

**PLANNING AND ZONING**  
**February 18, 2015**

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, February 18, 2015 in the Council Chambers of the Trumbull Town Hall.

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

Also Present: Jamie Brätt, Director of Planning and Development  
Vincent M. Marino, Town Attorney  
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.

With a quorum being present the Chairperson called the meeting to order at 7:35 p.m.

Designated voting members for tonight's meeting are as follows: Chairman Deecken, Anthony Chory, Fred Garrity, David Preusch, Tony Silber

**PUBLIC HEARING**

**SUBDIVISION**

Application #15-08 – Estate of Robert A. DaSilva  
Dereck Pettway  
Proposed Site Plan, dated 12/2/14, Prepared for Dereck Pettway  
2 lots with street address of 186 Church Hill Road

Jamie Brätt advised that due to the applicant's incorrect noticing, a continuance is requested.

MOTION MADE (Chory), seconded (Silber) and unanimously carried to continue the public hearing for Application #15-08 until the next regularly scheduled meeting (March 18, 2015).

**SPECIAL PERMIT/SITE PLAN APPROVAL**

Application #15-07 – Mark Greengarden  
6316 Main Street

Pursuant to Art. I, Sec. 4.2.3 and Art. XV Special Permit to convert existing non-conforming use from a beauty parlor to a real estate office. HEARING CONTINUED FROM JANUARY 21, 2015.

Attorney Christopher Russo came forward representing the applicant. An additional continuance was requested to provide an opportunity to rework the proposed parking plan.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried to continue the public hearing for Application #15-07 until the next regularly scheduled meeting (March 18, 2015).

Application #15-09 – R.D. Scinto Development  
50 Corporate Drive

Pursuant to Art. II, Sec. 4.2 and Art. XV Special Permit to construct a single story 80,400 sq. ft. warehouse/office building with associated site improvements.

Robert Scinto, property owner, and Joe Pereira, project engineer, came forward.

The structure will consist of warehouse and office space for Cooper Surgical, the prospective tenant. The submitted plan also indicated a parking area for 112 vehicles and seven loading docks in the rear. .

A previous application (#11-18) received approval for a 93,046 sq. ft. structure in 2011. The revised plan, being presented here tonight, represents a 15% reduction in size and, with the intended decrease in the number of parking spaces, less impervious paving. For comparison purposes, copies of the original and proposed site plans were submitted for the record.

The Town Planner advised that in order to comply with zoning standards, the height of the light poles, in the parking lot, need to be modified from the proposed height of 28' to 16'. Ms. Bratt also asked that the lighting be dark sky compliant. The applicant was also made aware that HVAC rooftop equipment cannot exceed 15' in height and that it must be fully screened from the roadway. Mr. Scinto informed that a parapet will be constructed to conceal all equipment.

As signage has not been included in the application, the applicant was advised that any proposed signage will require a Special Permit.

The recommendations for approval submitted by the Town Engineer and the Town Tree Warden, which included requests for landscape and site bonding were then read for the record. Mr. Pereira indicated no objection to these stipulations.

This concluded the public hearing.

### **Regular Meeting**

#### **Acceptance of Minutes**

It was suggested that action be tabled, as several Commissioners had not as yet reviewed the minutes.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to table acceptance of the January 21, 2015 minutes until the next regularly scheduled meeting.

#### **Minor Modification of Special Permit**

Application #03-113 - Gino Tarantino  
5767 Main Street

The request for a minor deviation was addressed by Attorney Raymond Rizio who submitted copies of the original letter of approval, along with photographs of the site area.

The applicant requests relief from two of the conditions imposed on the variance granted in 2003.

The permit allowed the subject building, which is located in a residential zone, to be used for professional and general office purposes. Conditioned on this approval were that there be no more than one business use and no more than twelve employees at this location at any given time. Attorney Rizio informed that since the time of the original approval the structure has been utilized as a real estate brokerage.

Mr. Rizio contended that the requirement of a single use was unnecessarily restrictive for this two-story structure. He advised that the removal of the two aforementioned conditions would allow the property to be more competitive in today's market.

Attorney Rizio maintained that the building would be limited to small offices and that the existing parking area exceeds the requirements for this type of use, which was confirmed by the Town Planner.

Application #14-25 - M.F. DiScala & Co. .  
4244 Madison Avenue  
Modification of Conditions of Approval

The presentation was conducted by Alan Webber, Chief Financial Officer of M.F. DiScala & Co. A Special Permit was issued in June of 2014 for a 16,000 sq. ft. retail plaza. The property owner is now seeking a modification to items #3 and #4 of the conditions of approval.

Condition #3 requires a garbage compactor be utilized instead of a dumpster. Mr. Webber advised that a compactor is not appropriate for restaurant use and requested that the dumpster be permitted. He informed that compacted food is prone to leakage, which can lead to problems with vermin. In addition, the noise generated by a compactor could become a nuisance to the surrounding neighbors.

Condition #4 requires charcoal scrubber hood vents, which the applicant wishes to replace with pollution control hood vents. Mr. Webber indicated that charcoal scrubbers are generally utilized in connection with wood burning stoves and will not be necessary for the type of restaurant that will likely be leasing the property.

The Town Planner informed that she has consulted with both the Health Department and the Fire Marshal who have advised her that the proposed changes are appropriate for restaurant use.

Application #10-42 – The Village at Long Hill Green  
10 Broadway Road  
Façade Modification

Attorney John Fallon and the contract architect, Joseph Gluse, came forward representing the property owner. The proposal was to alter the building's façade, as approved under Special Permit #14-25.

Renderings of the proposed new exterior were distributed. Mr. Fallon described the revised design, as more in keeping with the Town's master plan. He stressed that, with the exception of eliminating one apartment, there were no proposed changes to the size and location of building. Several Commissions commented that the proposal, as presented, indicates a dramatic change from the original architecture and felt that more detailed information is needed.

Specifically, what are the proposed materials and colors to be utilized; what is the motivation behind this change and is there data to support this; what is the construction schedule and who are the prospective tenants; what are the specifics concerning the roof equipment and how will it be shielded.

A side by side comparison of the original and proposed design was also requested to determine if the proposed redesign is in harmony with the Town's design guidelines.

Several Commissioners questioned whether notification to area property owners should be considered. The Town Attorney advised that as a public hearing is not called for, notification to adjoining property owners is not required. Attorney Marino noted that the proposal will be noted on the P&Z agenda, which is posted on the Town's website.

It was agreed that discussion be continued to the next regularly scheduled meeting to provide the property owner with an opportunity to address the Commission's requests.

### **Pending Applications**

Application #15-09 – R.D. Scinto Development  
50 Corporate Drive

MOTION MADE (Chory), seconded (Garrity) and unanimously carried to approve Application #15-09 subject to the following.

1. Approval subject to the requirements of the Town Tree Warden, as stated in his letter dated February 17, 2015, including the submission of a \$100,000.00 landscape bond to ensure completion of landscaping improvements.

2. Approval subject to the conditions of the Town Engineer, as stated in his letter dated 2/18/15 along with any future engineering requirements that may be forthcoming.

Application #03-113 – Gino Tarantino  
5767 Main Street

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve proposed modifications to the conditions of approval pertaining to Application #03-113, as presented.

Application #14-25 – M.F. DiScala & Co.  
4244 Madison Avenue

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve proposed modifications to the conditions of approval pertaining to Special Permit #14-25, as presented.

Application #10-42 – Village at Long Hill Green  
10 Broadway Road

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to continue discussion on proposed modifications to the exterior building design for Special Permit #10-42 until the next regularly scheduled meeting (March 18, 2015).

There being no further business to discuss, the February 18, 2015 meeting of the Planning and Zoning Commission adjourned at 10:10 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, March 18, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
P&Z Administrator/Clerk