



Town of Hamden
Planning and Zoning Department

Planning and Zoning Commission
Meeting Minutes

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

October 20, 2026

The Planning and Zoning Commission, Town of Hamden, held a hybrid Regular Meeting on Tuesday, October 13, 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*), Richard Pearce, Hannah Leckman, Barbara Andrews, Felicia Bond, Ronald Leonardo, Calvin DeMarsilis

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

Chairman Mastropetre called the meeting to order at 7:01p.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 topics within the purview of the Commission. There were no attendees, either online or in-person, and the Chairman closed the public comment session.

B. Regular Meeting

1. C.G.S. §8-24 Review #26-452

Proposed Easement for 3360 Whitney Avenue Associates, LLC
Applicant: Town of Hamden

Chairman Mastropetre requested that Mr. Livshits read his report regarding the referral. The report summarized the easement proposal, which would allow for the construction and maintenance of a retaining wall at 3360 Whitney Avenue abutting the Farmington Canal Trail. Obtaining the easement had been a condition of approval for Special Permit #25-1389. Mr. Livshits indicated that the proposal had been reviewed by the Farmington Canal Commission (FCC) as requested by the condition, as well as the Town Engineer and the Town Tree Warden. His report concluded with the recommendation that the Commission issue a favorable report to the Legislative Council.

Chairman Mastropetre called for questions. Commissioner McDonagh asked whether the FCC had taken a vote to approve the proposal. Mr. Livshits said that there had not been a vote, and explained that the only action required was for the Planning and Zoning Commission to issue a report to the Council. He confirmed to the Chairman that the proposal had been presented to the FCC in July.

The Chairman then asked about the plans for the replacement of trees. Mr. Livshits said that had been addressed by the landscaping plan associated with the prior special permit approval.

Commissioner Leonardo wondered whether it was within the Commission's purview to consider how the work would be performed. Mr. Lee relayed concerns raised by Commissioner Leonardo and Commissioner DeMarsilis that the construction might impact the Farmington Canal Trail. Mr. Livshits again referred to the prior approval, which he said had addressed the proposed grading and limits of disturbance. He noted that the plans had been reviewed by the Town Engineer and that BL Companies would be on site to oversee the work.

With no further questions, Chairman Mastropetre called for a motion. **Commissioner McDonagh moved to issue a favorable report to the Legislative Council regarding C.G.S. §8-24 Review #26-452. Commissioner Bond seconded. Commissioners McDonagh, Bond, Pearce, Leckman, Andrews, and Leonardo voted in favor of the motion. Chairman Mastropetre and Commissioner DeMarsilis abstained. The motion carried with eight in favor and two abstaining, and the Commission issued a favorable report.**

C. Old Business

1. Review of September 22, 2026, Regular Meeting minutes

Chairman Mastropetre called for any necessary changes to the meeting minutes.

Commissioner McDonagh moved to approve the minutes as written. Commissioner Pearce seconded and all members voted in favor. The September 22, 2026, minutes were approved as written.

D. New Business

1. Commissioner Leckman: "Home in Hamden" Website

Chairman Mastropetre noted that Commissioner Leckman had requested to add an item for discussion regarding multi-family housing. **Commissioner McDonagh moved to add the item to the agenda. Commissioner Leonardo seconded and all were in favor.**

Commissioner Leckman encouraged members to visit a webpage for the newsletter "Home in Hamden" at <https://homeinhamden.substack.com>. She explained that Issue 19 of the newsletter included a compilation of over 200 existing two- and three-family homes found in areas currently zoned for single-family housing. The authors of the newsletter advocate for changes to the zoning regulations that would allow for new construction of such homes in these zones, Commissioner Leckman reported. Mr. Livshits shared his screen to project the website for the Commission.

2. Cancellation of Upcoming Meeting

Chairman Mastropetre noted that October 27, 2026, Regular Meeting would be canceled.

3. Town Center Master Plan

Mr. Livshits informed the Commission of a webpage with information regarding the Hamden Town Center Master Plan. He shared his screen to display the page, which includes up-to-date project details, engagement opportunities, workshop recordings, and an ArcGIS story map. He encouraged members to visit the page for more information.

Link: <https://storymaps.arcgis.com/stories/0f6a98a6ff694764a0bf687527e39584>

E. Adjournment

Chairman Mastropetre called for a motion to adjourn. **Commissioner DeMarsilis made the motion, seconded by Commissioner Leckman. All were in favor and Chairman Mastropetre adjourned the meeting at 7:23 p.m.**

Submitted By: _____

Maisie Albis, Commission Clerk