



Town of Hamden

Planning and Zoning Department

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Memorandum

To: Hamden Planning and Zoning Commission

From: Erik C. Johnson, Acting Director Planning and Economic Development

Re: Applicant Cornell Hill Health Center
Site Plan 22-1517 for 2369 Dixwell Avenue and
Site Plan 22-1516 for 2389 Dixwell Avenue.

Date: April 19, 2022

Overview:

The Applicant Cornell Hill Health Center has submitted to applications for consideration by the Commission, both applications are in support of the Applicant's intent purchase and open a medical office facility at 2369 Dixwell Avenue, Hamden CT. Upon consultation with the Hamden Plan Staff, it was determined that most appropriate approach to Commission was to submit two complementary applications for its consideration.

Application #1: 2369 Dixwell Avenue is for site plan approval for a change in use from a retail establishment (Goodwill) to a Medical Office use that will be occupied by Cornell Hill Health Center.

Application #2: 2389 Dixwell Avenue is for a modification of approved site plan, allow for the creation of new parking spaces in the north eastern corner of the property in area that not previously designated for parking per the Site Plan Approval (11-1471). The new spaces will be the exclusive use of 2369 Dixwell Avenue, and all access points will be from 2369 Dixwell Avenue.

Department Reviews:

Town Engineer has reviewed the proposed improvements and parking area and has not comments at this time

The Department has not yet received comments from QVHD, HFD or RWA for this applicant as of 4.18.2022.

Planning Department Comments:

The primary application involves a typical conversion from a retail center to a medical office use. There is nothing in the Town's requirements that would prohibit such a conversion the plans meet the requirements established in Section 640 of the Town's Regulations.

However, under Town's Zoning requirements, the primary applicant, Cornell Hill Health Center must provide a minimum of 24 spaces for its medical office use at 2369 Dixwell. The current parking lot configuration does not support the minimum parking requirements established. Accordingly, Cornell Hill Health Center has negotiated a long term parking agreement with the owners of 2389 Dixwell Avenue, who will in turn provide six (6) parking spaces to 2369 Dixwell Avenue in order for the property to comply with the parking requirements.

The six (6) parking spaces and related improvements required to create these spaces are not currently part of the approved site plan for 2389 Dixwell Avenue. The proposed parking area is part of the former trail line and there was not improvements parking or otherwise provided for in the previously approved site plan. While staff has determined that there no barriers to the proposed use, it felt that is would be most appropriate if the Commission voted to amend the approved site plan for 2389 to reflect that the use of the land as parking, and also to ensure that this use would not impact the number or approved spaces for the site primary use. The property is currently vacant, it last approved use was the Alphabet Academy.

Recommendation

The applications are submitted meet the Site Plan Objectives as stated in Section 720.5 and should not have an adverse impact on the health, safety and welfare of the public. Staff therefore recommend approval of Site Plan 22-1517 for 2369 Dixwell Avenue and Site Plan 22-1516 for 2389 Dixwell Avenue.

Subject to the following conditions:

1. Prior to the Issuance of a Zoning Permit, the applicant must:
 - A. Provide a performance bond in an amount approved by the Town Planner and Town Engineer.
2. Prior to the start of construction:
 - A. The owner must provide the GNHWPCA with a complete set of design plans for review and approval and obtain a sewer connection permit prior to starting any work.
 - B. The applicant should notify the RWA at least three days in advance.
 - C. Erosion controls (silt fence, anti-tracking pads, hay bales, etc.) should be installed.

3. During construction:
 - A. Any catch basins in paved areas should be protected through a combination of filter fabric, concrete blocks and gravel or the use of silt sack inserts.
 - B. Any hazardous materials should be recycled or properly disposed of by a licensed waste hauler.
 - C. Erosion controls should be inspected regularly and immediately after rainfall, and maintained and modified as necessary to ensure optimum performance. Erosion controls should be installed around the base of all stockpiles of excavated materials and the pile should be temporarily seeded or covered if it will remain at the site for longer than one month.
 - D. All oil, paint, and other hazardous materials should be stored in a secondary container and placed in a locked indoor area with an impervious floor during no-work hours.
 - E. All work must comply with GNHWPCA standards and specifications.
4. All work on the site must be completed within five years.