

PLANNING AND ZONING
November 29, 2012

The Planning and Zoning Commission met for a Special Meeting on Thursday, November 29, 2012 in the Long Hill Room of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman (arrived at 7:20 p.m.)
Richard C. Deecken, Secretary
Fred Garrity, Tony Silber and alternates Steven Mahlsted and Don Scinto

Also Present: Jamie Brätt, Director of Planning and Development
Heidi Samokar, Planametrics
Members of the General Public: Aaron Leo and Roy Fuchs

The following is a brief summary of the meeting.

A quorum being present Secretary Richard Deecken called the meeting to order at 7:07 p.m.

The purpose of tonight's Special Meeting was to conduct business relating to the updating of the Plan of Conservation and Development.

Heidi Samokar reviewed the findings as contained the Conditions and Trends Analysis generated by Planimetrics.

The population has continued to increase to reach a little over 36,000, which was similar to the growth of the rest of Fairfield County. The largest part of Trumbull's growth was the result of people moving into Town. The population is expected to stay stable over the next ten years. We continue to draw families but the older population is increasing. Data also indicates that the school enrollment is expected to decline. Ms. Samokar advised that these trends mirror those of neighboring towns.

Housing trends indicated that single family dwellings are still the most significant majority. Trumbull's affordable housing consists of 645 units. The Town still needs an additional 671 units to meet State affordable housing guidelines.

Regarding economic trends the majority of the Trumbull's working residents are employed in town. The Town's top five industries were retail, health care, finance, government and professional scientific services. Seventy-three percent of Trumbull's expenditures were allocated for education with property taxes bringing in 87% of revenue. Westfield Shopping Center was shown to be the biggest contributor to the grand list.

Ms. Samokar then summarized the input that was gathered from the Commission and the public regarding the issues and topics considered to be the most important to the Community. Key issues were as follows.

The lack of a town center.

Apply standards for establishing businesses in residential zones.

Continue to encourage business development while still maintaining the Town's residential character.

Establish design guidelines for mixed-use areas.

Capitalize on our pathways and park areas.

The findings were discussed and the following additional data was requested.

Actual numbers behind the student enrollment chart.

Clarification on the number of rental units and how many of these are due to Avalon Gates.

Further detail on sales prices and number units sold.

More detailed information as to the cause for the decrease to the grand list.

The Consultant will now prepare an outline of recommended updates to the current POCD. This should be completed sometime in January. Once completed, a meeting will be held with the Commission to review the recommendations and make any necessary adjustments.

A meeting will also be held with other Boards and Commissions to obtain their input.

Following this, the Consultant will create the first full draft for the Commission's review.

Two more hearings will also be held, prior to final acceptance, to allow for public feedback.

There being no further business to discuss the November 29, 2012 Special Meeting of the Planning and Zoning Commission adjourned at 8:50 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Commission

