

Minutes of the Town of Hamden Planning Board 03/25/2025

Meeting called to order at 7:45pm

Members Present: Mike Cipperly (Chair), Rachelle Rogers (Secretary), Planning Board members: Ben VanDusen, Dennis Aikens and Sue Hoyt.

Other Officials Present: Theresa Ferrigno County Representative and Bret Sage Town Board Liaison.

Minutes from the February meeting were read. Ben moves to approve the minutes as read, seconded by Dennis, all in favor, motion carried.

**Old Business:** None

**New Business:** Amy Randall representing Bird Song Farm for their property on 1051 Back River Road in Delancey for a site plan review. They are proposing a residential and retail space. Amy stated that she could not disclose what business would be opening in the retail store, Rich Lamson the owner wanted to wait until a lease was signed. Mike discussed with Amy that the board usually reviews the business first, then a public hearing would be scheduled. Parking for residents would need to be provided, code enforcement can assist with the ratio of occupancy to parking spaces. Amy said she will reach out to the planning board once they receive the certificate of occupancy, and the signed lease for the retail space.

Theresa discussed the sign law that the planning board drafted, it will be an addition to the site plan review law. Hamden's town attorney stated it would be hard to enforce it as a stand alone law due to the town not having zoning. Theresa suggested that due to the sign addition, we should start updating/revising site plan review law since the board will also be drafting (BESS) Battery Energy Storage System. The board will review BESS at next months meeting.

Dennis moves to adjourn the meeting, seconded by Rachelle, motion carried. Meeting adjourned at 8:32pm.

Rachelle Rogers (Secretary)

Mike Cipperly (Chair)