

**PLANNING AND ZONING**  
**March 21, 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, March 21, 2012.

Members Present: Arlyne Fox, Vice-Chairman; Richard Deecken, Secretary  
Fred Garrity, Tony Silber and alternates Steven Mahlsted  
and Don Scinto

Staff Present: Mario Coppola, Town Attorney; William C. Maurer, Engineering Department 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.

Tonight's meeting was chaired by Vice-Chairman, Arlyne Fox.

A quorum being present, the meeting was called to order at 7:38 p.m.

In the absence of Chairman Chory alternate Steven Mahlsted was designated the fifth voting member for tonight's meeting.

**SETTLEMENT**

The Town of Trumbull Planning and Zoning Commission will consider and vote to approve or deny the proposed settlement agreement for the pending legal action, Woodland Hills Homeowners Association vs. Trumbull Planning and Zoning Commission Docket Nos. FBT CV12-6024475-S and FBT-CV12-6024476-S.

Attorney Coppola informed that a settlement is still being worked on and asked that the item be continued until the next regularly scheduled meeting.

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Fox, Deecken, Garrity, Mahlstedt, Silber) to continue the public hearing for the pending legal action Woodland Hills Homeowners Association vs. Trumbull Planning and Zoning Commission until the next regularly scheduled meeting (April 18, 2012).

**SUBDIVISION**

Application #12-03 – David P. and Sharon Steeves  
Re-subdivision Map Prepared for David Steeves, 115 Putting Green Road,  
Trumbull, Connecticut; 2 lots with street address of 115 Putting Green Road

David Bjorklund of Spath-Bjorklund Associates came forward representing the applicant. The proposal will create two interior residential lots, 2.03 and 4.24 sq. feet in size. The existing dwelling was shown to be located on the larger lot. The home has access from Putting Green Road and the new lot will access from the Putting Green Road North cul-de-sac.

At a request from Bill Mauer of the Engineering Department, the approximate location of the underground utilities was gone over. Mr. Bjorklund added that both homes would be serviced by sanitary sewers. Mr. Mauer relayed that all his concerns have been satisfactorily addressed and that he had no further issues.

The applicant's representative reassured those present that any debris contained within the regulated wetland area would be removed and that the new construction would circumvent any further dumping.

#### Public Comment

Two letters in opposition from Michael Gorman of 54 Roosevelt Drive and Al Gratrix of 37 Roosevelt Drive were read for the record.

David Steeves, the son of the property owner and Todd Zeigher, of 30 Heavenly Lane, spoke in favor.

#### **SPECIAL PERMIT**

Application #12-02 – Tucker Chase  
6523 Main Street

Pursuant to Art. II, Sec. 3.2 Special Permit to construct a 943 sq. ft. one story addition to an existing structure. HEARING CONTINUED FROM FEBRUARY 15, 2012.

At the request of the applicant, the following motion was made.

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Fox, Deecken, Garrity, Malhstedt, Silber) to continue the Public Hearing for Application #12-02 until the next regularly scheduled meeting (April 18, 2012).

Application #12-04 – Digital 60 & 80 Merritt, LLC  
60&80 Merritt Boulevard

Pursuant to Art. II, Sec. 4.3 Special Permit to construct an addition, approximately 74,000 sq. ft. in size to an existing data center/office building with associated site improvements.

Attorney Raymond Rizio addressed the Commission on behalf of the applicant. Mr. Rizio informed that the application, being heard tonight, was a modification of the Special Permit received in 2011 (#11-19).

The modifications requested were to reconfigure the proposed addition and provide more extensive landscaping. Dennis Laferriere of Sitescapes Architects, Milford detailed the revised landscape plan, which he described as having a Japanese garden approach. A letter from the Town Tree Warden requesting an additional \$100,000.00 in bonding was then read for the record.

Additional modifications included the placement of a pump station on the W/S property line and the establishment of an equipment yard to house the transformers. All necessary variances to support the proposed modifications have been reviewed and approved by the Zoning Board of Appeals.

Mr. Rizio conveyed that there would be no visual impact to any residential areas, as a result of this project.

## **ZONING AMENDMENT**

Application #12-05 – Amending of Art. II, Sec. 3.1.4 and 3.1.5 of the Zoning Regulations of the Town of Trumbull in relation to allowable uses and building standards in a Commercial B-C Zone. Petitioner: RDR 5520, LLC

Attorney Raymond Rizio conducted the presentation on behalf of RDR 5520, LLC. The proposed amendments would allow for Regional Medical Centers, on appropriate properties, in a B-C Zone. Mr. Rizio stressed that the proposed revisions were consistent with the goals and recommendations of Trumbull's Master Plan.

