

PLANNING AND ZONING
January 16, 2013

The Planning and Zoning Commission held a scheduled meeting on Wednesday, January 16, 2013 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Arlyne Fox, Vice-Chairman; Richard C. Deecken, Secretary
Tony Silber (arriving at 7:40 p.m.) and alternates Don Scinto and Steven Mahlstedt

Also Present: Jamie Brätt, Director of Planning and Development
Bill Maurer, Engineering Department

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 7:30 p.m.

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

PUBLIC HEARING

Application #13-01 – Tim's Sign and Lighting Service, LLC
921 White Plains Road

Pursuant to Art. II, Sec. 3.1.7 and Art. XIII Special Permit to install 18"x12'4" signage onto storefront façade, as well as the replacement of an existing entrance face sign.

Matt Walsh, of Tim's Sign and Lighting Service, was the presenter. The applicant has been contracted by the new tenant to replace the existing store front signage with their UPS Store identification. The submitted plan indicated that the proposal conforms to size requirements and appeared to be in character with the Center's existing signage. The Commission was further informed that the storefront signage would be non-illuminated.

Along with the above, the applicant's client is looking to add their company name to Trumbull Center's multi-tenant monument sign.

The Town Planner confirmed that the proposed on-building signage complies with applicable zoning standards. Ms. Brätt advised that the monument sign is a pre-existing non-conformity and that the added lettering would not expand the non-conforming use.

This concluded the Public Hearing.

REGULAR MEETING

Minor Deviation of Approved Special Permit

Special Permit #97-32 – Stop & Shop Supermarket Company
8 Quality Street

A letter from Thomas Cody, attorney for the Stop & Shop Company was read for the record. Attorney Cody asked that consideration on the proposal be deferred until the next scheduled meeting to allow for the completion of alternate plans.

The Town Planner provided a brief description of the proposed modifications to the approved site plan. Stop & Shop is proposing to establish a pick-up center for their Peapod. The proposed pick-up area would include a canopy type structure, which would be located adjacent to the store. The project would result in the elimination of four parking spaces.

There was concern that the structure, as depicted, would create a significant aesthetic impact. There was general agreement that the proposal needed to be redesigned to an architectural level more in character with the surrounding residential area. Questions also arose as to the traffic pattern and expected pick-up volume. The Town Planner will inform Stop and Shop's representative to have these issues addressed.

Jamie Brätt agreed to work with the applicant on suitable design edits for presentation, as a minor deviation, at next month's meeting.

Temporary Sign Permit

Fitness Edge – 41 Monroe Turnpike

Jamie Brätt advised that the size of the proposed signage complies with zoning standards but permission will be needed to extend the thirty day time limit.

Nicole Falco, Marketing Director for Fitness Edge came forward. Ms. Falco informed that construction is in progress and the need for a temporary sign will probably extend to about April 30th. A depiction of the proposed signage was then distributed.

It was noted that the placement would be above the roofline, which is not permitted for permanent signage. Ms. Falco advised that as the trailer is only about ten feet in height, for visibility purposes, the sign would be much more prominent along the roofline. Upon inquiry, Ms. Falco confirmed that there was no proposed illumination.

As there was no apparent long term impact, due to the area being a construction site, it was agreed that the requested time extension and sign location be permitted.

Approval of Minutes

MOTION MADE (Deecken), seconded (Scinto) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to accept the minutes of the December 19, 2012 meeting, as presented.

Pending Applications

Application #13-01 – Tim’s Sign and Lighting Service, LLC
921 White Plains Road

The application was reviewed and found to be compliant with zoning standards.

MOTION MADE (Scinto) and seconded (Deecken) to approve Application #13-01.

Vote: In Favor (4) – Chory, Deecken, Fox, Scinto - Abstention (1) – Silber (not present for public hearing). MOTION CARRIES

Planner’s Report

A policy, establishing standby generator guidelines, was brought to the table for consideration. Jamie Brätt advised that building permits for generators have become much more frequent.

The proposed policy would require that, on larger lots, generators would need to meet standard setback requirements. On smaller lots, where setbacks could not be met, a buffer of shrubbery would be needed.

Chairman Chory suggested, with all in agreement, that the policy be amended to include a provision requiring that the generator’s location be closer to the applicant’s own home than to a neighboring home.

MOTION MADE (Silber), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to approve the standby generator guidelines as amended.

Wetland’s Report – Quarry Road Lot 2

Bill Maurer, Agent for the Wetlands Commission reported on the application, currently before the Wetlands Commission, for extensive plant and tree clearing on Quarry Road. The specific location of the activity was on the State right-of-way adjacent to a wetland area.

Several Commissioners voiced concerns that the clearing of this natural buffer would significantly impact the appearance of this entryway into the Town of Trumbull.

Chairman Chory also informed that at the time of application for Special Permit for the construction of the cinema, buffering was not included as part of P&Z approval, as the intent was that the natural buffer would be maintained.

A letter drafted by the Town Planner to the Inland Wetlands Commission stating the concerns of the P&Z Commission was distributed for consideration.

MOTION MADE (Deecken), seconded (Fox) and unanimously carried (Chory, Deecken, Fox, Scinto, Silber) to approve proposed correspondence to the IWWC, incorporating those additional concerns, as discussed.

There being no further business to discuss a motion was made by Commissioner Scinto and seconded by Commissioner Fox to adjourn. The January 16, 2013 meeting of the Planning and Zoning Commission adjourned at 8:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, February 20, 2013 in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Clerk of the Commission