

PLANNING AND ZONING
January 18, 2012

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, January 18, 2012.

Members Present: Anthony Chory, Chairman
Arlyne Fox, Vice-Chairman; Richard Deecken, Secretary
Fred Garrity and alternate Don Scinto

Also Present: Bill Levin, Town Planner and William C. Maurer, LS

The following is a brief summary of the meeting. The complete record is on tape on file in the office of the Planning and Zoning Commission.

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

PRE-APPLICATION REVIEW

Alternate Don Scinto recused himself from participation, as he has a business relationship with the property owner.

The introduction to the proposal was conducted by John Fallon, attorney for the Continuum Company the potential developer.

The proposed 4.5 acre site is located on Reservoir Avenue. A demographics analysis established the need for this type of facility due to the size of the aging population within the area. It also determined the proposed location to be ideal due to its close proximity to medical facilities and major roadways.

Mr. Fallon advised the Board of the two Planning and Zoning components attached to this project. Revisions to Art. II, Sec. 2.5, pertaining to lot size, coverage, setbacks and parking, will be required. If amended, a request for Special Permit and Site Plan approval would then be applied for.

Bruce Eichner and Meredith Brigg, of the Continuum Company, provided information on the background of the Company and gave an overview the proposed site plan.

The proposed three story facility would provide 80 assisted living units and 40 units for those seniors dealing with dementia. One bedroom, studio and shared living units will be available for rental with numerous programs and amenities to be had. It was anticipated that approximately 100 permanent jobs will be generated through this project.

A question arose as to whether the proposed parking would be adequate and that other options be looked into.

It was further suggested that the potential applicant consult with staff to determine if any needed relief from the current regulations would be better obtained through variances rather than the amending of existing requirements.

Regular Meeting

At this point, Don Scinto returned to the meeting.

Due to the absence of Commissioner Silber, alternate Don Scinto was designated as the fifth voting member for tonight's meeting.

APPROVAL OF MINUTES

MOTION MADE (Deecken), seconded (Fox) and unanimously carried (Chory, Fox, Deecken, Garrity, Scinto), to approve the minutes of the December 21, 2011 regular meeting, as presented.

REQUEST FOR BOND RELEASE

Application #05-81 – Home Depot
Monroe Turnpike

At the request of the applicant, this item was tabled until the next regularly scheduled meeting.

Application #07-16 – Michael Properties
Cal Drive

Letter of request from Michael Properties and the favorable response from Michael Sliva of the Engineering Department were read for the record.

MOTION MADE (Fox), seconded (Garrity) and unanimously carried (Chory, Fox, Deecken, Garrity, Scinto), to approve release of the site bond for Application #07-16, as per the recommendation of the Town Road Inspector.

Application #98-64 – Mutual Housing Association of Southwestern Connecticut
88 White Plains Road

A letter of recommendation from Michael Sliva of the Engineering Department was read for the record. Mr. Sliva's letter indicated that numerous conditions attached to the site bond are still outstanding.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Fox, Deecken, Garrity, Scinto), to deny the release of the site bond for Application #98-64 – Mutual Housing Association of Southwestern Connecticut, as per the recommendation of the Town Road Inspector

REQUEST FOR BOND REDUCTION

Application #10-3 – 5520 Medical Center, LLC
5520 Park Avenue

The letter of request for a bond reduction, along with the recommendation of the Town Tree Warden, was read for the record.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Fox, Deecken, Garrity, Scinto), to approve a bond reduction, in the amount of \$30,000.00, for Application #10-3, as per the recommendation of the Town Tree Warden.

AMENDMENT TO SCHEDULED 2012 MEETING DATES

Due to the November meeting date falling on the day before Thanksgiving, it was suggested that the November meeting be rescheduled to the second Wednesday of the month.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried to reschedule the November 2012 meeting date of the Planning and Zoning Commission to Wednesday, November 14, 2012.

DISCUSSION ITEMS

Proposed Elimination of Art. II, Sec. 2.1.3.4

The proposed elimination of Art. II, Sec. 2.1.3.4, prohibiting professional office use in homes constructed after 1995 was readdressed.

The Town Planner summarized the positive and possible negative aspects of the proposal. He iterated that the original purpose of the Professional Overlay Zone was to provide incentive to renovate older homes that were in disrepair. Mr. Levin stressed that permitting professional office use in newer constructed homes would be a significant departure from the original intent of the regulation.

Several Commissioner commented that there was some logic to the elimination of this restriction but that any new construction must be in be in conformance with the scale of the other homes in the area.

It was agreed that the proposed amendment be initiated through the Planning and Zoning Commission. The Town Planner was asked to draft a change in language being cognizant of the need to preserve the architecture and the residential look of the surrounding neighborhood.

At this point Commissioner Garrity exited the meeting.

As several Commissioners were not in attendance, it was agreed that discussion on the updating of the Plan of Conservation and Development be tabled until the next regularly scheduled meeting.

There being no further business to discuss a motion was made by Don Scinto and seconded by Arlyne Fox to adjourn.

The January 21, 2012 meeting of the Planning and Zoning Commission adjourned at 9:20 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission

