



Town of Hamden
Planning and Zoning Department

**Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075**

June 7, 2021, Revised July 16, 2021

MINUTES: ZONING BOARD OF APPEALS, Town of Hamden, held a Special Meeting via Zoom teleconferencing technology on Thursday, June 3, 2021, at 7:00 p.m. with the following results:

Commissioners in attendance:

Wayne Chorney, Chair
Ricci Cummings
Elaine Dove
Andrew Houlding, Sitting for Francis Nelson

Staff in attendance:

Erik Johnson, Acting Town Planner
Tim Lee, Assistant Town Attorney
Genovieve Bertolini, Stenographer
Natalie Barletta, Clerk

The meeting was called to order at 7:07 p.m. by the Chair, Wayne Chorney. Chairman Chorney went over meeting procedures and read the Public Hearing items into the record. The Commission and Staff introduced themselves.

A. Public Hearing

1. 20-060, 200 Skiff Street, Location Approval for auto sales and general repair, T-5 Zone, Hamden Cars, LLC, Inc., Applicant

Paul Pawlowski addressed the Board. The application is for two different LLCs, which are Hamden Cars, LLC (for the brands Mazda and Isuzu Trucks) and Hamden Cars 2 (Chevy), LLC. Attorney Lee explained that this is the former Partyka dealership, and it is the same layout and operation. They are before the ZBA because of the name change. Mr. Pawlowski added that they are operating with the same staff, and there will be no noticeable change other than the name.

Chairman Chorney asked if the franchises approved the ownership. Mr. Pawlowski answered yes. Ms. Dove asked if there will be any additional manufacturers. Mr. Pawlowski answered that the three manufacturers – Mazda, Chevrolet and Isuzu -- will be the only three. Ms. Cummings asked if there were any plans to change businesses. Mr. Pawlowski answered not at this time, and the site’s history is the focus.

Chairman Chorney asked if the company owns other dealerships in Connecticut. Mr. Pawlowski answered the company does. Chairman Chorney asked if the company is in the business for after-market warranties. Mr. Pawlowski answered that they have warranty programs, but they are through the manufacturer. Chairman Chorney mentioned that he had questions about it after researching the company. Mr. Pawlowski the thing that drives businesses is selling new cars, and dealers try to make money where they can. Chairman Chorney asked if the Inland Wetlands had taken a look at this, and mentioned his concerns. Mr. Johnson answered the way that the applicant communicated that they are going to retain the existing site plan, which has been under the ZBA process, and is just an administrative approval. Chairman Chorney stated that he

wanted to make sure, as the requirements have changed over the years. Mr. Johnson stated that the Partyka family updated the site plan for the property last year, and since this is a recent update, they are not going through the approvals. Mr. Pawlowski said that they won't add the body shop. Chairman Chorney said that was good.

Chairman Chorney asked if anyone wanted to speak in favor of this application. No one wanted to speak in favor of this application.

Chairman Chorney asked if anyone wanted to speak against this application. No one wanted to speak against this application.

Chairman Chorney then closed the public hearing.

B. Regular Meeting

- a. Discussion and voting on Public Hearing items

Mr. Houlding moved to approve the application, Ms. Dove seconded, and all were in favor.

C. Adjournment

Mr. Houlding moved to adjourn, Ms. Dove seconded and all were in favor. The meeting was adjourned at 7:24 p.m.

Submitted by: _____
Natalie Barletta, Clerk of the Commission

To view the meeting, please click on the following link and observe the instructions when prompted:

https://zoom.us/rec/share/iTQswHT-fGc0S0gyZnh8nq-tU5_UikUHiiXFd8buoqyYzmgIhdBiq_fqDxMvcys.fmp44tfuAYNxZfZc

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