

# PREMIER DEVELOPMENT SITE- HAMDEN, CT

## 27 ACRES

900 Sherman Avenue

- Zone: M (Manufacturing)
- Frontage: 495' on Sherman Avenue
- Utilities: Accessible
- Asking Price: \$3,250,000
- Located five minutes from:
  - Exit 61 of the Merritt Parkway
  - Quinnipiac University
  - Sleeping Giant State Park
- Directions: Whitney Avenue to Hamden Hill Drive to Sherman Avenue

**Inquire with Broker**

**Silvester Garza**

**203-226-7101 Ext 8**

**[silvester@vidalwettenstein.com](mailto:silvester@vidalwettenstein.com)**



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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Town of Hamden, CT

Adopted July 25, 2017  
Effective August 17, 2017

**Section 380 SPECIAL DISTRICTS**

**See TABLE 6.1 for allowed uses.**

The Commission shall designate areas as Special Districts that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone or combination of zones. Conditions of development for new Special Districts shall be determined by amendment to these regulations and shall be consistent with the most recently adopted Plan of Conservation and Development as it may have been amended from time to time.

**380.1 Manufacturing Zone**

**Purpose**

The purpose of the Manufacturing Zone is to provide for a broad range of industrial and commercial uses in an open setting that will not have environmentally objectionable influences on adjoining residential and business zones.

**Table 3.5 Lot and Building Requirements for Manufacturing District**

Zone	Min. Lot Area	Max. Height	Max. % Building Coverage	Max. % Impervious Surface	Lot Width	Frontage Buildout	Front Yard Setback	Side Yard Setback	Rear Yard Setback
M	20,000 sf	40'-0"	40%	60%	100 ft	80% min.	25 ft max.	10 ft min.	25 ft min.

If a building is set back from the front lot line by 25 feet or more, there shall be:

- a. A landscaped area at least 10 feet wide abutting the front of the building; and,
- b. A landscaped strip of not less than 5 feet wide along and contiguous to the front lot line of the property, or;
- c. An equal amount of landscaped area acceptable to the Commission in another location on the site.

**Table 3.5.1 Setback Requirements for Accessory Structures in Manufacturing District<sup>a</sup>**

Front Setback	20 ft. min + bldg. setback
Side Setback	3 ft.
Rear Setback	3 ft.

<sup>a</sup> Adopted July 25, 2017. Effective 17, 2017.

- d. All servicing of vehicles and equipment shall be conducted indoors on an impervious surface.
- e. All vehicle and equipment washing shall be conducted indoors.
- f. There shall be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
- g. If the property is located within the Mill River Watershed or an Aquifer Protection Area, the RWA shall be notified of any spills of hazardous materials.
- h. RWA inspectors shall be granted access to any property located within the Mill River Watershed or an Aquifer Protection Area during the Authority's annual inspection program.
- i. All fuel, oil, paint and other hazardous materials stored on-site shall be placed in a secondary container and kept in a locked indoor area with an impervious floor when not being used.
- j. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.
- k. Any on-site fueling and repairs shall be conducted over a portable spill containment system.
- l. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.
- m. The RWA shall be notified of any spills of hazardous materials occurring within any public water supply watershed or aquifer<sup>1</sup> protection zone.

### **520.8 Natural Resource Removal, Re-grading & Filling, Accessory Use**

Trees, loam, topsoil, sand, gravel, clay or stone may be excavated, or removed from any lot, and land may be re-graded or filled, subject to Special Permit and Site Plan approvals and the following conditions:

- a. Demolition debris consisting of brick, block and concrete may be screened, sifted, washed, crushed or processed in conjunction with the demolition of existing on-site structures in any zone subject to Special Permit and Site Plan approval and the following qualifying standards and conditions:
  - i. The site is one acre or more in size;
  - ii. The site is located on and has access to a major thoroughfare as designated on the Town Road classification map;
  - iii. Structures to be crushed are at least 5,000 square feet in footprint; and
  - iv. Crushing activity is limited to no more than four months.
- b. Clear-cutting of one-half acre or more is not permitted.
- c. Commercial excavation, and clay and gravel mining operations are prohibited.

#### **520.8.1 General Requirements**

- a. Natural resource removal, re-grading and filling equal to or in excess of 1,000 cubic yards, exclusive of that earthwork falling within the area delineated by the footprint of an approved structure, shall only be allowed when it is part of site development that is essential to an application that requires Site Plan and/or Special Permit approval.
- b. Natural resource removal, re-grading and filling in excess of 60 cubic yards but less than 1,000 cubic yards, exclusive of that earthwork falling within the area delineated by the footprint of an approved structure, shall only be allowed when it is part of site development that is essential to an application that requires a Zoning Permit, Site Plan and/or Special Permit approval.

#### **520.8.2 Exceptions**

*The following shall not require a Zoning Permit:*

- a. *Excavation, removal, re-grading or filling in conjunction with an approved subdivision grading plan, provided that no more than 10,000 cubic yards of material are deposited or removed.*
- b. *Incidental excavation, removal, re-grading or filling in connection with maintenance or landscaping, provided that no more than 60 cubic yards of material are deposited or removed per calendar year.*
- c. *Agricultural excavation, re-grading or filling operations, provided that no more than 250 cubic yards of material are deposited or removed per calendar year.*

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<sup>1</sup> Adopted, July 27, 2010. Effective, August 15, 2010.

- d. *Maintenane activities, such as dredging of ponds, steams and basins are allowed but may also require approval from the Inland Wetlan Commission, the Connecticut Department of Energy and Environmental Protection or the United States Army Corps of Engineers.<sup>1</sup>*
- e. *Repairs of existing driveways, bridges, detention basins, retention basins, washed out/eroded slopes with fill amounts less than or equal to 2,000 cubic yards are allowed subject to obtaining a Zoning Permit. They may also require approval from the Inland Wetland Commission, the Connecticut Department of Energy and Environmental Protection and/or the United States Army Corps of Engineers.<sup>2</sup>*
- f. *Repairs of existing driveways, bridges, detention basins, retention basins, washed out/eroded slopes with fill amounts greater than 2,000 cubic yards are allowed subject to obtaining Site Plan and Special Permit approval. They may also require approval from the Inland Wetland Commission, the Connecticut Department of Energy and Environmental Protection and/or the United States Army Corps of Engineers.<sup>3</sup>*

### 520.8.3 Required Information

Any application involving more than 1,000 cubic yards of excavation, re-grading or filling shall contain the following information, unless waived by the Town Planner and the Town Engineer:

- a. Existing contours in the area to be excavated re-graded or filled;
- b. Proposed contours after completion of excavation, re-grading or filling;
- c. Proposed vehicular access to a street;
- d. An estimate of the number of cubic yards of material to be filled, excavated, graded, or removed;
- e. An estimate of the number and types of trucks and other machinery to be used on the site;
- f. The location(s) and type(s) of buildings, including temporary buildings, to be erected;
- g. Hours of operation and number of calendar days anticipated to complete filling, excavating, grading, re-grading or removal; and
- h. Details of any proposed blasting and storing of explosives.
- i. To reasonably review an application, the Commission may require the submission of additional information about soil conditions, locations and depths of rockledge, ground water conditions, and other such information. The Commission may request such information for both pre- and post-development conditions.
- j. Sedimentation and erosion control plans with all information required per **Section 520.9** of these Regulations.

