



Town of Hamden

Planning and Zoning Department

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December 16, 2022

Zoning Board of Appeals Minutes

The Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, March 16, 2023 at 7:00 p.m. The meeting was held virtually via Zoom.

Commissioners in attendance: John Brantley, Coby Serfass, Steve Walsh, Andrew Houlding, Paul Fioretti. **Staff in Attendance:** Eugene Livshits Town Planner, Atty. Tim Lee Assistant Town Attorney; Genevieve Bertolini Stenographer, Camile Deans Commission Clerk. **Applicants in Attendance:** Tom Griggs Applicant, Madelin Munoz, represented by the previous owner Michael Donadio.

Commissioner Fioretti called the meeting to order at 7:02 p.m., he asked the panel to introduce themselves.

Commissioner Houlding made a motion to add an item to the agenda, election of a chairman. Commissioner Walsh seconded the motion, all commissioners present were in favor.

Attorney Tim Lee called for nominations, Commissioner Walsh nominated Commissioner Paul Fioretti, Commissioner Houlding seconded the motion, there were no other nominations, all commissioners present were in favor. Commissioner Fioretti was elected chairman.

A. Public Hearing

Item 1

1. 23-6700, 925 Still Hill Rd Section 220, Table 2.3 Requesting an 11 foot side yard where a 20 foot side yard is required. Tom Griggs Applicant.

Commissioner Walsh spoke on the record that he has represented Mr. and Mrs. Griggs in the past he feels there are no conflicts. Mr. Griggs introduced himself and explained his request putting a deck to the side of the pool and the hardship to the panel. Chairman Fioretti asked if anyone had questions, Commissioner Brantley had a question, he asked Mr. Griggs if he received any feedback from his neighbors around the property. Mr. Griggs said he didn't get any feedback negative or positive. Chairman Fioretti added that behind the property seems to be a waste land, he asked if there is anyone one behind the property, Mr. Griggs confirmed that it is an empty lot behind the house.

Chairman Fioretti asked if there is anyone who would like to speak in favor or against the application. There were no comments. Chairman Fioretti closed the application. He moved on to the next item.

Item 2

2. 23-6699, 47 Helen Street, Section 220, Table 2.3 Requesting a 3 foot side yard where a 10 foot side yard is required. Madelin Munoz, Applicant.

Michael Donadio of 57 Honey Lane Southington CT, previous house owner represented the applicant. He explained that they were building a deck and the hardship. Chairman Fioretti asked how far the deck extends from the existing non-conformity out from the house Mr. Donadio said it is 8 feet.

Chairman Fioretti asked the Commissioners if they had any questions, they had none. He asked if there is anyone who would like to speak in favor or against the application. There were no comments. Chairman Fioretti closed the application.

Public Hearing closed at 7:16 p.m.

B. Regular Meeting

a. Discussion and voting on Public Hearing items:

Item 1

1. 23-6700, 925 Still Hill Rd Section 220, Table 2.3 Requesting an 11 foot side yard where a 20 foot side yard is required. Tom Griggs Applicant

Commissioner Houlding moved to approve the application; He stated that it looks like it is consistent with the property and there is some hardship, not significant but it's enough to warrant hardship based on the property. Commissioner Houlding added that there is vacant land behind the property and there is no opposition from the neighbors, and all the neighbors have been notified, along with the information received is enough to support the hardship. Commissioner Brantley seconded the motion. All commissioners present were in favor.

Item 2

2. 23-6699, 47 Helen Street, Section 220, Table 2.3 Requesting a 3 foot side yard where a 10 foot side yard is required. Madelin Munoz, Applicant.

Commissioner Houlding moved to approve the application, he added that the explanation that the house currently has a 3 foot set back and the deck will be on that same line makes it verifiable. Although it's a minor hardship it's enough to support it, and there is no concern of neighbors. Commissioner Brantley Seconded the motion, he added that the deck does not deviate from the 3 foot line. All commissioners present were in favor.

Land Use Training

Attorney Tim lee gave an update, he informed the panel that the legislature passed an act last year that requires every member of the land use commission to have 4 hours of continuing education in land use over the course of the year, one hour which has to include affordable housing. Mr. Eugene Livshits Town Planner, added that he shared a link in the chat for the commissioners regarding the Land Use Training Academy, he explained the requirements he also mentioned that he will set up a time with a SCRCOG consultant to come in and do a presentation on affordable housing which will count towards that requirement. He will also be emailing commission members all the OPM legislative guidelines so they can be aware of what's going on. He also added that the land Use Academy basic training is highly recommended. He also went over the link he posted in the chat box explaining the webinars. He also added that he found the resources that are available on the site useful including fact sheets pertaining to the ZBA, which explains the responsibilities.

The Commissioners had a few questions regarding the requirements and the link, Mr. Livshits and Attorney Lee clarified that they will be sending the emails and that this is the only training and this is the first year that commissioners are required to take the training. Mr. Livshits also mentioned that if commissioners do additional training they should email them and they can take a look at them.

Chairman Fioretti raised an issue regarding identification when you do site visits, he wanted to know if that was something the Town is still working on getting commissioners. Mr. Livshits explained that on the Inlands Wetlands Commission they do scheduled site visits at the meeting. He explained that they will share the applications early enough and if commission members are interested they could arrange a meeting. Attorney Lee also added that you have to be respectful of people's property as well and if you do a drive by it is important to introduce yourself and let them know who you are and why you are there. They will look into amending the application to say that commission members go on property. Commissioner Walsh confirmed by reading the ZBA application that permission is indeed listed.

C. Old Business

Review of December 1, 2022 Minutes

Commissioner Houlding moved to approve the minutes, Commissioner Brantley seconded the motion, all commissioners present were in favor.

D. New Business

Mr. Livshits explained that they will be exploring a hybrid meeting in the future.

E. Adjournment.

Commissioner Houlding made a motion to adjourn, Commissioner Brantley seconded the motion, all commissioners present were in favor.

Submitted by: _____
Camile Deans Commission Clerk