



Town of Hamden
Planning and Zoning Department

**Hamden Government
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March 22, 2019

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, March 21, 2019 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT and the following was reviewed:

Commissioners in attendance:

Jeff Vita, Chair
Fran Nelson
Elaine Dove
Ricci Cummings, Alternate sitting for Vacancy
Steve Walsh, Alternate sitting for Wayne Chorney

Staff in attendance:

Matt Davis, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Holly Masi, Acting Commission Clerk

Mr. Vita called the meeting to order at 7:05 p.m. The clerk read the agenda and the panel introduced themselves.

A. Public Hearing

- 1) 19-6649 20 Davis Street, Section 668.3.c, to permit a 44.9ft rear yard setback where 50ft is required for a school, T 3.5 zone, The Hamden Hall School, Inc., Applicant

Public Hearing opened at 7:05 p.m.

Attorney Joseph Porto from Parrett, Porto, Parese and Colwell came forward to address the Commission on behalf of the applicant. He reviewed the application on file requesting one variance for the rear yard setback. Attorney Porto (using a PowerPoint presentation submitted and marked as Exhibit 1) reviewed the history of the site as well as the building and noted that the granddaughter of this existing mansion attended Hamden Hall. He then described the current use of the property and reviewed the prior addition to the rear of the building that would serve the proposed use very well; however this addition is what encroaches into the rear yard setback. The hardship is the size and the configuration of the lot along with the location of the existing building.

Attorney Porto then reviewed that the proposal is to repurpose the building to fit the elementary school and that this use is allowed in the zone and aligns with the Plan of Conservation and Development. He then introduced the project Engineer, Ryan McEvoy from Milone and MacBroom, who came forward to review the Site Plan details (on file as well as included in Exhibit 1). He talked about the site enhancements proposed including the buffer improvements to enhance the existing vegetation at the rear and noted that the parking spaces at the rear closest to the property boundary would be eliminated. He also clarified that the proposed additions meet all the current Zoning Regulations. Ms. Dove asked about the proposed arborvitae and whether it would impede the sunlight of the neighbors. Mr. McEvoy responded that the building is actually taller and there already. He then clarified that the area she is referencing is not proposing arborvitae in the vicinity to obstruct the neighboring buildings.

Attorney Porto introduced Joe Sepot, the Architect for the project from Joseph Sepot Architects who came forward to review the architectural concept plans and floor plans (on file as well as included in Exhibit 1). Ms. Dove asked if the school would anticipate any dormitory space at this location and he responded no. Commissioners had no further questions and there were no members of the public commenting.

Public Hearing closed at 7:05 p.m.

B. Regular Meeting

a. Discussion and voting on Public Hearing items

19-6649

Mr. Nelson made a motion to approve the application; Ms. Cummings seconded the motion. Mr. Nelson noted that the layout of the building on the property as well as the configuration of the lot create the need for the variance. It's only the corner of the building that is encroaching into the required setback and this is a minor variance request for such a large project. There are also no increases proposed requiring variances. The motion passed unanimously.

b. Approve Minutes of February 21, 2019

Mr. Nelson made a motion to approve the Minutes of February 21, 2019; Ms. Dove seconded the motion. The motion passed unanimously.

c. Old Business

There was no Old Business discussed.

d. New Business

There was no New Business discussed.

e. Adjournment

Mr. Nelson made a motion to adjourn; Mr. Walsh seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:26 p.m.

Submitted by: _____
Holly Masi, Acting Clerk of the Commission