### 520.8.4 Standards

Permits issued for natural resource removal, re-grading and filling activity in excess of 1,000 cubic yards shall be valid for up to two years and will require permit renewal for such activity every two years.

The Commission may require the applicant to submit periodic reports that demonstrate the progress of the excavation, re-grading, removal, or filling activity, including contours and cross sections. These reports shall be prepared and certified by a civil engineer or a land surveyor, licensed to practice in the State of Connecticut. If at any time the Commission finds that the excavation, re-grading, removal or filling is not being conducted or cannot be conducted in accordance with the approved plans, the Commission shall order the applicant to cease operation and may revoke the permit.

At the time of expiration or renewal of the permit, the property owner or his/her authorized agent shall file with the Commission a report by a civil engineer or surveyor, licensed to practice in the State of Connecticut, certifying that the excavation, re-grading or filling completed to date conforms with the approved plans. A 2-year renewal may be granted by the Commission in accordance with the procedures and standards of these Regulations, based upon updated maps and data.

<sup>1</sup> Effective November 15, 2012

<sup>2</sup> Effective November 15, 2012

<sup>3</sup> Effective November 15, 2012

If the Commission finds that excavation, re-grading, removal or filling will not result in the creation of any drainage or sewage problems or other conditions that would impair the use of the property in accordance with these Regulations and that such excavation, re-grading, removal or filling will be in harmony with the general purpose and intent of the Zoning Regulations, the Commission shall issue a Special Permit and/or Site Plan with the following conditions:

- a. Resulting slopes shall not increase the concentration or flow of water or sediment to adjoining properties;
- b. Adverse drainage or sewage problems or other conditions which would impair the use of the property shall not be created or exacerbated;
- c. No screening, sifting, washing, crushing or other processing of excavated or fill material shall be conducted on the premises unless said premises are located in a Manufacturing Zone or unless approved as part of a Special Permit and Site Plan application in accordance with **Section 520.8**.
- d. There shall be no excavation within 20 feet of any street line or any other lot line unless one of the following conditions is met:
  - i. Excavation is of an elevation equal to or above the grade of an adjoining lot or street at the lot line or street line;
  - ii. Excavation is within the area delineated by the footprint of an approved structure;
  - iii. The adjoining property owners file a joint application that is approved by the Commission;
  - iv. The adjoining property owner(s) document(s) that he/she/they have no objections to the proposed activity;
  - v. The Town Engineer determines that the proposed activity will not adversely affect the adjoining properties.
- e. Proper drainage shall be provided to prevent the collection and stagnation of water.
- f. No sharp declivities, pits, depression or soil erosion problems shall be created, and no resulting slopes or banks shall exceed one foot of vertical rise to two feet of horizontal distance.
- g. Any soil stored on-site for more than 30 days shall be stabilized and seeded. All stockpiled soil shall be protected by approved sedimentation and erosion controls.
- h. Topsoil shall be spread uniformly over the excavated or filled area and over exposed rock surfaces that result from excavation or fill, to a minimum depth of four inches, in accordance with the approved contour plan. No excavated rock will be stockpiled on the premises, except that which is to be used on-site for erosion control or landscaping purposes.
- i. When the excavation, re-grading, removal or filling operations have been completed, these and other vegetated areas destroyed shall be seeded with a perennial rye grass or similar planting.
- j. Truck egress site(s) shall be equipped with anti-tracking pads. Access to and from the excavation site shall be located so as to minimize conflict with existing traffic patterns.
- k. The premises shall be excavated, re-graded or filled in conformity with the approved plan.
- l. All materials used as fill shall be noncombustible. Broken blocks, bricks, concrete, rocks and similar debris are allowable as fill when mixed with enough gravel or filler to create fill that is void of air pockets.

## **520.9 Sediment and Erosion Control Regulations**

### **520.9.1 Purpose**

Sedimentation and erosion controls shall be installed whenever soil disturbance may cause sedimentation on or erosion of neighboring property and/or the deposition of sediment into the public water supply or public storm management system or into a wetlands or watercourse.

A soil erosion and sediment control plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than 1/2 acre.

### **520.9.2 Exemptions**

- a. *A single-family dwelling that is not part of a subdivision of land;*



- b. *Any application for development where the disturbed area is one-half acre or less; and*
- c. *Agricultural activities.*

#### 520.9.3 Procedures

Soil Erosion and Sediment Control Plans shall be submitted as part of a Special Permit or Site Plan application. Plans for development not requiring Special Permit or Site Plan review shall be submitted as part of a Zoning Permit application.

The Commission and/or its designated agent may refer any Soil Erosion and Sediment Control plan to the New Haven County Soil and Water Conservation District or to any other agency or consultant for review and comment.

#### 520.9.4 Application

The application shall include the following:

- a. A soil erosion and sediment control plan shall provide for the adequate control of accelerated erosion and sedimentation and reduces the danger from stormwater runoff at the proposed site based on the best available technology, found in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended. Alternative principles, methods and practices may be used with prior approval of the Commission. The plan may be submitted as part of a Special Permit or Site Plan application as set forth in these Regulations. Plans shall include:
  - i. A narrative describing the proposed project, a schedule for grading and construction activities including start and completion dates, sequence of grading and construction activities, sequence for installation and/or application of soil erosion and sediment control measures, and the sequence for final stabilization of the project site.
  - ii. The design criteria, construction details, installation and/or application procedures, and operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.
- b. A site plan complying with Article 7 and containing the following additional information:
  - i. The proposed alterations on the site, including cleared, excavated, filled or graded areas;
  - ii. The location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
  - iii. The sequence of grading and construction activities;
  - iv. The sequence for installation and/or application of soil erosion and sediment control measures; and
  - v. The sequence for final stabilization of the development site.
- c. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

#### 520.9.5 Standards

The Soil Erosion and Sediment Control Plan shall meet the following minimum standards:

- a. Plans for soil erosion and sediment control shall be developed in accordance with these Regulations using the principles outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended.
- b. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended.
- c. The appropriate method from the Connecticut Department of Transportation Drainage Manual 2000 as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Town Engineer.
- d. The Commission may grant exceptions to the minimum standards when requested by the applicant if technically sound reasons are presented.
- e. All erosion controls shall be installed prior to the commencement of construction activities.

- f. All stockpiles of excavated material remaining on-site for more than a month shall be temporarily seeded or covered.
- g. Erosion controls shall be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary.
- h. Hay bales proposed for use on paved surfaces shall be replaced with a combination of filter fabric, concrete blocks and gravel, or by silt sack inserts.
- i. If the property is located within the Mill River Watershed or an Aquifer Protection Area:
  - i. The RWA shall be notified three days prior to the start of any construction activity.
  - ii. RWA inspectors shall be granted access to the site to conduct routine inspections.

#### 520.9.6 Conditions of Approval

The Commission, or its designated agent, may include conditions deemed necessary, including, but not limited to:

- a. Installation of measures necessary for sediment and erosion control prior to start of construction;
- b. Receipt of a bond to cover costs of measures required to control soil erosion and sedimentation; and
- c. Progress reports from the applicant assuring installation and maintenance of controls.

