

TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION

DATE: NOVEMBER 10, 2008

RE: **REGULAR MEETING – WEDNESDAY, NOVEMBER 19, 2008**

A PRE-APPLICATION HEARING CONCERNING A PROPOSED EXPANSION OF COLONIAL VILLAGE, AN AGE RESTRICTED DEVELOPMENT ON MAIN STREET, WILL BE HELD PRIOR TO THE PUBLIC HEARING AT 7:00 P.M. THE SCHEDULED PUBLIC HEARING WILL BEGIN AT 7:30 P.M.

The Planning and Zoning Commission will hold a meeting on Wednesday, November 19, 2008 at 7:30 p.m. in the Courtroom of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT on the following applications:

AGENDA

PUBLIC HEARING

SUBDIVISION/RESUBDIVISION

Application #08-33 – James Fracker Construction, LLC. Nichols Woods Re-subdivision of Lot 5, Beaver Brook Estates, Booth Hill Road, Trumbull, CT. Prepared for James Fracker Construction, LLC.

Application #08-39 – Debra & Ian Tetrault. Improvement Location Survey prepared for Anthony Marini. Proposed 2 lot subdivision with street address of 21 Tashua Lane (Lot 1).

APPLICATIONS CONTINUED FROM OCTOBER 15, 2008 PUBLIC HEARING:

All Continued Items for Subdivisions, Re-Subdivisions, Special Permits or Zone Changes must be closed unless an extension is granted.

SUBDIVISION/RESUBDIVISION:

Application #08-19 – St. John the Baptist Greek Rite Catholic Church, Atty. Vincent M. Simko, Sr. (Agent)/Daniel D. Skuret. Subdivision Map, The Village at Nichols, of Property Located on St. John’s Drive, Longview Rd., and Cemetery Drive, Trumbull, CT, Prepared for St. John’s Woods, LLC. 19 Lots, at 100 St. John’s Dr., Longview Rd. and Cemetery Dr. (Must be closed.)

Application #08-22 – Raymond J. Egan c/o Bridget Kahn, Executrix. Resubdivision Map Prepared for Bridget Kahn, 151 Hurd Rd., Trumbull, CT. 4 lots at corner of Classic Dr. and Hurd Rd. (Must be closed.)

Application #08-23 – Hidden Pond Development, LLC c/o David Wolkoff. Re-subdivision Map, Lot 1, Prepared for Hidden Pond Development, LLC, Booth Hill Rd. & Hidden Pond Lane, Trumbull, CT. 8 lots, Booth Hill Rd. and ext. of Hidden Pond Lane. (Must be closed, withdrawn or denied.)

Application #08-34 – Michael Properties, LLC, c/o Jay Gottlieb. Waiver of Chap. V, Sec. 4 of the subdivision regulations to reduce the turn-a-round from 50’ radius to 30’ radius on Easement Map depicting turn-a-round easement of property located at terminus of Cal Drive. Prepared for Michael Properties, LLC, 45 Cal Drive (Lot 1). (Two more extensions can be requested by the applicant.)

ZONE CHANGE

Application #08-29 – Amending the zoning map and zone boundaries of the Town of Trumbull so as to change from Residence Zone AA to Planned Residential Conservation Zone (PRCZ), a parcel of land located at Lot 1 Booth Hill Road and Hidden Pond Lane, containing 12.004 acres, more or less (Petitioner – Hidden Pond Development, LLC). (Must be closed, withdrawn or denied.)

REGULAR MEETING

Acceptance of Minutes

Accept minutes of the October 14, 2008 Special Meeting and the October 15, 2008 Regular Meeting.

Trumbull Volunteer Fire Co. #1, 860 White Plains Road - Issuance of Zoning Compliance in accordance with Art. II, Sec. 3.1.2 for accessory sale of holiday decorations.

Minor Deviation Art. V. Sec. 6.3

MetroPCS New York, LLC – Install wireless telecommunications antennas and associated equipment on the rooftop of the Westfield Shopping Center (5065 Main Street).

Woodland Group, LLC – 19 Trefoil Dr./Monroe Turnpike (Rte. 111). Modification of approved landscape plan and sidewalk layout.

Kohl's, 100 Hawley Lane – Substitute an existing sign with a similar sign.

Pending Tabled Applications

Application #08-25 – Woodland Group, LLC. 19 Trefoil Dr./Monroe Turnpike (Rte. 111). Pursuant to Art. IX, Special Permit to modify landscape plan and sidewalk layout.

Request for Bond Release/Reduction

Application #01-48 – Tashua Tree Farm, Old Tree Farm Lane & Surrey Lane.
Release of landscape bond for lots 2, 3, 7, 21 and 23 per the Town Tree Warden.

Application #08-25 – Woodland Hills Condominiums, 53 Monroe Turnpike.
Request for site bond reduction to \$222,000.00 per the Town Engineer.

Request for Extension of Time

Application #07-37- Interlude, 25 Trefoil Drive. Request for one year extension of time to commence construction.

Art. V, Sec. 8.1 – Assurance of Completion; Bonding

Request from Town Attorney to allow Home Depot to submit an irrevocable letter of credit to cover estimated improvements.

By: _____
Helen Granskog
Clerk of the Commission

**COMMISSION MEMBERS: PLEASE NOTIFY THE PLANNING AND ZONING
OFFICE AT 452-5044 IF YOU ARE UNABLE TO ATTEND**