



Special Permit & Site Plan # _____
Date of Filing _____
Fee _____
Date Paid _____
Receipt # _____

**TOWN OF HAMDEN
SPECIAL PERMIT and SITE PLAN APPLICATION**

PROPERTY ADDRESS 275 Mt. Carmel Avenue, Hamden, CT 06516
(Street Number) (Zip Code)

Total No. Of Acres _____

Pertinent Section(s) of Zoning Regulations 668.2

TOTAL AMOUNT (c.y.) OF FILL DEPOSIT/REMOVAL/REGRADING: 2,500 s.f.

ZONE R2 Spring Glen Village District Newhall Design District

CURRENT and INTENDED USES University
(If manufacturing, specify amount of floor area for office use, storage area, manufacturing, etc.)

APPLICANT Quinnipiac University TELEPHONE _____
(Name)

ADDRESS 275 Mt. Carmel Avenue, Hamden, CT 06516
(Street Name & No.) (Town, State) (Zip Code)

EMAIL ADDRESS OF PRIMARY CONTACT bp@pellegrinolawfirm.com

PROPERTY OWNER(S)
(If title is held in partnership a sworn statement disclosing the identification of equitable owners is required.)

<u>Name</u>	<u>Mailing Address (include zip code)</u>	<u>Telephone No.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

AQUIFER PROTECTION ZONE (APZ) APPLICATION YES NO
(If yes speak to Planning and Zoning Staff)

WATERSHED APPLICATION YES NO

COASTAL AREA MANAGEMENT (CAM) APPLICATION YES NO

Hamden Special Permit and Site Plan Application Revised 07/17/12

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Are there Wetlands on the property? Y N
2. Has an application been submitted to Inland/Wetland? Y N Date submitted _____
3. Has an application been submitted to RWA? Y N Date submitted _____
(If your property is located in a Public Water Supply Watershed please attach a copy of RWA application.)
4. Is any portion of the property identified on this application within 500' of the boundary of an adjoining town? Y N
5. Will a significant portion of traffic, resulting from the proposed activity on the site identified on this application, use streets of an adjoining municipality to enter or exit the site? Y N
6. Will a significant portion of the sewer or water drainage, from the proposed activity on the site identified on this application, flow through and significantly affect the drainage and sewerage system of an adjoining municipality? Y / N
7. Will water runoff, from the proposed activity on the site identified on this application, affect streets, or property in an adjoining municipality? Y / N

If the answers to questions 1 and 2 are "yes" have you received approval from the Inland Wetlands Commission? Y N Date of Inland Wetlands Approval De Minimis Requested

If the answer is "yes" to questions 4, 5, 6 or 7, pursuant to Connecticut General State Statutes Section 8-3h, you must provide stamped (not metered) envelopes with completed certified mail tickets addressed to any municipalities that abut your property. The towns that abut Hamden are listed below:

- | | |
|---|---|
| 1. Town Clerk of North Haven
18 Church Street
North Haven, CT 06473 | 2. Town Clerk of New Haven
135 Church Street
New Haven, CT 06510 |
| 3. Town Clerk of Cheshire
84 South Main Street
Cheshire, CT 06410 | 4. Town Clerk of Wallingford
45 South Main Street
Wallingford, CT 06492 |
| 5. Town Clerk of Bethany
40 Peck Road
Bethany, CT 06525 | 6. Town Clerk of Woodbridge
11 Meeting House Lane
Woodbridge, CT 06525 |

NOTE: An application is not complete until all of the required materials are submitted.

REMARKS See attached.

RIGHT OF ENTRY: The undersigned owner and/or authorized Agent grants permission to the Zoning Enforcement Officers, Town Planner and members of the Planning and Zoning Commission or their authorized representatives to enter and reenter property herein referred

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to, for purposes of inspecting said property prior to Commission action and during construction to see that all conditions stipulated as part of any approval are being met.

It is further agreed that in the event the bond is forfeited as a result of failure to complete all required improvements, the Town of Hamden and/or duly authorized persons will be permitted right of entry to complete unfinished work, regardless of change in ownership. Such rights shall be included as part of the deed and to remain in effect until all required work has been completed and the bond released by the appropriate commission. Should the ownership change prior to completion, the new owner shall assume responsibility for commission approval, and comply with all original commission conditions.