#### 520.9.7 Inspections

Inspections shall be made by the Commission and/or its designated agent(s) during development to ensure:

- a. Compliance with the approved plan, and
- b. Control measures and facilities are properly performed, installed and maintained.

### **520.10 Grading of Slopes**

#### 520.10.1 Grading Standards

- a. Slopes of paved surfaces must not be less than 1.0% in grade, nor greater than 5%..
- b. Slopes of earth surfaces must not be less than 2.0% in grade in the general vicinity of buildings, to ensure drainage away from the buildings.
- c. Unpaved driveways may not exceed 10% in grade. Paved driveways may not exceed 12% in grade. Changes in driveway grades require vertical transition curves. Lots recorded on the land records prior to the adoption of this section of the Zoning Regulations may exceed the above percentages only with the approval of the Town Engineer and the Town Planner.

### **520.11 Stormwater Management**

#### 520.11.1 Purpose

Changes to the land without proper consideration of stormwater impacts can be a significant source of pollution to Long Island Sound, its tributaries, the public water supply and other waters of the State of Connecticut and the Town of Hamden. These are valuable natural, economic, recreational, cultural and aesthetic resources. The protection and preservation of these waters is in the public interest and is essential to the health, welfare and safety of the citizens of the Town of Hamden.

The intent of these Regulations is to establish requirements for Stormwater Management Plans. Such plans should include design practices and technical standards that address any proposed change to the land that may alter hydrologic conditions. Stormwater Plans should also:

- a. Preserve pre-development site hydrology to the extent possible;
- b. Reduce the average total suspended solids (TSS) loadings by 80%;
- c. Manage runoff velocity and volume such that the physical and biological character of the existing drainage systems is maintained or improved;
- d. Prevent increases in downstream flooding and/or streambank erosion.

- 530.4.3 Flagpoles of up to 75 feet in height;
- 530.4.4 Water tanks, of any height, where the Commission has granted a Special Permit.
- 530.4.5 Roof-top equipment for non-residential buildings (such as HVAC equipment, ventilators, sky lights, bulkheads, or similar features) provided that:
  - a. Adequate appropriate screening shall be provided; and
  - b. Such equipment which exceeds the total building height limitation shall not have a horizontal area greater than 5% of the roof area of the building on which it is located.
- 530.4.6 See **Section 672** regarding height limits of amateur radio antennas.
- 530.4.7 Gas station, Drive-in Teller and similar canopies that are accessory structures shall provide a minimum clearance of 14 feet and may not exceed 18 feet in height.

**530.5 Calculation of Lot Area**

To determine compliance with the minimum lot size required in any zone or for any use, the area of wetlands, watercourses and steep slopes exceeding 20% grade shall be subtracted.

Figure 5.1 EXAMPLE: Lot Area Calculation	
Total Land Area	80,000 sf
minus Wetlands	-10,000 sf
minus Slopes Exceeding 20% grade	-10,000 sf
<b>Lot Area</b>	<b>60,000 sf</b>
This lot would be a legal and conforming lot in an R-2 zone, but not an R-1.	

**530.6 Lot Splits and Lot Line Revisions**

All Simple Splits and Lot Line Revisions must be reviewed and approved by the Town Planner prior to recording on the Land Records and may not result in creation of a rear lot or a non-conforming lot.

**Section 540 Site Amenities**

**540.1 Accessory Buildings**

See **Section 230 Accessory Structures** for accessory building requirements in Residential Zones and **Table 3.4 Summary of Transect Zones** for accessory building requirements in Transect Zones.<sup>1</sup>

**540.2 Landscape Standards**

The following standards are intended to enhance the appearance and natural beauty of the Town and to protect property values through preservation and planting of vegetation, screening and landscaping material. Specifically, these standards are intended to reduce excessive heat, glare and accumulation of dust; to provide privacy from noise and visual intrusion; and to prevent the erosion of the soil, excessive run-off of drainage water, and the consequent depletion of the ground water table and the pollution of water bodies.

Any tree/plant selected to be planted in a Hamden right-of-way that is not listed below must be approved by the Commission:

<sup>1</sup> Effective November 15, 2012

**Table 5.2 List of Recommended Street Trees for Town Rights-of-Way\***

Species	Mature Size	Preferred for:	Possible Negatives	Best Cultivars
English Oak, <i>Quercus robur</i>	40-60 ft	easy to transplant, tolerant	acorns, mildew problems	<i>Fastigiata</i> (upright forms for street planting)
Oriental Flowering Cherry, <i>Prunus serrulata</i>	20-35 ft	spring flowers, less wire interference	spreading habit, life expectancy	<i>Kwansan</i>
Paperback Maple, <i>Acer griseum</i>	20-30 ft	bark, fall color	availability, winter dieback	
Eastern Redbud, <i>Cercis canadensis</i>	20-30 ft	flowers, highly tolerant	stem canker, seed pods	<i>Forest Pansy, Oklahoma</i>
Kousa Dogwood, <i>Cornus kousa</i>	20-30 ft	flowers later, more disease/insect-resistant	low branching, wide crown, fruit	<i>C. x rutgersensis</i> hybrids ( <i>C. florida</i> x <i>C. kousa</i> ), Milky Way
Sargent Cherry, <i>Prunus sargentii</i>	20-30 ft	spring flowers, bark		<i>Columnaris</i>
Sawtooth Oak, <i>Quercus acutissima</i>	35-45 ft	better transplanter, longevity	availability, acorns	
Shingle Oak, <i>Quercus imbricaria</i>	50-60 ft	highly tolerant, longevity	acorns, size	
Japanese Maple, <i>Acer palmatum</i>	20-25 ft	red foliage, fall color, less wire interference		<i>Bloodgood</i>
Dogwood, <i>Cornus florida</i>	25-30 ft	white or pink spring flowers	dogwood borer, anthracnose	<i>Cherokee Chief/Princess, Cloud Nine</i>
Honey Locust, <i>Gleditsia triacanthos var. inermis</i>	30-70 ft	fall color, open habit	bean pod, fruit	<i>Shademaster</i> (plant seedless varieties only)
Ginkgo, <i>Ginkgo biloba</i>	50-80 ft	fall color	wet soil, plant only male trees	
London Planetree, <i>Platanus x acerifolia</i>	70-100ft	highly tolerant, interesting bark	anthracnose, disease susceptible	<i>Bloodgood</i>
Linden, <i>Tilia cordata</i>	40-70 ft	highly tolerant, pyramidal habit		<i>Greenspire</i>
Japanese Zelkova, <i>Zelkova serrata</i>	50-80 ft	resemblance to Elm, highly tolerant		<i>Green Vase, Village Green</i>
Red Maple, <i>Acer rubrum</i>	40-60 ft	fall color, columnar & spreading cultivars		<i>October Glory, Red Sunset</i>
Katsira tree, <i>Cercidiphyllum japonicum</i>	20-40 ft	fall color	trunk splitting in young trees	
Trident Maple, <i>Acer buergerianum</i>	25-35 ft	fall color, bark, drought tolerant, less wire interference	availability, winter dieback	
Hedge Maple, <i>Acer campestre</i>	25-35 ft	tolerant to stress, less wire interference	availability, heavy seed crops	<i>Queen Elizabeth</i>
American Elm <i>Ulmus americana</i>	60-120 ft	high arching limbs	DED, plant resistant cultivars only	<i>Valley Forge</i>
American Hornbeam, <i>Carpinus carolinian</i>	20-30 ft	fall color, less wire interference		
Turkish Filbert, <i>Corylus colurna</i>	40-50 ft	pyramidal habit, drought tolerant	availability, nuts	

**Table 5.2 List of Recommended Street Trees for Town Rights-of-Way\***

Species	Mature Size	Preferred for:	Possible Negatives	Best Cultivars
Pin Oak, <i>Quercus palustris</i>	60-70 ft	easy to transplant, pyramidal habit, fall color	acorns, size	
Lace-bark Elm, <i>Ulmus parvifolia</i>	40-50 ft	bark, resistant to Dutch Elm disease, highly tolerant	availability	<i>Allee</i>

\* Effective November 15, 2012

No tree listed on the Connecticut Invasive Plant List, issued by the Connecticut Invasive Plants Council, as invasive or potentially invasive, may be planted in a Hamden right-of-way.<sup>1</sup>

### 540.3 Landscaping, Screening and Buffer Areas

#### 540.3.1 General Requirements

The following provisions shall apply to any use in all zones:

- a. Landscaping materials, trees, and other plants required by these Regulations shall be installed according to accepted horticultural practices and all plants shall be maintained in a healthy growing condition. Any landscaping materials, trees, and/or plants that are in a condition which does not fulfill the intent of these Regulations shall be replaced in kind by the property owner during the next planting season.
- b. The property owner shall maintain any screening fence or wall required by these Regulations in good condition throughout the period of the use of the lot.
- c. All landscaping materials, trees and plants adjacent to parking areas, loading areas or driveways shall be properly protected from damage by vehicles, barriers, curbs or other means.
- d. To the extent possible, existing trees, vegetation and unique site features, such as stonewalls, shall be retained and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these Regulations.
- e. Where it is not feasible to comply with the requirements for a front landscaped area or landscaped parking area due to lot size and shape or existing structures, the Commission may approve the substitution of planters, plant boxes or pots containing trees, shrubs, and/or flowers to comply with the intent of these Regulations.
- f. In cases where the edge of the pavement within a public right-of-way does not coincide with the front lot line, the property owner shall landscape the area between the front lot line and the edge of the street pavement.
- g. All trees planted shall have a diameter at breast height (DBH) of at least 2-1/2 to 3-1/2 inches, depending on the type of tree.<sup>2</sup>

#### 540.3.2 Front Landscaped Area

The purpose of landscaping is to enhance the appearance of the use on the lot but not to screen the use from view. A front landscaped area shall be required in all zones *except for T3.5, T4 and T5*. Where front yard landscaping is required, grass or other ground cover shall be used and appropriate trees and shrubs shall be included.

At a minimum, one shade tree having a diameter at breast height (DBH) of at least 2-1/2 to 3-1/2 inches, depending on the type of tree, shall be planted within the front landscaped area for each 50 feet or fraction thereof of lot frontage.<sup>2</sup>

1 Effective November 15, 2012

2 Adopted July 25, 2017. Effective August 17, 2017

In all residential zones, the require front yeard, except for the driveway, shall be landscaped with grass or other suitable ground cover, trees, and/or shurbs.

540.3.3 Screening of Surface Parking Lots

- a. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built in the same plane as the facade.
- b. Streetscreens should be between 3-1/2 and 4-1/2 feet in height. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and one-way automobile access.

540.3.4 Buffer Area

The purpose of the buffer area is to provide privacy from noise, headlight glare, and visual intrusion to residential dwellings. A buffer area shall be required along all side and rear boundaries of a Special Permit use, a T3.5, T4, T5 or Special District lot abutting any lot in a Residential Zone (R1 – R5), T2, T3 zone. Such buffer area shall comply with at least the following minimum standards:

The minimum width of buffer areas shall be as follows:

<b>Table 5.3 Minimum Width of Buffer Areas</b>	
Special Permit Uses in or adjacent to any Residential Zone	10 ft
T3.5, T4, T5, Town Green District	10 ft
Manufacturing, Newhall Center	50 ft

- a. The buffer area shall be located within the boundaries of the subject property within the Manufacturing, Newhall Center, T3.5, T4 or T5 Zone;
- b. The buffer area may be located on abutting property in a residential zone provided:
  - i. The owners of the abutting residential property(s) agree in writing;
  - ii. Said agreement is recorded on the land records and runs with the land;
  - iii. The Commission approves said agreement with such stipulations regarding maintenance and upkeep, as it deems necessary.
- c. In cases where a less restrictive use is permitted to extend into a more restrictive zone, the Commission shall determine the minimum width of the buffer area.
- d. Where it is not feasible to comply with the minimum widths required above, due to lot size and shape or existing structures, the Commission may modify the width requirements provided that the buffer area meets the intent of these Regulations.
- e. The buffer area shall be planted with evergreens of such type, height, spacing and arrangement as the Commission determines will effectively screen the activity on the lot from the neighboring residential area. At a minimum, the plantings shall consist of a double row of trees six feet in height planted at intervals of 15’ on center. Non-evergreen planting may be included to supplement evergreen planting, but shall not take its place
- f. An earthen berm, wall, or fence of location, height, design and materials approved by the Commission may be substituted for any portion of the required planting and/or buffer area.
- g. Where the existing structure, topography and/or landscaping provide adequate screening, the Commission may modify the planting and/or buffer area requirements.

<b>Table 5.4 Footcandle Standards</b>			
<b>Use</b>	<b>Max. Avg. Exterior fc<sup>a</sup></b>	<b>Use</b>	<b>Max. Avg. Exterior fc<sup>a</sup></b>
Accessory Building & Use	0.2	Hospital	5.0
Adult-Oriented Establishment	2.4-0.6	Nursing Home	5.0
Agriculture		Medical Office	0.8-0.2
Commercial Farm	0.2	Rehabilitation Facility - Out Patient	2.4-0.6
Community Garden	0.1	Heliport	3.6-0.9
Truck Garden	0	Home Occupation	0.2
Animals		Library & Museum	0.8-0.2
Animal Day Care	0.2	Lodging	
Animal Training Facility	0.2	Vehicle Storage	20.0
Grooming	0.2	Accessory Use	1.0
Keeping of Animals	0.1	Commercial	20.0
Kennel	0.2	Natural Resource Removal	2.4-0.6
Stable	0.2	Office Building	2.4-0.6
Veterinary Hospital	0.2	Open Space Development	0.2
Business & Personal Service	0.8-0.2	Place of Public Assemble	0.8-0.2
Cemetery	0.1	Place of Worship	0.8-0.2
Civic Club, Lodge or Association (non-profit)	0.8-0.2	Public Parking Lot & Public Garage	1.5-0.5
Community Residence	2.4-0.6	Public Use & Public Utility	0.2
Day Care		Residential	0.2
Adult Day Care	2.4-0.6	Multi-Family Dwellings	2.4-0.6
Child Day Care Center, Nursery School or Group Day Care Home	0.8-0.2	Managed Residential Care Facility	2.4-0.6
Family Day Care Home	0.2	Refuse Disposal	2.4-0.6
Food Service		Research, Development & Medical Laboratory	0.8-0.2
Catering Facility	0.8-0.2	Retail	
Outdoor Cafe	0.1	≤20,000 sf gross leasable space	0.8-0.2
Restaurant	0.8-0.2	>20,000 sf gross leasable space	2.4-0.6
Take-out Food Service	2.4-0.6	Sale of Alcohol	0.8-0.2
Funeral Home	2.4-0.6	Sale of Fire Arms	2.4-0.6
Golf Course & Country Club	2.4-0.6	Schools	2.4-0.6
Health Care Facility		Storage	
Bed & Breakfast	0.2	Warehouse & Wholesale w/ indoor storage	0.8-0.2
Hotel / Motel	2.4-0.6	Outdoor Storage	3.0
Inn	0.8-0.2	Accessory Use	8.0
Rooming & Boarding House	0.2	Primary Use	8.0
Manufacturing	0.8-0.2	Student Housing	0.2
Motor Vehicle Uses		Telecommunications Facility	0.1
Gas Station, Service & Repair, Rental	2.4-0.6	Wind Energy Conservation System	0.1
Car Sales	20.0		

<sup>a</sup> Adopted July 25, 2017. Effective August 17, 2017.

**Table 5.5 Required Parking Spaces for Residential Zones & Special Districts<sup>a b c d</sup>**  
**(Parking Requirements for T-Zones are located on Table 3.1)**

<b>Building &amp;/or Property Uses(s)</b>	<b>Function</b>	<b>Parking Requirement</b>
Hospital	OTHER: CIVIL SUPPORT	1 space for each 2 employees plus 1 space for each 4 beds
Nursing Home	OTHER: CIVIL SUPPORT	1 space for each 2 employees plus 1 space for each 4 beds
Medical Office	OFFICE	5 spaces per 1,000 sf of gross floor area
Rehabilitation Facility - Out-Patient	OFFICE	1 space for each 2 employees plus 1 space for each 4 beds
Heliport	CIVIC	As determined by Commission
Home Occupation	RESIDENTIAL	As determined by Commission
Library & Museum	CIVIC	1 space for each 3 legal occupants, as defined by the Fire Marshall, plus 3 spaces for special vehicles
<b>Lodging</b>		
Bed & Breakfast	LODGING	1 space for each room offered for rent plus additional spaces required for other uses associated with a Bed & Breakfast, as determined by the Commission, plus 2 for owner occupied unit
Hotel / Motel*	LODGING	1 space for each room offered for rent plus additional spaces required for other uses associated with a Hotel / Motel*, as determined by the Commission, plus one per employee on maximum size shift
Inn	LODGING	1 space for each room offered for rent plus additional spaces required for other uses associated with an Inn, as determined by the Commission, plus 1 per employee on maximum size shift
Rooming & Boarding House	LODGING	1 space for each room offered for rent plus additional spaces required for other uses associated with a Rooming & Boarding House, as determined by the Commission
<b>Manufacturing</b>		
Accessory Use	OTHER	1 space for each 2 employees during the largest daily work shift or 1 space for each 500 sf of gross floor area, whichever is greater
Primary Use	OTHER	1 space for each 2 employees during the largest daily work shift or 1 space for each 500 sf of gross floor area, whichever is greater; Parking area for office area computed separately
<b>Motor Vehicle Uses</b>		
Gas Station, Service & Repair, Rental	RETAIL	4 spaces per 1,000 gross leasable floor square feet of area <sup>e</sup>
Car Sales (new & used)	RETAIL	1 space for each 5 cars offered for sale
Vehicle Storage	OTHER	As determined by the Commission
Accessory Use	OTHER	As determined by the Commission
Natural Resource Removal**	OTHER	As determined by the Commission
<b>Office Building</b>		
Office Space	OFFICE	3 spaces per 1,000 sf of gross floor area
Open Space Development	RESIDENTIAL	Calculate based upon dwelling unit composition
Commercial Recreation & Fitness	CIVIC	1 space for every 3 legal occupants
Place of Public Assemble &/or Worship	CIVIC	1 space for every 3 legal occupants
Public Use & Public Utility	CIVIC	As determined by the Commission
Public Parking Lot & Public Garage	CIVIC	As determined by the Commission
<b>Residential</b>		
Single-Family Accessory Dwelling Unit	RESIDENTIAL	1 space per dwelling unit
Accessory Dwelling Unit, Other	RESIDENTIAL	1.5 space per dwelling unit
Multi-Family Dwelling (adaptive re-use or new construction)	RESIDENTIAL	1-1/2 spaces per dwelling unit for efficiency and 1 BR units; 2 spaces for 2 or more BR's



## Section 642 Heliports

Heliports are permitted subject to the following conditions:

- a. Heliports are accessory to the primary land use; they are not commercial in nature, not held out or open to the general public, nor allowed to charge a fee at any time.
- b. There will be no overnight storage of helicopters as a normal operation, no fueling or storage of maintenance materials.
- c. The facility will have a favorable FAA airspace determination that is current and complies fully with all recommendations and/or conditions made by the FAA. A copy of the full FAA Form 7480 Application and response from the FAA will be part of the application package. The facility will be limited to the size of the helicopters that it was designed for and that will be specifically stated in the application and zoning permit.
- d. The facility will comply with all the applicable licensing guidelines and regulations for such facilities as defined by the State of Connecticut Department of Transportation (DOT). The written acknowledgement from that department that it meets such requirements is needed as part of the application package.
- e. The facility will be listed with the FAA when activated and this listing will be kept current as required.
- f. The facility will be approved by the Hamden Fire Department with all of their recommendations and conditions being complied with.
- g. The heliport flight paths, while legally under the sole jurisdiction of the FAA, should be designed to use natural sound corridors and roads to enhance the compatibility with the surrounding community.
- h. Permission is granted as a part of the approval for the Hamden Public Safety Departments, i.e. Fire and Police, to use and access the heliport in the event of a local emergency and to allow appropriate emergency helicopters to serve the public need. The facility will also allow for any needed emergency service (MedEvac, State Police, etc.) helicopter to use the heliport within its weight and size notations.
- i. The facility will be used only by the owner and his/her guests.
- j. If the primary land use ceases at the location, the facility will no longer be approved as an accessory use.
- k. A trip shall be defined as one landing and one take-off.
- l. There will be no helicopter operations, *except for emergencies*, between the hours of 11:00 p.m. and 6:00 a.m.

## Section 644 Home Occupation

Customary home occupations are permitted accessory uses, subject to the following conditions:

**644.1** The home occupation or office shall:

- a. Not occupy more than 25% of the existing floor area of the dwelling or 600 square feet, whichever is less;
- b. Not change the exterior residential character or appearance of the dwelling in any visible manner;
- c. Be clearly incidental to the residential use of the dwelling. The home occupation or office may involve only members of the immediate family residing in the dwelling unit. Subject to Special Permit and Site Plan approvals, the home occupation or office may also involve one non-resident employee;
- d. Not involve the sale of any commodity or article;
- e. Not include any manufacturing, processing or assembling (other than artists, craftsmen or bakers);
- f. Not have materials or products related to the home occupation stored outside of any building;
- g. Not have parking in any required front or side yard;
- h. Not create any excessive noise, traffic, odor, dust, vibration, smoke, gas fumes, radiation, electromagnetic interference, or unsightly condition that would constitute a public nuisance to adjoining properties or the neighborhood;
- i.. Require sanitary sewers should the Commission decide that such service is necessary.

**644.2** A home occupation, such as an office, may be approved by Zoning Permit only if:

- a. No changes to the exterior of the house and site are made;
- b. No signage is located on site;
- c. No non-family members are employees;

- d. There are only infrequent visits to the home by clients;
- e. The activity does not exceed the approved capacity of private wells or private subsurface sewage disposal systems;
- f. There is no discharge toxic or hazardous waste material into a private, subsurface sewage disposal system,
- g. No toxic materials are used; and
- h. No additional parking is required;

Home occupations may be permitted in a dwelling unit that is part of a two-family, three-family or multi-family development subject to the above criteria.

## **Section 646 Lodging**

### **646.1 Bed & Breakfast**

Bed & Breakfasts are allowed subject to the following conditions:

- a. The establishment shall be owner-occupied;
- b. Up to five bedrooms may be offered for lodging;
- c. No parking shall be allowed in the required front or side yards.

### **646.2 Hotel/Motel/Inn**

#### General Requirements for Hotels, Inns & Motels

- a. The lot shall be serviced by a public water supply.
- b. The size and appearance of any proposed hotel, inn or motel shall be compatible and harmonious with the character and appearance of buildings in the immediate vicinity and shall not be detrimental to the appropriate and orderly development of any adjacent lot or building.
- c. No more than 10% of rental units shall have kitchen or cooking facilities.
- d. Proposed sewage disposal systems shall meet all State and Local requirements, shall be approved by the local health department and shall have no adverse effects on adjacent sewage disposal systems.

Hotels, inns and motels on parcels abutting residential and T3 zones are permitted subject to the following conditions:

- a. The maximum amount of patron space for limited conference and dining use shall not exceed 20 square feet per lodging room. Dining facilities shall be designed to focus on servicing patrons and their guests.
- b. **Side and/or rear yard setbacks abutting residentially zoned property shall be a minimum of 25 feet.**

Hotels, motels and inns on parcels that do not abut residential an/or T3 zones are permitted subject to the conditions of the underlying zone.

### **646.3 Roomers & Boarders<sup>8</sup>**

The keeping of no more than two roomers and boarders who do not meet the definition of “student” is permitted as an accessory use in a one-, two- or three-family dwelling subject to the following conditions:

- a. The roomers or boarders shall reside within the principal dwelling unit.
- b. The sleeping space shall be no less than 80 square feet for the first person and 70 square feet for the second person.
- c. No cooking or cooking appliances shall be permitted in rented rooms,
- d. One off-street parking space shall be provided for each roomer or boarder.
- e. No roomer or boarder shall be permitted where the family occupying the dwelling unit is composed of a group of four unrelated persons.

## **Section 648 Manufacturing**

### **648.1 Accessory Use**

The manufacturing, assembling, converting, altering, finishing, cleaning or other similar processing of products, when accessory to a retail, business/personal service use, is permitted subject to the following conditions:

- a. The goods produced or processed shall be sold exclusively on the premises.
- b. The area used for such purposes shall be entirely within the building occupied by the principal use.
- c. The area used for such purposes shall not exceed 50% of the area devoted to retail sales or 20% of the gross floor area of the building, whichever is less. This provision shall not be applicable to businesses primarily involved in food processing such as bakeries.
- d. Sanitary sewers and a public water supply shall serve the lot.

### **648.2 Primary Use**

The manufacturing, assembling, converting, altering, finishing, cleaning or other similar processing of products is permitted provided that the lot is served by sanitary sewers and has public water supply.

## **Section 650 Motor Vehicles**

### **650.1 Sales, Rental, Service & Repair of Vehicles and Gas Station**

Motor vehicle (including automobile, truck, recreation vehicle, trailer, boat and mobile home) sales, rental, service (including gas stations and car wash facilities) and repair are permitted subject to the following conditions:

- a. Each lot shall have a minimum area of 20,000 square feet and shall have at least 150 feet of frontage on one street.
- b. All fuel pumps and service equipment shall be setback from any lot line by at least 15 feet<sup>9</sup>
- c. Curb cuts shall be at least 25 feet from any other curb cut or street intersection.
- d. Trash, garbage and unusable vehicle parts shall be temporarily stored within the principal building or within a covered container or receptacle that is suitably screened from adjoining properties.
- e. The outdoor display, exhibition, and storage of motor vehicles is permitted as an accessory use subject to the provisions in **Section 654 Outdoor Storage**.
- f. Freestanding signs for gas stations shall comply with **Section 550.2.10**. However, the total surface area of 32 square feet may be increased by one square foot for posting each fuel price provided that the total surface area of the sign does not exceed 36 square feet and the posted prices are an integral part of the face of the sign.
- g. Sanitary sewers and a public water supply shall serve the lot.
- h. All hazardous materials and waste chemicals shall be stored inside on an impervious floor with some form of secondary containment.
- i. Scrap metal or other parts in contact with lubricant shall be stored in a watertight container to prevent the accumulation and contamination of stormwater.
- j. Solid waste material shall be stored in an appropriately sized, covered, solid waste dumpster or other watertight container that is plugged to prevent the release of any liquids.
- k. Waste material shall be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local regulations.
- l. All servicing of vehicles shall be conducted indoors on an impervious surface.
- m. All vehicle washing shall be conducted indoors.
- n. There shall be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
- o. Any vehicles that are leaking automotive fluids shall be stored in a garage or at minimum on an impervious surface where the leaks can be contained and cleaned up.
- p. RWA inspectors shall be granted access to any property located within the Mill River Watershed or an Aquifer Protection Area during the Authority's annual inspection program.

<sup>9</sup> Adopted February 14, 2017. Effective March 10, 2017

- c. Commercial Satellite Dish Antenna - A ground-mounted or roof-mounted satellite dish antenna in a Non-Residential Zone is allowed, provided the dish antenna measures 2 meters (6.56 feet) or less in diameter.

### **672.3 Zoning Permit Required**

- a. Amateur Radio Antenna - An amateur radio antenna owned and operated by an amateur radio operator licensed by the FCC provided:
  - i. A ground-mounted installation is located in the rear yard;
  - ii. A building-mounted installation is affixed to the rear of the residential structure;
  - iii. Any tower and antenna combination is less than 40 feet in total height and is erected no nearer to any property line than a distance equal to the vertical height of the tower and antenna; and
  - iv. A suitable safety fence may be required to preclude unauthorized access.
- b. New Public Safety Tower or Antenna - A new antenna tower intended and used primarily for the purpose of police, fire, ambulance, and/or other emergency services or similar emergency communications.
- c. Existing Tower Repair - Repair of existing towers and antennas, provided there are no changes in design, height or appearance.

### **672.4 Permitted by Site Plan Approval**

- a. Commercial Satellite Dish Antenna - A ground-mounted or roof-mounted satellite dish antenna in a Manufacturing, T3.5, T4, or T5 zone that does not comply with **Section 672.2**.
- b. Other Antennas on Existing Structures - Any other antenna which is not attached to a tower, provided:
  - i. The antenna complies with all applicable FCC and FAA regulations;
  - ii. The antenna complies with all applicable building codes;
  - iii. The antenna does not extend more than 10 feet above the highest point of the structure; and
  - iv. The antenna is screened or designed and installed to be architecturally compatible with the structure in question.

### **672.5 Permitted by Special Permit**

- a. New Tower or Antenna on Town-Owned Property - A new antenna located on property owned, leased or otherwise controlled by the Town.
- b. New Tower or Antenna - Any new tower or antenna not regulated by the Connecticut Siting Council.

### **672.6 Requirements for Special Permit Applications**

- a. Each application shall include:
  - i. Documentation that a licensed carrier or an authorized emergency-services organization is either an applicant or a co-applicant on the application;
  - ii. Documentation that the proposed facility will not cause any interference with any emergency or public-safety radio system;
  - iii. Documentation showing how the proposed facility will accommodate emergency service communications for police, fire and ambulance services or a statement from each organization that such accommodation is not desired;
- b. Documents indicating that:
  - i. All towers, antennas, and/or equipment to be installed meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the State or Federal Government with the authority to regulate towers and antennas, and;
  - ii. If such standards and regulations are changed, then the owners of the towers and antennas governed by this regulation shall bring such towers and antennas into compliance;
  - iii. Documentation regarding noise emission from equipment and identification of appropriate steps to provide soundproofing so that any noise above ambient levels is inaudible at the property line; and

## **677 Medical Marijuana Production Facilities and Dispensaries<sup>24</sup>**

Medical Marijuana Production Facilities and Dispensaries are permitted, subject to Site Plan Approval and the following requirements:

1. Production Facilities:
  - a. They must be licensed by the State of Connecticut.
  - b. They must be located at least 1,000 feet from all elementary and secondary schools and places of worship, measured by drawing the nearest straight line between their respective boundaries.
  - c. They must be located in an M Zone.
2. Dispensaries:
  - a. They must be licensed by the State of Connecticut
  - b. The Gross Leasable Space may not exceed 20,000 square feet.
  - c. They must be located at least 1,000 feet from all elementary and secondary schools and places of worship, measured by drawing the nearest straight line between their respective boundaries.
  - d. They must be located in either a T-4 or T-5 Zone on Dixwell Avenue, Whitney Avenue or State Street.
3. Production facilities and dispensaries that meet the requirements of Section 510.2 Change of Use require only a Zoning Permit.

- a. Construction of any of the proposed improvements, including but not limited to roads, sewer lines, landscaping, recreational facilities, etc. shall have commenced within 12 months from the effective date of the Special Permit and Site Plan approvals; and
- b. Construction of the improvements is diligently pursued and brought to substantial completion within the original time constraints set forth at the time of approval or within 3 years following the effective date of such amendment to the zoning regulations or boundaries of zones.

## **720 Site Plan Standards and Procedures**

### **720.1 Authority and Purpose**

No Zoning Permit shall be issued for any activity requiring Site Plan approval until the Commission has reviewed and approved the application.

### **720.2 Site Plan Procedure**

#### **720.2.1 Application**

Each application for Site Plan approval shall be submitted on a form prescribed by the Commission, accompanied by ten sets of a Site Plan, as well as the applicable fee.

The Commission, on its motion or on petition, may amend these Regulations or the Zoning Map, after public notice and hearing, in accordance with the General Statutes of the State of Connecticut.

### **720.3 Referrals**

The Commission may refer any Site Plan application to any Town department or other agency that the Commission deems appropriate and may request any such department or agency to submit a report to the Commission on matters that are of concern to the Commission in connection with its own responsibilities.

### **720.4 Site Plan Information**

720.4.1 Any other information, such as a traffic or hydrology study deemed necessary by the Commission or staff to be necessary to determine conformity with the intent of these regulations.

720.4.2<sup>7</sup> All maps shall include an accurate class A-2/T-2 survey of the property and improvements, prepared by a land surveyor registered in the State of Connecticut unless waived by the Commission.

All plans shall be prepared, signed and sealed by a Connecticut-registered engineer, architect, or landscape architect, whichever is appropriate.

All plans shall be prepared at a scale of one-inch equals not less than 20 feet, and not more than 50 feet. Site Plans shall include the following:

- a. Title Block with date, name of developer(s), property owner(s), north arrow, revision date(s), numeric and graphic scale of plans, seals and signatures of all appropriate design professionals;
- b. A key map at the scale of 1-inch equals 1000 feet showing the subject property and adjacent properties within 500 feet;
- c. Boundary survey of the site, including distances with angles or bearings;
- d. Zoning classification of property;
- e. Area of lot;
- f. Name of adjacent owners and zoning classification of each property;
- g. Existing and proposed contours or spot grades at no more than 2-foot intervals;
- h. Locations of existing and proposed buildings, signs, fences, and walls with dimensions, area, elevations and number of stories, and distances between all buildings and property lines;

- i. Location of all existing and proposed uses and facilities not requiring a building, such as swimming pools, tennis courts, tanks, and transformers;
- j. Sizes, arrangement, uses, and dimensions of all open spaces on the site;
- k. Location and design of all existing and proposed sanitary sewers, storm drainage, water-supply facilities, electrical / mechanical pad(s) and other underground and above-ground utilities;
- l. Existing and proposed sidewalks, curbs and curb cuts, and adjacent streets;
- m. Soil erosion and sedimentation control measures as required by Section 520.9 Sediment and Erosion and Control Regulations;
- n. Drainage design for roof area(s), parking lot(s) and driveway(s);
- o. Stormwater Detention Plans;
- p. Locations and descriptions of all existing and proposed easements and rights-of-way;
- q. Location of all existing wooded areas, watercourses, wetlands, rock outcrops, and other significant physical features, and, where appropriate, the mean high-water line, the wetlands boundary, the flood hazard area, the coastal area boundary, the aquifer boundary and the West Rock Ridge Conservation area;
- r. Location of existing stone walls;
- s. Proposed landscaping to include the following:
  - i. Location, general layout, type and size of buffer(s) or landscape area(s), plant material(s), fencing, screening devices, decorative paving, or other materials proposed;
  - ii. Location of existing trees with a trunk caliper of more than 6 inches except in intensely wooded areas where the foliage line shall be indicated;
  - iii. A statement to the effect that such landscaping does not include any species listed on the Connecticut Invasive Plant List.
- t. Layout of all off-street parking areas showing details of aisles, driveways, each parking space, all loading and unloading areas, pavement markings, location of directional signs;
- u. Existing and proposed locations, heights and sizes of all outdoor lighting and sign locations. Lighting plan shall include the following:
  - i. Location and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices; any decorative lighting should be indicated;
  - ii. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cut sheets by manufacturers and drawings (including sections where required);
  - iii. Photometric data, such as that furnished by manufacturers or similar, showing the angle of cut-off or light emissions;
  - iv. Wattage or power of the lights, and method of shielding from any adjoining residential area.
- v. Fire lanes and traffic control signs as required by the Hamden Traffic Authority or Police and Fire authorities;
- w. Outside storage areas with proposed screening;
- x. Location of outside recycling and refuse storage area and proposed screening;
- y. Provisions for water supply;
- z. Proposed open space areas and any proposed site improvements to such areas;
- aa. Information on endangered species or species of special concern, as listed on the Natural Diversity Data Base maintained by the Connecticut DEP; and
- bb. A table or chart indicating the proposed number or amount and types of uses, lot area, lot width, yards, building height, coverage, floor area, parking spaces, landscaping, open spaces and other elements as they relate to the requirements of the Zoning Regulations.
- cc. A copy of all documentation, including surveys and plans should be provided in pdf format.<sup>8</sup>
- dd. If circumstances warrant, the Town Planner may waive any of the above requirements in consultation with the Chairperson of the Planning & Zoning Commission.<sup>9</sup>

