

PLANNING & ZONING
February 29, 2016

The Planning & Zoning Commission held a Special Meeting on Monday, February 29, 2016 in the Nichols Room of the Trumbull Town Hall.

Members Present: Fred Garrity, Chairman
Dan Helfrich, David Preusch, Tony Silber and alternates Richard Deecken,
Larry LaConte and Don Scinto

Also Present: Vincent M. Marino, Town Attorney
Rob Librandi, Town Planner
William Maurer, Assistant Town Engineer

With a quorum being present, the meeting was called to order at 6:30 p.m.

The purpose of tonight's meeting was to consider modifications to the zoning regulations as they pertain to parking and building heights in commercial and industrial zones.

It was agreed that the town's industrial areas could be better utilized and that more choices may be needed in order to build our business base.

A round table discussion followed on proposed revisions to existing maximum building heights.

There was discussion that the current maximum height of 40' be studied.

In the event higher structures for office use are permitted, the question of whether this type of use should be addressed through a special permit process or creation of additional industrial zone was debated. It was determined that a Special Permit process would allow for more discretion in granting approvals for this type of development.

The Town Attorney advised that in order to effectively evaluate the impact to an area, it is important that specific standards be incorporated into the regulations. He suggested that the applicant be referred to Art XV (Special Permit) where criteria pertaining to infrastructure, safety requirements and architectural standards would be listed.

Rob Librandi, Attorney Marino and Chairman Garrity agreed to draft proposed language, based on tonight's input, for the Commission's review.

Potential revisions to current parking requirements were then addressed.

The parking issues that have materialized with the completion of some recent commercial development indicates that our current parking standards are inadequate and need to be readdressed.

Suggested revisions generated by the Town Planner were reviewed and summarized as follows.

1. Language needs to be added to clarify that on-street parking is not included when calculating the amount of parking spaces required.

2. Restaurants – The Town Planner recommended that the number of spaces be determined by gross floor area, including kitchen area, rather than the number of tables. Mr. Librandi's suggestion was for 13 or 14 spaces per 1,000 sq. ft.

Comment was made that requirements should differentiate between sit-down restaurants and those mainly utilized for take-out.

3. Retail – Staff's recommendation was for 5.5 or 6 spaces per 1,000 sq. ft.

4. Gyms: 1 space for every two pieces of equipment.

Group Fitness Center: 1 space for each student and instructor or 1 space per 25 sq. ft. of open floor area.

Fitness Club: The sum of all parking spaces required for gyms and group fitness centers.

It was agreed that the regulations should be specific, as to the parking requirements for each type of retail use.

Language is also needed to address requirements for developments where tenant rentals have yet to be determined.

There being no further business to discuss a motion was made and seconded to adjourn. The February 29, 2016 Special Meeting of the Planning and Zoning Commission adjourned at 8:20 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk