

PLANNING & ZONING
September 21, 2016

The Planning & Zoning Commission, of the Town of Trumbull, met for a regularly scheduled meeting on September 21, 2016 in the Council Chambers of the Trumbull Town Hall.

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

Also Present: Rob Librandi, Land Use Planner
William Maurer, Assistant Town Engineer
Barbara 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 7:03 p.m.

AGENDA

Pre-Application Review

Review of proposal to establish independent village district to allow development of alternative housing within tracts of land located on a State highway and 500 feet from a limited access highway. Petitioner: Daniels Farm Estates, LLC

Attorney Stephen Bellis presented on behalf of Daniels Farm Estates, LLC.

Mr. Bellis advised that creation of the proposed zone provides the incentive for development of alternative housing for people looking to downsize and still retain ownership of a home. The language affords the Commission the flexibility to work with the developer in the crafting of the project. It allows for more discretion when addressing various components such as landscaping and architecture.

A brief overview, of a potential proposal to develop a 10 acre tract of land located on Daniels Farm Road was provided by the project engineer, David Bjorklund. If the creation of the village district moves forward, the intention was to apply for a special permit to establish a private community of 31 detached single family homes.

The Chairman advised that being the proposal would be such a monumental change to current zoning; it will require a more extensive review. It was noted that the language, as presented, lacks clarity regarding setbacks, traffic study requirements; maximum number of units permitted and land preservation. Proposed height restrictions were also questioned.

Attorney Bellis concluded his presentation by noting that the proposed regulation change conforms to the town's Plan of Conservation and Development by providing the alternate housing it recommends.

PUBLIC HEARING

The Chairman announced that, at the request of the applicant, the public hearing for Application #16-25 (Kathryn Baker, 4141 Madison Avenue) has been continued to the next regularly scheduled meeting (October 19, 2016).

LIQUOR LOCATION PERMIT

Application #16-22 – Johnny Sakakini
10 Broadway Road

Pursuant to Art. VII, approval of proposed restaurant liquor location.

The applicant's representative, Richard Girouard presented. The subject restaurant, known as Layla's, is located in the mixed-use center of the Long Hill Green. Mr. Girouard indicated that a State liquor permit is currently pending for the serving of wine and beer.

The Town Planner advised that the proposed location conforms to zoning standards.

MOTION MADE (Chory), seconded (Helfrich) and unanimously carried to approve Application #16-22, as submitted.

SUBDIVISION

Application #16-23 – Paul Sobel
Executor of the Estate of Barbara D. Joslin
Proposed Subdivision Plan, dated 6/21/16 (Revised 8/22/16)
2 lots with street address of 41 Hedgehog Road

Douglas Rich, landscape architect, and Paul Sobel came forward.

The proposed subdivision creates two lots on the existing 2.65 acre parcel. Mr. Rich advised that the current plan maintains the existing home on lot A and develops a single family dwelling on lot B. The parcel is located on the corner of Hedgehog Road and Harvest Hill Drive. The existing dwelling (Lot A) retains its current access from Hedgehog Road with a curb cut constructed off of Harvest Hill Drive for access to Lot B.

Public Comment

Gerd Weindling, 19 Harvest Hill Drive and James Rule, 10 Harvest Hill Drive spoke in opposition voicing concerns pertaining to setbacks and potential negative impact to the water table. The property owners were advised that the new construction must show, to the satisfaction of the Town Engineer, compliance with the storm water and drainage standards set by the town.

Following public comment, a question arose regarding the location of the rear setback, as the lot appeared to be triangular in shape. It was agreed to continue the public hearing to the next scheduled meeting to provide clarification as to the setback requirements applicable to this parcel.

MOTION MADE (Silber), seconded (Helfrich) and unanimously carried to continue the public hearing for Application #16-22 until the October 19, 2016 regular meeting.

SPECIAL PERMIT/SITE PLAN

Application #16-24 – JEMMS, LLC
2, 4 and 6 Broadway

Pursuant to Art. II, Sec. 3.2.4, Special Permit to establish dental office.

Attorney John Fallon came forward representing the applicant.

