

**PLANNING AND ZONING**  
**March 18, 2015**

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, March 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.

**PUBLIC HEARING**

The requests for a continuance of the Public Hearing were addressed.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to continue the Public Hearing for Application #15-24 (Mary Grace Mandanici and John Mandanici, Jr., 4 lot subdivision 254 Shelton Road) to the next regularly scheduled meeting (April 15, 2015).

MOTION MADE (Chory), seconded (Garrity) and unanimously carried to continue the Public Hearing for Application #15-10 (Zone Change 123 Monroe Turnpike) until the next regularly scheduled meeting (April 15, 2015).

Application #15-11 – Phyllis Parillo  
142 Ridgeview Avenue

Pursuant to Art. II, Sec. 1.3.2.7 Special Permit to approve 784 sq. ft. existing accessory apartment.

Marcel Breton, the project contractor, came forward representing the property owner.

Jamie Brätt informed that the apartment was constructed with a building permit in place but inadvertently signed off on by staff, before approval from P&Z. Application is now being made to approve the existing apartment to bring it into compliance with Art. II, Sec. 1.3.2.7.

The Town Planner confirmed that the accessory apartment meets with zoning standards. A letter indicating the Town Engineer's recommendations for approval was submitted into the record. The applicant's representative agreed to comply with any engineering requirements.

Application #15-12 – Matthew and Lina Matera  
40 Old Green Road

Pursuant to Art. II, Sec. 1.2.2.7 Special Permit to construct 850 sq. ft. accessory apartment.

The applicant, Matthew Matera, came forward.

The submitted plans were reviewed. Jamie Brätt confirmed that the proposal, as presented, complies with zoning requirements. Bill Maurer indicated that all engineering aspects have been satisfactorily addressed.

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 Raymond Rizio came forward representing the applicant. The existing 30'x14' beauty parlor/barber shop was approved through a use variance issued in December of 1967. At that time, a condition of approval was placed on the variance requiring both the residence and retail operation to be occupied by the current owner, Rocco Veltri. The Board was informed that this requirement was eliminated by ZBA on January 7, 2015, as it was deemed to be legally unenforceable.

With the aforementioned modification now in place the potential buyer has made application for a use change from a beauty parlor to a real estate office.

The issues relating to the on-site parking plan were addressed. The proposal indicated a total of seven spaces. Three spaces to be set aside for the residential portion of the structure with the remaining four being dedicated for office use. Residential entry will be off of Main Street with the office being accessed from John Street. It was noted that the plan increases parking from an existing two spaces to seven, which the Town Planner indicated as being adequate.

Attorney Rizio maintained that the proposed real estate venue will be less intensive than the existing retail operation. He noted that the change in use will result in less foot traffic as most of the business is conducted in the field. He described the proposed use as being consistent with the neighborhood having a number of other professional offices nearby. Mr. Rizio stressed that there is no proposed increase to the existing footprint of the commercial space.

The Town Planner advised that generally office use creates less traffic than retail but noted that in this case there is a significant increase in operating hours being proposed. As the existing beauty parlor is generally opened only on weekends, it needs to be determined if the change will create an intensity of use. Ms. Brätt also made known that the original variance did not include any limitations on the hours of operation, which creates a potential for an increase in intensity, if a beauty parlor operation, under a new owner, is continued.

A letter, dated 3/18/15, indicating the requirements for approval by the Town Engineer was submitted into the record. Mr. Maurer noted that the proposed curb cut off of Main Street will require DOT approval. The applicant's representative indicated agreement to the stipulations, as presented.

## Public Comment

Dean and Kimberly Fabrizio, 6306 Main St., who submitted a packet detailing neighborhood concerns along with a petition with signed by 53 residents in opposition; Ralph Balducci, 36 Lewis St. and David Galla, 6300 Main St. The residents were opposed and spoke to their concerns regarding the need for adequate on-site parking to ensure the elimination of street parking, which creates safety issues; increased traffic congestion, and concerns pertaining to the proposed increase in the number of days and hours of operation: The following letters, which echoed the concerns of the residents who spoke in opposition, were noted for the record.

Traci Galla, 6300 Main St.; Sean and Larry Lyons, 56 Louis St.; Joni Morgan and Tim Holmstrom, 30 Louis St.; Elizabeth and Sean Glynn, 52 John St.; Ruth Fontilla, 42 Louis St.; Ralph and Rita Balducci, 36 Louis St.; Dean Fabrizio, 6306 Main St.; Dr. and Mrs. Robert Dunkle, 55 John St.

During the course of the Public Hearing the following exhibits were submitted into the record by the applicant's representative: 1. Copy of the original variance granted. 2. A floor plan indicating the residential portion and office portion of the dwelling. 3. Photographs of the site area

Application #15-13 – Bridgeport Roman Catholic Diocesan Corporation  
1100 Daniels Farm Road

Pursuant to Art. II, Sec. 1.2.4.4 Special Permit to construct 11,500 sq. ft. two-story seminary building with associated parking and site improvements.

Attorney Raymond Rizio came forward representing the applicant. The site, comprised of approximately nine acres, currently contains a two-story building, in which the Bishop of the Diocese of Bridgeport resides. The submitted plan indicates that this structure will remain on site. The proposal would create an additional 11,500 sq. ft. two-story building, with 31 parking spaces and an outdoor retreat area. The newly constructed building will house seminarians who are training for the priesthood. The building will be comprised of 37 bedrooms, a single large kitchen and a chapel. The structure is intended solely for the use by seminarians and staff. It will not be open to the public except in those instances by invitation.

Mr. Rizio informed that the property will be well buffered with ninety percent of the area being landscaped. The proposed building will be colonial in nature and will create no negative impact to the adjoining properties.

The project engineer, David Bjorklund, indicated that there would be some increase to the imperious surfacing but no increase in run-off. Lighting would be subtle with no free standing light poles being proposed.

Fr. Robert Kinnally spoke to the daily schedule and upon inquiry, advised that the prospective priests will reside there for approximately 2 years of the 4 year program.

The Town Planner informed that a landscape plan was reviewed but has not, as yet, received final approval from the Tree Warden and will be subject to any recommendations he may have. Mr. Maurer also noted that compliance with of the recommendations for approval submitted by the Town Engineer will also be required. .

The following spoke in opposition.

John Williamson, 1137 Daniels Farm Rd.; Christopher and Anne Eck, 1069 Daniels Farm Rd.; Craig Hunter, 1075 Daniels Farm Rd. and Paul Sullivan, 49 Bonita Ave. Letters in opposition submitted by Mr. Williamson and Christopher and Anne Eck were also noted for the record.

Among the concerns raised were the increase in traffic on Daniels Farm Road and the immense burden this would create on a neighborhood already so very heavily congested; the proposal does not fit in with the character of an AA zone, insufficient buffering to the adjoining properties is not being provided, questioned whether the use could be increased or changed in the future and will the proposal be providing any tax revenue to the town.

Comment was also made that residents should have been notified of the time and place of the public hearing held for the amendment to the regulations to allow for this type of use. Chairman Deecken advised, that all Public Hearings are noticed in the newspaper and on the Town website. .

Exhibits submitted by Attorney Rizio were as follows: 1. Copy of regulation listing seminaries as a permit use in an AA Residential Zone. 2. A narrative on St. John Fisher Seminary 3. Display map of the site area.

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  
HEARING CONTINUED FROM FEBRUARY 18, 2015

Attorney Raymond Rizio conducted the presentation on behalf of the applicant. He informed that the proposal has received the required variances allowing the proposed subdivision to move forward. Mr. Rizio believed the lots to be consistent with the neighborhood size wise. He submitted a petition in favor for the record.

The applicant will provide buffering along Church Hill Road, as was required by ZBA. Upon inquiry, Attorney Rizio confirmed that there were no proposed entryways to the properties from Church Hill Rd. The requirements of the Town Tree Warden and the Town Engineer were so noted for the record.

#### Public Comment

Barbara Drummond spoke to the need for the backyards facing Church Hill Road to be screened. Attorney Rizio confirmed a row of trees would be established.

This concluded the Public Hearing.

## REGULAR MEETING

### Acceptance of Minutes

MOTION MADE (Garrity) seconded (Chory) and unanimously carried to accept the minutes of the January 21, 2015 and February 18, 2015 regularly scheduled meetings, as recorded.

### Bond Release

Application #10-5 – 6 Cutlers Farm Road  
Landscape Bond

MOTION MADE (Silber), seconded (Chory) and unanimously carried to approve a \$45,000.00 bond reduction, with \$15,000.00 being retained, as per the recommendation of the Town Tree Warden.

### Pending Applications

Application #15-11 – Phyliss Parillo  
142 Ridgeview Avenue

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve Application #15-11, subject to the recommendations of the Town Engineer.

Application #15-12 – Matthew and Lina Matera  
40 Old Green Road

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve Application #15-12, as presented and plans submitted.

Application #15-07 – Mark Greengarden  
6316 Main Street

MOTION MADE (Garrity) and seconded (Preusch) to approve Application #15-07, subject to all requirements, as listed by the Town Engineer in his letter dated March 18, 2015.

Vote: In Favor (3): Deecken, Garrity, Preusch - Opposed (2): Chory, Silber  
MOTION CARRIES 3-2

Those in favor found that the proposed real estate use would have less impact, as the foot traffic and off-site parking will be decreased. They noted further that by retaining the use as a beauty parlor there remains the potential for greater impact, as the original variance placed no limitations on hours of operation.

Commissioner Chory argued that the original use was for a one person operation, which was not modified by ZBA. Commissioner Silber commented further that the proposed increase in impervious paving and hours of operation will affect the residential character of the dwelling and the surrounding area. .

Application #15-13 – Bridgeport Roman Catholic Diocesan Corporation  
1100 Daniels Farm Road

There was consensus of agreement that action be tabled to allow time for further consideration of tonight's testimony and the exhibits presented.

MOTION MADE (Silber), seconded (Chory) and unanimously carried to TABLE action on Application #15-13 until the next regularly scheduled meeting (April 15, 2015).

Application #15-08 – Estate of Robert A. DaSilva & Dereck Pettway  
2 Lot Subdivision 254 Church Hill Road

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve Application #15-08 subject to the requirements of the Town Engineer and Town Tree Warden including any bonding that may be required.

There being no further business to address the March 18, 2015 meeting of the Planning and Zoning Commission adjourned at 11:45 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, April 15, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Administrator/Clerk

