



Town of Hamden
Planning and Zoning Department

Planning and Zoning Commission
Meeting Minutes

Hamden Government Center
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October 5, 2026

The Planning and Zoning Commission, Town of Hamden, held a hybrid Regular Meeting on Tuesday, September 22, 2026. The meeting was held in-person in the Legislative Council Chambers at Hamden Memorial Town Hall, 2372 Whitney Avenue, Hamden, CT 06518, and remotely via Town Zoom teleconferencing at <https://www.hamden.zoom.us/j/82468227728>.

Commissioners in Attendance: **In Person:** Michele Mastropetre (*Chairman*), Joseph McDonagh (*Vice Chairman*), Barbara Andrews, Richard Bauer, Richard Pearce, Hannah Leckman, Felicia Bond, Ronald Leonardo, Calvin DeMarsilis

Staff in Attendance: **In Person:** Eugene Livshits (*Town Planner*), Christopher Soto (*Assistant Town Planner*), Tim Lee (*Assistant Town Attorney*), Maisie Albis (*Commission Clerk*)

Chairman Mastropetre called the meeting to order at 7:03p.m. The clerk read the agenda into the record, and Commissioners and staff introduced themselves.

A. Public Comment Session

Chairman Mastropetre called for comments from the public regarding matters within the purview of the Commission but not already on the agenda. No in-person or remote attendees made comments.

Commissioner Bauer asked if the correspondence contained in members' meeting packets should be noted on the record. The clerk reported that a letter had been received on September 16, 2026, from Mr. Gary Williams. Chairman Mastropetre reviewed the letter, which regarded the recently approved Special Permit #26-1400 at 2693 Whitney Avenue. Mr. Williams raised concerns about the applicant being in violation of the approval. Mr. Livshits confirmed to the Chairman that a Zoning Enforcement Officer will be looking into the issue.

B. Regular Meeting

1. C.G.S. §8-24 Review #26-451

Mill River Trail Construction (State Project 061-0159)

Applicant: Town of Hamden

Chairman Mastropetre requested that Mr. Soto read his report regarding the application. In it, he explained that the referral was requesting authorization for the design work and eventual

construction of the proposed Mill River Trail. The report concluded with a recommendation that the Commission issue a favorable report to the Legislative Council.

The Chairman asked Mr. Soto if there was funding in place for maintenance of the trail once it has been constructed. He replied that he could not speak directly to what funding the Engineering Department might have planned, but noted that the trail would be a standard hardscape of bike lanes and sidewalks that would incorporate existing infrastructure. Mr. Livshits later confirmed with the Town Engineer that much of the trail would be replacing existing sidewalks rather than new installation.

Commissioner DeMarsilis asked who would own the trail and therefore absorb responsibility for liabilities. Mr. Soto did not have that information. He referred members to the packets of materials that had been provided as part of the application.

The Commission discussed the budget figures provided in the packets. There were concerns about construction costs, which were seemingly unaddressed. Mr. Livshits explained that those costs could not be known until after the design phase. He and Mr. Soto reminded the Commission that they were responsible for determining whether the proposal was an appropriate use of the land, and that the financial aspects fall under the purview of the Legislative Council.

Commissioner McDonagh moved to issue a favorable report to the Legislative Council regarding the referral. Commissioner Pearce seconded. Chairman Mastropetre called for a vote. **Commissioner Bauer abstained from voting. All others were in favor of the motion. The Commission issued a favorable report regarding C.G.S. §8-24 Referral #26-451.**

C. Old Business

1. Review of August 11, 2026, Regular Meeting minutes

Commissioner McDonagh moved to approve the August 11, 2026, minutes as written. Commissioner Leckman seconded. Commissioner Bauer abstained from the vote, as he had not been present at the meeting. All others voted in favor; the minutes were approved as written.

D. New Business

1. Potential Moratorium on Data Centers

Mr. Livshits reported that the Planning and Zoning Department may be presenting an application for a moratorium on data centers at an upcoming meeting. He said that the proposed moratorium would be for a period of six months in order to give the Department time to conduct research and draft applicable regulations for the use. Chairman Mastropetre asked whether external consultants would be involved. Mr. Livshits replied that the work would begin with Department staff but that he would seek additional assistance if necessary.

E. Adjournment

Commissioner Bauer moved to adjourn. Commissioner Bond seconded and all were in favor. Chairman Mastropetre adjourned the meeting at 7:25 p.m.

Submitted By: _____

Maisie Albis, Commission Clerk