

PLANNING AND ZONING
August 17, 2016

The Planning and Zoning Commission, of the Town of Trumbull, met for a regularly scheduled meeting on August 17, 2016 in the Council Chambers of the Trumbull Town Hall.

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

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

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

In the absence of Commissioner Helfrich, alternate Don Scinto was designated the fifth voting member for tonight's meeting.

AGENDA

Public Hearing

Zoning Amendment

Application #16-19 – Amending of Art. II, Sec. 3.1.7.4 (f) of the zoning regulations of the Town of Trumbull to allow identification of anchor tenants on entrance ground signs and increase maximum sign area allowable for parcels in excess of 50 acres within a B-C Zone. Petitioner: Trumbull Shopping Center #2, LLC and WEA Connecticut Houses, LLC

Special Permit/Site Plan

Application #16-20 – Trumbull Shopping Center #2 and WEA Connecticut Houses, LLC
5065 Main Street

Pursuant to Art. II, Sec. 3.1.7.4 (f), Special Permit to add illuminated names of anchor tenants to existing entrance signage on Main Street and Madison Avenue.

It was agreed that the two aforementioned applications be heard concurrently, as they are interrelated.

Attorney John Knuff came forward representing the applicant.

A representation of proposed signage design was distributed. The total square footage of all signage on the pylon sign, including the four anchor tenants, was indicated at 82.54 sq. ft. well below the 100 sq. ft. limitation.

The internally lit halo lettering, complies with lightning requirements. Comment was made that the regulation, as written, does not limit the number of anchor tenants that can be listed. Attorney Knuff responded that the total number would be limited by the total square footage of signage allowable. Upon inquiry, he defined an anchor tenant as a retail store in excess of 50,000 sq. ft. or more.

The public hearing was concluded and the Commission took action as follows.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried to approve Application #16-19, as presented.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried to approve Application #16-20, as presented.

Application #16-12 – Norman P. DeTullio
94 Golden Hill

Pursuant to Art. II, Sec. 1.2.2.7, Special Permit to approve existing 803 sq. ft. in-law/accessory apartment. HEARING CONTINUED FROM JUNE 22, 2016.

The applicant came forward.

The Chairman recapped that, due to the property being located within a flood zone, the application was continued to determine if FEMA requirements had been met at the time of construction.

The Assistant Town Engineer advised he has concluded that the scope of the construction did not require FEMA authorization.

Upon inquiry, the Town Planner informed that the existing apartment meets all zoning requirements.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried, to approve Application #16-12.

Application #16-13 – Christopher Proudfoot
566 Booth Hill Road

Pursuant to Art. II, Sec. 1.2.2.7 Special Permit to construct 967 sq. ft. in-law/accessory apartment within proposed two-story addition. HEARING CONTINUED FROM JUNE 22, 2016

The contract architect, Paul Holub, distributed revised plans indicating a more conforming single family home appearance.

An issue arose concerning the applicant's variance application to ZBA, which he informed was still in progress. Mr. Holub advised that the variance being sought is for a proposed garage and is unrelated to the apartment.

The Chairman informed Mr. Holub that the site plan before us includes the garage and that all necessary approvals pertaining to this site plan must be in place prior to consideration by P&Z. The applicant's representative stressed that the garage component is not germane to the accessory apartment.

Attorney Marino counseled that the application could move forward, if the garage is excluded from the site plan. On behalf of the applicant, Mr. Holub agreed to modify the plan, as recommended.

The Town Planner indicated that the application complies with zoning standards.

William Maurer advised of the engineering requirements for approval.

MOTION MADE (Silber), seconded (Preusch) and unanimously carried, to approve Application #16-13 subject to the following conditions.

1. Approval is subject to modified site plan indicating the elimination of the proposed garage construction.
2. Prior to construction, compliance with storm water and drainage standards shall be demonstrated to the satisfaction of the Assistant Town Engineer.

Application #16-21 – Pedro Mila
10 Endeavor Street

Pursuant to Art. II, Sec. 1.3.1.7, Special Permit to approve existing 727 sq. ft. basement apartment.

Pedro and Peter Mila presented. The applicant advised that the apartment existed at the time of purchase in 2004. Staff confirmed that the apartment meets with zoning requirements.

MOTION MADE (Chory), seconded (Preusch) and unanimously carried, to approve Application #16-21.

This concluded tonight's public hearings.

Regular Meeting

Pending Applications

Application #16-18 – Brinsmade Associates, LLC
965 White Plains Road

Pursuant to Art. II, Sec. 3.1.4, Special Permit/Site Plan approval to construct 21,813 sq. ft. one-story retail building, including 2 drive throughs, within a B-C Commercial Zone. ACTION TABLED FROM JULY 20, 2016.

The Chairman made known that the public hearing, for this application, closed at the July meeting and that tonight's discussion was for deliberation only (for more specific details pertaining to this application, please refer to the minutes of the July 20th meeting).

Following the public hearing, held on July 20th, deliberations began on action to be taken. At that time, after extensive discussion and review, the following motion was made.

MOTION MADE (Helfrich), seconded (Silber) to approve Application #16-18 subject to the following.

1. All requirements pertaining to the title transfer of land, at the corner of Grandview Drive and Church Hill Road to be complied with.
2. Development shall conform to ADA guidelines.
3. All site line distances to be achieved.
4. Requirements of the Assistant Town Engineer, as stated in his letter dated July 20, 2016, to be complied with.
5. Applicant to participate in a pre-construction meeting.
6. Approval subject to the recommendations of the Town Tree Warden, including the issuance of a \$75,000.00 bond to insure the completion of landscaping improvements.
7. Outdoor patio safety upgrades and aesthetic enhancements to be provided.
8. Responses to questionnaire issued by staff to be fulfilled.
9. A revised landscape plan agreed upon by the applicant, Town Tree Warden and staff to be submitted.
10. On-site bike rack to be installed.
11. Revised site plan, incorporating a two-way interior traffic pattern, to be submitted and approved by the Town Engineer.
12. A separate special permit application shall be submitted for all future signage.
13. A walkway and steps to be created, in the rear of the parking lot, across from the Helen Plumb building.
14. Path of access to be established from the walkway on the corner of Church Hill Road and Grandview Drive to the parking lot.

Discussion on the motion then followed and it was agreed that action be tabled until the August 17th meeting to allow time for a more thorough review of the plans and the aforementioned conditions for approval.

Commission now resumed deliberations and the proposed conditions were reviewed on an individual basis, with the following amendments brought forward for consideration.

MOTION MADE (Silber), seconded (Chory) and unanimously carried, to amend the original motion to add the following specific condition.

15.
 1. A video confirming the existing conditions of the storm water and sewer piping to be submitted to the Town Engineer.
 2. Existing curb cut at parking area at Grandview Drive to be eliminated.

3. Snow removal plan to be submitted for the record.

The establishment of a monument, historically relevant to the Town of Trumbull, was then readdressed. It was suggested that the proposed monument be tied in with the revised landscaping plan.

MOTION MADE (Chory), seconded (Silber) and unanimously carried to amend condition #9 of the original motion, as follows:

9. A revised landscape plan, agreed upon by the applicant, Town Tree Warden and staff to be submitted. The modified plan shall incorporate the following.
 1. Grandview Drive shall be obscured by either landscaping improvements and/or construction.
 2. A historical granite monument, with a bronze plaque and circular brick walkway around it, to be established within the proposed greenspace located at the corner of Grandview Drive and Church Hill Road. The plaque's inscription shall be at the discretion of the town's Historical Committee.

MOTION MADE (Silber), seconded (Chory) and unanimously carried, to amend condition #7 of the original motion, as follows:

7. Outdoor patio safety upgrades and aesthetic enhancements, including the placement of a four foot brick wall with planters on top around the patio area adjacent to the menu board, to be provided.

MOTION MADE (Chory), seconded (Silber) and unanimously carried to amend condition #13 of the original motion, as follows:

13. A walkway and steps, with railings, to be constructed in the rear of the existing parking area, across from the Helen Plumb building. Span of steps to increase as they descend from the top and fan out at the bottom. Ramps shall be provided, as required.

MOTION MADE (Silber), seconded (Chory) and unanimously carried, to amend condition #4 of the original motion, as follows:

4. Requirements of the Assistant Town Engineer, as stated in his letters dated July 20, 2016 and August 17, 2016, to be complied with.

MOTION MADE (Silber), seconded (Chory) and unanimously carried, to amend condition #6 of the original motion, as follows:

6. Approval is subject to the recommendations of the Town Tree Warden, including the issuance of an \$80,000.00 bond to insure the completion of landscaping and historic monument improvements.

There being no further amendments brought forward, the Chairman then called the question.

Vote (Original Motion as Amended): Unanimous – MOTION CARRIES

Bond Release

Application #10-37 – R.D. Scinto, Inc.
100 Quarry Road
Landscape Bond

MOTION MADE (Scinto), seconded (Chory) and unanimously carried to approve the release of the landscape bond pertaining to Application #10-37, in its entirety plus interest, as per the recommendation of the Town Tree Warden.

Application #12-18 – Bridgeport Hospital
5520 Park Avenue
Off-Site Improvement Bond

Staff advised that the release process for this bond has already been finalized.

Acceptance of Minutes

MOTION MADE (Scinto), seconded (Chory) and unanimously carried to accept the minutes of the June 22, 2016 Special Meeting, as recorded.

Acceptance of the Special Meeting of July 20, 2016 tabled until the next scheduled meeting.

Planner's Report

Rob Librandi distributed copies of suggested revisions to current parking requirements. Commissioners will review the material prior to consideration at a future meeting, as yet to be determined.

There being no further business to address, a motion was made by Commissioner Scinto and seconded by Commissioner Chory to adjourn. The August 17, 2016 meeting of the Planning and Zoning Commission adjourned at 10:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, September 21, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk

