

PLANNING AND ZONING
July 24, 2013

The Planning and Zoning Commission held a Special Meeting on Wednesday, July 24, 2013 in the Helen Plumb Building located on Church Hill Road.

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

Also Present: Glen Chalder and Heidi Samokar of Planametrics

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 review the POCD draft, as prepared by Planametrics. The Chairman noted that this is the first of two, possibly three, meetings in the review cycle.

Glen Chalder informed that the document at this point in time reflects the viewpoints and ideas of Planametrics. Over the next several weeks the text will be revised to incorporate the thoughts and recommendations of the Commission. The goal is to complete the initial revisions by mid-September and then proceed with the public informational meeting.

It was noted that the document before us tonight may also be accessed on line at www.plan-trumbull.com.

Each of the plan's thirteen chapters was then considered. The key areas of discussion and recommendations made now follow.

There was consensus that the colonial theme is the general direction in which we would like to direct development and that guidelines be established indicating what we envision colonial to mean. Mr. Chalder interjected that based on the visual preference survey the community found design issues to be very important. The feasibility of establishing an architectural review board also needs to be considered.

There were positive comments made on the photographs contained throughout the document. The submission of additional pictures was encouraged. The possibility of holding a photo contest was suggested and Jamie Brätt and Glen Chalder agreed to look into the logistics of this.

There was agreement that an Executive Summary of the Plan's major topics and recommendations be added at the beginning of the document.

A more defined description of Trumbull's history and unique characteristics was also recommended.

Tools which would allow for tree preservation and the protection of lakes and ponds was discussed. Glen Chalder agreed to look into the possibility of preventive clear-cutting based on erosion control and utilization of successful tools being utilized by peer towns. Additional text relating to erosion control and the storm water threshold will also be added.

The Initial paragraph of “Preserve and Promote Historic Resources” will be reworked to incorporate the recommended choices for historic structure preservation.

It was agreed that pedestrian friendly development at Trumbull Center and the other commercial nodes is a priority. Amenities such as sidewalks and outdoor seating ought to be encouraged.

The concept of community nodes needs further clarification and should also be moved to the chapter relating to Business Development.

Chairman Chory asked that language be added specifying that floating zones are only intended for existing non-conforming uses to avoid confusion that it can be applied anywhere.

Jamie Brätt noted that the adaptive re-use tool is not being utilized. Heidi Samokar commented that pre-identification as to where it can be applied needs to be publicized.

Reservoir Avenue/Lindeman Drive area is underperforming and a different approach needs to be addressed here. Commissioner Silber agreed to draft some text for consideration.

Jamie Brätt commented that some sort of strategy needs to be put in place in regards to planned affordable housing. Glen Chalder and the Jamie Brätt will provide preliminary language for review.

Issues relating to the flood plains were brought up for discussion and Glen Chalder agreed to look into this.

Regarding multi-use trails it was agreed that signs defining the rules of the road should be posted. Jamie Brätt commented that the existing 10’ trails are much too narrow for multi-use activities.

A comprehensive community facility plan is needed.

Encourage more bicycle lanes and bus shelters.

Planametrics will revise the current document to reflect the comments and suggestions of the Commission for presentation at the next POCD review meeting scheduled for August 7th.

Public Comment

Tony D’Aquila of Valley View Road commented that he was unable to provide input to the visual preference survey, as he could not find access the survey.

Robert Martino of Evelyn Street advised that strong tools are needed in order for any advisory board to be effective.

There being no further business to discuss a motion was made and seconded to adjourn. The July 24, 2013 Special Meeting of the Planning and Zoning Commission adjourned at 9:25 p.m. with unanimous consent.

Respectfully submitted,
Helen Granskog, Clerk

