

PLANNING AND ZONING
December 19, 2012

The Planning and Zoning Commission held a regular meeting on Wednesday December 19, 2012 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Arlyne Fox, Vice-Chairman; Richard C. Deecken, Secretary
Tony Silber and alternates Don Scinto and Steven Mahlstedt

Also Present: Jamie Brätt, Director of Planning and Development

The following is a brief summary of the meeting. A 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.

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

Election of Officers

Chairman – Anthony Chory nominated by Commissioner Deecken, which was seconded by Commissioner Fox. There being no further nominations, Anthony Chory unanimously elected Chairman of the P&Z Commission.

Vice-Chairman – Arlyne Fox nominated by Commissioner Deecken, which was seconded by Commissioner Fox. There being no further nominations, Arlyne Fox unanimously elected Vice-Chairman of the P&Z Commission.

Secretary – Richard Deecken nominated by Commissioner Fox, which was then seconded by Commissioner Deecken. There being no further nominations Richard Deecken unanimously elected Secretary of the P&Z Commission.

P&Z Representative to the IWWC – Arlyne Fox nominated by Commissioner Deecken, which was then seconded by Commissioner Fox. There being no further nominations Arlyne Fox unanimously elected the P&Z Representative to the IWWC.

Schedule 2013 Meeting Dates

The proposed schedule, as submitted by the Clerk was reviewed.

MOTION MADE (Deecken), seconded (Fox) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to approve the 2013 Meeting Dates, as presented.

Minor Deviation of Approved Special Permit

Application #11-26 – Peets Coffee and Tea
Signage Westfield Shopping Center

The presentation was conducted by Jamie Brätt, Town Planner

The Commission was made aware that the original proposal never moved forward. The new establishment is asking permission to alter the original approved signage design. Ms. Brätt indicated that the proposed new signage has less visibility than that what was previously approved.

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to approve the proposed modifications to Special Permit #11-28, as a minor deviation of the approved site plan.

Request for Bond Release

Application #05-81 – Home Depot
80-90 Monroe Turnpike

The request as submitted by John M. Kereks, Agent for Home Depot, and the recommendations of the Town Engineer and the Town Tree Warden were read into the record by the Secretary.

Mr. Kereks appeared requesting permission to address the Commission. The applicant's agent provided further clarification, as to the terms of the release of the Letter of Credit.

MOTION MADE (Fox), seconded (Scinto) and unanimously carried to approve the bond reduction, as per the recommendations of the Town Tree Warden and the Town Engineer.

Application #11-12 – St. Joseph High School
2320 Huntington Turnpike

The request for bond release, as well, as the recommendations of the Town Tree Warden were read for the record by the Secretary.

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to approve the bond release in its entirety for Application #11-12, as per the recommendations of the Town Tree Warden.

Application #10-04 – Verizon Wireless
Merrimac Drive

The recommendations of the Town Tree Warden were read into the record.

MOTION MADE (Deecken), seconded (Scinto) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to approve the release of the bond in its entirety for Application #10-04, as per the recommendations of the Town Engineer.

Approval of Minutes

Upon review the following motion was made.

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to accept the minutes of the November 14, 2012 regular meeting and the special meeting of November 20, 2012, as presented.

Planner's Report

Ms. Brätt summarized several areas that she felt the current zoning regulations needed to address.

They included whether the location of generators should be regulated and if buffering for noise and visual trespass be required.

The Commission asked that further research, as to how these issues are addressed by neighboring towns be conducted.

Another area needing discussion was establishing proper language on construction of retaining walls.

The language pertaining to lighting and parking of vehicles at gas stations also needs to be looked at, as the existing regulations are not being openly enforced.

The final area for consideration was to establish lighting requirements for residential zones. This issue is only currently addressed in language pertaining to commercial and industrial zones.

Arylne Fox brought to the Commission's attention the proposed clear cutting of trees on the medical center and movie theater property. The Town Planner agreed to look into what was originally approved at this location.

There being no further business to discuss, a motion was made by Commissioner Fox and seconded by Commissioner Deecken to adjourn. The December 19, 2012 regular meeting of the Planning and Zoning Commission adjourned at 8:20 p.m. with unanimously consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission