



RECEIVED  
TOWN OF HAMDEN  
JUL 29 2022  
PLANNING AND  
ZONING DEPT.

Date of Filing 7/29/22  
Fee \$1,500  
Date Paid 7/29/22  
Receipt # 330581  
Application# 22-986/22-987  
*reg. map*  
*amendment amendment*

TOWN OF HAMDEN  
APPLICATION TO AMEND THE ZONING MAP

Pursuant to Section 702 of the Hamden Zoning Regulations

APPLICANT Quinnipiac University TELEPHONE \_\_\_\_\_  
(Name)  
ADDRESS 275 Mt. Carmel Ave., Hamden, CT 06516  
(Street No and Name) (Town and State) (Zip Code)

EMAIL ADDRESS OF CONTACT PERSON: bp@pellegrinolawfirm.com

PROPERTY OWNER(S) of subject address  
(If title is held in partnership a sworn statement disclosing the identification of equitable owners is required.)

Name	Mailing Address (include zip code)	Telephone No.
_____	_____	_____
_____	_____	_____
_____	_____	_____

ZONING MAP CHANGE SITE LOCATION: Mt. Carmel Campus  
See attached compilation map

ZONING MAP AMENDMENT: FROM ZONE(S) R2 TO ZONE(S) PDD

Will this proposed zoning map change affect the use of a zone or any portion of a zone that is within 500 feet of the boundary of another municipality?  YES  NO

If yes, which municipality (ies)? North Haven

**If the answer is "yes", pursuant to Connecticut General State Statutes Section 8-3b, you must provide stamped (not metered) envelopes with completed certified mail tickets addressed to any municipalities identified above. The towns that abut Hamden are listed below:**

- |   |  |
|---|--|
| 1. Town Clerk of North Haven<br>18 Church Street<br>North Haven, CT 06473 | 2. Town Clerk of New Haven<br>135 Church Street<br>New Haven, CT 06510 |
|---|--|

3. Town Clerk of Cheshire  
84 South Main Street  
Cheshire, CT 06410

4. Town Clerk of Wallingford  
45 South Main Street  
Wallingford, CT 06492

5. Town Clerk of Bethany  
40 Peck Road  
Bethany, CT 06525

6. Town Clerk of Woodbridge  
11 Meeting House Lane  
Woodbridge, CT 06525

Will this proposed zoning map change affect the use of a property or any portion of a property that is in the:

Spring Glen Village District  
Newhall Design District

YES

NO

YES

NO

DESCRIPTION OF PROPERTY (Map showing affected property and abutting zones must be attached.)

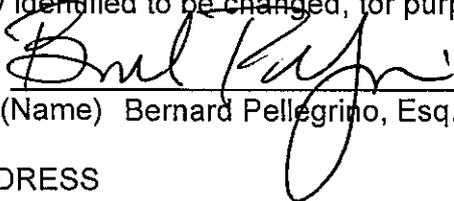
See Attached

REASON FOR PETITION FOR CHANGE  
See Attached Petition

Have there been any previous petitions for same location?  YES  NO

If YES, list name of applicant \_\_\_\_\_

RIGHT OF ENTRY: The undersigned owner and/or authorized Agent grants permission to the Zoning Enforcement Officer, Town Planner or their authorized representatives to enter and re-enter property identified to be changed, for purposes of inspection prior to Commission action.

SIGNATURE  TELEPHONE 203-787-2225  
(Name) Bernard Pellegrino, Esq.

MAILING ADDRESS

The Pellegrino Law Firm, 475 Whitney Ave., New Haven, CT 06511  
(Street No. and Name) (Town and State) (Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

## **AMENDED PETITION FOR PD DISTRICT**

The Applicant, Quinnipiac University (the “University”), the owner of those parcels of land known as the Mt. Carmel Campus as shown on the map entitled “Delineation of Proposed PDD By Quinnipiac University Mount Carmel Campus” prepared by Nathan L. Jacobson & Associates, Inc., submitted herewith (the “property”), petitions to change the zone from R-2 to a PDD District pursuant to the newly adopted amendment to the Hamden Zoning Regulations (the “PDD District Regulations”).

The University submits that the change of zone is consistent with the intent of the PDD District Regulations in the following important respects:

1. The property qualifies for PDD District designation as it is owned and operated by Quinnipiac University, an institution of higher learning certified or accredited by the State of Connecticut to award degrees or certificates.
2. The property is more than four (4) acres and therefore qualifies under the lot size provision in the PDD District Regulations.
3. The property would be developed, re-developed and improved as harmonious design unit of stable character, consistent with the character of the Town and the long-range improvement of the neighborhood and consistent with any comprehensive plan of development adopted by the Commission.
4. The PDD District is proposed to accomplish a specific purpose, complete with its unique and narrowly drawn permitted uses and bulk standards and other applicable zoning provisions, whether set forth specifically therein or incorporated by reference to the applicable provisions of the overall Town-wide zoning regulations.

5. The establishment of the PDD District will more effectively, efficiently permit the goals recited herein through the use of the PDD District Regulations than could be accommodated by the existing R-2 Zoning District, which is primarily designed for single-family homes.

The purpose of the PDD District would be to allow the future development and redevelopment of the property in accordance with the Master Plan of the University in a harmonious and consistent character in a manner that is more efficient for both the University, its administrators, faculty, employees, students and visitors while still protecting the character of the existing environs and the health, safety and welfare of the residents of the Town of Hamden.

The PDD District is requested because of the uniqueness of the property and the uses maintained by the University to permit the modification of the existing standards of the zoning regulations to accomplish the purpose set forth above to allow for the construction and redevelopment of certain residential dormitories, academic buildings and other facilities used by the University as amenities for its students, faculty, employees and visitors when another town-wide zoning district could not be appropriately established to accomplish such purpose.

The following standards shall apply to the PDD District:

1. Size: The combination of abutting and nearby lots functioning as the Mt. Carmel campus shall have a minimum area of 200 acres, which exceeds the minimum of 120,000 square feet or 1,000 square feet for each student based on enrollment capacity as contained in Section 668.2 of the regulations.
2. Uses: The permitted uses will be any use customarily used by an institution of higher learning certified or accredited by the State of Connecticut to award degrees or

certificates. Without limiting the definition of uses stated herein, said uses shall include buildings and other facilities for students, faculty and staff used for academic and educational purposes, offices, residences (both permanent and temporary), athletics and recreation, dining, health and wellness care, facility care and maintenance, conferences, automobile parking, and other customary and incidental uses.

3. Institutional Master Plan: The University has submitted its Institutional Master Plan (IMP) containing the applicable information required by Section 668.2 of these regulations. The maintenance, updates and revisions to the IMP required under section h. (i.) a - c thereunder shall also apply to the PDD District or any changes and/or amendments to the PDD District and/or the Development Plans or Amended Development Plans as may be submitted in the future.
4. Lot coverage: The lot coverage shall not exceed 30% of area of the total area of the PDD District.
5. Building Coverage: The building coverage shall not exceed 15% of the total area of the PDD District.
6. Setbacks: Along the perimeter of the PDD the following setbacks shall be maintained:
  - A front yard setback of 40 feet from any public street.
  - A side yard setback of 50 feet from any abutting property line.
  - A rear yard setback of 50 feet from any abutting property line.
7. Height: The maximum building height at the front, rear or side setback line shall be 35 feet. One foot shall be added to the permitted maximum building height for each one foot

of the portion of the building is set back from the nearest setback line, to a maximum height of 60 feet.

8. Parking: 1 space for each employee during the largest daily work shift, plus 1 space for each 2 non-residential students plus 1 space for each 4 resident students. Said calculation shall apply to all employees and students working, attending classes and/or residing within the PDD District, unless a lesser amount is permitted by the Commission. Parking facilities owned by the University outside of the PDD District shall be attributable to the requirement contained herein if the University provides shuttle bus transportation from said parking facilities to the PDD District.
9. Utilities: The PDD District is served with municipal sewer, public water and natural gas.
10. Architecture: The exterior design of the buildings will be above average quality and appearance. They shall be visually appealing and intended to be compatible with buildings located both within the PDD and in neighboring environs and shall provide an aesthetic enhancement of the streetscape.
11. Natural Features: Where feasible the development will adapt to existing topography and natural site features.

Where there exist any conflicts between the standards contained herein and any other standards contained in the Regulations, the standards set forth herein shall apply.

Dated: October 5, 2022.

**MOUNT CARMEL CAMPUS CAMPUS-WIDE BULK TABLE**  
**PROPOSED PDD**

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
[PDD] Min. lot area (acres)	200 ac.	223.19 ac.	223.19 ac.
[PDD] Max. building coverage	15%	8.32%	9.40%
[PDD] Max. total impervious coverage	30%	23.82%	25.23%
[PDD] Min. front yard	40'	40'	40'
[PDD] Min. side yard	50'	50'	50'
[PDD] Min. rear yard	50'	50'	50'
[PDD] Max. building height	35' to 60'	<35'	56'