



Town of Hamden

Planning and Zoning Department

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April 30, 2020

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Regular Meeting via Zoom teleconferencing technology on Tuesday, April 28, 2020 at 7:00 p.m. with the following results:

Commissioners in attendance:

Brack Poitier
Robert Cocchiaro
Joe Banks
Paul Begemann
Joel Mastroianni
Robert Roscow
Ted Stevens, Sitting for Michele Mastropetre

Staff in attendance:

Dan Kops, Town Planner
Matt Davis, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Natalie Barletta, Clerk

Mr. Poitier opened the meeting at 7:00 p.m. The clerk read the Regular Meeting items into the record. The Commission and staff introduced themselves. Mr. Poitier reviewed the meeting procedures.

A. Regular Meeting

1. Site Plan 20-1509,
1312 Whitney Avenue,
Convenience Store
Bilal Mohammad, Applicant

Bernard Pellegrino, Attorney, addressed the Commission. He was joined by James DiMeo, Civil Engineer, and Robert Hurd, Architect.

Mr. Pellegrino said that the site is currently operating as a service station, a 3-bay service garage, and used car sales. Mr. Pellegrino added the owner of the property has entered into a long term lease with the client, who plans to continue to the gas station use. Mr. Pellegrino went onto say the client is also looking to convert the service bays and small office into a “modern” convenience store. Furthermore, there will also be curb cuts and the aprons will be modernized.

Mr. Pellegrino stated that Mr. DiMeo worked with Mr. Austin, Town Engineer, to work out any concerns. Additionally, Mr. Pellegrino said there will be other significant improvements, such as planters, landscaping, aesthetic improvements and transportation upgrades. Mr. Pellegrino confirmed that all of these upgrades were accepted by staff.

Mr. Kops read the following report written by the Assistant Town Planner, Matt Davis recommending approval with the following conditions:

1. The use shall be conducted in accordance with following operational requirements:
 - a. Hours of operation no earlier than 5am to no later than midnight.
 - b. No exterior speakers or audio.
 - c. Deliveries shall be made during off peak hours, i.e. between 10am-3pm.
 - d. No exterior lighting after hours. Only interior safety illumination.
 - e. Employees shall park in southerly spaces, farthest from the building.
2. During renovations, all hazardous, regulated and universal wastes should be recycled or disposed of properly by a licensed waste hauler. Demolition material should be removed from the construction site and disposed of properly.
3. Within 90 calendar days of the date of this approval, the applicant must:
 - a. Submit revised plans containing all Conditions of Approval.
4. Prior to any work being initiated, the owner/applicant shall submit an application for a Zoning Permit and receive approval of same from the Hamden Zoning Official.

Mr. Pellegrino said that the applicant agrees with the conditions.

Mr. McDonagh made a motion to approve the application with conditions, seconded by Mr. Roscow, and was unanimous in favor.

B. Old Business/ New Business

1. Review minutes of the January 28, 2020 Regular Meeting, February 25, 2020 Regular Meeting, and February 25, 2020 Special Meeting

Mr. McDonagh made a motion to table the approval of the minutes. Mr. Roscow seconded. The vote was unanimous in favor to table the minutes.

Mr. Kops then gave the Commission a brief update on applications that have come in. Mr. Kops said the Department has received the following applications for the Planning and Zoning Commission to consider: 10 Hamden Hills Drive for a Special Permit for a Meditation Center, 3656 Whitney Avenue applying for a Change of Zone, Amending of Zoning Regulations to allow multi-family housing on a portion of Connolly Parkway, and 82 Crestway to amend a Special Permit. Mr. Kops added that there is also a Zoning Boards of Appeals permit for 175 Washington Avenue.

Mr. Kops then gave the Commission an update on Zoning Regulations. Mr. Kops said that the department is likely to carry out the work without the benefit of a consultant, and staff have been currently reviewing the existing regulations. Mr. Kops summarized some preliminary thoughts on the organization, format and content of the new regulations. These include: incentive zoning and planned development districts as development tools.

C. Adjournment

Mr. Mastroianni made a motion to adjourn. It was seconded by Mr. Banks. The vote was unanimous in favor, and the meeting was adjourned at 7:30 p.m.

Submitted by: _____
Natalie Barletta, Clerk of the Commission