

**PLANNING & ZONING**  
**January 28, 2016**

The Planning & Zoning Commission held a Special Meeting on Wednesday, January 28, 2016 in the Council Chambers of the Trumbull Town Hall.

Members Present: Fred Garrity, Chairman  
Anthony Chory, Dan Helfrich, David W. Preusch, Tony Silber and alternates  
Richard C. Deecken, Don Scinto

Also Present: Vincent M. Marino, Town Attorney  
Rob Librandi, Land Use Planner  
William Maurer, Assistant Town Engineer  
Chief Lombardi, Trumbull Police Department  
Roger McGovern, Police Commissioner  
Megan Murphy, Fire Marshal  
Joseph Laucella, Chief of EMS

With a quorum being present, the meeting convened at 6:30 p.m.

The Chairman announced that as the meeting tonight is a working session, no public comment would be taken.

Letters that have been submitted will be made part of the record and if the correspondence applies to a subject designated for a public hearing, they would be read at that time.

The business discussed tonight pertains to parking and building heights. The issue of parking was then addressed and the Chairman advised as follows.

As far as Planning & Zoning, the number of parking spaces required in a commercial development is determined by the amount of square footage. As there has been a lack of adequate on-site parking, at several new developments, revisions to the parking regulations are now being considered.

The Chairman also advised that on-street parking is legal in the Town of Trumbull with no distinction being made between residential and retail/restaurant usage. If a parking lot is full within a commercial development, off-site parking is allowed. In the event no parking signs posted on a street, it would apply to both residential and commercial usage.

The Town Attorney clarified that the P&Z Commission does not consider the availability of on-street parking when deliberating whether or not to approve a project. A project is dependent upon whether it meets the regulations as they pertain to on-site parking. Any on-street parking restrictions would come under the purview of the Police Commission and not Planning and Zoning.

Chief Lombardo explained how, and if, claims of parking violations would be enforced. He reiterated that regardless of whether it's a residential or business, if a vehicle is parked legally there is no police involvement. Violations will be ticketed and in some instances a vehicle may be towed. If there is a safety, or a traffic flow, situation involved, parking restrictions would be applied.

In response to a question as to the responsibility for State roads, Chief Lombardi advised that the local traffic division would investigate any potential traffic/safety hazards and a recommendation would be made to the State DOT.

The meeting then moved to consider increasing the allowable building height in industrial/commercial zones to be able to attract more business development and increase the tax base.

The Fire Marshal indicated her support and advised that their equipment has the ability to support a height increase. She advised the Commission that the water pressure issues within the area of Lindeman Dr. are still on-going. The Town has had numerous meetings with Aquarian Water Co. but the issue has yet to be resolved adding that Aquarian is under no obligation to address this. She also advised that accessibility for fire apparatus would need to be taken up during the planning stage and asked that the regulations contain language to ensure that the elevators are sized to allow fire equipment to be placed into them.

The Assistant Town Engineer added that improvements to the WPCA water pumps will also be required within the Lindeman Drive area.

Some Commissioners asked that language distinguish between buildings situated on the perimeter of a residential neighborhood and those located in the interior of these zones.

It was agreed that the issue be pursued and that staff draft language for the Commission's review regarding maximum building heights and related infrastructure requirements within industrial zones.

There being no further business to address the January 28, 2016 special meeting of the Planning and Zoning Commission adjourned at 8:15 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog  
P&Z Administrator/Clerk

