

PLANNING AND ZONING
September 12, 2013

The Planning and Zoning Commission held a Special Meeting on Thursday, September 12, 2013 in the Frenchtown Elementary School located at 30 Frenchtown Road.

Members Present: Anthony Chory, Chairman
Richard C. Deecken, Fred Garrity, Tony Silber and alternate
Don Scinto

Also Present: Glen Chalder of Planametrics
Jamie Brätt, Director of Planning and Development

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 located in the Trumbull Town Hall.

A quorum being present, the Chairman opened the meeting at 7:10 p.m.

The purpose of tonight's Special Meeting was to provide an opportunity for the public to give feedback on the POCD's updated draft.

Jamie Brätt summarized the progress made to date and the process going forward. Ms. Brätt stressed the importance of the Master Plan to the community. The Plan sets the goals and aspirations for Trumbull over the next ten years. The POCD is serves as a guideline in evaluating development projects and is also referred to, when applying for grants.

A power point presentation, by Glen Chalder, gave an overview of the Plan that was also detailed in a handout distributed to the public. The Plan's main components were described as follows: Town Character, Development Patterns, Business Development, Residential Development, Natural Resources, Open Space and Parks, Community Facilities and Transportation.

Following Mr. Chalder's presentation, the public was invited to address the Commission with their comments and recommendations. Areas touched on for the Board's consideration included the following:

The Plan's language needs to be stronger. The POCD needs more accountability and commitment to action.

A design review process should be considered to head off key issues for residents and developers.

A tree/landscape preservation ordinance needs to be enacted. Trees should be replaced, if they are removed and tree planting in parking lots should be required.

Support was expressed for the proposed village style mixed use areas and the development of a Town Center.

Two-story parking garages should be considered for certain locations; this would allow more room for trees and park benches.

Maximize development opportunities to increase the tax base to ease the burden on homeowners but being cognizant not to increase traffic congestion.

Would like to see prior language re-established requiring owner occupancy for professional structures located in Professional Office Overlay Zones. It was also suggested that additional properties be added to the POOZ. Very strict rules, with no exceptions, need to be applied to this zone.

A more cohesive approach to the northern section of town (Routes 25 and 111) needs to be looked into.

There was appreciation expressed that the POCD has stressed the importance of preserving and protecting the residential character of Trumbull.

Would like to see strict buffers applied to wetlands and have the Rooster River Watershed Based Plan addressed in the Plan.

Implement stormwater management on all projects and look into the creation of a Vulnerable Local Watershed Overlay Zone to protect the areas surrounding the Pequonnock River Flood Zone.

Make renewable energy sources obligatory, as part of new development and mandate the installation of solar panels in village hubs.

See that the areas designated as open space are always preserved.

Concern expressed regarding the unsafe conditions existing along the Pequonnock Trail.

Community Centers, such as the library, senior center and the Arts and Nature Center, need more support financially and politically.

Continue to find alternative solutions to reduce the Town's dependency on current energy sources.

A traffic calming study is needed for our busiest roads.

Our roads are in disrepair and need to be addressed. .

Expand pedestrian/bicycle facilities and make the roads safer for them.

Glenn Chalder thanked the public for their feedback, which he and the Commission found to be most helpful. The comments received will be looked over to determine where the draft should be amended to reflect the recommendations made here tonight.

There being no further business to discuss a motion was made by Commissioner Scinto and seconded by Commissioner Silber to adjourn. The September 12, 2013 Special Meeting of the Planning and Zoning Commission adjourned at 8:40 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk