

PLANNING AND ZONING
April 15, 2015

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, April 15, 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 alternates Kenneth M. Martin, Jr.
Don Scinto

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

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 7:30 p.m.

The five designated voting members for tonight's meeting were as follows: Chairman Deecken, Anthony Chory, Fred Garrity, David Preusch and Tony Silber.

Regular Meeting

At the request of the Chairman the following motion was made.

MOTION MADE (Chory), seconded (Garrity) and unanimously carried to move the agenda to hear Application #15-15, Extension of Temporary Sign Permit and Outdoor Activities and Sale of Merchandise out of order.

Outdoor Activities and Sale of Merchandise

Westfield Shopping Park
5065 Main Street
Three Year Schedule

The presentation was conducted by Chris Powers of Westfield Shopping Park.

The three year anticipated activities plan and the designated outdoor areas to be utilized were reviewed. Inquiry was made, as to how events would be advertised. Mr. Powers responded advertising would be conducted mostly through flyers and on the web. There would be no signage placed outside of Westfield property.

There was general consensus that the proposed list of activations, with the possible exception of weekend music events, was appropriate for this site. Commissioners felt that checks and balances would be needed for scheduled music events to ensure that there was no negative impact to neighboring residential properties.

It was suggested, and Mr. Powers agreed, to eliminate music events from the list of proposed activations and have this type of event brought to P&Z for approval on an individual basis.

In responding to comments regarding potential safety issues, the Town Attorney advised that the Police Department has the authority to shut down any venue that creates a nuisance or violates the public safety.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve the three year schedule of outdoor events, as submitted by Westfield Trumbull, subject to the following.

1. Outdoor weekend music activations to be eliminated from list of approved activities. .
2. Weekend music events are to be brought back to P&Z for consideration on an individual basis.
3. The Board retains the right to revoke approval, if any violations or any other negative impact occurs during the three year period.

PUBLIC HEARING

SPECIAL PERMIT

Application #15-15 – Strong Start Early Care & Education
56 Quarry Road

Pursuant to Art. II, Sec. 4.2.7 to install 32 sq. ft. identification wall sign.

Marc Hoffman, owner and director of the daycare facility came forward.

The application would replace the existing temporary signage with permanent identification. A depiction of the proposed logo was reviewed. Mr. Hoffman formed that down the road illumination may be considered.

The Town Planner referred to the application as being straight forward and meeting all applicable regulations.

MOTION MADE (Silber), seconded (Preusch) and unanimously carried to close the Public Hearing for Application #15-15

Regular Meeting (Resumed)

Extension of Temporary Sign Permit

Strong Start Early Care & Education
56 Quarry Road

Marc Hoffman presented the request for a six month extension of the existing temporary sign permit. . Mr. Hoffman advised that temporary signage will be needed to identify the center's location until such time as permanent signage has been established.

Ms. Brätt informed that no negative impact is indicted and that the existing signage complies with regulations.

The proposed extension of time was then considered and the Commission took action, as follows.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve a six month extension, to October 31, 2015, for the placement of temporary signage at 56 Quarry Road.

Application #15-15, for permanent signage, was then reviewed and acted on, as follows. .

MOTION MADE (Chory), seconded (Garrity) and unanimously carried to approve Application #15-15 (Strong Start Early Care & Education, 56 Quarry Road), as presented and plans submitted.

PUBLIC HEARING Resumed

ZONE CHANGE

Application #15-10 – Amending the zoning map and zone boundaries of the Town of Trumbull to change from Resident Zone AA to Industrial Zone I-L2 a parcel of land located at 123 Monroe Turnpike containing 1.45 acres +/- . Petitioner: Firgeleski Living Trust HEARING CONTINUED FROM MARCH 18, 2015.

Fernando Deandrade conducted the presentation on behalf of the Firgeleski Living Trust.

Jamie Brätt advised that all the parcels surrounding the subject property are designated as I-L2. She added that the requested zone change was consistent with the town's POCD

The Town Planner made known that the parcel does not comply with the minimum lot standards for an I-L2 zone, as it is slightly less than the 2 acre requirement. She advised that the Town Attorney has determined that the Commission has the authority accept the lot acreage as pre-existing non-conforming, enabling the I-L2 zone to be applied to this parcel.

This concluded the presentation and following deliberation the Commission took action, as follows.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried to approve Application #15-10, as presented.

SUBDIVISION

Application #15-14 – Mary Grace Mandanici & John Mandanici, Jr.
Subdivision Plan Prepared for McGrath Meadows, 4 Lots with
street address of 254 Shelton Road HEARING CONTINUED FROM MARCH 18,
2015

Attorney Raymond Rizio came forward representing the applicant.

In an effort to address the traffic issues attached to the initial plan, that proposed access from Woodcrest/Wheeler Road, a revised layout was presented showing access from Shelton Road.

