



Town of Hamden
Planning and Zoning Department

Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
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May 20, 2021

AGENDA: The Planning and Zoning Commission, Town of Hamden, will hold a Public Hearing and Regular Meeting on Tuesday, May 25, 2021 at 7:00 p.m. **The meeting will be a 100% virtual meeting, as Legislative Council Chambers at Memorial Town Hall remain closed pursuant to the Governor's Executive Orders 7B¹ and 7D.**

There are four ways to participate:

1. Join using Zoom from your computer, tablet or smartphone by using the following link:

<https://zoom.us/j/98355180115?pwd=Y0xVZjR4L2h5dUIZRERUTIIKdk56Zz09>

2. If you already have the Zoom App or go to the Zoom.com website, simply select "join a meeting" and complete the following:

Webinar ID: 983-5518-0115 Password: 902359

3. Dial In Using a Mobile Phone by dialing +16465588656,,98355180115#,,,,0#,,902359
4. Dial In Using Any Type of Phone by dialing +1 646 558 8656
(If out of state, please contact the Planning and Zoning Department at 203-287-7070, or email nbarletta@hamden.com)

Meeting ID: 983-5518-0115 Password: 902359

To find your local Zoom number: <https://zoom.us/u/asQsBDFKS>

A. Public Hearing

1. Special Permit and Site Plan #21-1337
2623 Dixwell Avenue, Town Green District
Hamden Middle School Expansion
Town of Hamden School Building Committee, Applicant
2. Special Permit and Site Plan #21-1340
275 Mount Carmel Avenue, R-2 Zone
Relocation of 6 Tennis Courts
Quinnipiac University, Applicant
3. Special Permit and Site #21-1339
2100 Dixwell Avenue, T-5 Zone
Relocation of Starbucks with Projected Drive Through
National Shopping Centers, LLC, Applicants

B. Regular Meeting

1. Special Permit and Site Plan #21-1337
2623 Dixwell Avenue, Town Green District
Hamden Middle School Expansion
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2. Special Permit and Site Plan #21-1340
275 Mount Carmel Avenue, R-2 Zone
Relocation of 6 Tennis Courts
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3. Special Permit and Site #21-1339
2100 Dixwell Avenue, T-5 Zone
Relocation of Starbucks with Projected Drive Through
National Shopping Centers, LLC, Applicants
4. Site Plan #16-1297
82-92 Crestway, M Zone
Major Amendment to note change in topography of the site, change of the mafia block bins located in the North, adding fencing, removal of curbing on the North and Eastern side of the detention basin, a change up to 30 feet in a westerly direction of the edge of the slope on the Western edge, a rock fall catchment area at the base of the slope on the Western edge, and elimination of the loading zone in front of the building.
Eighty Two-Ninety Two Crestway, Applicant

C. Old Business

1. Review minutes of the April 27, 2021 and May 11, 2021 meetings
2. Discussion: Eliminating Applicability of Certain T Zone Standards to M Zone Development
3. Discussion: FY 21/22 Budget and Department Operations

D. New Business

1. Acting Town Planner's Report on Minor Modification Approval of Town Center Park Rain Garden, Shop Rite Curbside Pickup, and 2335 Dixwell Avenue

E. Adjournment

PARTICIPATION PROTOCOLS

Governor Lamont and Mayor Leng have instituted several Executive Orders and Emergency Protocols to limit public gatherings, yet still provide for public participation in state and local municipal meetings. During this unprecedented public health crisis, until further notice meetings of the Hamden Planning and Zoning Commission will take place electronically, via a program called Zoom. We all wish to keep our friends and neighbors healthy and safe, so we thank you for your patience in dealing with these changes in our practices and procedures. Our Town Attorneys have prepared meeting guidelines that adhere to the requirements of the Governor's Executive Orders and our Town Charter.

Please use these guidelines to view and participate in Planning and Zoning Commission Public Hearing and Regular Meeting:

- Members of the public should use the link listed above in order to access the Tuesday May 25, 2021 at 7:00 P.M. meeting of the Planning and Zoning Commission and each subsequent meeting until further notice.
- Members of the public will have the opportunity to speak in favor or against applications.
- Meetings may be accessed through a computer, smartphone, phone, or tablet.
- If you have any questions about using Zoom and/or how the meeting will be conducted please phone the Planning and Zoning Department at 203-287-7070 to speak to Natalie Barletta, Administrative Assistant to Boards and Commissions.

ⁱ Under Executive Order 7B Electronic Meetings are subject to the following: (a) The public shall have the ability to view or listen to each meeting or proceeding in real time, by telephone, video, or other technology; (b) Any such meeting or proceeding shall be recorded or transcribed, and such recording or transcript shall be posted on the Town's website within seven (7) days of the meeting or proceeding, and made available within a reasonable time in the Town Clerk's office; (c) The required notice and agenda for each meeting or proceeding is posted on the agency's website and shall include information about how the meeting will be conducted and how the public can access it; (d) Any materials relevant to matters on the agenda, including but not limited to materials related to specific applications, if applicable, shall be submitted to the agency a minimum of twenty four (24) hours prior and posted to the agency's website for public inspection prior to, during, and after the meeting, and any exhibits to be submitted by members of the public shall, to the extent feasible, also be submitted to the agency a minimum of twenty-four (24) hours prior to the meeting and posted to the agency's website for public inspection prior to, during, and after the meeting; and, (e) All speakers taking part in any such meeting or proceeding shall clearly state their name and title, if applicable, before speaking on each occasion that they speak.

Submitted by: _____
Natalie Barletta, Commission Clerk