

PLANNING AND ZONING
April 17, 2013

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, April 17, 2013 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Richard C. Deecken, Secretary and alternates
Steven Mahlstedt and Don Scinto

Also Present: Jamie Brätt, Director of Planning and Development
Mario Coppola, Town Attorney and
William Maurer, Civil Engineer

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 7:45 p.m.

In the absence of Commissioners Fox, Garrity and Silber, alternate members Steven Mahlstedt and Don Scinto were designated the third and fourth voting members for tonight's meeting.

PUBLIC HEARING

The requests for a continuance of the Public Hearing for Applications #13-13 (Zoning Map Amendment), #13-15 (Special Permit) and #13-16 (Zoning Regulation Amendment) were addressed.

MOTION MADE (Deecken), seconded (Scinto) and unanimously carried (Chory, Deecken, Mahlstedt, Scinto) to continue the public hearing for Applications #13-13, #13-15 and #13-16 until the next regularly scheduled meeting (May 15, 2013), as requested.

Application # 13-03 – Estate of Raymond J. Egan and Hurd, LLC

Property Survey Prepared for Hurd, LLC 151 Hurd Road, Trumbull, CT dated January 18, 2013, 2 lots, with street address of 151 Hurd Road. HEARING CONTINUED FROM MARCH 20, 2013.

It was noted that the subject public hearing was continued to provide the applicant with an opportunity to address outstanding engineering and deed restriction concerns.

Attorney David Quatrella and the project engineer, Michael Buturla then continued with the presentation.

Mr. Quatrella submitted the proposed deed covenants indicating the rights of use and maintenance restrictions that would be applied to Lots 1, 2 and the Miller property in perpetuity. Attorney Quatrella advised that the Town Attorney has reviewed the proposed language and found it to be acceptable.

Mr. Buturla presented a modified site plan along with revised drainage computations. The project engineer informed that the Storm Water Recharge System has been re-worked and the most recent calculations indicate the run-off to be less than what exists today.

Bill Maurer indicated the revisions to be satisfactory from an engineering aspect but requested that the conditions for approval submitted by the Engineering Department be applied to any approval granted.

The Town Planner reiterated that the proposal, as presented, conforms to zoning standards.

The Chairman inquired if the applicant would prefer to leave the public hearing open, as there are only three seated Commissioners eligible to vote, which will require a unanimous vote for approval. Attorney Quatrella responded that his client has indicated he would like the Commission to proceed with a decision tonight.

Application #13-14 – Richard Westergren, Agent for CVS Pharmacy
930 White Plains Road

Pursuant to Art. II, Sec. 3.1.7 and Art. XIII Special Permit to replace existing identification wall sign.

Mr. Westergren began his presentation with submission of the required Certificates of Mailing. Due to the tenant changeover, a Special Permit is requested to replace the previous signage with a similar sign identifying CVS Pharmacy, as the current occupant.

The submitted plan indicated the signage to be 16.65 sq. ft. in size and affixed at the same location as the previous signage. Upon inquiry, Mr. Westergren indicated the signage would be non-illuminated.

The Town Planner confirmed that the proposal, as presented, meets with the regulations and found it to be appropriate to the shopping plaza.

Upon inquiry, Mr. Westergren also requested that a decision be rendered tonight.

This concluded the Public Hearing.

REGULAR MEETING

Request for Extension of Time

Application #10-5 – Matthew Romano
6 Cutlers Farm Road

Attorney Peter Olson addressed the Commission representing Matthew Romano. Following the approval of a Special Permit, for a self-storage facility, an appeal was taken and subsequently settled.

As economic conditions have made it difficult to obtain financing, an extension of time to complete construction to July 5, 2014 is now requested.

MOTION MADE (Mahlstedt), seconded (Scinto) and unanimously carried (Chory, Deecken, Mahlstedt, Scinto) to approve the requested extension of time, as submitted.

Request for Extension of Temporary Sign Permit

The Town Planner advised that the opening date for Fitness Edge has been set back, due to construction delays. A letter submitted by Fitness Edge requesting an extension to July 31, 2013 for the existing temporary signage was then read for the record.

MOTION MADE (Scinto), seconded (Mahlstedt) and unanimously carried (Chory, Deecken, Mahlstedt, Scinto) to approve an extension of time to July 31, 2013 for the placement of temporary signage at 41 Monroe Turnpike.

Approval of Minutes

MOTION MADE (Deecken), seconded (Scinto) and unanimously carried (Chory, Deecken, Mahlstedt, Scinto) to accept the minutes of the March 20, 2013 regularly scheduled meeting, as presented.

Pending Applications

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

Application #13-03 – Estate of Raymond J. Egan and Hurd, LLC
2 lot subdivision with street address of 151 Hurd Road

MOTION MADE (Deecken), seconded (Scinto) and unanimously carried (Chory, Deecken, Scinto) to approve Application #13-03 SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS.

1. Evidence shall be presented to the Town Planner that the language of the deed restrictions, as it was submitted to the Commission, has been provided for in the subject deeds.
2. The recommendations for approval, as submitted by the Engineering Department, shall be complied with.

Commissioner Mahlstedt refrained from voting, as he was not seated for the entire public hearing.

Application #13-14 – Richard Westergren, Agent for CVS Pharmacy
934 White Plains Road

MOTION MADE (Deecken), seconded (Mahlstedt) and unanimously carried (Chory, Deecken, Mahlstedt, Scinto) to approve application #13-14, as presented and plans submitted.

Proposed Minor Edits to Zoning Regulations

The Town Planner informed that there are currently four instances in the regulations that make reference to areas of authority under the purview of the Board of Selectman. As the Board of Selectman, no long exists revisions to the regulations will be required.

At the suggestion of the Town Attorney, the Town Planner will research under whose jurisdiction these areas fall under and once determined submit a formal application for the appropriate language changes.

Planner's Report

Jamie Brätt provided photographs of various lighting options for building and ground signs and preferences were discussed.

The Planner also inquired if the Commission would be amenable to having, in certain instances, signage signed off on administratively.

The Commission indicated they would consider such a proposal, if there were a detailed set of guidelines put in place. The Town Planner agreed to research the requirements placed in other towns and prepare guidelines for the Commission's review.

There being no further business to discuss a motion was made by Commissioner Deecken and seconded by Commissioner Mahlstedt to adjourn. The April 17, 2013 meeting of the Planning and Zoning Commission adjourned at 8:40 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, May 15, 2013 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Clerk of the P&Z Commission