



Special Permit # _____
Date of Filing _____
Fee _____
Date Paid _____
Receipt # _____

TOWN OF HAMDEN
APPLICATION TO AMEND SPECIAL PERMIT NO. 00-903

- () MINOR Amendment to approved Special Permit may be approved by the Town Planner or the Commission pursuant to Section 718.8 of the Hamden Zoning Regulations. FEE \$160 (subject to change)
- (x) MAJOR Amendment to approved Special Permit necessitated by site conditions or by a change in circumstances, or which are deemed to be in the public interest shall be made in the same manner as the original application, pursuant to Section 718.8 of the Hamden Zoning Regulations. FEE \$310 (subject to change)

Applicant Quinnipiac University Telephone 203-787-2225
(Name)

Address 275 Mt. Carmel Avenue, Hamden, CT 06516
(Street No.) (Zip Code)

Applicant's Signature *Burt Papp* Date 4/9/21

Email Address of Primary Contact bp@pellegriinola.com

Property Owner(s) (If title is held in partnership a sworn statement disclosing the identification of equitable owners is required.)

<u>Name</u>	<u>Mailing Address (include zip code)</u>	<u>Telephone No.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Site Location Mt. Carmel Campus, 275 Mt. Carmel Avenue

Total No. of Acres _____ Zone R2 Spring Glen Village District
 Newhall Design District

Pertinent Section(s) of Zoning Regulations 668.2

Description of Amendment
See attached.

Statement of Use
Temporary Labs

The applicant, Quinnipiac University, seeks approval from the Commission to install a 6,400 sq. ft. modular building to be used as classroom labs within the existing parking facility adjacent to the College of Arts and Sciences Building located on the southern portion of the Mt. Carmel Campus. The site is within the interior of the campus and is not visible beyond the campus proper.

In 2019, the Commission approved an amendment to the original Arts and Sciences Building approval, SP 00-903, to permit temporary faculty offices. The University now seeks to further amend that approval for the purposes on installing these temporary labs.

The labs would be used for educational instruction. These labs would be used on a temporary basis, until a permanent location elsewhere on the Mt. Carmel campus, currently under a site identification study by the University, can be determined and constructed. The University seeks the right to utilize this space for a period of three years, with the ability to seek an extension of this time frame from the Commission if a permanent location is not available at the end of that time period.

The specific design and layout of the labs are shown on the enclosed plans. A photograph of a typical unit is also enclosed. The project meets the Special Permit criteria.

Revised 05/17/2011

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2741, or (203) 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address Quinnipiac University, 275 Mt. Carmel Ave. Town Hamden

3. Application for: Planning and Zoning Inland Wetlands Zoning Board of Appeals

4 Project Description: Installation of modular laboratories within Pine Grove Parking Lot, including
underground sanitary, gas, water, power and communication line installation.

5. Waste Water Disposal: Septic System Public Sewer None

6. Water Supply: Private Well Public Water

7. Heating Fuel: Oil Gas Other Electric

Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.

8. Total acreage of project site 258.82 ac campus

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance
0.3 ac site

10. Percent of existing impervious surfaces including buildings, roads and pavement 7% (0.02 ac)

11. Proposed increase in impervious surfaces 0%

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge
e.g. sanitary sewer, holding tank, or ground

No floor drains existing or proposed.

13. Are there any wetlands or watercourses on the property? If so, describe

Yes, approximately 29 ac of wetlands and watercourses. The University will be applying for a de minimis
ruling from the Hamden Inland Wetlands Commission.

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available _____

Modular laboratory buildings are proposed to be installed within the limits of the existing paved Pine Grove
Parking Lot. Building gutters will discharge to the surface of the pavement. The existing parking lot has a
storm drainage system that includes a 210 ft. long underground infiltration system along the east side of the
lot and a high level overflow just beyond the north corner of the lot.

15. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents

There are no known existing underground storage tanks, and none are proposed.

16. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

Normal janitorial cleaners.

17. Describe any wastes generated and their means of disposal

Solid waste and recyclables are collected, and then hauled off-site and legally disposed of.

Sanitary waste is collected and discharged to the GNHWPCA's sanitary sewer system.

18. Contact Information:

Name: Bernard A. Pellegrino, Jr., Esq.

Company: The Pellegrino Law Firm, P.C.

Address: 475 Whitney Avenue

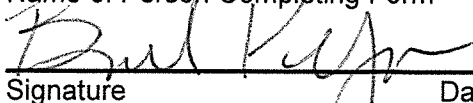
New Haven, CT 06511

Phone: 203-787-2225

Email: BP@Pellegrinolawfirm.com

Bernard A. Pellegrino, Jr., Esq.

Name of Person Completing Form

 4/9/21
Signature Date

J. Howard Pfrommer, P.E.

From: J. Howard Pfrommer, P.E.
Sent: Thursday, April 8, 2021 9:11 AM
To: 'dph.swpmail@ct.gov'
Cc: Matt D. Carroll; Bernie Pellegrino
Subject: Quinnipiac University Modular Laboratories
Attachments: CTDPH form_complete.pdf

Completed *Aquifer Project Notification Form* attached.

J. Howard Pfrommer, P.E.



Nathan L. Jacobson & Associates

Consulting Civil and Environmental Engineers Since 1972

86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337

Tel: 860.526.9591 • Fax: 860.526.5416

www.nlja.com • hpfrommer@nlja.com

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year _____ Complete steps 4-6

Step 2:

- 1. Name of public water supply aquifer your project lies within: Mill River Aquifer
- 2. Name of the public water supply watershed your project lies within: Mill River Watershed
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT0930011

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- Industrial use; Commercial use; Agricultural use; Residential use;
- Recreational use; Transportation improvements; Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining; Zone Change, Please Describe: _____
- Other, Please describe: _____

2. The total acreage of my project is:

- Less than or equal to 5 acres Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland; Stream; River; Pond or Lake

4. Existing use of my project site is:

Grassland/meadow; Forested; Agricultural; Transportation; Institutional (school, hospital, nursing home, etc.); Residential; Commercial; Industrial; Recreational; Quarry/Mining

Other Please Describe: _____

5. My project will utilize:

septic system; existing public sewer; new public sewer; agricultural waste facility;

existing private well; new private well; existing public water supply;

new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? Yes No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): Less than or equal to 20% Greater than 20% to 50% Greater than 50%

Step: 4 Applicants Contact Information:

Name: Quinnipiac University, c/o Mr. Salvatore G

E-mail address: Salvatore.filardi@quinnipiac.edu

Telephone: 203-582-8665

Fax number: 203-287-9596

Step 5: Please provide the following if available:

Project name: Modular Laboratories

Project site address: Quinnipiac University, 275 Mount Carmel Aven

Town: Hamden

Project site nearest intersection: New Road and Sherman Avenue

Project site latitude and longitude: 41.415672, -72.894075

E-mail completed form to dph.swpmail@ct.gov



Inland Wetlands *de minimis* Request

Date 04-15-2021 Location Quinnipiac University, Mount Carmel Campus, 275 Mount Carmel Avenue


Proposed activity **Installation of modular laboratories in Pine Grove Parking Lot**

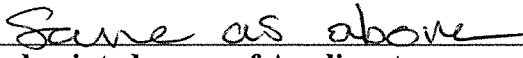
Requests for a *de minimis* (minimal impact) review should include a brief **written narrative** of the proposed activity and a **drawing** of wetlands, watercourses, & the proposed work area or structure. Include the following information in the submission:

- Distance from edge-of-grading or work area to edge-of-wetlands or watercourse **Shown on drawings**
- Location & type of siltation control and distance from wetlands or watercourse (silt fences are generally located at the edge-of-grading) **Shown on drawings**
- Approximate location of vehicle & equipment route with distance from wetlands or watercourse **Access is shown (not called-out) on to-scale drawings**
- Description of soil disturbance, earthwork, or excavation **Installation of sanitary, water, gas, and power and communication lines.**
- Description of any trees or vegetation to be removed **Shown on drawings**
- Amount of fill to be brought onto the site, if applicable **approximately 100 CY of select pipe bedding material**
- Location of temporary soil stockpile, if applicable **Not applicable**
- Stabilization measures (seeding, mulching, rip-rap, etc) **Seeding and mulching**
- Duration of project **Two months**

The Inland Wetlands Enforcement Officer will sometimes request that the proposed work area and structure be staked in the field.

I hereby consent to the filing of this *de minimis* application. Furthermore, I authorize Town staff to enter the property prior to the issuance of a ruling and during the course of the project.


Signature and printed name of Owner or Owner's Agent
Bernard Pellegrino


Signature and printed name of Applicant

Submit the information for your *de minimis* request to:

Tom Vocelli - Inland Wetlands Enforcement Officer
Planning Department – Hamden Government Center
2750 Dixwell Avenue, Hamden CT 06518
203-287-7001
tvocelli@hamden.com

tlv/ rev Oct 2018