



Town of Hamden
Planning and Zoning Department

**Hamden Government
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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 23, 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
- Shanae Draughn, Sitting for Vacancy
- 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

A. Regular meeting

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

Chairman Poitier asked for an update.

Mr. Davis explained that this will be tabled and carried over as an agenda item. He added that he wants to hold off on this application until the remediation is wrapped up in court. He recommended that it's tabled until the April 13, 2021 meeting.

Ms. Mastropetre moved to table this application until April 13, 2021, Mr. Banks seconded, and all were in favor.

B. Old Business

- 1. Review minutes of the March 9, 2021 meeting

Ms. Mastropetre said that she had two corrections. The first was on page one on the bottom paragraph to add the word “Lee” after Attorney. The second was on page two on the top paragraph, and wanted to know what the “golf course” meant. Mr. Davis recommended taking that out, and Ms. Mastropetre agreed.

Ms. Mastropetre made a motion to approve the minutes from the March 9, 2021 meeting with those changes. Mr. Cocchiaro seconded, and the minutes were approved, with one abstention from Ms. Draughn.

2. Discussion: Eliminating Applicability of Certain T Zone Standards to M Zone Developments

Mr. Davis then identified the sections of the regulations that he needs to look at, and will prepare something for the commission to review. He recommended that it gets carried on to the April 13, 2021 meeting. Ms. Mastropetre made a motion to table, Mr. Banks seconded, and all were in favor.

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

Mr. Davis said that Mr. Austin met with the Mayor and the budget is posted on the Town’s Website. There are no staff cuts at this time, and Mr. Austin will meet with the Legislative Council on Wednesday, March 24, 2021 to present the budget.

Chairman Poitier asked if Ms. Davis can function with the budget presented. Mr. Davis explained that what’s hurting the department is the vacancy of the Town Planner’s position, as well as the COVID-19 protocols since the building is closed to the public and no one can access the application files. He said that once the position is filled and the public is back into the building, it will be better. Chairman Poitier asked if people can make an appointment. Mr. Davis answered not at this moment, and there has been no public access to the building since March 2020. Mr. Begemann asked if Mr. Davis has heard about reopening plans. Mr. Davis said that it looks like the Town is getting ready to allowing people back into the building soon. Mr. Begemann commented that it varies, as some towns are open and have never closed, others are closed, and others are available by appointment. Mr. Davis said that there are some staff members that are compromised, so he wants it to be controlled in some way. Chairman Poitier added that he thought that it might be better to have people make appointments.

Ms. Mastropetre asked about student housing. Mr. Davis reported that it’s coming along well, as the Department is working to move the form online, which will help with data input. Ms. Mastropetre said she thought that every little bit of help is good. Mr. Davis added that there are investors that own 25 houses, and this will be fairly simple for them once they get used to the new system. Ms. Mastropetre asked about the requirement that Quinnipiac has moved students back to campus for their freshman, sophomore, and junior years. Mr. Davis said that Mr. Austin spoke to a student journalist at Quinnipiac University who asked that question, and Mr. Austin said it’s too early to tell. There are 550 units currently, and if this happens, then these can get converted back to single family homes. Ms. Mastropetre commented that this new initiative is something that would be started with the incoming freshman.

Ms. Mastropetre made a motion to table this discussion, Mr. Cocchiaro seconded, and all were in favor.

C. New Business

1. Request of Franklin Construction for a Bond Release and Final Unconditional Certificate of Zoning Compliance for Property at 380 Mather Street

Mr. Davis said that this is a conditional CZC, all of the final inspections are completed and all agencies have signed off. Now, the Department is ready to release the bond and have the Zoning Enforcement Officer sign

off on it. Ms. Mastropetre asked if this was all set. Mr. Davis answered that this isn't bought to the Commission unless the Department is done and ready to issue the bond release. Mr. Davis added that the Department is reasonably pleased.

Ms. Mastropetre moved to release the bond for the issuance of a final CZC, Mr. Cocchiaro seconded, and all were in favor.

2. Request of Mark Loveley for a Bond Release and Reduction for Brooksvale Subdivision

Mr. Davis said that this was signed off by the same parties, and it was built out and was sold out fairly quickly. He added with the subdivisions this, the Department will retain 10 percent of this as a maintenance bond for a year.

Ms. Mastropetre moved to release 90 percent of the Bond to Mark Lovely, and 10 percent for maintained. Mr. Begemann seconded, and all were in favor. The bond reduction was approved.

Discussion: Ms. Mastropetre asked if there is anything that needs to be done with the reduction. Mr. Davis said no, it's the same thing. Chairman Poitier asked if it was a value reduction on the original bond. Mr. Davis said the department is flexible on what it needs to say. Ms. Mastropetre asked if she should withdraw her motion. Mr. Davis said no, Attorney Lee will review the documents prior to issuance.

D. Adjournment

Ms. Mastropetre made a motion to adjourn. It was seconded by Mr. Cruikshank and all were in favor. The meeting was adjourned at 7:29 p.m.

Submitted by: _____
Natalie Barletta, Clerk of the Commission

To view the meeting, please click on the following link and observe the instructions when prompted:
<https://zoom.us/rec/share/BHgvQAZDc8qyQksrg0BBKiVEcnO738tPOkHtYZk9eK5P9Xcw-V000IqjrbluEK18.qNpUbuBC3kRq2iBJ>

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