

PLANNING & ZONING
August 19, 2015

The Planning and Zoning Commission, of the Town of Trumbull, met for a regularly scheduled meeting on Wednesday, August 19, 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: Vincent M. Marino, Town Attorney
Bill Maurer, Assistant Town Engineer

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Planning & 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.

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

AGENDA

PUBLIC HEARING

SPECIAL PERMIT

Application #15-26 – Joseph Vecchione
655 Booth Hill Road

Pursuant to Art. II, Sec. 1.2.2.7, Special Permit to approve existing 921 sq. ft. accessory apartment.

The application was reviewed by Mr. Vecchione. Staff indicated the existing basement apartment meets with zoning standards.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to APPROVE Application #15-26, as presented.

Application #15-27 – John & Rosemarie Farrell
23 Parlor Rock Road

Pursuant to Art. II, Sec. 1.3.2.7, Special Permit to construct 450 sq. ft. addition to establish accessory apartment.

John Farrell conducted the presentation. The submitted plans indicated compliance with the zoning regulations. Upon inquiry, Mr. Farrell informed that the proposed non-conforming 8' setback was approved by ZBA.

Mr. Maurer advised the applicant that compliance with the Town's Storm Water and Drainage Standards must be demonstrated prior to the issuance of a building permit.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to APPROVE Application #15-27, subject to conformity with Storm Water and Drainage Standards.

Application #15-28 – Catherine & Robert Lee
10 Cornwall Lane

Pursuant to Art. II, Sec. 1.3.2.7, Special Permit to approve existing 1,240 sq. ft. two-story accessory apartment.

Robert Lee was the presenter. The submitted plans were reviewed. Upon inquiry, the applicant advised that the apartment was established out of existing living area. The Assistant Town Engineer confirmed that the apartment conforms to zoning standards.

MOTION MADE (Chory), seconded (Garrity) and unanimously carried to APPROVE Application #15-28, as presented and plans submitted.

Application #15-29 – Rickey & Faith Douglass
356 Booth Hill Road

Pursuant to Art. II, Sec. 1.2.2.7, Special Permit to construct 609 sq. ft. addition to establish accessory apartment.

The applicants came forward. The submitted plans indicated conformance with the regulations. Mr. Maurer advised the applicants that due to the size of the addition storm water and drainage standards must be met.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to APPROVE Application #15-29, subject to compliance with the Town's Storm Water and Drainage Standards.

Application #15-30 – Marsel Huribal
2991 Nichols Avenue

Pursuant to Art. II, Sec. 6, Special Permit/Adaptive Reuse to convert existing dwelling into medical/professional office use.

Attorney Raymond Rizio conducted the presentation on behalf of the applicant. Mr. Rizio made note of the regulation's original intent, which was to encourage the retention of historic homes. He advised that the proposal before the Commission tonight meets with the prerequisites established for adaptive reuse, as the structure has historic value and is located on a State roadway.

Photographs depicting the existing vegetative screening and the plaque identifying the home, as being built in 1826 were submitted for the record. Mr. Rizio informed that additional evergreens and bushes will be placed along the parking lot to block any trespass of auto lights onto abutting properties.

The proposal, as presented, converts the existing two-story residence into a medical office building and utilized mainly for billing and insurance processing purposes. Mr. Rizio advised that there would be approximately six to ten employees on site with no patients seen at this location.

The project's traffic consultant, Kevin Solli, reviewed the submitted traffic assessment. The proposed project widens the driveway to Nichols Avenue to allow for two-way traffic flow. For safety reasons, there is no proposed access to Huntington Turnpike; entering and exiting will be solely from Nichols Avenue. The plan showed a parking area consisting of 16 parking spaces, two of which being handicap accessible. The traffic analysis indicated that the sight distances looking in both directions along Nichols Avenue exceeds the minimum feet required. Mr. Solli informed that the assessment has concluded that the proposed project can be accommodated without any adverse impact to existing traffic conditions.

In reviewing the application it was noted that the following required documents were not included:

- An assessment of the building from the Historical Review /Demolition Delay Committee.
- Septic approval from the Health Department.
- Alteration plans verifying that the historic appearance of the building would be preserved.
- A report from the traffic division of the Police Department.
- A letter from the Town Tree Warden indicating approval of the proposed landscape plan.

It was suggested, and the applicant's representative agreed, to continue the public hearing until the next regularly scheduled meeting to provide opportunity to address the above noted items.

Public Comment

Tom Griffin, 2924 Nichols Avenue; Jennifer Debrosky, 1601 Huntington Turnpike and Paul Lucas, 1573 Huntington Turnpike came forward in opposition. A petition signed in opposition, submitted prior to the public hearing, was so noted for the record.

All were opposed to the change to commercial use and asked that the historic residential nature of this neighborhood be maintained.

Ms. Debrosky also advised that the proposed commercial aspect does not meet with the POCD's vision for this area. She requested that In the event the proposal is approved that a reduction in the number of parking spaces be considered, that a condition be placed requiring that the structure be utilized as office space only and that a minimal amount of signage be allowed.

The previously agreed upon continuance was then addressed.

MOTION MADE (Garrity), seconded (Silber) and unanimously carried to continue the public hearing for Application #15-30 until the next regularly scheduled meeting (September 16, 2015).

This concluded the Public Hearing.

Regular Meeting

Acceptance of Minutes

MOTION MADE (Chory), seconded (Preusch) and unanimously carried to accept the minutes of the June 17, 2015 meeting, as recorded.

Municipal Improvement

Pursuant to CGS 8-24 request for P&Z recommendation regarding acceptance of proposed dedication of 1.7 acres of open space located at Huntington Turnpike opposite Carriage Drive and adjacent to Mischee Brook Park

David Bjorklund of Spath Bjorklund Associates conducted the presentation on behalf of the property owners. A two lot subdivision of the subject parcel was approved by P&Z in June of this year. The approved plan included the dedication of 1.7 acres of open space to the Town. Mr. Bjorklund noted that the Parks Commission has voted unanimously to accept the open space and merge it with Mischee Brook Park.

Upon further discussion and review the following action was taken.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to recommend Town Council acceptance of the proposed dedication of 1.7 acres of open space located at Huntington Turnpike across from Carriage Drive.

Pursuant to CGS 8-24 request for P&Z recommendation regarding proposed discontinuance of Stuart Place and Lorraine Street.

Attorney John Knuff, presented on behalf of the Westfield Shopping Center located at 5065 Main Street. The presentation began with submittal of a site map and a copy of the letter of request submitted to First Selectman Herbst. Mr. Knuff informed that the requested P&Z recommendation is the first in a three step discontinuance process that will also require the approval of the Town Council and the First Selectman. He advised that the discontinuance of these two roadways has always been known to be a part of the anticipated plan for the redevelopment of the mall's Main Street properties. He noted further that the upcoming development was contemplated and encouraged in the Town's recently revised POCD.

Upon inquiry, Attorney Knuff advised that since all parcels existing on Stuart and Lorraine are owned by Westfield, the public's right of access would cease once the roadways are discontinued.

The presentation was concluded and action was taken as follows.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to recommend Town Council approval of the proposed discontinuance of Stuart Place and Lorraine Street.

Prior to adjournment, the Chairman informed that he has requested a report from staff outlining their recommendations for public noticing of proposed amendments to the zoning regulations.

There being no further business to discuss the August 19, 2015 meeting of the Planning and Zoning Commission adjourned at 9:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, September 16, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk