



**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 12, 2020

**AGENDA:** The Planning and Zoning Commission, Town of Hamden, will hold a Public Hearing and Regular Meeting on Tuesday, June 23, 2020 at 7:00 p.m. **The meeting will be a 100% electronic meeting, as Legislative Council Chambers at Memorial Town Hall are closed pursuant to the Governor's Executive Orders 7B<sup>1</sup> and 7D.**

During the Public Hearing, members of the public who wish to comment regarding an application will have the opportunity to speak.

Members of the public wishing to submit written comments must send them to [dkops@hamden.com](mailto:dkops@hamden.com) by 7:00 p.m. on June 21, 2020 (Comments must be received at least 48 hours in advance of the meeting).

Applicants must submit all documentation by 7:00 p.m. on June 21, 2020 (All materials must be received at least 48 hours in advance of the meeting).

**Join using Zoom from your computer, tablet or smartphone**

<https://zoom.us/j/92735443864?pwd=YmFrREgrQjhhL055SE4rbUFuZitsdz09>

One tap mobile

+16465588656,,92735443864#,,1#,777149# US (New York)  
+13017158592,,92735443864#,,1#,777149# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)

**Webinar ID: 983-5518-0115**

**Password: 902359**

Find your local number: <https://zoom.us/u/asQsBDFKS>

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**

## A. Public Hearing

1. Zoning Regulation Amendment #20-0975  
Application to Amend the Zoning Regulations COVID-19 Business Recovery Amendment for outdoor cafes and temporary signage, Amending Sections 520.2.8.h, 638.1.a. and 638.1.b,  
Hamden Planning and Zoning Commission, Applicant  
*Continued from the June 9, 2020 Public Hearing*
2. Zoning Map Amendment # 20-0976  
233 Skiff Street, T-1 Zone  
Change from a T-1 zone to a T-5 zone  
South Central Regional Water Authority, Applicant  
*Continued from the June 9, 2020 Public Hearing*
3. Special Permit # 96-0788  
109 Sanford Street, T-4 Zone  
Major amendment to allow public assembly  
Devonshire LLC, Applicant  
*Continued from the May 26, 2020 and June 9, 2020 Public Hearing*
4. Zoning Regulation Amendment # 20-0974  
Amendment to zoning regulations to allow multi-family housing on a portion of Connolly Parkway, Section 652.1.a. Table 6.3, T-4 Zone  
Ancar, Inc., Applicant  
*Rescission of Approval due to technical difficulties providing public access to the meeting*  
*Continued from the June 9, 2020 Public Hearing*
5. Zoning Regulation Amendment # 20-0974  
Amendment to zoning regulations to allow multi-family housing on a portion of Connolly Parkway, Section 652.1.a. Table 6.3, T-4 Zone  
Ancar, Inc., Applicant  
*Re-hearing of Public Hearing due to technical difficulties providing public access to the meeting*  
*Continued from the June 9, 2020 Public Hearing*

## B. Regular Meeting

1. Zoning Regulation Amendment # 20-0975  
Application to Amend the Zoning Regulations COVID-19 Business Recovery Amendment for outdoor cafes and temporary signage, Amending Sections 520.2.8.h, 638.1.a. and 638.1.b,  
Hamden Planning and Zoning Commission Applicant  
*Continued from the June 9, 2020 Public Hearing*
2. Zoning Map Amendment # 20-0976  
233 Skiff Street, T-1 Zone  
Change from a T-1 zone to a T-5 zone

South Central Regional Water Authority, Applicant  
*Continued from the June 9, 2020 Public Hearing*

3. Special Permit 96-0788  
109 Sanford Street, T-4 Zone  
Major amendment to allow public assembly  
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*Re-hearing of Public Hearing due to technical difficulties providing public access to the meeting  
Continued from the June 9, 2020 Public Hearing*

### **C. Old Business/ New Business**

1. Review minutes of the June 9, 2020 Meeting
2. Reconsideration of appropriate zoning classification for tattoo parlors

### **D. 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 Zoning Board of Appeals 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 June 23, 2020 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 Town Planner Dan Kops.

<sup>i</sup> 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