

Planning and Zoning
December 4, 2013

The Planning and Zoning Commission held a Special Meeting on Wednesday, December 4, 2013, in the Helen Plumb Building located at 571 Church Hill Road.

Members Present: Chairman Anthony Chory; Secretary Richard Deecken; Fred Garrity; Alternate Steven Mahlstedt; Alternate Donald Scinto; Tony Silber

Additional Attendees: Jamie Brätt, Director of Planning and Development; Glenn Chalder, Planametrics; First Selectman Timothy M. Herbst; David Preusch, Member of Zoning Board of Appeals

A quorum being present, Chairman Chory called this Special Meeting (“Meeting”) to order at 7:11 pm.

The purpose of the Meeting was to discuss additional edits to the Draft Plan of Conservation and Development (“POCD”) as prepared by Planametrics. The Chairman noted that not all redline changes would be reviewed, but rather the intent was to review what the public would like to discuss, and Brätt would add commentary regarding additional language considerations.

First Selectman Timothy M. Herbst made a brief appearance and commented on the following: 1. The POCD integrates great collaboration efforts with the public; 2. Regarding the North Long Hill District, need to integrate language that reflects a collaborative long-term plan addressing the varying zoning; 3. Consider impact and approval process for areas adjacent to site plans, such as industrial areas not being utilized; 4. Concerning natural land uses, need to integrate language about regional collaborations between neighboring towns to reinvigorate area and respective impacts (pros and cons); 5. Considering our community zone, i.e. Trumbull Center having adjacent preexisting nonconforming lots, need to develop a long-term plan identifying legal ramifications; and 6. Town Council and the Greater Bridgeport Regional Council - Economic Development will review the Draft POCD and submit recommendations for the Planning and Zoning Members’ consideration.

The Draft POCD was reviewed through to page 39, and the following items below were considered, along with a few minor grammatical errors not detailed here.

- Brätt indicated the Conservation Commission are submitting sample pictures to replace the lawn picture on the cover page so to reflect current best mowing practices.
- Under Key Recommendations pg. iii, addressed building height under Business Development, and Chalder will rewrite the Residential Development portion to begin with the second sentence followed by the first. Also, on pg. iv, Chalder will add “sidewalk” in the Transportation portion.
- Under Community Values pg. 16, Chalder will update to reflect a connection to local heritage.
- Under Town Character pg. 19, Chalder will replace “colonial” with “traditional,” and add 2 goals regarding a teen center and local amenities with a focus on creating a sense of place for people of all ages.

- Brätt indicated “The Town should...” on pg. 20 be changed to “The Town will...” since the plan has a 10 year timeframe.
- For consistency, Chalder will add the red “Key Corridor” identifier to the intersection of 25 and 111 on the Character Resources – Appearance map pg. 21.
- Chalder will change “Establish a Design Review Process” to “Promote Design Review” as a more accurate statement since a design guide, not an actual process, is being developed that aligns with other design review processes already occur in Trumbull.
- Chalder discussed as a reminder that “Tasks” for item B and C on pg. 29 will be updated.
- Town Center Area Plan map pg. 35 “Create a New Zoning Designation in this Area” discussion was contentious, and resulted in a consensus to remove the bifurcated Church property adjacent Reservoir Ave.

PUBLIC COMMENT – Open at 9:01pm

Mike Burk of Trumbull Congregational Church commented that the Church would like the option to sell or lease some, but not all, of the Church property on the old reservoir roadside because they are going bankrupt. Also, Fred of Trumbull Congregational Church indicated the Church is looking to consider leasing options, and the Church is not going anywhere even if the environment goes commercial.

John Papas of 85 Munster Place commented that the reference to “or another structure” in the side bar on page. 85 needs clarification so that not just any other structure could be constructed. Chairman and Brätt indicated the intent is residential, and the language will be updated. Also, Papas commented that the Future Land Use map pg. 107 incorrectly demarks the land adjacent to the mall in red as well, when the adjacent land should be in yellow with strips. Chalder will accurately update the map pg. 107.

Review of the remaining Draft POCD sections has been rescheduled to precede the next regular meeting on Wednesday, December 18, 2013.

There being no further business to discuss, Garrity’s motion to adjourn was seconded by Scinto. The December 4, 2013 Special Meeting of the Planning and Zoning Commission adjourned at 9:14 pm with unanimous consent.

The next special meeting and regularly scheduled meeting of the Planning and Zoning Commission will both be held on Wednesday, December 18, 2013.

Respectfully submitted,

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