



Town of Hamden
Planning and Zoning Department

**Hamden Government
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May 27, 2021, Revised June 21, 2021

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting via Zoom teleconferencing technology on Tuesday, May 25, 2021 at 7:00 p.m. with the following results:

Commissioners in attendance:

Brack Poitier, Chair
Joseph McDonagh
Michele Mastropetre
Joseph Banks
Paul Begemann
Charles Elbert
Ted Stevens, Sitting for Robert Cocchiaro
Jay Cruikshank, Sitting for Vacancy
Shanae Draughn, Sitting for Vacancy

Staff in attendance:

Erik Johnson, Acting Town Planner
Matthew Davis, Assistant Town Planner
Holly Masi, Zoning Enforcement Officer (Arrived at 7:37 p.m.)
Tim Lee, Assistant Town Attorney
Genevieve Bertolini, Stenographer
Natalie Barletta, Clerk

Chairman Poitier opened the meeting at 7:04 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. Special Permit and Site Plan #21-1337
2623 Dixwell Avenue, Town Green
District Hamden Middle School Expansion
Town of Hamden School Building Committee, Applicant

Mr. Davis spoke to the Acting Town Planner last week, and it's their understanding the Applicant will postpone due to cost issues. He added that he is unsure if the Applicant is moving forward at this time.

Mr. McDonagh moved to continue this application to the June 8th Public Hearing, Mr. Cruikshanks seconded, and all were in favor.

2. Special Permit and Site Plan #21-1340
275 Mount Carmel Avenue, R-2 Zone
Relocation of 6 Tennis Courts
Quinnipiac University, Applicant

Mr. Davis reported that this application needs to get deferred because the Applicant needs to go to ZBA for a variance, which is scheduled for the June ZBA meeting.

Ms. Mastropetre moved to continue this application until the June 22, 2021 Public Hearing, Mr. McDonagh seconded this application, and all were in favor.

3. Special Permit and Site #21-1339
2100 Dixwell Avenue, T-5 Zone
Relocation of Starbucks with Projected Drive
Through National Shopping Centers, LLC, Applicants

Mr. Davis reported that this particular applicant has asked to be continued to the June 8th, 2021 Public Hearing and will meet with staff to address comments raised from the May 11, 2021 meeting.

Ms. Mastropetre moved to postpone this application to the June 8th, 2021 Public Hearing, Mr. McDonagh seconded, and all were in favor.

B. Regular Meeting

1. Special Permit and Site Plan #21-1337
2623 Dixwell Avenue, Town Green
District Hamden Middle School Expansion
Town of Hamden School Building Committee, Applicant

Continued to the June 8th, 2021 Public Hearing

2. Special Permit and Site Plan #21-1340
275 Mount Carmel Avenue, R-2 Zone
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Continued to the June 8th, 2021 Public Hearing

3. Special Permit and Site #21-1339
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Relocation of Starbucks with Projected Drive
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Continued to the June 22nd, 2021 Public Hearing

4. 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 slope 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 asked to have that tabled for the June 8, 2021 meeting, and will go over further details during the executive session. Mr. McDonagh asked if the intervenor should be invited. Attorney Lee answered no.

Mr. McDonagh made a motion to continue this application, Ms. Mastropetre seconded, and all were in favor.

C. Old Business

1. Review minutes of the April 27, 2021 and May 11, 2021 meetings

The Clerk reported to the Commission that after reviewing notes from the April 27, 2021 meeting, Mr. Cocchiaro was not present.

Mr. McDonagh moved to accepted as amended for the April 27th, 2021 meeting, Ms. Mastropetre seconded and passed, with one abstention from Mr. Elbert, as he was not present. The minutes were then accepted as amended.

Mr. Begemann pointed out that he was not present for the May 11, 2021 meeting and he was listed as being in attendance.

Mr. McDonagh moved to accept with the changes, Mr. Banks seconded and passed with one abstention from Mr. Elbert, as he was not present. The minutes from May 11, 2021 were accepted.

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

Mr. Davis reported that the memo he had distributed to the Commission was a list of the sections that need to be amended. There was a brief discussion about the titles of certain sections and their reference points.

Mr. McDonagh moved to continue this item, Ms. Mastropetre seconded and all were in favor.

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

Mr. Johnson reported that the budget consolidation has not received approval from the Legislative Council, but has been approved by the Mayor, and does not have a comment about the matter at this time.

D. New Business

1. Acting Town Planner's Report on Minor Modification Approval of Town Center Park Rain Garden, Shop Rite Curbside Pickup, and 2335 Dixwell Avenue

Mr. Davis reported on Mr. Johnson's behalf of the three Minor Modification Applications that were approved administratively. These include the Rain Garden application, a minor change in front of Shop Rite to allow for curbside pickup, and the third one is for a little retail building that the owner wanted to divide in three units.

Mr. McDonagh made a motion to add Executive Session – Active Litigation to the agenda. Ms. Mastropetre seconded, and all were in favor. This item was added onto the agenda.

Mr. McDonagh moved to go into Executive Session. Ms. Mastropetre seconded, and all were in favor. The Commission went into Executive Session at 7:38 p.m.

Mr. McDonagh moved to leave Executive Session. Ms. Mastropetre seconded, and all were in favor. The Commission left Executive Session at 8:14 p.m.

Mr. McDonagh moved to add the item Executive Session: Employment Personnel Matters. Ms. Mastropetre seconded, and all were in favor. This item was added to the agenda.

Mr. McDonagh moved to go into Executive Session. Ms. Mastropetre seconded, and all were in favor. The Commission went into Executive Session at 8:15 p.m.

Mr. McDonagh moved to leave Executive Session. Ms. Mastropetre seconded, and all were in favor. The Commission left Executive Session at 9:07 p.m.

E. Adjournment

Mr. McDonagh made a motion to adjourn. Ms. Mastropetre seconded, and all were in favor. The meeting adjourned at 9:08 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/6mQb4A1uBA_YTqyUA_rBJ6Pop59BIHtfNjHVf7klc9MvgFjNg4Ba9nxN50Tu4l9Q.Sc41V5XSjccBVBhS

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