

MEETING NOTICE/AGENDA
LEGISLATIVE COUNCIL
ECONOMIC & DEVELOPMENT COMMITTEE MEETING

March 24, 2021

5:45 PM

Electronic Meeting Pursuant to Paragraph 1 of Executive Order 7B¹
THIS MEETING WILL BE A 100% ELECTRONIC MEETING

LEGISLATIVE COUNCIL CHAMBERS AT MEMORIAL TOWN HALL WILL BE CLOSED
PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDERS 7B and 7D

Public Comments on these agenda items will be heard at the opening of this committee

You can speak to any committee agenda item by joining the meeting, or send your comment/s in to LCpublicinput@hamden.com by 3:00 PM of this agenda date

Please click the link below to join the webinar:

<https://zoom.us/j/96032210583>

Password: Dragons

Webinar ID: 960-3221-0583

If you experience any issue with the link above go to Zoom.com and click "join a meeting" and put in the following meeting ID and password - Meeting ID: 960-3221-0583 Password: Dragons

OR

Join by telephone. (For higher quality, dial a number based on your current location)

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

International numbers available: <https://zoom.us/u/aH73IUF9D>

For additional sign-in support for any device or browser you can use the following link:

https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-meeting?mobile_site=true

[*Scroll to the bottom of this agenda for alternate sign in instructions.](#)

AGENDA:

1. Order authorizing the Rain Garden Construction Project

ZOOM sign in info:

1. Join using Zoom from your computer, tablet or smartphone by using the following link:
<https://zoom.us/j/96032210583> Password: Dragons

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: 960-3221-0583 Password: Dragons

Or iPhone one-tap :

US: +13017158592,,96032210583# or +13126266799,96032210583#

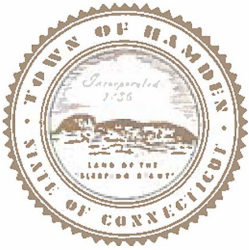
Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

International numbers available: <https://zoom.us/u/aH73IUF9D>

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.



TOWN OF HAMDEN

OFFICE OF THE MAYOR

Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101

Curt Balzano Leng
Mayor

March, 2021

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: ORDER AUTHORIZING THE RAIN GARDEN CONSTRUCTION PROJECT

Honorable Members:

Enclosed please find an Order as referenced above. On July 8, 2020 the Legislative Council approved grant funding up to \$186,000 for the Rain Garden project in Town Center Park. Save the Sound was awarded these funds through the United States Environmental Protection Agency's Clean Water Act Section 319 Nonpoint Source grant that provides funds to the State Department of Energy and Environmental Protection (DEEP) to support state activities for abating and preventing nonpoint source pollution.

The rain garden in Town Center Park is designed to reduce storm water runoff from the surrounding roads discharging into the park, improve water quality, and recharge the existing groundwater lost due to existing impervious surfaces. Engineering consulting firm Milone & MacBroom was contracted through the Engineering Department to complete the design and analysis of this rain garden project. The rain garden will be installed down slope from the parking lot of the Hamden Middle School and will serve as an educational tool for students. The Town is working closely with the Board of Education during the Hamden Middle School Renovation Project to ensure that both projects complement each other.

On March 9, 2021 the Planning and Zoning Commission reviewed the §8-24 application and voted to send a favorable review to the Legislative Council to approve this project. The Planning and Zoning Commission minutes for March 9th are attached to this correspondence, and will be available on www.hamden.com.

Attached for your review is correspondence from Town Attorney Sue Gruen and Town Engineer Mark Austin. By copy of this letter, Town Engineer Mark Austin is asked to attend your meeting to respond to any questions.

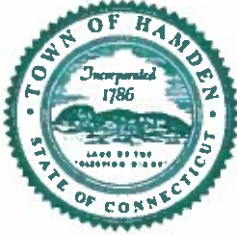
Your approval of this transfer Order is respectfully requested.

Sincerely,


Curt Balzano Leng, Mayor

CBL/rr
Enclosures

cc: Town Attorney Sue Gruen, Town Engineer Mark Austin, Finance Director Scott Jackson, Deputy Finance Director Rick Galarza, ACOS Adam Sendroff, DOLA Walter Morton, DCOS Patrick Donnelly, Mayor's Office



TOWN OF HAMDEN ENGINEERING DEPARTMENT

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Mark Austin, PE, PWE, FNSPE
Town Engineer

Tel: (203) 287-7040
Fax: (203) 287-7045

MEMORANDUM

Date: June 26, 2020

To: Curt B. Leng, Mayor

From: Mark Austin, PE, Town Engineer  Digitally signed by Mark Austin
Date: 2021.03.11 14:13:02 -05'00'

RE: Town Center Park Rain Garden Construction Project

The Town of Hamden Engineering Department is proposing the installation of a rain garden at Town Center Park.

The Town of Hamden in cooperation with the Connecticut Fund for the Environment / Save the Sound has prepared and funded a project to install a rain garden in Town Center Park. The rain garden will be installed down slope from the parking lot for the Hamden Middle School where an existing 24" storm drainage pipe discharges to the park field.

The purpose of the rain garden is to reduce storm water runoff from the surrounding roads discharging to the park, improve water quality, and recharge the existing groundwater lost due to existing impervious surfaces. The garden will also serve as an educational tool for students attending the Middle School.

The rain garden was designed by Milone and MacBroom through the Engineering Department and will be constructed with the assistance of a grant administered by Connecticut Fund for the Environment / Save the Sound (CFE). The Engineering Department in cooperation with Public Works will conduct the major construction activities and volunteers through CFE will assist with the plantings. A memorandum of agreement (MOA) has been approved by the Legislative Council in July 2020.

Planning and Zoning approved an 8-24 ruling at its March 9, 2021 meeting.

Should you have any questions, please contact the Engineering Department at maustin@hamden.com or 203-287-7040.



Town of Hamden
Planning and Zoning Department

**Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075**

March 11, 2021

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting via Zoom teleconferencing technology on Tuesday, March 9, 2021 at 7:00 p.m. with the following results:

Commissioners in attendance:

Brack Poitier, Chair
Joseph McDonagh
Michele Mastropetre
Joseph Banks
Paul Begemann
Robert Cocchiaro
Ted Stevens, Sitting for Vacancy
Jay Cruikshank, Sitting for Vacancy

Staff in attendance:

Mark Austin, Acting Town Planner
Matt Davis, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Genevieve Bertolini, Stenographer
Natalie Barletta, Clerk

Chairman Poitier opened the meeting at 7:01 p.m. The clerk read the Public Hearing items into the record. The Commission and staff introduced themselves. Chairman Poitier then reviewed the meeting procedures.

A. Public Hearing

1. 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 slop 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

Attorney Lee recommended tabling the application.

Mr. McDonagh moved to table the application, Ms. Mastropetre seconded, and all were in favor. This application was tabled.

Chairman Poitier asked when this application will go before the Commission. Attorney said it can be moved forward to the 23rd of March to keep it on the agenda.

2.8-24 Review 21-416

Town Center Park

Rain Garden Construction Project

Town of Hamden, Applicant

Mr. Austin presented the application to the Commission. By using the Town GIS, he showcased the project and demonstrated the proximity of the project to the existing middle school. The area in question is base of the hill where there is a red line running easterly into the park on the plans. Within the park itself, the drainage will come in, and golf course, and the approximate area of the rain garden installation, which is the lower third of the property. The middle school project won't affect it, and the parking lot will be expanding. He demonstrated where the rain garden is going to go. The intent is to formalize a sediment retainage area to allow rain water to go into the existing base. After this fills up, there will be stone area, and the area will be planted in accordance to the study and have a group of native plantings.

Mr. Austin then showcased existing conditions, and said that they are coming forward with a site plan modifications in late March/early April. Normally, this is done administratively, but since Mr. Austin is the acting Town Planner, he feels as though it's inappropriate to sign off on his own plan, so he wants to bring it to the commission for approval. Mr. Austin added that this will be marked off for the Inland Wetlands Commission to see the Middle School project in the next few days as well.

