



Town of Hamden

Planning and Zoning Department

To: Hamden Planning and Zoning Commission

From: Matthew Davis, Assistant Town Planner

Re: Special Permit/Site Plan Application #21-1336; (275 Mount Carmel Avenue)
QU Wellness Center

Date: February 23, 2021

Overview

The application details have been thoroughly documented in the submittals and testimony.

Department Reviews

Town Engineer

The Town Engineer reviewed and approved the design as part of the Inland Wetland application process. 7/22/20.

Inland Wetlands

An inland wetland permit was signed 12/30/20 (Notice of Decision).

RWA

In comments dated 9/1/20, the RWA recommended approval, subject to its standard conditions (copy attached).

Fire Marshal

The review memo was returned on 2/1/21 with a handwritten "OK."

QVHD

No comment received.

Police

No comments received.

Planning Department Comments

This is an important and valuable addition to the QU campus. Given the location of the facility, there are no material impacts on adjacent properties, however use beyond QU staff and the student body would have potential implications on traffic, parking demand, etc.

This improvement will help QU accomplish important strategic goals and objectives, many of which are consistent with Town objectives in terms of enhancements to student life on campus. Accordingly, this proposal is clearly an opportunity to enhance Town- Gown collaboration and accomplish mutually beneficial objectives.

Recommendation

Staff recommends approval of the application, subject to the conditions included below.

1. Prior to the issuance of a zoning permit, the applicant shall:
 - A. Submit revised plans containing:
 - i. All Conditions of Approval
 - B. No changes shall be made to the approved design without the express prior approval of the Hamden Town Planner.
 - C. Prior to initiation of any site work, the general contractor, project engineer and appropriate QU staff shall attend a preconstruction meeting with Hamden staff to review the approved plans, applicable permit and inspection procedures, contacts and other related information.
 - D. No certificate of occupancy shall be issued until either a temporary conditional or final certificate of zoning compliance has been issued by the Hamden Zoning Official.
 - E. Approval shall not in any respect be construed as implied approval of tennis court relocation or any other collateral changes not explicitly identified and approved as part of this special permit.
 - F. The scope of this permit shall be limited to use of the facility by QU students and staff and changes to the approved user group shall require approval of a modification to this special permit by the Planning and Zoning Commission.
 - G. All improvements shall be completed by February 23, 2026.

MJD