

PLANNING AND ZONING COMMISSION

September 2, 2008

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Nichols Room of the Trumbull Town Hall on Tuesday, September 2, 2008.

Members Present: Timothy M. Herbst, Chairman
Gary Bean; Anthony Chory; Chris Costa and alternate Don Scinto

Staff Present: James Cordone, Town Attorney; Steve Savarese, Town Engineer and Richard Eigen, Acting Planning and Zoning Administrator

The following is a brief summary of the meeting.

A quorum being present the Chairman called the meeting to order at 7:00 p.m. The purpose of tonight's meeting was to act on items as posted in the Town Clerk's office.

Request for Extension of Time to File Mylar

Application #08-06 – 27 White Birch Drive and 115 Canterbury Lane.

Correspondence from Attorney Diane Lord, dated 8/21/08, was read into the record. A sixty-one day extension to November 10, 2008 for the filing of the mylar map was requested.

MOTION made (Bean), seconded (Costa), and unanimously carried (Herbst, Bean, Chory, Costa, Scinto) to approve a sixty-one day extension for the filing of the mylar map for Application #08-06.

Pending Agenda from the August 20, 2008 Regular Meeting

08-21 – Estate of F. Francis D'Addario c/o David D'Addario. Subdivision Map, Frenchtown Corners, Prepared for D'Addario Industries, Williams Rd. & Frenchtown Rd., Trumbull, CT 3 lots at southeast corner of Williams & Frenchtown Rds.

MOTION MADE (Costa), seconded (Chory) to approve Application #08-21.

The Town Engineer recommended that a phasing plan be implemented. Inquiry was made as to how the plan would be enforced. Steve Savarese indicated through regular site inspections by the Engineering Department.

MOTION MADE (Chory) and seconded (Costa) to amend the original motion to approve the above captioned plan subject to the following conditions.

1. Phasing plan to be implemented, as recommended by the Town Engineer.

2. Compliance with the Engineering review dated 8/19/08.
3. Receipt of record map, to be signed by owner(s) of record, indicating approval of all boundaries, dedications, and conveyances shown thereon.

Vote (Original Motion as Amended): Unanimous – All present voting.

Attention is called to the fact that unless the aforementioned conditions are complied with within 90 days from date of expiration of appeal period (September 23, 2008), the Commission's approval shall become void. No clearing of land, or other work in connection with the proposed subdivision shall be commenced, nor shall any land within this plan be transferred, sold or offered for sale before effective date of approval, and the plan has been recorded and filed in the office of the Town Clerk, with approval so endorsed in writing on the map by the Commission.

08-27 – 137 Monroe Turnpike, Trumbull, LLC, 105 Technology Drive Pursuant to Art. II, Sec. 4.2, Art. XV and Art. XIII, Special Permit modification to install 2' x 5' ground sign.

MOTION MADE (Bean) and seconded (Costa) to approve Application #08-27.
MOTION MADE (Chory) and seconded (Costa) to amend the original motion to approve the above captioned plan subject to the following conditions.

1. Compliance with other requirements in an IL-2 zone as stated in Section 4.2.7(c) of the Planning and Zoning Regulations.
2. A certified notice of approval shall be recorded in the Land Records in the name of the record owner.

Vote (Original Motion as Amended): Unanimous – All present voting.

The effective date of action was set for September 23, 2008 (expiration of appeal period).
FAILURE TO RECORD NOTICE WITHIN SIX MONTHS OF EFFECTIVE DATE SHALL NULL AND VOID THE APPROVAL.

08-24 – Salvatore K. DiNardo, 926 White Plains Road – Pursuant to Art. II, Sec. 2, Special Permit modification to add dormer and change façade on existing building.

MOTION MADE (Bean) and seconded (Costa) to approve Application #08-24.
MOTION MADE (Chory) and seconded (Costa) to amend the original motion to approve the above captioned plan subject to the following conditions.

1. Parking for employees shall be located in the rear of the shopping center.
2. Decals denoting employment by the Newtown Savings Bank shall be placed on the automobiles of bank employees.

3. No second floor retail, office or storage shall be permitted without the consent of the Planning and Zoning Commission.
4. A certified notice of approval shall be recorded in the Land Records in the name of the record owner.

Vote (Original Motion as Amended): Unanimous – All present voting.

The effective date of action was set for September 23, 2008 (expiration of appeal period).
FAILURE TO RECORD NOTICE WITHIN SIX MONTHS OF EFFECTIVE DATE SHALL NULL AND VOID THE APPROVAL.

There being no further business to discuss a motion was made (Bean) and seconded (Chory) to adjourn. The September 2, 2008 Special Meeting of the Planning and Zoning Commission adjourned at 7:17 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Commission