



Town of Hamden
Planning and Zoning Department

**Hamden Government
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May 21, 2019

MINUTES: THE ZONING BOARD OF APPEALS, Town of Hamden, held a Public Hearing and Regular Meeting on Thursday, May 16, 2019 at 7:00 p.m. in the 3rd Floor Conference Room, Hamden Government Center, 2750 Dixwell Avenue, Hamden, CT with the following results:

Commissioners in attendance:

Wayne Chorney, Acting Chair
Elaine Dove
Fran Nelson
Ricci Cummings, Alternate sitting for vacancy

Staff in attendance:

Matt Davis, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Stacy Shellard, Commission Clerk
Genevieve Bertolini, Stenographer

Mr. Chorney called the meeting to order at 7:00 p.m., reviewed the agenda and meeting procedures, and the panel introduced themselves.

A. Public Hearing

- 1) 19-6650 1965 Shepard Avenue, Section 220, Table 2.3 to permit a 35 foot front yard where 40 feet is required & to permit a 17.7 foot side yard where 20 feet is required for a 2nd story addition, R-2 zone, Mark Paluzzi, Applicant

This public hearing will be continued until the June 20, 2019 meeting at the request of the Applicant.

Mr. Chorney stated that this Public Hearing is continued until the June 20, 2019 meeting.

- 2) 19-6652 330 Welton St & 55 Merritt St, Table 3.4 to permit a lot width of 348.44ft where a 100ft maximum is allowed to combine lots, T-3/T-4 zone, Ujaro DEEP.org, Applicant

Mr. Manmohan Bharara, addressed the Commission and stated that there is a place of worship at 330 Welton Street and that he would like to add a parking to the adjoining lot at 55 Merritt Street for safety purposes. He reviewed the variance request that would allow him to combine the two lots.

Mr. Nelson asked if the parking lot would be located on the 55 Merritt Street portion of the property. Mr. Bharara replied yes and reviewed the existing sites with the Commission.

Ms. Cummings asked if there had been a fire on the existing building. Mr. Bharara stated that he bought the site and building as is. He noted that he will be adding a building on the site and it will be used as a food pantry.

Mr. Nelson asked if asphalt will be used for the parking lot. Mr. Bharara replied yes. He reviewed the proposed parking plan and stated that it would need to go before the Planning & Zoning Commission.

Mr. Chorney asked if a Special Permit will be required. Mr. Matt Davis, Assistant Town Planner, explained that the proposed plan will go through the appropriate process. The minor modifications to the existing site plan that was previously approved may be signed off administratively, but depending on the threshold of the proposed changes, an application may need to go before the Planning & Zoning Commission.

Mr. Chorney asked if there were any specific comments from the Planning Staff. Mr. Davis replied that the applicant met with the Planning Staff prior to submitting the variance request. He said that the parcel will be unique because it will have three frontages and that the widest frontage will not meet the transect zone standard. He stated that the Planning Staff is in full support of the proposal and it feels that the proposed plan will work better as one parcel. Mr. Davis reviewed the purpose of the standards for a transect zone. He stated that the regulations do not fit the situation at this location and does create a unique hardship.

Ms. Dove asked what the hours of operation would be. Mr. Bharara stated that worship services would be held on Sundays and he reviewed the hours of operation.

Mr. Chorney asked for comments for and against the application. There were none.

Mr. Chorney closed the Public Hearing.

3) 19-6653 94 Swarthmore St, to permit a 6ft fence where 4ft is allowed, R-4 zone, Meghan Lovegren,
Applicant
Public Hearing to be opened and immediately continued until the June 20, 2019 meeting.

Mr. Nelson made a motion to open the Public Hearing and immediately continue it until the June 20, 2019 meeting. Ms. Cummings seconded the motion. The motion passed unanimously.

B. Regular Meeting

a. Discussion and voting on Public Hearing items

19-6652

Mr. Nelson made the motion to approve Application 19-6652. Ms. Dove seconded the motion. Mr. Nelson feels that the hardship is the zoning regulations for the frontage of commercial properties and that many commercial properties have more than 100 feet of frontage. He feels that combining the lots to create a parking area is for safety purposes. Mr. Chorney stated that there is a lot of traffic in the area due to the surrounding businesses. ***The motion passed unanimously.***

b. Approve Minutes of March 21, 2019

Mr. Nelson made the motion to approve the minutes of March 21, 2019. Ms. Cummings seconded the motion. Mr. Nelson, Ms. Cummings and Ms. Dove voted in favor of the motion. Mr. Chorney abstained. Therefore, the motion passed 3-0-1.

Approve Minutes of April 18, 2019

This item was tabled until the June 20, 2019 meeting

c. Old Business

There was none.

d. New Business

Mr. Nelson stated that there is a zoning regulation that addresses signage and it states that the signs cannot flash or change. There is a traffic calming sign on West Todd Street that has a blinding white flashing light and he feels that it creates distractive driving. The Commission discussed the use of traffic calming signage in the Town. Mr. Lee will discuss the use of the signs with the Police Department.

e. Adjournment

Mr. Nelson made the motion to adjourn. Ms. Dove seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:17 p.m.

Submitted by: _____
Stacy Shellard, Clerk of the Commission