

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – WEDNESDAY, JANUARY 21, 2015

The Planning and Zoning Commission will hold a regularly scheduled meeting on Wednesday, January 21, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

## **AGENDA**

### **PUBLIC HEARING**

#### **ZONING AMENDMENT**

Application #15-01 – Amending of Art. VII, Sec. 2 to permit sale of alcoholic beverages in any Commercial Zone. Petitioner: Planning and Zoning Commission

Application #15-02 – Amending of Art. VII to eliminate Section 4.0 (Proximity of Outlets). Petitioner: Planning and Zoning Commission

#### **LIQUOR LOCATION PERMIT**

Application #15-04 – Somali S. Patel  
10 Broadway Road

Pursuant to Art. VII, approval of proposed location for a liquor package store.

Application #15-03 – Eugene Donnelly  
6528 Main Street

Pursuant to Art. VII, approval of proposed location for a liquor package store.

Application #15-05 – TLHS, LLC  
4244 Madison Avenue

Pursuant to Art. VII, approval of proposed location for a liquor package store.

## **SPECIAL PERMIT/SITE PLAN APPROVAL**

Application #14-41 – Ninety Five Corporate Drive Trumbull, LLC  
95 Corporate Drive

Pursuant to Art. II, Sec. 4.2.4 Special Permit to construct 18,330 sq. ft. rear addition with associated site improvements. HEARING CONTINUED FROM DECEMBER 17, 2014.

Application #15-06 – Tashua Coffee House, LLC  
945 White Plains Road

Pursuant to Art. II, Sec. 3.1.7 Special Permit to install a 26.39 sq. ft. illuminated wall sign and 10.87 sq. ft. pylon sign.

Application #15-07 – Mark Greengarden

Pursuant to Art. I, Sec. 4.2.3 and Art. XV to convert existing non-conforming use from a beauty parlor to a real estate office.

## **REGULAR MEETING**

### **Acceptance of Minutes**

Accept minutes of the December 17, 2014 Regular Meeting.

### **Bond Release**

Application #11-19 – Digital Merritt LLC  
60 & 80 Merritt Boulevard  
Site Bond

### **Pending Applications**

Consider and act on applications from tonight's Public Hearing.

### **Planner's Report**

By: \_\_\_\_\_  
Helen Granskog  
Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044 or  
hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.**

## DESCRIPTION OF PROJECT AND ZONING HISTORY

Cooper Surgical occupies the building at 95 Corporate Drive. This application is for the construction of an 18,300 +/- sf addition on the rear of the building. The addition will support warehouse space, a clean room, and two loading docks. To facilitate the building expansion, the existing parking lot in the rear will be modified to allow truck turning/backing movements. This will result in the elimination of several parking spaces, islands, and lighting. Maximum parking capacity will not be compromised due to existing parking being above current zoning requirements. In addition, two existing storage tanks containing polypropylene and polystyrene will be relocated to the west side of the building.

A truck turning area is being proposed that lies adjacent to a conservation easement which currently provides a buffer to adjoining residential properties. This area will be screened with the expansion of the existing wooden fence system and a planted buffer. In addition, a trail system traversing the property will be built. This trail was the subject of a wetlands application in July 2014 and received approval, but the current proposal requires the location of the trail in the area of the addition to be modified.

Historically, in November 1995 the Planning and Zoning Commission approved application # 95-53 Resubdivision of Lots 5 & 6 Corporate Drive. The existing lots 5 & 6 of Corporate Drive were combined to form the present day lot configuration. In October 1995, the Inland Wetlands Commission approved construction of a commercial building on the property (application # 95-53). The property was then subject to a special permit recorded in Volume 885 page 612 of the Trumbull Land Records on February 9, 1996. More recently, the Inland Wetlands Commission approved the creation of a gravel walking trail on the property (application 14-13).

\*Addendum January 15<sup>th</sup>, 2015

Since the original submittal date of this document two applications have been submitted to ZBA; One requesting a waiver for construction of a building addition within 100' from a residence zone and the other requesting installation of a fence 12' in height within a building setback. During this process, the proposed truck turning area was relocated from adjacent to the conservation easement to off the southwest corner of the existing building. Both applications received approval.

## PROPOSED AMENDMENTS TO THE ZONING REGULATIONS OF THE TOWN OF TRUMBULL

Article VII – Section 2.0 (Zones in Which Permit Premises May Be Located) is amended as follows:  
(strikethrough represents text removal, bold indicates text addition)

1. Premises to be operated under permits authorizing the consumption of alcoholic liquor, beer, ale or wine on the premises may be located in ~~a Commercial Zone B-C~~ **any Commercial Zone** or in a Full Service Restaurant located in any Industrial Zone as provided for under Article II.
2. Premises to be operated under a permit authorizing the sale of alcoholic liquor, beer, ale or wine other than for the consumption on the premises may be located in ~~a Commercial Zone B-C~~ **any Commercial Zone.**

Article VII – Section 4.0 (Proximity of Outlets) is deleted:

~~No premises shall be approved for any class of permit authorizing the sale of alcoholic liquor, beer, ale or wine, other than for consumption on the premises (i.e., package stores), if its entrance lies within 1,000 feet in any direction from the entrance of any other premises approved as a location for a permit authorizing the sale of alcoholic liquor, beer, ale or wine other than for consumption on the premises. This section shall not apply to grocery store beer permits or to Hotels, as defined in these Regulations, or to one day permits for sale of beer or for retail sale of liquor by the drink in conjunction with picnics, outings or functions sponsored by a bona fide non-commercial civic or religious organization, or to Full Service Restaurants.~~

### Planner's note for Regional Review Agencies:

*Trumbull's Commercial Zones include:*

*Commercial Zone B-C (Business)*

*B-C-Long Hill Green (Business Residential)*

*Village Retail Overlay Zone (Overlay Zone for commercial uses in residential zones). The VROZ was recently created and not yet reflected on the online zoning map. It encompasses properties on both sides of Madison Avenue from Chatfield Drive to Chester Hill Road, which is just north of the Merritt Parkway.*