



Town of Hamden

Planning and Zoning Department

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January 11, 2023

Corrected* Planning and Zoning Commission Minutes

The Planning and Zoning Commission, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, January 10, 2023 at 7:00 p.m. The meeting was held in the Legislative Council Chambers, Memorial Town Hall, 2372 Whitney Avenue, Hamden, CT.

Commissioners in attendance: Brack Poitier, (Chairman), Michele Mastropetre, Jay Cruikshank, Felicia Bond, Richard Pearce, Joseph McDonagh,

Staff in Attendance: Eugene Livshits, Town Planner; Christopher Soto, Assistant Town Planner; Camile Deans Administrative Assistant to Commissions, Atty. Tim Lee, Assistant Town Attorney; Genevieve Bertolini, Stenographer.

Chairman Poitier called the meeting to order at 7:01p.m.; Ms. Deans read the Agenda and Public Hearing item into the record, the panel introduced themselves and the Chairman reviewed the procedures for the Public Hearing and Regulation Meeting.

A. Public Comment Session

Attorney Tim Lee explained that because of the new Charter all commissions must have a public comment section at the beginning of a meeting, and any citizen can get up in front of the Planning and Zoning Commission and make comments pertaining to Zoning. He explained that if anyone has an issue with a pending application then they should hold that comment for the public hearing part of the meeting. Also, whatever came up in the Planning and Zoning meeting would be held as record in case of a court hearing.

B. Public Hearing

Public Hearing opened at 7:08 p.m.

Item 1.

Site Plan 22-1361

5 Corporate Ridge Rd. Outdoor Storage in a non-residential zone, 9 Corporate Ridge Hamden LLC, Applicant

Ryan McEvoy Civil Engineer at MMI represented the client at 5 Corporate Ridge Rd Outdoor Storage. He gave a brief description/ summary of the property location and explained the use of the property and clarified what will be stored on the property and the different areas of storage. He also clarified that there

will be no storage of vehicles to be repaired, they have a separate garage for repairs further up the road.

Mr. McEvoy introduced Robert Sweeney the property owner to take any questions from the commission. Commissioner Jay Cruickshank had a question regarding the intersection and slope on the map and if it wraps around and the length and also if cars would be able to see the building. Mr. Sweeney explained the length is anywhere between 6foot and 10 foot that the intersection is off the location. Commissioner Michele Mastropetre asked for an example of the type of equipment that will be stored on the property, Mr. Sweeney replied excavators, trucks, and plastic pipes and catch basins things of that nature. Commissioner Mastropetre wanted to further clarify that there will be no old cars stored on the site and there will be a constant turnaround of vehicles on the property, Mr. Sweeney explained that he has owned the property behind this one and it is important for him to upkeep the area.

The Chair asked Mr. Christopher Soto Assistant Town Planner to read the staff report.

Staff Report

Mr. Soto read a copy of the staff report.

The Chair asked if there was anyone from the public who would like to speak for or against the permit. There was one member from the public.

John Gazerwitz who has a property at 35 Corporate Ridge Rd, had some concerns regarding the site, some of which were; Security, he explained that people like to steal materials and how would he regulate this, would he have a fence. Also he spoke about vehicle maintenance, would this be the area where people would maintain their vehicle. He also had some concerns regarding gravel and suggested that Mr. Sweeney look into concrete. Also leaks from vehicles and oil being on the property, also the mention of a trailer on the property, dispatching of machinery. The chairman asked if they had any questions for Mr. Gazerwitz, Commissioner Cruickshank asked Mr. Gazerwitz to point out his building on the map.

Commissioner Mastropetre had a couple of questions for Mr. Sweeney, she asked him if he currently keeps equipment on site and where do they bring them when they need repair. Mr. Sweeney said they have another site for repairs. He confirmed that there will not be any changes in that system. Mr. Sweeney also responded to the point of theft on the property made by Mr. Gazerwitz, he explained that is also a concern of his as well, his intent is to make the necessary changes to upkeep and maintain the property.

Commissioner Joseph McDonagh questioned if the conditions mentioned will be added in the plan specifically adding a gate/ fence that does not show on the plans. Mr. Sweeney said he definitely would like to include fencing for the same reasons Mr. Gazerwitz explained. Mr. Eugene Livshits, Town Planner confirmed that they will need to have a revised plan with the added fence. There were no additional questions.

Mr. Livshits to read a letter from the Regional Water Authority re conditions for the site. There were no comments or questions.

C. Regular Meeting

Site Plan 22-1361

*5 Corporate Ridge Rd. Outdoor Storage in a non-residential zone, 9 Corporate Ridge Hamden LLC,
Applicant

Commissioner McDonagh moved a motion to Approve with conditions. Commissioner Mastropetre seconded the motion. All Commissioners present were in favor.

Approval Conditions

1. *The applicant is responsible for the maintenance of the water quality infiltration swale. This shall be noted in the final revised plans.*
2. *All site work shall be completed no later than five years from the date of the approval.*
3. *No hazardous, polluted, and/or contaminated materials are to be stored on site.*
4. *Soil and erosion control measures shall be implemented prior to any improvements to the site and maintained until all disturbed areas have been permanently stabilized.*
5. *There shall be no storage of fuel or other petroleum, no storage of inoperable vehicles or equipment or parts, and no vehicle repair shall occur on the site.*
6. *A spill response kit shall be kept on-site to address any spills or leaks of hazardous materials.*
7. *The applicant shall be responsible for keeping Corporate Ridge Road clean of any dirt or materials resulting from the activities on the lot.*
8. *Maintenance and washing of vehicles and equipment should be prohibited.*
9. *If fueling of equipment or vehicles is proposed, a refueling plan should be developed that includes spill response notification procedures, a dedicated refueling area that is paved, and a supply of oil absorbent spill material.*
10. *The parking area should be inspected on a monthly basis for any oil staining. Contaminated gravel should be disposed of properly. Oil drips and leaks from the equipment and vehicles should be cleaned up immediately.*
11. *Sand and soil storage should be done in a manner to prevent material from entering the infiltration swale.*
12. *The infiltration swale should be inspected on a regular basis and maintained as needed. An inspection and maintenance plan should be developed and included in the site plan.*
13. *Final revised plans to show the gate and any fencing.*
14. *The row of arborvitae is to be continued along the driveway of 9 Corporate Ridge Road to shield the view from 35 Corporate Ridge Road.*

1. *414 Mather Street Order Authorizing a Temporary Permit Easement Town of Hamden, Applicant*

Mr. Livshit read the details regarding the above. Commissioner Mastropetre made a motion for a favorable recommendation, Commissioner McDonagh seconded the motion.

Chairman Poitier reviewed the minutes Commissioner Mastropetre motioned to approve, and all were in favor.

Discussion

Cannabis establishment review.

The Commission had a discussion which concluded with a few recommendations:

- Adjusting the distance requirements
- Removing the incubator

Adjournment

**Chairman Poitier motioned to adjourn; Commissioner Mastropetre seconded the motion.
*The meeting adjourned at 8:15pm***

**Submitted by: _____
Camile Deans, Administrative Assistant to Commissions**