

PLANNING AND ZONING COMMISSION
September 18, 2013

The Planning and Zoning Commission of the Town of Trumbull met for a regular meeting on Wednesday, September 18, 2013 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Fred Garrity and alternates
Don Scinto and Steven Mahlstedt

Also Present: Jamie Brätt, Director of Planning and Development and
William Maurer, Engineering Department

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 called the meeting to order at 7:35 p.m.

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

PUBLIC HEARING

Application #13-27 – Prime One Eleven, Kurt Popick
43-51 Monroe Turnpike

Pursuant to Art. II, Sec. 3.1.7, Special Permit to install 3'9"x3'9' externally lit identification sign to face of existing monument. HEARING CONTINUED FROM AUGUST 21, 2013

The presentation was conducted by the applicant, Kurt Popick. The submitted plan indicated a square sign recessed into a stone wall located on the restaurant's patio. Mr. Popick advised that the proposed signage would be externally lit with LD lighting.

The Town Planner informed that the signage being presented tonight was not included in the previously approved unified signage plan for this site and therefore requires approval from P&Z. The proposal deviates from all other signage within the complex, which are mounted on the face of the building and internally illuminated. Ms. Brätt noted that the proposal complies with size requirements.

Application #13-28 – Alliance Energy, LLC
950 White Plains Road

Pursuant to Art. XV, Sec. 1, Modification of existing Special Permit to construct 12.4'x26' walk-in cooler addition in the rear of existing convenience store.

Ramiz Khoda of Thompson/Edwards LLC presented the proposal on behalf of the applicant. A gas station, a convenience store and a repair garage are located on the subject site. The applicant proposes to expand the rear of the convenience store to accommodate the walk-in cooler. There were no intended alternations to the front façade. Upon inquiry, the project manager, Kevin Doyle advised that

there is approximately 3 to 4 feet of walking access in the rear. There is no existing rear access for vehicles.

In response to an inquiry regarding the existing storage trailer, Mr. Khoda indicated that the applicant would be agreeable to having it removed, as a condition of approval.

This concluded the Public Hearing.

REGULAR MEETING

Request for Bond Release

Sherwood Homes – Application #04-26
Hillandale Subdivision
Roosevelt Drive
Site/Landscape Bond

The letter of request submitted by Sherwood Homes together with the recommendations of the Town Engineer and Town Tree Warden were read for the record.

MOTION MADE (Garrity), seconded (Scinto) and unanimously carried (Chory, Garrity, Mahlstedt, Scinto) to approve a 65% reduction in the site/landscape bond posted for Application #04-26, as per the recommendation of the Town Engineer and Town Tree Warden.

GPR, LLC – Application #10-45
17 Church Hill Road
Site Bond

The letter of request submitted by Dr. Robert Patrignelli, along with the recommendation of the Town Engineer, was read into the record.

MOTION MADE (Garrity), seconded (Mahlstedt) and unanimously carried (Chory, Garrity, Mahlstedt, Scinto) to approve the release of the site bond, in its entirety, for Application #10-45, as per the recommendation of the Town Engineer.

Digital Merritt, LLC – Applications #11-19 & #12-04
60 & 80 Merritt Boulevard
Landscape Bond

The letter of request submitted by Digital Realty, along with the recommendation of the Town Tree Warden, was read for the record.

MOTION MADE (Garrity), seconded (Scinto) and unanimously carried (Chory, Garrity, Mahlstedt, Scinto) to approve a \$150,000.00 reduction in the landscape bond posted for Applications #11-19 & #12-04, as per the recommendation of the Town Tree Warden.

Approval of Minutes

MOTION MADE (Mahlstedt), seconded (Scinto) and unanimously carried (Chory, Garrity, Mahlstedt, Scinto) to accept the minutes of the Regular Meeting of August 21, 2013, as presented.

MOTION MADE (Mahlstedt) and seconded (Scinto) to accept the minutes of the Special Meeting of August 7, 2013, as presented. Vote: In Favor (3): Chory, Mahlstedt, Scinto – Abstention (1): Garrity (not in attendance). MOTION CARRIES 3-1

Pending Applications

Application #13-27 – Prime One Eleven
43-51 Monroe Turnpike

MOTION MADE (Mahlstedt), seconded (Garrity) and unanimously carried (Chory, Garrity, Mahlstedt, Scinto) to approve Application #13-27, as presented and plans submitted.

Application #13-28 – Alliance Energy, LLC
950 White Plains Road

MOTION MADE (Garrity) and seconded (Scinto) to approve Application #13-28.

Upon further discussion pertaining to the on-site storage trailer, the following motion was made.

MOTION MADE (Garrity), seconded (Mahlstedt) and unanimously carried (Chory, Garrity, Mahlstedt, Scinto) to amend the original motion to include the following specific condition.

1. On-site storage trailer to be removed.

Vote (Original Motion as Amended): Unanimous – MOTION CARRIED

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Mahlstedt to adjourn. The September 18, 2013 meeting of the Planning and Zoning Commission adjourned at 8:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, October 16, 2013 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Administrator/Clerk