<sup>8</sup> Effective November 15, 2012

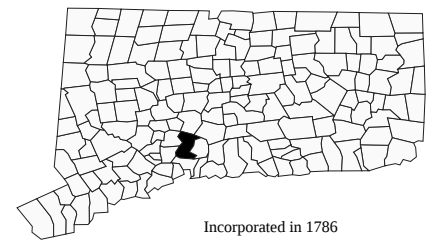
<sup>9</sup> Effective November 15, 2012

# Hamden, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Hamden Gov't Center  
2750 Dixwell Avenue  
Hamden, CT 06518  
(203) 287-7100

Belongs To  
New Haven County  
LMA New Haven  
South Central Planning Area



Incorporated in 1786

## Demographics

### Population

	Town	County	State
2000	56,913	824,008	3,405,565
2010	60,960	862,477	3,574,097
2012-2016	61,476	860,874	3,588,570
2020	62,545	898,514	3,604,591
'16 - '20 Growth / Yr	0.4%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	33	605	4,842
Pop./Sq. Mile (2012-2016)	1,883	1,424	741
Median Age (2012-2016)	38	40	41
Households (2012-2016)	23,356	326,487	1,354,713
Med. HH Inc. (2012-2016)	\$71,665	\$62,715	\$71,755

	Town	State
Veterans (2012-2016)	2,609	188,759

### Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	3,068 5%	5,856 10%	12,442 20%	14,574 24%	16,466 27%	9,070 15%	61,476 100%
County	45,608 5%	101,958 12%	121,393 14%	217,078 25%	240,502 28%	134,335 16%	860,874 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

### Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	37,043	557,698	2,464,450
Black Alone	13,356	110,829	372,696
Asian	3,322	33,744	152,782
Native American	107	1,688	9,399
Other/Multi-Race	4,635	70,065	284,582
Hispanic or Latino	6,450	144,549	537,728

	Town	County	State
Poverty Rate (2012-2016)	8.4%	12.8%	10.4%

### Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	9,176 23%	673,220 27%	2,689 7%
Associates Degree	2,689 7%	184,426 7%	18,274 46%
Bachelors or Higher	18,274 46%	938,319 38%	

## Economics

### Business Profile (2016)

Sector	Units	Employment
Total - All Industries	1,614	19,994
23 - Construction	109	629
31-33 - Manufacturing	71	1,186
44-45 - Retail Trade	184	2,540
61 - Educational Services	37	2,732
62 - Health Care and Social Assistance	206	3,930
72 - Accommodation and Food Services	121	1,762
Total Government	33	2,042

### Top Five Grand List (2014)

	Amount
Baker Hamden LLC	\$59,929,030
Whitney Center Inc	\$26,400,000
Hamden Developers LLC	\$34,615,210
Broadmoor 1 LLC	\$32,386,900
Seramonte Associates	\$22,519,140
Net Grand List (SFY 2015-2016)	\$4,075,516,582

### Major Employers (2014)

Quinnipiac University	Area Cooperative Education Svc
Arden House Care & Rehab Ctr	AAA Southern New England
CT Transit	

## Education

### 2017-2018 School Year

	Grades	Enrollment
Hamden School District	PK-12	5,420

### Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	54.8%	53.1%	47.4%	50.0%	33.6%	41.8%
ELA	52.1%	51.8%	49.6%	54.1%	41.1%	53.7%

### Pre-K Enrollment (PSIS)

	2016-2017
Hamden School District	203

### Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Hamden School District	12.7%

### 4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Hamden School District	87.6%	89.5%	85.8%

### Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	86.0%	88.0%	86.8%
Private	14.0%	12.0%	13.2%



# Hamden, Connecticut

CERC Town Profile 2018



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

Total Revenue (2016)	\$217,509,730	Total Expenditures (2016)	\$222,551,036	Annual Debt Service (2016)	\$22,139,790
Tax Revenue	\$166,677,729	Education	\$94,446,338	As % of Expenditures	9.9%
Non-tax Revenue	\$50,832,001	Other	\$128,104,698	Eq. Net Grand List (2016)	\$5,578,004,424
Intergovernmental	\$44,146,760	Total Indebtedness (2016)	\$292,220,000	Per Capita	\$91,256
Per Capita Tax (2016)	\$2,721	As % of Expenditures	131.3%	As % of State Average	60.3%
As % of State Average	94.8%	Per Capita	\$4,781	Moody's Bond Rating (2016)	Baa1
		As % of State Average	192.8%	Actual Mill Rate (2016)	40.87
				Equalized Mill Rate (2016)	29.82
				% of Net Grand List Com/Ind (2016)	14.8%

## Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	25,507	362,497	1,493,798
% Single Unit (2012-2016)	56.7%	53.6%	59.1%
New Permits Auth (2017)	30	750	4,547
As % Existing Units	0.1%	0.2%	0.3%
Demolitions (2017)	3	202	1,403
Home Sales (2013)	531	5,858	26,310
Median Price	\$228,200	\$244,000	\$269,300
Built Pre-1950 share	29.2%	33.4%	29.7%
Owner Occupied Dwellings	15,335	203,568	900,223
As % Total Dwellings	65.7%	62.4%	66.5%
Subsidized Housing (2017)	2,056	46,104	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	56	1,128	3,417
\$100,000-\$199,999	215	2,047	7,522
\$200,000-\$299,999	176	1,418	6,031
\$300,000-\$399,999	57	730	3,380
\$400,000 or More	27	535	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,273	\$1,075	\$1,094
Cost-burdened Renters	50.9%	55.9%	52.5%

## Labor Force

	Town	County	State
Residents Employed	33,428	430,024	1,795,519
Residents Unemployed	1,606	24,872	96,273
Unemployment Rate	4.6%	5.5%	5.1%
Self-Employed Rate	6.9%	8.5%	9.9%
Total Employers	1,614	23,754	117,337
Total Employed	19,994	362,096	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Hamden, CT	3,710	New Haven, CT	8,022
New Haven, CT	2,431	Hamden, CT	3,710
North Haven, CT	869	North Haven, CT	1,349
West Haven, CT	850	Bridgeport, CT	1,136
Wallingford, CT	826	Wallingford, CT	946
East Haven, CT	656	Milford, CT	925
Cheshire, CT	539	West Haven, CT	855

## Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	2,526	1,780
Violent	324	224

Distance to Major Cities

	Miles
Hartford	28
New York City	74
Providence	83
Boston	117
Montreal	288

Residential Utilities

<b>Electric Provider</b>	The United Illuminating Co. (800) 257-0141
<b>Gas Provider</b>	Southern Connecticut Gas Company (800) 659-8299
<b>Water Provider</b>	South Central CT Regional Water Auth. (203) 562-4020
<b>Cable Provider</b>	Comcast New Haven (800) 266-2278

Disengaged Youth (2012-2016)

	Town	State
Female	4.0%	4.5%
Male	6.0%	5.5%

	Town
Library circulation per capita	6.11