Dr. Oberhand hopes to relocate his dental practice to this site. Mr. Fallon described the Long Hill Green location as being well suited for this type of low intensity professional use.

Joe Pereira, project engineer, provided an overview the proposed site plan. The submitted plans indicated a Main Street access. The existing two story house located on 6 Broadway is to be maintained with a proposed addition constructed in the rear. Total floor area was indicated at 3,886 sq. ft. with the second floor area being designated for cold storage space. The residence currently located on 4 Broadway will be demolished to allow for the establishment of a parking area consisting of 24 spaces exceeding the 16 required. Attorney Fallon also advised that the applicant was amenable to entering into an agreement with the Town to allow on-site parking, during non-business hours, for Town sponsored events.

Lighting and landscaping plans were reviewed by David Verespy of Rock Spring Design Group. Mr. Verespy advised that the revised landscape plan has received approval from the Town Tree Warden. All lighting features are to be directed away from residential areas eliminating any potential light spillage onto neighboring properties.

Michael Galante reviewed the traffic study prepared by Frederick P. Clark, Associates, which concluded that the area roads would be able to accommodate the additional traffic being generated.

The Town Engineer advised of the related engineering requirements, as listed on his letter dated September 21, 2016. The requirements of the Town Tree Warden, which included the issuance of a \$55,000.00 landscape bond, were so noted for the record.

The Town Planner considered the proposed project to be beneficial to the Town.

This concluded the public hearing. Deliberations then followed with the following action being taken.

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried to approve Application #16-24 subject to the requirements and recommendations of the Town Engineer and Town Tree Warden including the issuance of a \$55,000 landscape bond.

Application #16-26 – Olivier Leibowitz
4244 Madison Avenue

Pursuant Art. II, Sec. 3.3.3.1, Special Permit to establish dog grooming facility.

The applicant, along with Alan Webber of Madison Village, LLC, conducted the presentation. The family run establishment was described as a two part operation consisting of an animal related boutique in the front portion and four dog grooming tables in the rear. The applicant advised that the hours of operation do not conflict with the peak hours of the on-site restaurants.

Responding to concerns relating to potential sanitary and noise issues, Mr. Leibowitz advised that that the animals would be contained within the building. He stressed that all State and local sanitary requirements will be complied with and that sound proof walls are to be constructed. Mr. Leibowitz noted that his establishment is not adjacent to any food service operations and that all tenants were advised of his intentions with no negative feedback being received.

Public Comment

Cindy Penkoff, of 101 Columbine Drive, spoke in favor.

This concluded the public hearing.

Deliberations were then held with action taken, as follows.

MOTION MADE (Helfrich) and seconded (Preusch) to approve Application #16-26 subject to the following:

1. Animal daycare and kenneling services are prohibited.
2. Animals are to be contained within the building and accompanied by their owner, when leaving place of business. Dog walking by staff is not permitted.

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

In voting in opposition Commissioner Chory indicated that though he was in favor of the concept, submission of a detailed sanitary maintenance plan should have been required.

REGULAR MEETING

Request of Extension of Time

Application #15-34 – Church of Christ of Latter-Day Saints
20 Bonnie View Drive

The letter of request for a one year extension to begin construction was so noted for the record.

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried to approve a one year extension of time, through October 7, 2017, to begin construction on Special Permit #15-34.

Acceptance of Minutes

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried to accept the minutes of the August 17, 2016 regular meeting, as recorded.

MOTION MADE (Helfrich), seconded (Preusch) and unanimously carried to accept the minutes of the Special Meeting of September 6, 2016, as recorded.

Planner's Report

The revised parking calculations, prepared by the Town Planner, were reviewed. Language to be finalized at a special meeting to be held between now and the October meeting, at which time proposed amendments will be presented for a public hearing.

There being no further business to discuss a motion was made by Commissioner Chory and seconded by Commissioner Helfrich to adjourn. The September 21, 2016 meeting of the Planning & Zoning Commission adjourned at 11:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning & Zoning Commission will be held on Wednesday, October 19, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk