

PLANNING AND ZONING
April 16, 2014

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, April 16, 2014 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Richard C. Deecken, Vice-Chairman; Tony Silber, Secretary
Fred Garrity, David W. Preusch and alternates
Steven Mahlstedt, Don Scinto

Staff Present: Jamie Brätt, Director of Planning and Development
Bill 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.

PUBLIC HEARING

SUBDIVISION

Application #14-06 – Mary Grace Mandanici and John Mandanici, Jr.

Four Lot Subdivision Plan Prepared for McGrath Meadows, dated October 29, 2007 with street address of 254 Shelton Road. HEARING CONTINUED FROM MARCH 19, 2014.

The project engineer, Allan Shepard, resumed his presentation. Bill Maurer advised that since the last meeting most of the grading and drainage issues have been addressed by the applicant. There are still a couple of minor concerns, but Mr. Maurer indicated they could be worked out. Mr. Shepard advised that the applicant would be amenable to the recommendations of the Town Engineer.

Comment was made on potential safety issues, created by the proposed 3-way stop sign at the top of the hill, when the roadway is covered with ice and snow. A letter generated by the Trumbull Police Department to the applicant was submitted for the record. The correspondence indicated that the Police Department would support the placement of the stop signs, subject to the recommendations of a traffic engineer.

It was noted that the erection of stop signs require approval from the Police Commission and no such documentation has been presented indicating that approval has been granted. It was suggested, and the applicant agreed, to submit the proposed traffic plan to the Police Commission, for review and approval, at their upcoming meeting.

Public Comment

Carmine Defeo, 15 Woodcrest Avenue was opposed voicing safety concerns relative to the proposed three-way stop sign.

Upon inquiry, the applicant agreed to continue the public hearing, with a 65 day extension of time for action, to allow for review and acceptance of the traffic plan by the Police Commission.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to CONTINUE Application #14-06, with a voluntary agreed upon 65 day extension of time for decision.

SPECIAL PERMIT

Application #14-10 – Steven Rodier for Zero Gravity, LLC
25 Trefoil Drive

Pursuant to Art. II, Sec. 4.2.7 and Art. XIII Special Permit to install 8'x3'-7" identification wall sign.

The submitted plans were detailed by the applicant, Steven Rodier. The purpose of the proposed signage was to identify the trampoline facility previously approved for this location.

The Town Planner confirmed that the proposed signage conforms to zoning standards.

This concluded the Public Hearing for Application #14-10.

At this point, the Chairman called for a motion to move the agenda to hear "Request for Extension of Time for Temporary Signage" and "Request for Extension of Time to Start Construction" out of order.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to move the agenda to hear the aforementioned items out of order.

Request for Extension of Time for Temporary Signage

JoDavi Salon
140 Monroe Turnpike

Attorney Raymond Rizio spoke on behalf of the petitioner. Mr. Rizio noted that request for a Special Permit for permanent signage is expected to be placed on next month's agenda. The requested extension would extend the use of temporary signage to June 30, 2014, or until the permanent sign is in place, whichever is earlier.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Silber, Garrity, Preusch) to extend existing permit for temporary signage at 140 Monroe Turnpike until June 30, 2014.

Zero Gravity, LLC
25 Trefoil Drive

Steven Rodier of Zero Gravity, LLC came forward. Mr. Rodier informed that the existing temporary permit will expire today. A two month extension is requested to provide ample time to complete the special permit process for permanent signage.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Silber, Garrity, Preusch) to approve a two month extension, to June 16, 2014, for temporary signage at 25 Trefoil Drive.

**Request for Extension of Time
to Start Construction**

Application #11-14 – ABM Brothers
6540 Main Street

The Town Planner requested that discussion be tabled on this item to provide an opportunity for the Town Attorney to provide feedback.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Silber, Garrity, Preusch) to table action on Application #11-14 pending response from the Town Attorney.

The Public Hearing then resumed.

ZONING AMENDMENT

Application #14-11 – Amending of Art. II, Sec. 2.4.2 to permit ARHZ development within .5 miles of an established ARHZ complex in the event the proposed development is within .25 miles of an existing, or under construction shopping center. Petitioner: David S. Bjorklund, Jr. P.E.

Attorney Matthew Reale and David Bjorklund conducted the presentation. The stated purpose of the proposed amendment was to allow for more flexibility in the development of Age Restricted Housing. It was noted that additional senior housing opportunities was a recommendation brought forth in the newly adopted POCD.

Mr. Bjorklund indicated that there is only one parcel available within town in which ARHZ development can occur under the current regulations. Display maps were presented and distributed indicating the three parcels of land, within the Town Hall area, that would meet the amended requirements for development. Mr. Bjorklund stressed that once one of these parcels is approved for ARHZ development, the remaining two would no longer be eligible to apply.

The Town Planner summarized her prepared staff report. She noted the other two parcels, 147 Daniels Farm Road and 136 Daniels Farm Road, would also meet the amended requirements. She confirmed that the proposed initiative for additional senior housing development was consistent with the POCD. Ms. Brätt commented that she would hope to see some giveback to the town, in the form of affordable units and/or other community infrastructure, in exchange for allowing such a high density use.

The two letters submitted from the regional planning offices were then read for the record, with VCOG indicating support and GBRC finding potential negative impact attached to the amendment.

Public Comment

The following spoke in opposition commenting on the traffic, safety and storm water run-off concerns that would be attached to such high density development within residential areas: Peter Ingrassia, 18 Valley Rd., Charles Clark, 18 Ward Pl.; Al Coniglio, 11 Vista Pl.; Laura Kral, 16 Vista Pl.; Tom Barone, 7 Ward Pl.; and Joan Poarch, 173 Daniels Farm Rd.

Those requesting further review and more in depth analysis on this proposal included: Christopher Kiosse, 14 Ward Pl.; Joann Owens, 28 Tait Rd.; Attorney Raymond Rizio; Carmine Defeo, 15 Woodcrest Ave.; Adam Karpinski, 16 Vista Pl.

This concluded the Public Hearing

REGULAR MEETING

Pending Applications

Tonight's applications were considered and the Commission took action, as follows.

Application #14-10 – Steven Rodier for Zero Gravity, LLC
25 Trefoil Dr.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to APPROVE Application #14-10, as presented and plans submitted.

Application #14-11 – Amending of Art. II, Sec. 2.4.2

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to DENY WITHOUT PREJUDICE Application #14-11 to allow for further review and preparation of proposed alternative language by the Town Planner.

It was agreed that any forthcoming amendment be presented as a Planning & Zoning initiative.

Request for Bond Release

Application #12-14 – 140 Monroe Turnpike
Site Bond

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to APPROVE the release of the site bond, in its entirety plus interest, for Application #12-14, as per the recommendation of the Town Engineer.

Acceptance of Minutes

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to accept the minutes of the March 19, 2014 regular meeting subject to the following amendment.

Page 1 – Third Paragraph

In the absence of Commissioner Silber, alternate Don Scinto was designated the fifth voting member for tonight's meeting. **(ADD)** "Commissioner Silber informed Chairman Chory, the week prior, on March 12th, that he would be out of the country on vacation, the following week and that he wanted it noted, on the record, that he supported the POCD."

There being no further business to address a motion was made by Commissioner Deecken and seconded by Commissioner Garrity to adjourn.

The April 16, 2014 meeting of the Planning and Zoning Commission adjourned at 10:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, May 21, 2014 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Administrator/Clerk