Mr. Stevens asked what the current drainage is. Mr. Austin answered that right now, it discharges straight to the field, it will flow into the field, and it will show through the blue lines that go through Worth Avenue. Mr. Stevens asked if it will help with flooding. Mr. Austin answered that it will help, but not much, and the water is going to hit the bypass before it gets to the Centerbrook Condo Complex.

Mr. Stevens asked if event seating would be available. Mr. Austin answered that would be correct, and will be used as a resource to help teach environmental science. He added that there are some discussion for edible landscapes, a pavilion or a small gazebo in that area as well, but these are all conceptual projects at the moment. While this a DEEP project, the Town's portion is going to be the installation, since Public Works will be installing and the Engineering Department will be doing inspections. Mr. Cruikshank asked if the tree plantings will be planted on both sides. Mr. Austin explained that they are going to be putting some plantings on the interior, as well as surrounding it. He added that he is looking for community input through Save the Sound.

Mr. Banks commented that this is a great idea, and asked if this is to offset the impervious paving as the middle school. Mr. Austin answered that is going to be done separately, and that system will be used. There will be parking changes, and will discharge in an existing detention basin. He added that the where the expansion is going to be, they are going to continue to the southwest on the edge of the conservation area and the outlet of the existing basin will be changed as well.

Mr. Cocchiaro said he has concerns for the event parking. Mr. Austin answered there is going to be a fielded area, and it will be used that for that purpose. He added that it's going to be up against to the slope, and it will be tucked in as much as possible. He wants it to be a depression so that it's more controlled. Mr. Cocchiaro asked is there piping that runs underground for the discharge on the road. Mr. Austin answered that it won't be currently.

Mr. Davis added that he reached out to Julie Smith about the stake holders, and he hasn't heard anything, so he assumed no news is good news. Mr. Davis then reminded the Commission that the question is whether or not the use is comprehensive to the comprehensive plan, and to make a favorable report to the council.

Chairman Poitier asked if there is going to be any site lighting. Mr. Davis he doesn't have any of information, and when the site plan comes to the commission, it will be addressed. Mr. Austin said that there is no need for lighting for the drainage structure.

Mr. Banks asked if it went through the Inland Wetlands Commission. Mr. Austin explained that the Town received a de minimis ruling and they now have the permit. Mr. Banks commented it looks like it's increasing the retention.

Ms. Mastropetre made a motion to send a favorable report to the council. It was seconded by Mr. Banks. The vote was unanimous in favor.

B. Old Business

1. Review minutes of the February 23, 2021 meeting

Ms. Mastropetre said she had a correction on the regular meeting minutes on the third paragraph on the bottom to say that "will not need a wetlands permit."

Mr. McDonagh said that he had a few corrections. The first is on page two on the second full paragraph to change "maid share" to maid service."

Mr. McDonagh moved to accept the regular meeting minutes as amended. Ms. Mastropetre seconded and the vote was unanimous in favor. The regular meeting minutes were accepted.

Ms. Mastropetre said that she had a comment in the special meeting minutes with the elections. She wanted to change the minutes to note that "Chairman Poitier returned the chairmanship to the vice-chair, Mr. McDonagh," and note when "Mr. McDonagh turned the chairmanship back over to Chairman Poitier."

Mr. McDonagh moved to approve the special meeting minutes as amended. Ms. Mastropetre seconded, and all were in favor. The special meeting minutes were accepted.

Mr. McDonagh then moved to approve the special meeting minutes with the executive session. It was seconded by Ms. Mastropetre, and unanimous in favor. The special meeting minutes were accepted.

2. Discussion: Draft Amendments to Home Occupation Regulations
3. Discussion: Eliminating Applicability of Certain T Zone Standards to M Zone Developments

Mr. Davis said that he hopes to move this forward to the commission soon.

4. Discussion: Eliminating/Reducing Split Zones

Mr. Davis said that it will take more effort as there needs to be more GIS work done to move forward.

5. Discussion: Reducing Special Permit Applicability

Mr. Davis reported that is going to need to sit for a while since that's going to require some conversation with the board as well.

Chairman Poitier wondered if was easier to get each of these accomplished one at a time. Mr. Davis said that he is happy to go forward in any way, but the easiest to move forward is the one for the T Zones, and said he will take that off of the agenda. The Commission was in agreement.

6. Discussion: FY 21/22 Budget and Department Operations

Chairman Poitier said that he had a meeting with Mr. Austin to address the Commission's concerns, and hopes that a solution can be reached.

Mr. Austin reported that he is going through the budget in the efforts to ensure that it's responsible. He added that he is working on initiatives to make things more customer friendly, and then he proceeded to demonstrate those changes on the Town website. Those changes include: a link to a Find Your Zone Feature via GIS, and information about dedicated customer service. He continued this is a common practice in other towns and the Planning and Zoning Staff are working together to help the customer at more defined times. Mr. Austin also added that he is working with the Economic Development and Building Departments in the efforts to become more seamless. Mr. Austin added that these initiatives were suggested by the staff themselves.

Ms. Mastropetre thanked Mr. Austin and Mr. Davis in their efforts to work smarter to find ways to help constituents when finding information.

Mr. Austin then added that another initiative that they are looking to do to integrate Student Housing applications onto Viewpoint in the effort to make it more customer service friendly, so that applicants can see what they need. This also helps in the efforts to make it not so repetitive on staff. He hopes that it's done before May 1st, which is around the time when the Zoning Enforcement Officer sends her letters. Mr. Austin added that it's going to take some time to adjust, but he is moving to make things more efficient.


Mr. Stevens then asked about the Hamden Hills application. Mr. Davis explained that it's just been delayed for two weeks, since there wasn't enough time for revision.

C. Adjournment

Mr. Stevens made a motion to adjourn, Mr. Cocchiaro second, and all were in favor. The meeting was adjourned at 7:42 p.m.

Submitted by: _____
Natalie Barletta, Clerk of the Commission

Memo

To: Mayor Curt Leng
From: Sue Gruen, Town Attorney 
Date: March 1, 2021
Cc: Adam Sendroff, COS
Patrick Donnelly, DCOS
Mark Austin, Town Engineer; Acting Town Planner
Craig Cesare, Public Works Director
Re: Order Approving the Rain Garden Construction Project

The Town in cooperation with the Connecticut Fund for the Environment/Save the Sound has prepared and funded a project to install a rain garden in Town Center Park. The rain garden will be installed down slope from the parking lot of the Hamden Middle School where an existing 24" storm drainage pipe discharges to the park field. The purpose of the rain garden is to reduce storm water runoff from the surrounding roads discharging to the park, improve water quality and recharge the existing groundwater lost due to existing impervious surfaces as well as serve as an educational tool for students attending the Middle School.

Please forward this to the Planning and Zoning Commission and the Legislative Council for approval

**TOWN OF HAMDEN
LEGISLATIVE COUNCIL**

ORDER AUTHORIZING THE RAIN GARDEN CONSTRUCTION PROJECT

Presented by: _____

WHEREAS, the Town of Hamden in cooperation with the Connecticut Fund for the Environment/Save the Sound has prepared and funded a project to install a rain garden in Town Center Park; and

WHEREAS, the rain garden will be installed down slope from the parking lot of the Hamden Middle School where an existing 24" storm drain pipe discharges to the park field; and

WHEREAS, the purpose of the rain garden is to reduce storm water runoff from the surrounding roads discharging to the park, improve water quality and recharge the existing groundwater lost due to existing impervious surfaces as well as serve as an educational tool for students attending the Middle School.

WHEREAS, pursuant to Connecticut General Statutes Section 8-24, the Town seeks approval of the Rain Garden Construction Project.

NOW, THEREFORE, BE IT ORDERED BY THE LEGISLATIVE COUNCIL OF THE TOWN OF HAMDEN that the Rain Garden Construction Project is hereby approved pursuant to Connecticut General Statutes Section 8-24.

Adopted by the Legislative Council at its meeting held on _____, 2021.

APPROVED AS TO FORM:

SUSAN GRUEN
Town Attorney

MICHAEL MCGARRY, President
Legislative Council

KIMBERLY RENTA, Clerk
Legislative Council

APPROVED:

Curt B. Leng
Mayor
Date: _____