A cul-de-sac would be established giving all four lots access from Shelton Road. Attorney Rizio advised that the alternate plan addresses the Commission's safety concerns and reduces the amount of impervious surface. Upon inquiry, Mr. Rizio indicated that sidewalks would be constructed.

The Commission was made aware that the plan, presented here tonight, has been approved by both the Police Commission and IWWC.

There was general consensus that the alternative plan was a considerable improvement over the original layout.

The Public Hearing for Application #15-14 was then closed and the Commission took action, as follows.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried to approve Application #15-14, as per revised plan dated March 13, 2015.

ZONING AMENDMENT

Application #15-16 – Amending of Art. II, Sec. 1.2.4 to add Municipal Housing Development as a permitted use within an AA Residential Zone. Petitioner: Trumbull Housing Authority

Alternate, Don Scinto, recused himself from participation, as he is a resident of Stern Village.

Attorney Raymond Rizio conducted the presentation on behalf of the Trumbull Housing Authority.

Mr. Rizio noted that currently there are no zoning regulations that speak to municipal affordable housing. Approval of the proposed amendment will allow development, of affordable single family, two family and multi-family housing, to be considered.

A detailed review of the proposed language, which Mr. Rizio indicated was patterned after Westport's regulations, then took place. The regulation allows for development on a minimum of 50 acres of land owned by the Trumbull Housing Authority and/or the Town of Trumbull. The affordable housing units would be available to those sixty-two years of age and older or individuals over the age of eighteen with disabilities. All proposed development would be subject to the Special Permit process, where the Commission will have considerable discretion regarding any proposed site development.

Attorney Rizio noted that the town's POCD encourages the establishment of affordable housing. A letter in support from the Valley Regional Council of Governments was also referred to.

After a brief break, in the proceedings, the Public Hearing resumed.

Public Comment

Richard King of 52 Hedgehog Road, an abutting property owner, asked that greater setbacks be required along abutting residential properties.

John Williamson of 1137 Daniels Farm Road indicated support for the improvement of Stern Village so long as it did not infringe on neighboring properties. He did have concern, as to whether this use could extend to other large properties within an AA zone. He stated further that current requirements, regarding public notification on these types of issues, is not sufficient and needs to be addressed.

The Chairman advised Mr. Williamson that only land owned by the Town of Trumbull and/or the Trumbull Housing Authority is eligible for development under these regulations. Chairman Deecken also informed that the matter of public notification will be taken up at a Special Meeting tentatively scheduled for April 29th.

Attorney Rizio suggested inserting language, where applicable throughout the text, indicating that only land owned by the Town of Trumbull/and or the Trumbull Housing Authority is eligible for development. It was also agreed that the regulation reflect that development must be on one or more adjacent lots.

This concluded the Public Hearing for Application #15-16.

Following deliberation the Commission took action, as follows.

MOTION MADE (Garrity), seconded (Silber) and unanimously carried to approve Application #15-16 subject to the following modification.

1. Language, where applicable, throughout Art. II, Sec.1.2.4.8 shall reflect that land to be developed must exist on one or more adjacent lots and be owned by the Trumbull Housing Authority and/or the Town of Trumbull.

This concluded the Public Hearing.

Regular Meeting Resumed

Approval of Minutes

MOTION MADE (Chory), seconded (Silber) and unanimously carried to approve the minutes of the March 18, 2015 regular meeting, as presented.

Pending Application from March 18, 2015 Public Hearing

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

MOTION MADE (Garrity) and seconded (Preusch) to approve Application #15-13 subject to the following.

1. All trees must be installed concurrently with building construction.
2. All buffer trees (near the roadway) need to be evergreens.
3. The total amount of evergreen buffering on the north half of the property shall be increased by 50%.
4. The general species and amount of accent plantings, as designed around the new construction shall be repeated around the existing building, especially the north and west sides, in order to marry the existing construction with the new construction.

5. The existing mature trees, as shown on the southern side of the property lines, shall be maintained throughout construction, and indefinitely, to provide buffering to the south side of the property.

6. Additional evergreen plantings, with the same mix of species, as designed for the western roadway area, shall be installed along the southern property line from the last existing mature tree and up to a spot perpendicular to the eastern most edge of the new construction to provide a dense buffer to the south. Trees shall be planted the same general distance on center, as the buffer design proposed along the roadway.

Modifications to the above conditions of approval may be permitted, upon agreement by the Town Tree Warden, staff and the applicant.

Vote: In Favor (4): Deecken, Chory, Garrity, Preusch - Opposed (1): Silber
MOTION CARRIES 4-1.

In voting in opposition Commissioner Silber expressed concern regarding the potential increase in traffic to an area already very heavily congested. He also questioned whether the seminary could be perceived as being a dormitory; a use that is not addressed within the regulations.

There being no further business to discuss the April 15, 2015 meeting of the Planning and Zoning Commission adjourned at 10:45 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, May 20, 2015 in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk