

**PLANNING AND ZONING**  
**February 13, 2013**

The Planning and Zoning Commission held a special meeting on Wednesday, February 13, 2013 in the Helen Plumb Building located on Church Hill Road.

Members Present: Anthony Chory, Chairman  
Tony Silber, Fred Garrity and alternate Steven Mahlstedt

Also Present: Jamie Brätt, Director of Planning and Development  
Heidi Samokar of Planametics

The following is a brief summary of the meeting.

A quorum being present the Chairman called the meeting to order at 7:10 p.m.

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

The preliminary draft of the POCD's Goals and Strategies, generated by Heidi Samokar, was reviewed. Ms. Samokar advised that the suggested goals and strategies, contained in the report, are based on input received from participants in the public workshop and Commission members.

Each topic contained in the draft was reviewed with the following editing being discussed.

**Town Character:** Provide strategies to successfully blend residential areas with commercial development while maintaining the residential character of our main roads. Define approaches for the preservation of historical structures. Input from the Trumbull Historical Society will be sought.

**Development Patterns:** Discussion centered strategies for the enhancement of the areas surrounding Town Hall, the Long Hill Green and Trumbull Center and measures to be taken to make them more pedestrian friendly. Expanding the number of properties around Town Hall for commercial uses was suggested. Goals for the Pequonnock River Trail need to be covered.

**Business Development:** Take measures to support the expansion of business opportunities in commercial and industrial zones including the lessening of height restrictions. The area surrounding Westfield Shopping Center needs to be addressed. Establish flexibility as to the types of uses allowed in Industrial Zones. There was agreement that height requirements in B-C zones should remain unchanged.

**Residential Development:** Protect residential neighborhoods. Explore options to increase the percentage of affordable housing units. Need guidelines and standards for the adaptive reuse of businesses located in residential zones. Monitor the changes that have been made in the Professional Overlay Zone located on lower Main Street. Update the criteria pertaining to the establishment of accessory apartments. Provide a recommended approach for affordable housing.

**Conservation:** Preservation of natural resources.

Open Space: Continue to encourage additional open space acquisitions. Promote a greenway corridor. Update greenways on map. Improve public access to Trail.

Infrastructure: Upgrade and expand services and facilities. Have town facilities, such as the Senior Center more centrally located. Add language to address alternative energy. Encourage conservation of energy.

Transportation: Establish road maintenance policy. Extend sidewalks and provide safe crosswalks and walking paths. Promote establishment of safe bikeways, shuttle service to Metro North and shelters at bus stops.

Draft will now be updated to reflect the edits discussed tonight. The updated draft will be reviewed at a special meeting to be held on Tuesday, March 26<sup>th</sup>. Various Boards and Commissions will be invited to attend to provide input.

There being no further business to discuss the meeting adjourned at 9:25 p.m.

Respectfully submitted,

Helen Granskog  
Clerk of the PZC