

TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – **WEDNESDAY, SEPTEMBER 21, 2011**

The Planning and Zoning Commission will hold a regularly scheduled meeting on Wednesday, September 21, 2011 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

AGENDA

PUBLIC HEARING

SPECIAL PERMIT

Application #11-20 – ABC Sign Corporation
20 Trefoil Drive

Pursuant to Art. II, Sec. 4.2.7 and Art. XIII, Special Permit to replace a pole sign and install two new driveway entrance signs.

Application #11-21 – Aris Land Studio, LLC, Agent for Svetlana Weisman
73 Sturbridge Lane

Pursuant to Art. IX, Sec. 2 (d) & 5 Special Permit to import fill in excess of 25 cubic yards.

Application #11-22 – Ten Asian Bistro of Trumbull, LLC
5065 Main Street (Westfield Shopping Center)

Pursuant to Art. II, Sec. 3 and Art. XIII Special Permit to alter existing façade, enlarge entryway, install exterior identification signage and create outdoor seating area along with associated site improvements.

Application #11-23 – Joel Sjöstrom/Aegis Atlantic, Agent for Peets Coffee & Tea
5065 Main Street (Westfield Shopping Center)

Pursuant to Art. II, Sec. 3; Art. XIII Special Permit to alter existing façade,
establish storefront entryway, install exterior identification signage and create
outdoor seating area.

REGULAR MEETING

Approval of Minutes

Accept minutes of the August 17, 2011 Regular Meeting.

Request to Call Bond

Application #96-42 – Action Construction Management, Inc.
2 Lot Subdivision Huntington Road
\$1,540.00

Pending Applications

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

Greater Bridgeport Regional Planning Agency

Presentation by Brian Bidolli, Executive Director

By: _____
Helen Granskog
Clerk of the Commission

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044, IF
YOU ARE UNABLE TO ATTEND.**

September 21, 2011 Planning and Zoning Staff Report

Hearing Items.

1. YMCA Signage, 20 Trefoil Drive

This proposal for three new signs requires several variances. Therefore, the P&Z special permit application is being withdrawn at this time and will be reapplied for after a hearing at ZBA on the proposed variances if those variances are approved.

2. Fill and Revegetation at 73 Sturbridge Lane

The owners of property at 73 Sturbridge Lane had placed approximately 70 cubic yards of fill on the front yard of their property near the driveway to eliminate a ponding problem that was occurring after rains. The adjacent property owner at 79 Sturbridge Lane complained that this fill might negatively impact the drainage situation on that property. A cease and desist order was issued by the Zoning Enforcement Officer because Town regulations limit fill to 25 cubic yards without a Special Permit granted by the P&Z Commission.

The 73 Sturbridge Lane owners have now proposed to complete their fill and a revegetation/landscaping project utilizing about 190 cubic yards of fill. The 79 Sturbridge Lane owner and other neighbors have concerns about this project's impacts on the drainage pattern in the neighborhood.

The Town Engineer and Town Tree Warden are reviewing this proposal but had not yet made their findings and recommendations at the time of this report.

3. Ten Asian Bistro at Trumbull Mall, 5065 Main St.

This is a proposal for outdoor seating, façade alterations, a revised entryway and exterior identification signs for a restaurant at the Westfield Trumbull Mall. We recommend a continuance of this item because noticing of neighbors was not accomplished in the time required and materials submitted were inadequate to allow Town review of the proposal. The applicants have indicated that they will request a continuance to allow time to provide staff and the Commission additional information.

4. Peets Coffee & Tea at Trumbull Mall, 5065 Main St.

This is a proposal for a new portal entry (exterior door), exterior façade modifications, outdoor seating and signage for a coffee/tea sales store/restaurant at the Westfield Trumbull Mall. The proposed establishment would have 1111 interior square feet and an outdoor seating area of 220 square feet. The proposal is for 11 indoor seats and 15 outdoor seats at 5 tables. One exterior

wall sign is proposed which would be 11'-7"width X2'10" height or about 35 square feet.

Seating limits, both indoors and outdoors are controlled by state regulations which require a certain amount of bathroom space in restaurants depending on number of seats. Applicants should be asked to address this issue.

The proposed sign is within the size limit of the zoning regulations which were amended last year for the Trumbull Mall to permit exterior signs up to 140 square feet for mall premises. However, the regulations require that signs for stores/restaurants that have an exterior entrance be a minimum of 500 feet from any residences in a residential zone. Our measurements based on the site plans and maps provided indicate that this sign would be only approximately 380 feet from the property line of the closest residence and about 440 feet from that house (180 Sunnydale). Approximately four or five houses on Sunnydale are less than 500 feet from the proposed sign.

Unless the applicants can document with larger scale maps that the store/restaurant including outdoor seating is at least 500 feet from these residences, it will be necessary for them to obtain a variance to allow this sign.

Other aspects of the proposal which do not conflict with any zoning regulations or planning principles could be approved by the Commission which would allow the store to open, although initially without an exterior sign.