

PLANNING AND ZONING
February 15, 2012

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Long Hill Room of the Trumbull Town Hall on Wednesday, February 15, 2012.

Members Present: Anthony Chory, Chairman
Arlyne Fox, Vice-Chairman, Richard Deecken, Secretary
Fred Garrity, Tony Silber and alternate Steven Mahlsted

Staff Present: Mario Coppola, Town Attorney; William C. Maurer, LS and
Bill Levin, Town Planner

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 7:30 p.m.

The Town Planner informed that the applicant for Application #12-02 (Tucker Chase – 6523 Main Street) has requested a continuance, as revisions to the submitted site plans are required.

MOTION MADE (Fox), seconded (Deecken) and unanimously carried to continue the Public Hearing for Application #12-02 until the next regularly scheduled meeting (March 21, 2012).

Application #12-01 – Consumer Products I, LLC
25 and 45 Commerce Drive

Pursuant to Art. II, Sec. 4.3 and Art. XV, Special Permit to construct a four-story one hundred twenty-three guest room extended stay hotel.

Attorney John Fallon conducted the presentation on behalf of the applicant.

In 2008 Special Permit approval (Application #08-28) was received from Planning and Zoning for a 4 story 123 guest room extended stay hotel at the subject location. A subsequent application relative to signage and lightning was approved later in that year (Application #08-37).

As a result of the downturn in the economy, two, one year, extensions and an additional six month extension, to commence construction, were requested and approved by this Board. As all extensions of time allowable have now been exhausted, a resubmittal of the initial proposal is required in order to move forward.

The current application simply requests the re-approval of the identical proposal previously approved for the development of this site. Upon inquiry, Attorney Fallon conveyed that the applicant fully understands that any conditions of approval or bonding previously imposed will be made part of this applicant.

Public Comment

Carlos Perez of 15 Twin Circle Drive questioned whether his residence would be adequately shielded. The project engineer, John Plante, reviewed the site plan and detailed the extensive buffering and landscape safeguards relative to the residential homes in the area.

This concluded the Public Hearing.

REGULAR MEETING

Approval of Minutes

MOTION MADE (Deecken), seconded (Fox) to approve the minutes of the January 18, 2012 Regular Meeting, as presented.

Vote: In Favor (4): Chory, Deecken, Fox, Garrity - Abstention (1): Silber (due to his absence at the subject meeting).

MOTION CARRIES

Request for Bond Release

Application #05-81 – Home Depot
Monroe Turnpike

Engineering Department has indicated that they are still awaiting additional information from the applicant.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Deecken, Fox, Garrity, Silber) to table action on the requested bond release pending a recommendation from the Engineering Department.

Pending Applications

Application #12-01 – Consumer Products I, LLC
25 & 45 Commerce Drive

MOTION MADE (Garrity), seconded (Silber) and unanimously carried (Chory, Deecken, Fox, Garrity, Silber) to approve Application #12-01 SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS.

1. All conditions and requirements attached to the prior approvals (Applications #08-28 and #08-37) shall be complied with.
2. Receipt of landscape bond in the amount of \$130,000.00.
3. Receipt of site bond to be calculated by the project engineer and approved by the Town Engineer.

Discussion Items

The proposal to eliminate Section 2.1.3.4 under Article II was readdressed. Insertion of language to provide an opportunity for professional uses in newly constructed structures was the focus of the proposed amendments.

The amended language, as proposed by the Town Planner, was reviewed. The Commission stressed the importance of having enforceable latitude to deny an application if the size and design of the structure does not conform to the neighborhood. The Town Attorney advised that the proposed text provides broad discretion for approval or denial. Mr. Coppola did suggest that the language relating to the preservation of the characteristics of neighborhood could be strengthened.

The Town Planner was asked to submit a revised text with more specific language as to the criteria regarding size and usable square footage of proposed structures. Clarification regarding structures bordering Bridgeport and/or situated on corner lots was also requested.

Proposed Revisions to Master Plan

Discussion centered as to what the scope of the project should be. The question was whether a complete re-write by a professional should be done or if in-house revisions to the existing text, would be adequate. General recommendations, as to the specific areas that need to be addressed, were also exchanged.

It was agreed that a work session be held to determine how the updating should proceed. At that time, the goals and recommendations addressed in the existing Plan will be reviewed along with the suggestions submitted by Westfield Shopping Center and the Economic Development Commission.

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Deecken to adjourn.

The February 15, 2012 meeting of the Planning and Zoning Commission adjourned at 9:45 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, March 21, 2012 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Clerk of the Commission