



**Town of Hamden**  
**Planning and Zoning Department**

**Hamden Government  
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March 11, 2021, Revised March 26, 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 sloop 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 Lee said it can be moved forward to the 23<sup>rd</sup> 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 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 1<sup>st</sup>, 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