Public Hearing and Regular Meeting on Thursday, July 17, 2021 at 7:00 p.m. The meeting will be a 100% virtual meeting, as Legislative Council Chambers at Memorial Town Hall are closed pursuant to the Governor's Executive Orders 7B<sup>1</sup> and 7D.

There are four ways to participate:

1. Join using Zoom from your computer, tablet or smartphone by using the following link:
2. If you already have the Zoom App or go to the Zoom.com website, simply select "join a meeting" and complete the following:

<https://zoom.us/j/95368613285?pwd=cE9kMXczdFpQQXZ1Njd5RnFZUXJpZz09>

Webinar ID: 953-6861-3285 Password: 336236

3. Dial In Using a Mobile Phone by dialing 13126266799,,95368613285#,,,,0#,,336236#
4. Dial In Using Any Type of Phone by dialing +1 646 558 8656  
(If out of state, please contact the Planning and Zoning Department at 203-287-7070, or email [nbarletta@hamden.com](mailto:nbarletta@hamden.com))

Meeting ID: 953-6861-3285 Password: 336236

To find your local Zoom number: <https://zoom.us/u/asQsBDFKS>

**A. Public Hearing**

1. 21-6675 275 Mount Carmel Avenue, Requesting a Variance of Section 220 to permit 50-foot light poles where 35-foot is permitted, Quinnipiac University, Applicant, R-2 Zone
2. 21-6679 31 Barraclough Avenue, Requesting a Variance of Section 220, Table 2.1 for 49% impervious coverage where 35% is allowed, Paul Yearwood, Applicant, R-5 Zone
3. 21-6678, 2100 Dixwell Avenue, Requesting a Variance of Section 550.2.4(a) and Section 550.2.4(b) to allow sign area on façade of 6 feet 5"5/8 inches by 15 feet, 8-1/4" centered in proposed new Jr. Anchor storefront to accommodate future tenant signage, Hamden Plaza Associates, Applicant, T-5 Zone

4. 21-6676 114 Lincoln Street, Requesting a Variance of Section 220, Table 2.3 to permit a 8'3" side yard where a 12 foot side yard is required for addition to match existing structure, Christopher White, Applicant, R-4 Zone
5. 21-6677 34 Farm Brook Road, Requesting a Variance of Section 220, Table 2.1 to allow building coverage of 22.95% when 21.1% exists, and 20% is allowed, Patricia Lujick, Applicant, R-3 Zone

## B. Regular Meeting

- a. Discussion and voting on Public Hearing items
- b. Approve Minutes of March 18, 2021 Regular Meeting and June 3, 2021 Special Meeting
- c. Old Business
- d. New Business

## C. Adjournment

### PARTICIPATION PROTOCOLS

Governor Lamont and Mayor Leng have instituted several Executive Orders and Emergency Protocols to limit public gatherings, yet still provide for public participation in state and local municipal meetings. During this unprecedented public health crisis, until further notice meetings of the Hamden Zoning Board of Appeals will take place electronically, via a program called Zoom. We all wish to keep our friends and neighbors healthy and safe, so we thank you for your patience in dealing with these changes in our practices and procedures. Our Town Attorneys have prepared meeting guidelines that adhere to the requirements of the Governor's Executive Orders and our Town Charter.

Please use these guidelines to view and participate in a Zoning Board of Appeals Public Hearing:

- Members of the public should use the link listed above in order to access this meeting of the Zoning Board of Appeals and each subsequent meeting until further notice.
- Members of the public will have the opportunity to speak in favor or against applications.
- **Members of the public wishing to submit written comments must send them to [nbarletta@hamden.com](mailto:nbarletta@hamden.com) at least 48 hours in advance of the meeting. Applicants also must submit all documentation at least 48 hours in advance of the meeting.**
- Meetings may be accessed through a computer, smartphone, phone, or tablet.
- If you have any questions about using Zoom and/or how the meeting will be conducted please phone the Planning and Zoning Department at 203-287-7070 to speak to Natalie Barletta, Administrative Assistant to Boards and Commissions.

<sup>i</sup> Under Executive Order 7B Electronic Meetings are subject to the following: (a) The public shall have the ability to view or listen to each meeting or proceeding in real time, by telephone, video, or other technology; (b) Any such meeting or proceeding shall be recorded or transcribed, and such recording or transcript shall be posted on the Town's website within seven (7) days of the meeting or proceeding, and made available within a reasonable time in the Town Clerk's office; (c) The required notice and agenda for each meeting or proceeding is posted on the agency's website and shall include information about how the meeting will be conducted and how the public can access it; (d) Any materials relevant to matters on the agenda, including but not limited to materials related

to specific applications, if applicable, shall be submitted to the agency a minimum of twenty four (24) hours prior and posted to the agency's website for public inspection prior to, during, and after the meeting, and any exhibits to be submitted by members of the public shall, to the extent feasible, also be submitted to the agency a minimum of twenty-four (24) hours prior to the meeting and posted to the agency's website for public inspection prior to, during, and after the meeting; and, (e) All speakers taking part in any such meeting or proceeding shall clearly state their name and title, if applicable, before speaking on each occasion that they speak.

Submitted by: \_\_\_\_\_  
Natalie Barletta, Commission Clerk