Applicant must make certain that application meets the Zoning requirements of the Zone district in which Special Permit is located. If approved, construction must proceed in accordance with approved plans. Any changes proposed by an applicant to an approved site plan shall be submitted in advance to the Planning and Zoning Office for review and prior approval by the staff or by the Commission, as required. Any changes made prior to such review and approval shall constitute a violation of Section 718.6 of the Zoning Regulations.

<p>SIGNATURE <u><i>Bernard Pellegrino</i></u> (Property Owner)</p> <p>Bernard Pellegrino (Please print or type name)</p> <p>MAILING ADDRESS <u>475 Whitney Avenue</u> New Haven, CT 06511</p>	<p>SIGNATURE <u><i>Bernard Pellegrino</i></u> (Applicant)</p> <p>Bernard Pellegrino (Please print or type name)</p> <p>MAILING ADDRESS <u>475 Whitney Avenue</u> New Haven, CT 06511</p>
<p>SIGNATURE _____ (Additional Property Owner)</p> <p>_____ (Please print or type name)</p> <p>MAILING ADDRESS _____</p>	<p>SIGNATURE _____ (Additional Property Owner)</p> <p>_____ (Please print or type name)</p> <p>MAILING ADDRESS _____</p>

Statement of Use
Tennis Court Relocation

The applicant, Quinnipiac University, seeks approval from the Commission to relocate six tennis courts from their current location south of the existing Recreation Center to a new location in the North Lot on the Mt. Carmel Campus, as more fully detailed on the enclosed plans.

Earlier this year, the Commission approved a site plan and special permit application for the addition of a Wellness Center to the existing Recreation Center building. SP 20-1336. During that approval process the University indicated that the tennis courts located in the area south of the existing building would need to be relocated because that area was needed for desired site improvements and amenities to compliment the new Wellness Center. After further investigation and study, the University has determined that the proposed location, still proximate to the existing Recreation Center, would be the best location for the tennis courts.

As the plans indicate, the courts would be relocated within the existing North parking lot, at its eastern end. By doing so, virtually no additional impervious surfaces are proposed (2,500 sq. ft.) That area of the lot is also already served by site lighting and the area of closest disturbance is 290 feet to the nearest wetland. (A de minimis waiver has been requested.) Although the project would result in the reduction of 145 parking spaces from the lot, the University has more than ample parking available in that lot and other campus parking facilities to service its parking needs on campus.

The project meets the Special Permit criteria contained in the regulations and will have no impact on the immediate surroundings. The tennis courts have existed in the nearby location for many years. They provide an important benefit for the University community.

From: Matt D. Carroll
To: dph.swpmail@ct.gov
Cc: [Bernard Pellegrino; J. Howard Pfrommer, P.E.](#)
Subject: Quinnipiac University Tennis Court Relocation project
Date: Monday, April 12, 2021 12:58:00 PM
Attachments: [image001.png](#)
[QU Tennis Watershed or Aquifer Area Project Notification Form.pdf](#)

Hi,

Please find attached a Watershed or Aquifer Area Project Notification Form for the subject project.

Thanks,

Matt

Matt Carroll



Nathan L. Jacobson & Associates
Consulting Civil and Environmental Engineers Since 1972

86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337
Tel: 860.526.9591 • Fax: 860.526.5416
www.nlja.com • mattcarroll@nlja.com

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year _____ Complete steps 4-6

Step 2:

- 1. Name of public water supply aquifer your project lies within: Mill River Aquifer
- 2. Name of the public water supply watershed your project lies within: Mill River Watershed
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT0930011

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- Industrial use; Commercial use; Agricultural use; Residential use;
- Recreational use; Transportation improvements; Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining; Zone Change, Please Describe: _____
- Other, Please describe: _____

2. The total acreage of my project is:

- Less than or equal to 5 acres Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland; Stream; River; Pond or Lake

4. Existing use of my project site is:

- Grassland/meadow; Forested; Agricultural; Transportation; Institutional (school, hospital, nursing home, etc.); Residential; Commercial; Industrial; Recreational; Quarry/Mining
- Other Please Describe: _____

5. My project will utilize:

- septic system; existing public sewer; new public sewer; agricultural waste facility;
- existing private well; new private well; existing public water supply;
- new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? Yes No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): Less than or equal to 20% Greater than 20% to 50% Greater than 50%

Step: 4 Applicants Contact Information:

Name: Quinnipiac University, c/o Mr. Salvatore G

E-mail address: salvatore.filardi@quinnipiac.edu

Telephone: 203-582-8665

Fax number: 203-287-9596

Step 5: Please provide the following if available:

Project name: Tennis Court Relocation

Project site address: Quinnipiac University, 275 Mount Carmel Ave

Town: Hamden, CT

Project site nearest intersection: Mount Carmel Avenue and Hogan Road

Project site latitude and longitude: 41.421606, -72.892572

E-mail completed form to dph.swpmail@ct.gov

Revised 05/17/2011

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2741, or (203) 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address _____ Town _____

3. Application for: Planning and Zoning Inland Wetlands Zoning Board of Appeals

4 Project Description: _____

parking lot.

5. Waste Water Disposal: Septic System Public Sewer None

6. Water Supply: Private Well Public Water None on the project site.

7. Heating Fuel: Oil Gas Other None on the project site.

Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.

8. Total acreage of project site _____

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance

10. Percent of existing impervious surfaces including buildings, roads and pavement _____

11. Proposed increase in impervious surfaces _____

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground

13. Are there any wetlands or watercourses on the property? If so, describe

Yes, approximately 29 ac of wetlands and watercourses.

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available_____

Proposed site drainage will be collected in a series of pipes and drainage structures connecting to the existing storm drainage system that discharges to the existing groundwater recharge basin west of the Business School.

15. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents

16. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

17. Describe any wastes generated and their means of disposal
None on the project site.

18. Contact Information:

Name: Bernard Pellegrino

Company: The Pellegrino Law Firm

Address: 475 Whitney Ave.
New Haven, CT 06511

Phone: 203 787-2225

Email: bpc@pellegrinolawfirm.com

Bernard Pellegrino

Name of Person Completing Form

Bernard Pellegrino Signature Date 4/14/21



Inland Wetlands *de minimis* Request

Date 04-15-2021

Location Quinnipiac University – Mount Carmel Campus, 275 Mount Carmel Avenue, Hamden, CT

Proposed activity Construction of six tennis courts including related site work, supporting utilities and reconstruction of an existing parking lot.

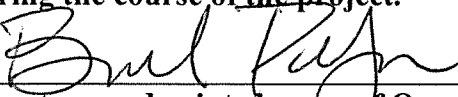
Requests for a *de minimis* (minimal impact) review should include a brief **written narrative** of the proposed activity and a **drawing** of wetlands, watercourses, & the proposed work area or structure. Include the following information in the submission:

- Distance from edge-of-grading or work area to edge-of-wetlands or watercourse
See Drawing entitled Tennis Court Relocation Quinnipiac University, 275 Mt. Carmel Ave, Hamden, CT 06518, Sheet C1.0 (1 of 1), Site Grading, Civil Utilities, and Erosion and Sediment Control Plan, dated April 15, 2021. (Drawing)
- Location & type of siltation control and distance from wetlands or watercourse (silt fences are generally located at the edge-of-grading)
Shown on Drawing.
- Approximate location of vehicle & equipment route with distance from wetlands or watercourse
Shown on Drawing. Parking lot northeast corner will be main Mount Carmel Avenue entrance/exit point for construction traffic.
- Description of soil disturbance, earthwork, or excavation
Shown on Drawing. Approximately 2.53 acres of disturbance, 2,000 CY of fill, and typical excavation methods for constructing tennis courts and parking lot reconstruction.
- Description of any trees or vegetation to be removed
It is anticipated that two trees will be removed in area of proposed tennis courts. Existing turf along the perimeter of the parking lot will be disturbed during construction, these areas will be revegetated.
- Amount of fill to be brought onto the site, if applicable
Approximately 2,000 CY.

- Location of temporary soil stockpile, if applicable
Shown on Drawing.
- Stabilization measures (seeding, mulching, rip-rap, etc)
Shown on Drawing.
- Duration of project
Approximately three months.

The Inland Wetlands Enforcement Officer will sometimes request that the proposed work area and structure be staked in the field.

I hereby consent to the filing of this *de minimis* application. Furthermore, I authorize Town staff to enter the property prior to the issuance of a ruling and during the course of the project.



Signature and printed name of Owner or Owner's Agent
 Bernard Pellegrino

Same as owner

Signature and printed name of Applicant

Submit the information for your *de minimis* request to:

 Tom Vocelli - Inland Wetlands Enforcement Officer
 Planning Department – Hamden Government Center
 2750 Dixwell Avenue, Hamden CT 06518
 203-287-7001
tvocelli@hamden.com

tlv/ rev Oct 2018