It was noted that the conditions of the revised text limits this use to only three locations in Town; Westfield Shopping Center, the area known as 5520 Park Avenue and Hawley Lane as 5 acres of land is required, and the location must abut a limited access highway. The proposed language would allow buildings up to 75 feet in height, maximum coverage up to 50% and gross floor area of up to 100%. The minimum buffer was shown to be 15 feet.

Norman Roth, Vice President of Bridgeport Hospital provided an outline, as to what a future medical facility would encompass. Joe Balskus, of Tigne & Bond, spoke to improved traffic configuration that would occur along the Park Avenue corridor in the event a medical center is located there. An introductory medical center concept for the 5520 Park Avenue site was submitted for the record.

The Town Planner suggested that creation of a new zone, for this type of use, be entertained, as the building standards would be significantly different from what would apply elsewhere in a B-C Zone.

### **Public Comment**

The following spoke in favor citing the opportunities for employment and the potential increase to the grand list: Scott Wich, of the Economic and Community Development Commission and David Anon of 58 Firehouse Road.

Edward Card, 182 Plattsville Road and Emanuele Basile, 115 Plattsville Road, Bridgeport were opposed having issues relating to visual and quality of life impacts. Pictures of the site area were submitted by Mr. Basile.

Advisory correspondence submitted by the Greater Bridgeport Regional Council was read along with a letter submitted in opposition by Joe Tivadar of 139 Plattsville Road.

There being no further comment the following motion was made.

MOTION MADE (Garrity), seconded (Silber) and unanimously carried (Fox, Deecken, Garrity, Silber, Mahlstedt), to close the Public Hearing.

## REGULAR MEETING

### CGS 8-24 – MUNICIPAL IMPROVEMENTS REFERRAL

The Town Attorney, Mario Coppola outlined the proposal to extend the original lease for the use of a telecommunications tower located on Town owned property at 425 Indian Ledge Drive. The proposed amendment would extend the terms of the lease to January 31, 2052. Attorney Coppola noted the significant income derived from this agreement and added that the Town would be further compensated with a \$50,000.00 signing bonus.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Fox, Deecken, Garrity, Mahlstedt, Silber) to recommend approval, to the Town Council, of the amended lease agreement with Global Signal Acquisitions IV LLC.

### Approval of Minutes

MOTION MADE (Deecken), seconded (Mahlstedt) and unanimously carried (Fox, Deecken, Garrity, Mahlstedt, Silber) to accept the minutes of the February 15, 2012 regular meeting, as recorded.

### Pending Applications

Tonight's applications were reviewed and the Commission took action, as follows.

Application #12-03 - David P. and Sharon Steeves  
Two Lot Subdivision, 115 Putting Green Road

MOTION MADE (Silber), seconded (Garrity) and unanimously carried (Fox, Deecken, Garrity, Mahlstedt, Silber), to approve Application #12-03, as presented and plans submitted.

Commission determined that the application meets zoning standards.

Application #12-04 – Digital 60 & 80 Merritt, LLC  
60&80 Merritt Boulevard

MOTION MADE (Silber), seconded (Deecken) and unanimously carried (Fox, Deecken, Garrity, Mahlstedt, Silber) to approve Application #12-04 subject to a \$100,000.00 landscape bond, as per the recommendation of the Town Tree Warden.

Determined to be a minor modification of an existing Special Permit.

Application #12-05 – Amending of Art. II, Sec. 3.1.4 and 3.1.5

MOTION MADE (Garrity) and seconded (Silber) to approve Application #12-05.

There was general consensus that discretion relative to adequate buffering and a project's impact to any adjacent areas needed to be heightened.

MOTION MADE (Garrity), seconded (Silber) and unanimously carried (Fox, Deecken, Garrity, Mahlstedt, Silber) to amend the previous motion to include the following specific condition.

All changes as read and recorded by the Town Planner to be adopted into the text of the proposed amendments to Art. II, Sec. 3.1.4 and 3.1.5 of the zoning regulations.

Vote (Original Motion as Amended): Unanimous – MOTION CARRIED.

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

The March 21, 2012 meeting of the Planning and Zoning Commission adjourned at 11:10 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission of the Town of Trumbull will be held on Wednesday, April 18, 2012 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Clerk of the Planning and Zoning Commission











Mr. Bjorklund indicated that the proposed re-subdivision conforms to zoning standards pertaining to interior lots.

Bill Mauer of the Engineering Department had questions for the applicant's representative pertaining to the utilities. Mr. Bjorklund conveyed both homes would be serviced by sanitary sewers.