

Planning and Zoning  
August 7, 2013

The Planning and Zoning Commission held a Special Meeting on Wednesday, August 7, 2013, in the Helen Plumb Building located at 571 Church Hill Road.

Members Present: Anthony Chory, Chairman  
Richard Deecken  
Steven Mahlstedt and Donald Scinto, Alternates

Additional Attendees: Glen Chalder of Planametrics  
Donald Watson and Joanne Parsons of Town of Trumbull  
Conservation Commission

A quorum being present, Chairman Chory called this Special Meeting ("Meeting") to order at 7:07 pm.

The purpose of the Meeting was to discuss additional edits to the Draft Plan of Conservation and Development ("POCD") prepared by Planametrics, and review a schedule of additional working sessions and public hearings. The Chairman noted one more on the Draft POCD is possible, and a future meeting on housing and related issues is possible.

Donald Watson and Joanne Parsons of Town of Trumbull Conservation Commission ("TCC") proposed a draft "Ordinance Establishing Standards for the Protection and Preservation of Trees" (hard copy of draft Ordinance filed with these meeting minutes). Specifically, the Tree Ordinance Task Group of the TCC proposed the draft Ordinance.

Watson and Parsons provided examples of prior successful projects by submitting two project overview reports on (1) Hillcrest Middle School Outdoor Classroom and (2) Old Mine Park Demonstration Streamside Buffer (hard copy of each report filed with these meeting minutes).

Glen Chalder mentioned the Draft POCD is available online. The Chairman, as well as Chalder, will review the information provided by TCC and consider incorporating as seen appropriate such information into the Draft POCD.

Chalder will consider revising current language so to encourage Low Impact Development ("LID"), such as the strategic concept of using trees to better address flooding issues. Also, Chalder foresees a public information meeting on approximately September 12, 2013, prior to the public hearing for adopting the POCD.

Each of the Draft POCD 13 chapters were reviewed, and the following items below were considered, as well as various minor grammatical errors not detailed here.

Chalder will add an Executive Summary before Chapter 1; review and confirm data and accurate language in Chapter 2; expand on options regarding TCC proposals as relating to

Chapter 4; review the planning and zoning approval process and related issues focusing on developers' prospective, such as the possibility of an architectural design advisory committee, as pertaining to both Chapters 4 and 5; review and clarify as needed language concerning the intent to create new zones as described in Chapter 6; revisit housing maintenance plan on Jaime Bratt's agenda; add a sidebar referencing relevant government website for Chapter 8; ensure accurate references in Chapter 9; address language on community facilities and activities, such as senior center improvements and cell phone need for coverage while maintaining town aesthetics, in Chapter 10; consider Bratt's commentary on shelters in Chapter 11; and review potential images for Chapter 12.

Additionally, there was a consensus that that the History in Chapter 1, Vision in Chapter 3, and Conclusion in Chapter 13 appeared satisfactory.

#### PUBLIC COMMENT

John Papas of 85 Munster Place commented that the reference to "commercial" zoning regarding Main Street south of the Merritt was not accurate, such as on page. 101, but rather should be replaced with "office overlay zone" as done with the Town Center. There was a consensus that pg. 101 zoning colors would be updated as needed by Chalder. Also, Chalder would review "commercial" language as noted to be at issue by Papas.

Richard Deecken motion to change the POCD Review date to August 28, 2013 was unanimously approved.

There being no further business to discuss, a motion was made and seconded to adjourn. The August 7, 2013 Special Meeting of the Planning and Zoning Commission adjourned at 9:02 pm with unanimous consent.

Respectfully submitted,  
Leslie A. Jaluria, Esq., Substitute Clerk for Helen Granskog